

# Cinnamon Village Homeowners Association, Inc

## Balance Sheet For 4/30/2025

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<b>Assets</b>		
Mutual of Omaha Bank Operating	\$49,801.81	
Mutual of Omaha - Reserve Acct	\$81,444.11	
Accounts Receivable	\$28,589.35	
<b>Total Assets</b>		<b>\$159,835.27</b>
	<b>Total Assets</b>	<b>\$159,835.27</b>

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<b>Liabilities</b>		
Accounts Payable	\$8,576.47	
Accrued Expenses	(\$3,495.00)	
Prepaid Assessments	\$6,704.36	
<b>Total Liabilities</b>		<b>\$11,785.83</b>

<b>Equity</b>		
Net Income	\$23,923.13	
Retained Earnings	\$125,466.31	
<b>Total Equity</b>		<b>\$149,389.44</b>
	<b>Total Liabilities / Equity</b>	<b>\$161,175.27</b>

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# Cinnamon Village Homeowners Association, Inc

## Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Assessment Income	18,040.00	18,208.25	(168.25)	72,160.00	72,833.00	(673.00)	218,499.00
4100 - Late Fee Income	180.00	-	180.00	660.00	-	660.00	-
4120 - Legal Fees Collection Income	-	-	-	(150.00)	-	(150.00)	-
4450 - Interest Income - Operating	2.28	-	2.28	8.43	-	8.43	-
4500 - Reserve Income	-	(1,767.82)	1,767.82	(5,303.46)	(7,071.28)	1,767.82	(21,213.79)
4700 - Move In/Out Fee	-	-	-	300.00	-	300.00	-
4850 - Bank Charges	20.00	-	20.00	30.00	-	30.00	-
<b>Total Income</b>	<b>18,242.28</b>	<b>16,440.43</b>	<b>1,801.85</b>	<b>67,704.97</b>	<b>65,761.72</b>	<b>1,943.25</b>	<b>197,285.21</b>
<b>Total Income</b>	<b>18,242.28</b>	<b>16,440.43</b>	<b>1,801.85</b>	<b>67,704.97</b>	<b>65,761.72</b>	<b>1,943.25</b>	<b>197,285.21</b>
<b>Operating Expense</b>							
<b>Expense</b>							
5050 - Electric	168.20	125.00	(43.20)	657.10	500.00	(157.10)	1,500.00
5100 - Water/Sewer	65.68	1,250.00	1,184.32	259.96	5,000.00	4,740.04	15,000.00
5400 - Trash Removal	7,538.00	3,750.00	(3,788.00)	17,477.00	15,000.00	(2,477.00)	45,000.00
6000 - Building Maintenance	-	583.33	583.33	760.09	2,333.32	1,573.23	7,000.00
6150 - Painting	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
6500 - Landscape Contract	2,724.95	1,791.67	(933.28)	2,724.95	7,166.68	4,441.73	21,500.00
6525 - Irrigation Repairs	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
6550 - Trees Replacement / Maintanc	-	458.33	458.33	-	1,833.32	1,833.32	5,500.00
6610 - Asphalt & Concrete Maintenance	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
6630 - Roof and Gutter Maintenance	2,500.00	750.00	(1,750.00)	2,500.00	3,000.00	500.00	9,000.00
6700 - Snow Removal	-	2,500.00	2,500.00	12,890.00	10,000.00	(2,890.00)	30,000.00
6750 - Lighting Maintenance	145.00	750.00	605.00	985.00	3,000.00	2,015.00	9,000.00
6800 - Misc Grounds Maint	480.00	333.33	(146.67)	1,200.00	1,333.32	133.32	4,000.00
7000 - Management	1,675.39	1,675.39	-	6,701.56	6,701.56	-	20,104.69
7100 - Administration	199.37	375.00	175.63	1,407.12	1,500.00	92.88	4,500.00
7200 - Insurance	649.91	500.00	(149.91)	1,543.64	2,000.00	456.36	6,000.00
7300 - Audit/Tax Return	-	41.67	41.67	-	166.68	166.68	500.00
7500 - Legal	-	41.67	41.67	-	166.68	166.68	500.00
7510 - Legal Passthrough	-	83.33	83.33	-	333.32	333.32	1,000.00
7600 - Miscellaneous	-	.04	.04	-	.16	.16	.52
7800 - Community Events	-	15.00	15.00	-	60.00	60.00	180.00
7900 - Bank Charges	20.00	-	(20.00)	30.00	-	(30.00)	-
<b>Total Expense</b>	<b>16,166.50</b>	<b>16,440.42</b>	<b>273.92</b>	<b>49,136.42</b>	<b>65,761.68</b>	<b>16,625.26</b>	<b>197,285.21</b>
<b>Total Expense</b>	<b>16,166.50</b>	<b>16,440.42</b>	<b>273.92</b>	<b>49,136.42</b>	<b>65,761.68</b>	<b>16,625.26</b>	<b>197,285.21</b>
<b>Operating Net Total</b>	<b>2,075.78</b>	<b>.01</b>	<b>2,075.77</b>	<b>18,568.55</b>	<b>.04</b>	<b>18,568.51</b>	<b>-</b>

# Cinnamon Village Homeowners Association, Inc

## Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
<b>Income</b>							
4600 - Reserve Interest Income	11.38	-	11.38	51.12	-	51.12	-
8000 - Reserve Contributions	-	-	-	5,303.46	-	5,303.46	-
<b>Total Income</b>	<b>11.38</b>	<b>-</b>	<b>11.38</b>	<b>5,354.58</b>	<b>-</b>	<b>5,354.58</b>	<b>-</b>
<b>Total Income</b>	<b>11.38</b>	<b>-</b>	<b>11.38</b>	<b>5,354.58</b>	<b>-</b>	<b>5,354.58</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>11.38</b>	<b>-</b>	<b>11.38</b>	<b>5,354.58</b>	<b>-</b>	<b>5,354.58</b>	<b>-</b>
<b>Net Total</b>	<b>2,087.16</b>	<b>.01</b>	<b>2,087.15</b>	<b>23,923.13</b>	<b>.04</b>	<b>23,923.09</b>	<b>-</b>