

# Cinnamon Village Homeowners Association, Inc

Balance Sheet For 10/31/2023

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**Assets**

Mutual of Omaha Bank Operating	\$19,636.15	
Mutual of Omaha - Reserve Acct	\$110,344.75	
Accounts Receivable	\$28,148.16	

**Total Assets**

		<u>\$158,129.06</u>
<b>Total Assets</b>		<u><u>\$158,129.06</u></u>

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**Liabilities**

Accounts Payable	\$13,925.99	
Accrued Expenses	(\$3,495.00)	
Prepaid Assessments	\$4,893.39	

**Total Liabilities**

		<u>\$15,324.38</u>
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**Equity**

Net Income	\$7,483.54	
Retained Earnings	\$136,661.14	

**Total Equity**

		<u>\$144,144.68</u>
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**Total Liabilities / Equity**

		<u><u>\$159,469.06</u></u>
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# Cinnamon Village Homeowners Association, Inc

## Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Assessment Income	17,138.00	17,138.00	-	171,197.50	171,380.00	(182.50)	205,656.00
4100 - Late Fee Income	140.00	-	140.00	1,380.00	-	1,380.00	-
4450 - Interest Income - Operating	1.82	-	1.82	18.68	-	18.68	-
4500 - Reserve Income	(1,732.53)	(1,732.53)	-	(17,325.30)	(17,325.30)	-	(20,790.36)
4700 - Move In/Out Fee	-	-	-	2,100.00	-	2,100.00	-
4850 - Bank Charges	-	-	-	30.00	-	30.00	-
<b>Total Income</b>	<b>15,547.29</b>	<b>15,405.47</b>	<b>141.82</b>	<b>157,400.88</b>	<b>154,054.70</b>	<b>3,346.18</b>	<b>184,865.64</b>
<b>Total Income</b>	<b>15,547.29</b>	<b>15,405.47</b>	<b>141.82</b>	<b>157,400.88</b>	<b>154,054.70</b>	<b>3,346.18</b>	<b>184,865.64</b>
<b>Operating Expense</b>							
<b>Expense</b>							
5050 - Electric	133.58	104.17	(29.41)	1,236.05	1,041.70	(194.35)	1,250.00
5100 - Water/Sewer	1,816.52	1,166.67	(649.85)	6,971.36	11,666.70	4,695.34	14,000.00
5400 - Trash Removal	3,856.00	2,750.00	(1,106.00)	37,176.26	27,500.00	(9,676.26)	33,000.00
6000 - Building Maintenance	-	833.33	833.33	-	8,333.30	8,333.30	10,000.00
6150 - Painting	3,045.00	83.33	(2,961.67)	3,045.00	833.30	(2,211.70)	1,000.00
6500 - Landscape Contract	2,300.00	1,341.67	(958.33)	16,100.00	13,416.70	(2,683.30)	16,100.00
6525 - Irrigation Repairs	-	333.33	333.33	3,245.50	3,333.30	87.80	4,000.00
6550 - Trees Replacement / Maintenanc	-	416.67	416.67	880.00	4,166.70	3,286.70	5,000.00
6610 - Asphalt & Concrete Maintenance	-	2,916.67	2,916.67	-	29,166.70	29,166.70	35,000.00
6630 - Roof and Gutter Maintenance	-	333.33	333.33	2,740.00	3,333.30	593.30	4,000.00
6700 - Snow Removal	3,533.00	1,666.67	(1,866.33)	21,155.50	16,666.70	(4,488.80)	20,000.00
6750 - Lighting Maintenance	-	133.33	133.33	6,609.00	1,333.30	(5,275.70)	1,600.00
6800 - Misc Grounds Maint	-	250.00	250.00	33,352.25	2,500.00	(30,852.25)	3,000.00
7000 - Management	1,520.28	1,519.63	(65)	13,726.80	15,196.30	1,469.50	18,235.56
7100 - Administration	225.96	208.33	(17.63)	2,598.44	2,083.30	(515.14)	2,500.00
7200 - Insurance	285.75	708.34	422.59	4,292.40	7,083.40	2,791.00	8,500.08
7300 - Audit/Tax Return	450.00	333.33	(116.67)	450.00	3,333.30	2,883.30	4,000.00
7500 - Legal	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
7510 - Legal Passthrough	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
7600 - Miscellaneous	-	-	-	736.30	-	(736.30)	-
7800 - Community Events	-	15.00	15.00	(215.70)	150.00	365.70	180.00
7900 - Bank Charges	-	-	-	30.00	-	(30.00)	-
8530 - Reserve - Concrete	7,875.00	-	(7,875.00)	7,875.00	-	(7,875.00)	-
<b>Total Expense</b>	<b>25,041.09</b>	<b>15,405.47</b>	<b>(9,635.62)</b>	<b>162,004.16</b>	<b>154,054.70</b>	<b>(7,949.46)</b>	<b>184,865.64</b>
<b>Total Expense</b>	<b>25,041.09</b>	<b>15,405.47</b>	<b>(9,635.62)</b>	<b>162,004.16</b>	<b>154,054.70</b>	<b>(7,949.46)</b>	<b>184,865.64</b>
<b>Operating Net Total</b>	<b>(9,493.80)</b>	<b>-</b>	<b>(9,493.80)</b>	<b>(4,603.28)</b>	<b>-</b>	<b>(4,603.28)</b>	<b>-</b>

# Cinnamon Village Homeowners Association, Inc

## Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Income</b>							
4600 - Reserve Interest Income	32.30	-	32.30	274.02	-	274.02	-
8000 - Reserve Contributions	1,732.53	-	1,732.53	17,325.30	-	17,325.30	-
<b>Total Income</b>	<b>1,764.83</b>	<b>-</b>	<b>1,764.83</b>	<b>17,599.32</b>	<b>-</b>	<b>17,599.32</b>	<b>-</b>
<b>Total Income</b>	<b>1,764.83</b>	<b>-</b>	<b>1,764.83</b>	<b>17,599.32</b>	<b>-</b>	<b>17,599.32</b>	<b>-</b>
<b>Reserve Expense</b>							
<b>Expense</b>							
8530 - Reserve - Concrete	5,512.50	-	(5,512.50)	5,512.50	-	(5,512.50)	-
<b>Total Expense</b>	<b>5,512.50</b>	<b>-</b>	<b>(5,512.50)</b>	<b>5,512.50</b>	<b>-</b>	<b>(5,512.50)</b>	<b>-</b>
<b>Total Expense</b>	<b>5,512.50</b>	<b>-</b>	<b>(5,512.50)</b>	<b>5,512.50</b>	<b>-</b>	<b>(5,512.50)</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>(3,747.67)</b>	<b>-</b>	<b>(3,747.67)</b>	<b>12,086.82</b>	<b>-</b>	<b>12,086.82</b>	<b>-</b>
<b>Net Total</b>	<b>(13,241.47)</b>	<b>-</b>	<b>(13,241.47)</b>	<b>7,483.54</b>	<b>-</b>	<b>7,483.54</b>	<b>-</b>