

Cinnamon Village Homeowners Association, Inc

Balance Sheet For 6/30/2023

Assets

Mutual of Omaha Bank Operating	\$42,552.06
Mutual of Omaha - Reserve Acct	\$103,289.80
Accounts Receivable	\$25,562.16

Total Assets

	<u>\$171,404.02</u>
Total Assets	<u><u>\$171,404.02</u></u>

Liabilities

Accounts Payable	\$12,451.47
Accrued Expenses	(\$3,495.00)
Prepaid Assessments	\$10,023.39

Total Liabilities\$18,979.86**Equity**

Net Income	\$17,103.02
Retained Earnings	\$136,661.14

Total Equity\$153,764.16**Total Liabilities / Equity**\$172,744.02

Cinnamon Village Homeowners Association, Inc

Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	17,138.00	17,138.00	-	102,645.50	102,828.00	(182.50)	205,656.00
4100 - Late Fee Income	120.00	-	120.00	880.00	-	880.00	-
4450 - Interest Income - Operating	1.82	-	1.82	11.03	-	11.03	-
4500 - Reserve Income	(1,732.53)	(1,732.53)	-	(10,395.18)	(10,395.18)	-	(20,790.36)
4700 - Move In/Out Fee	-	-	-	900.00	-	900.00	-
4850 - Bank Charges	-	-	-	10.00	-	10.00	-
Total Income	15,527.29	15,405.47	121.82	94,051.35	92,432.82	1,618.53	184,865.64
Total Income	15,527.29	15,405.47	121.82	94,051.35	92,432.82	1,618.53	184,865.64
Operating Expense							
Expense							
5050 - Electric	112.51	104.17	(8.34)	726.79	625.02	(101.77)	1,250.00
5100 - Water/Sewer	397.73	1,166.67	768.94	1,027.84	7,000.02	5,972.18	14,000.00
5400 - Trash Removal	4,622.47	2,750.00	(1,872.47)	20,241.73	16,500.00	(3,741.73)	33,000.00
6000 - Building Maintenance	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
6150 - Painting	-	83.33	83.33	-	499.98	499.98	1,000.00
6500 - Landscape Contract	2,300.00	1,341.67	(958.33)	6,900.00	8,050.02	1,150.02	16,100.00
6525 - Irrigation Repairs	530.00	333.33	(196.67)	1,925.00	1,999.98	74.98	4,000.00
6550 - Trees Replacement / Maintenanc	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
6610 - Asphalt & Concrete Maintenance	-	2,916.67	2,916.67	-	17,500.02	17,500.02	35,000.00
6630 - Roof and Gutter Maintenance	-	333.33	333.33	-	1,999.98	1,999.98	4,000.00
6700 - Snow Removal	-	1,666.67	1,666.67	17,052.50	10,000.02	(7,052.48)	20,000.00
6750 - Lighting Maintenance	1,275.00	133.33	(1,141.67)	2,775.00	799.98	(1,975.02)	1,600.00
6800 - Misc Grounds Maint	-	250.00	250.00	24,751.25	1,500.00	(23,251.25)	3,000.00
7000 - Management	1,520.28	1,519.63	(.65)	7,645.68	9,117.78	1,472.10	18,235.56
7100 - Administration	255.23	208.33	(46.90)	1,493.21	1,249.98	(243.23)	2,500.00
7200 - Insurance	285.75	708.34	422.59	3,149.40	4,250.04	1,100.64	8,500.08
7300 - Audit/Tax Return	-	333.33	333.33	-	1,999.98	1,999.98	4,000.00
7500 - Legal	-	125.00	125.00	-	750.00	750.00	1,500.00
7510 - Legal Passthrough	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
7800 - Community Events	-	15.00	15.00	(215.70)	90.00	305.70	180.00
7900 - Bank Charges	-	-	-	20.00	-	(20.00)	-
Total Expense	11,298.97	15,405.47	4,106.50	87,492.70	92,432.82	4,940.12	184,865.64
Total Expense	11,298.97	15,405.47	4,106.50	87,492.70	92,432.82	4,940.12	184,865.64
Operating Net Total	4,228.32	-	4,228.32	6,558.65	-	6,558.65	-

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Statement of Revenues and Expenses 6/1/2023 - 6/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	29.26	-	29.26	149.19	-	149.19	-
8000 - Reserve Contributions	1,732.53	-	1,732.53	10,395.18	-	10,395.18	-
Total Income	1,761.79	-	1,761.79	10,544.37	-	10,544.37	-
Total Income	1,761.79	-	1,761.79	10,544.37	-	10,544.37	-
Reserve Net Total	1,761.79	-	1,761.79	10,544.37	-	10,544.37	-
Net Total	5,990.11	-	5,990.11	17,103.02	-	17,103.02	-