

Cinnamon Village Homeowners Association, Inc

Balance Sheet For 2/28/2025

Assets

Mutual of Omaha Bank Operating	\$47,834.35
Mutual of Omaha - Reserve Acct	\$76,116.59
Accounts Receivable	\$25,862.41

Total Assets

	<u>\$149,813.35</u>
Total Assets	<u><u>\$149,813.35</u></u>

Liabilities

Accounts Payable	\$12,281.47
Accrued Expenses	(\$3,495.00)
Prepaid Assessments	\$8,820.42

Total Liabilities\$17,606.89**Equity**

Net Income	\$8,080.15
Retained Earnings	\$125,466.31

Total Equity\$133,546.46**Total Liabilities / Equity**\$151,153.35

Cinnamon Village Homeowners Association, Inc

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	18,040.00	18,208.25	(168.25)	36,080.00	36,416.50	(336.50)	218,499.00
4100 - Late Fee Income	180.00	-	180.00	320.00	-	320.00	-
4120 - Legal Fees Collection Income	-	-	-	(150.00)	-	(150.00)	-
4450 - Interest Income - Operating	1.93	-	1.93	3.82	-	3.82	-
4500 - Reserve Income	-	(1,767.82)	1,767.82	-	(3,535.64)	3,535.64	(21,213.79)
4700 - Move In/Out Fee	300.00	-	300.00	300.00	-	300.00	-
4850 - Bank Charges	10.00	-	10.00	10.00	-	10.00	-
Total Income	18,531.93	16,440.43	2,091.50	36,563.82	32,880.86	3,682.96	197,285.21
Total Income	18,531.93	16,440.43	2,091.50	36,563.82	32,880.86	3,682.96	197,285.21
Operating Expense							
Expense							
5050 - Electric	194.40	125.00	(69.40)	358.08	250.00	(108.08)	1,500.00
5100 - Water/Sewer	65.68	1,250.00	1,184.32	128.60	2,500.00	2,371.40	15,000.00
5400 - Trash Removal	5,813.00	3,750.00	(2,063.00)	7,876.00	7,500.00	(376.00)	45,000.00
6000 - Building Maintenance	745.00	583.33	(161.67)	760.09	1,166.66	406.57	7,000.00
6150 - Painting	-	250.00	250.00	-	500.00	500.00	3,000.00
6500 - Landscape Contract	-	1,791.67	1,791.67	-	3,583.34	3,583.34	21,500.00
6525 - Irrigation Repairs	-	333.33	333.33	-	666.66	666.66	4,000.00
6550 - Trees Replacement / Maintenanc	-	458.33	458.33	-	916.66	916.66	5,500.00
6610 - Asphalt & Concrete Maintenance	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
6630 - Roof and Gutter Maintenance	-	750.00	750.00	-	1,500.00	1,500.00	9,000.00
6700 - Snow Removal	3,760.00	2,500.00	(1,260.00)	12,890.00	5,000.00	(7,890.00)	30,000.00
6750 - Lighting Maintenance	840.00	750.00	(90.00)	840.00	1,500.00	660.00	9,000.00
6800 - Misc Grounds Maint	720.00	333.33	(386.67)	720.00	666.66	(53.34)	4,000.00
7000 - Management	1,675.39	1,675.39	-	3,350.78	3,350.78	-	20,104.69
7100 - Administration	775.62	375.00	(400.62)	981.36	750.00	(231.36)	4,500.00
7200 - Insurance	297.91	500.00	202.09	595.82	1,000.00	404.18	6,000.00
7300 - Audit/Tax Return	-	41.67	41.67	-	83.34	83.34	500.00
7500 - Legal	-	41.67	41.67	-	83.34	83.34	500.00
7510 - Legal Passthrough	-	83.33	83.33	-	166.66	166.66	1,000.00
7600 - Miscellaneous	-	.04	.04	-	.08	.08	.52
7800 - Community Events	-	15.00	15.00	-	30.00	30.00	180.00
7900 - Bank Charges	10.00	-	(10.00)	10.00	-	(10.00)	-
Total Expense	14,897.00	16,440.42	1,543.42	28,510.73	32,880.84	4,370.11	197,285.21
Total Expense	14,897.00	16,440.42	1,543.42	28,510.73	32,880.84	4,370.11	197,285.21
Operating Net Total	3,634.93	.01	3,634.92	8,053.09	.02	8,053.07	-

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Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	12.84	-	12.84	27.06	-	27.06	-
Total Income	12.84	-	12.84	27.06	-	27.06	-
Total Income	12.84	-	12.84	27.06	-	27.06	-
Reserve Net Total	12.84	-	12.84	27.06	-	27.06	-
Net Total	3,647.77	.01	3,647.76	8,080.15	.02	8,080.13	-