

**CINNAMON VILLAGE HOA ADOPTED (11-18-2025) 2026 ANNUAL BUDGET  
10% INCREASE, \$242.00 PER HOME PER MONTH, 82 HOMES**

<b>Cinnamon Village HOA</b>	<b>Actual Sept. 2024 - Aug. 2025</b>	<b>2025 Budget</b>	<b>Adopted 2026 Annual Budget 11-19-2025</b>
<b>REVENUES</b>			
Assessment Income	214,511.66	216,480.00	<b>238,128.00</b>
Late Fee Charges	1,980.00	0.00	<b>0.00</b>
Interest Income	489.18	0.00	<b>0.00</b>
Miscellaneous Income	0.00	0.00	<b>0.00</b>
Move In/Out Fee	1,500.00	0.00	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>218,480.84</b>	<b>216,480.00</b>	<b>238,128.00</b>
<b>EXPENSES</b>			
<b>Utilities</b>			
Electric	<b>1,670.11</b>	1,500.00	<b>1,700.00</b>
Irrigation Water	<b>27,431.37</b>	15,000.00	<b>17,000.00</b>
Waste Hauling	<b>47,454.30</b>	45,000.00	<b>34,500.00</b>
<b>Operating Costs</b>			
Building Maintenance	<b>760.09</b>	7,000.00	<b>3,000.00</b>
Roof/Gutter Maintenance	<b>3,790.00</b>	9,000.00	<b>9,000.00</b>
Painting	<b>2,585.00</b>	3,000.00	<b>37,500.00</b>
Landscape Contract	<b>18,684.75</b>	21,500.00	<b>30,000.00</b>
Irrigation Repairs	<b>0.00</b>	4,000.00	<b>3,000.00</b>
Snow Removal	<b>21,610.00</b>	30,000.00	<b>28,000.00</b>
Asphalt / Concrete	<b>42,020.85</b>	10,000.00	<b>6,000.00</b>
Common Area Lights	<b>3,250.00</b>	8,195.40	<b>5,000.00</b>
Misc. Grounds Maintenance	<b>4,192.28</b>	4,000.00	<b>4,000.00</b>
Tree Maintenance	<b>3,240.00</b>	5,500.00	<b>4,500.00</b>
<b>Administration</b>			
Management	<b>19,785.56</b>	20,104.68	<b>20,707.80</b>
Administration	<b>3,543.36</b>	4,500.00	<b>3,800.00</b>
Insurance	<b>5,860.72</b>	6,000.00	<b>6,250.00</b>
Audit/Tax Prep	<b>0.00</b>	500.00	<b>500.00</b>
Legal	<b>0.00</b>	500.00	<b>500.00</b>
Legal Pass-through	<b>0.00</b>	1,000.00	<b>1,000.00</b>
Miscellaneous	<b>0.00</b>	0.00	<b>0.08</b>
Community Events	<b>221.70</b>	180.00	<b>0.00</b>
Bank Charges	<b>280.00</b>	0.00	<b>0.00</b>
Reserve Contribution	<b>22,212.67</b>	19,999.92	<b>22,170.12</b>
<b>TOTAL EXPENSES</b>	<b>228,592.76</b>	<b>216,480.00</b>	<b>238,128.00</b>