

# Cinnamon Village Homeowners Association, Inc

## Balance Sheet For 10/31/2025

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<b>Assets</b>		
Mutual of Omaha Bank Operating	\$29,256.92	
Mutual of Omaha - Reserve Acct	\$93,872.36	
Accounts Receivable	\$34,085.41	
<b>Total Assets</b>		<b>\$157,214.69</b>
	<b>Total Assets</b>	<b>\$157,214.69</b>

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<b>Liabilities</b>		
Accounts Payable	\$11,351.54	
Accrued Expenses	(\$3,495.00)	
Prepaid Assessments	\$6,084.18	
<b>Total Liabilities</b>		<b>\$13,940.72</b>

<b>Equity</b>		
Net Income	\$19,127.66	
Retained Earnings	\$125,486.31	
<b>Total Equity</b>		<b>\$144,613.97</b>
	<b>Total Liabilities / Equity</b>	<b>\$158,554.69</b>

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# Cinnamon Village Homeowners Association, Inc

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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)	180,400.00	182,082.50	(1,682.50)	218,499.00
4100 - Late Fee Income	180.00	-	180.00	1,700.00	-	1,700.00	-
4120 - Legal Fees Collection Income	-	-	-	(275.00)	-	(275.00)	-
4450 - Interest Income - Operating	1.47	-	1.47	20.92	-	20.92	-
4500 - Reserve Income	(1,762.82)	(1,767.82)	5.00	(17,658.20)	(17,678.20)	20.00	(21,213.79)
4700 - Move In/Out Fee	300.00	-	300.00	600.00	-	600.00	-
4850 - Bank Charges	-	-	-	70.00	-	70.00	-
<b>Total Income</b>	<b>16,758.65</b>	<b>16,440.43</b>	<b>318.22</b>	<b>164,857.72</b>	<b>164,404.30</b>	<b>453.42</b>	<b>197,285.21</b>
<b>Total Income</b>	<b>16,758.65</b>	<b>16,440.43</b>	<b>318.22</b>	<b>164,857.72</b>	<b>164,404.30</b>	<b>453.42</b>	<b>197,285.21</b>
<b>Operating Expense</b>							
<b>Expense</b>							
5050 - Electric	132.36	125.00	(7.36)	1,297.88	1,250.00	(47.88)	1,500.00
5100 - Water/Sewer	2,685.07	1,250.00	(1,435.07)	25,815.61	12,500.00	(13,315.61)	15,000.00
5400 - Trash Removal	2,316.65	3,750.00	1,433.35	38,495.60	37,500.00	(995.60)	45,000.00
6000 - Building Maintenance	-	583.33	583.33	760.09	5,833.30	5,073.21	7,000.00
6150 - Painting	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
6500 - Landscape Contract	2,724.96	1,791.67	(933.29)	19,074.66	17,916.70	(1,157.96)	21,500.00
6525 - Irrigation Repairs	-	333.33	333.33	-	3,333.30	3,333.30	4,000.00
6550 - Trees Replacement / Maintenanc	-	458.33	458.33	3,240.00	4,583.30	1,343.30	5,500.00
6610 - Asphalt & Concrete Maintenance	-	833.33	833.33	28,826.85	8,333.30	(20,493.55)	10,000.00
6630 - Roof and Gutter Maintenance	-	750.00	750.00	2,540.00	7,500.00	4,960.00	9,000.00
6700 - Snow Removal	-	2,500.00	2,500.00	12,890.00	25,000.00	12,110.00	30,000.00
6750 - Lighting Maintenance	-	750.00	750.00	2,085.00	7,500.00	5,415.00	9,000.00
6800 - Misc Grounds Maint	-	333.33	333.33	2,555.00	3,333.30	778.30	4,000.00
6850 - Signage	-	-	-	77.28	-	(77.28)	-
7000 - Management	1,675.39	1,675.39	-	16,753.90	16,753.90	-	20,104.69
7100 - Administration	207.73	375.00	167.27	2,990.96	3,750.00	759.04	4,500.00
7200 - Insurance	315.83	500.00	184.17	5,300.74	5,000.00	(300.74)	6,000.00
7300 - Audit/Tax Return	-	41.67	41.67	-	416.70	416.70	500.00
7500 - Legal	195.00	41.67	(153.33)	195.00	416.70	221.70	500.00
7510 - Legal Passthrough	-	83.33	83.33	574.32	833.30	258.98	1,000.00
7600 - Miscellaneous	-	.04	.04	-	.40	.40	.52
7800 - Community Events	-	15.00	15.00	-	150.00	150.00	180.00
7900 - Bank Charges	-	-	-	40.00	-	(40.00)	-
<b>Total Expense</b>	<b>10,252.99</b>	<b>16,440.42</b>	<b>6,187.43</b>	<b>163,512.89</b>	<b>164,404.20</b>	<b>891.31</b>	<b>197,285.21</b>
<b>Total Expense</b>	<b>10,252.99</b>	<b>16,440.42</b>	<b>6,187.43</b>	<b>163,512.89</b>	<b>164,404.20</b>	<b>891.31</b>	<b>197,285.21</b>
<b>Operating Net Total</b>	<b>6,505.66</b>	<b>.01</b>	<b>6,505.65</b>	<b>1,344.83</b>	<b>.10</b>	<b>1,344.73</b>	<b>-</b>

# Cinnamon Village Homeowners Association, Inc

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
<b>Income</b>							
4600 - Reserve Interest Income	11.75	-	11.75	124.63	-	124.63	-
8000 - Reserve Contributions	1,762.82	-	1,762.82	17,658.20	-	17,658.20	-
<b>Total Income</b>	<b>1,774.57</b>	<b>-</b>	<b>1,774.57</b>	<b>17,782.83</b>	<b>-</b>	<b>17,782.83</b>	<b>-</b>
<b>Total Income</b>	<b>1,774.57</b>	<b>-</b>	<b>1,774.57</b>	<b>17,782.83</b>	<b>-</b>	<b>17,782.83</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>1,774.57</b>	<b>-</b>	<b>1,774.57</b>	<b>17,782.83</b>	<b>-</b>	<b>17,782.83</b>	<b>-</b>
<b>Net Total</b>	<b>8,280.23</b>	<b>.01</b>	<b>8,280.22</b>	<b>19,127.66</b>	<b>.10</b>	<b>19,127.56</b>	<b>-</b>