

Cinnamon Village Homeowners Association, Inc

Balance Sheet For 12/31/2025

Assets		
Mutual of Omaha Bank Operating	\$37,030.63	
Mutual of Omaha - Reserve Acct	\$97,421.80	
Accounts Receivable	\$34,161.41	
Total Assets		\$168,613.84
	Total Assets	\$168,613.84

Liabilities		
Accounts Payable	\$12,486.47	
Accrued Expenses	(\$3,495.00)	
Prepaid Assessments	\$8,131.18	
Total Liabilities		\$17,122.65

Equity		
Net Income	\$27,344.88	
Retained Earnings	\$125,486.31	
Total Equity		\$152,831.19
	Total Liabilities / Equity	\$169,953.84

Cinnamon Village Homeowners Association, Inc

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	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)	216,480.00	218,499.00	(2,019.00)	218,499.00
4100 - Late Fee Income	160.00	-	160.00	2,020.00	-	2,020.00	-
4120 - Legal Fees Collection Income	-	-	-	(275.00)	-	(275.00)	-
4450 - Interest Income - Operating	1.99	-	1.99	24.55	-	24.55	-
4500 - Reserve Income	(1,762.82)	(1,767.77)	4.95	(21,183.84)	(21,213.79)	29.95	(21,213.79)
4700 - Move In/Out Fee	-	-	-	600.00	-	600.00	-
4850 - Bank Charges	-	-	-	70.00	-	70.00	-
Total Income	16,439.17	16,440.48	(1.31)	197,735.71	197,285.21	450.50	197,285.21
Total Income	16,439.17	16,440.48	(1.31)	197,735.71	197,285.21	450.50	197,285.21
Operating Expense							
Expense							
5050 - Electric	150.64	125.00	(25.64)	1,564.96	1,500.00	(64.96)	1,500.00
5100 - Water/Sewer	65.68	1,250.00	1,184.32	26,113.73	15,000.00	(11,113.73)	15,000.00
5400 - Trash Removal	2,296.65	3,750.00	1,453.35	43,108.90	45,000.00	1,891.10	45,000.00
6000 - Building Maintenance	-	583.37	583.37	760.09	7,000.00	6,239.91	7,000.00
6150 - Painting	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
6500 - Landscape Contract	7,500.00	1,791.63	(5,708.37)	26,574.66	21,500.00	(5,074.66)	21,500.00
6525 - Irrigation Repairs	-	333.37	333.37	-	4,000.00	4,000.00	4,000.00
6550 - Trees Replacement / Maintananc	-	458.37	458.37	3,240.00	5,500.00	2,260.00	5,500.00
6610 - Asphalt & Concrete Maintenance	-	833.37	833.37	28,826.85	10,000.00	(18,826.85)	10,000.00
6630 - Roof and Gutter Maintenance	3,918.00	750.00	(3,168.00)	6,458.00	9,000.00	2,542.00	9,000.00
6700 - Snow Removal	5,385.00	2,500.00	(2,885.00)	18,275.00	30,000.00	11,725.00	30,000.00
6750 - Lighting Maintenance	905.00	750.00	(155.00)	2,990.00	9,000.00	6,010.00	9,000.00
6800 - Misc Grounds Maint	-	333.37	333.37	2,555.00	4,000.00	1,445.00	4,000.00
6850 - Signage	-	-	-	77.28	-	(77.28)	-
7000 - Management	1,675.39	1,675.40	.01	20,104.68	20,104.69	.01	20,104.69
7100 - Administration	458.38	375.00	(83.38)	3,867.91	4,500.00	632.09	4,500.00
7200 - Insurance	315.83	500.00	184.17	5,932.40	6,000.00	67.60	6,000.00
7300 - Audit/Tax Return	-	41.63	41.63	-	500.00	500.00	500.00
7500 - Legal	60.00	41.63	(18.37)	659.32	500.00	(159.32)	500.00
7510 - Legal Passthrough	-	83.37	83.37	574.32	1,000.00	425.68	1,000.00
7600 - Miscellaneous	-	.08	.08	-	.52	.52	.52
7800 - Community Events	-	15.00	15.00	-	180.00	180.00	180.00
7900 - Bank Charges	-	-	-	40.00	-	(40.00)	-
Total Expense	22,730.57	16,440.59	(6,289.98)	191,723.10	197,285.21	5,562.11	197,285.21
Total Expense	22,730.57	16,440.59	(6,289.98)	191,723.10	197,285.21	5,562.11	197,285.21
Operating Net Total	(6,291.40)	(.11)	(6,291.29)	6,012.61	-	6,012.61	-

Cinnamon Village Homeowners Association, Inc

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	12.20	-	12.20	148.43	-	148.43	-
8000 - Reserve Contributions	1,762.82	-	1,762.82	21,183.84	-	21,183.84	-
Total Income	1,775.02	-	1,775.02	21,332.27	-	21,332.27	-
Total Income	1,775.02	-	1,775.02	21,332.27	-	21,332.27	-
Reserve Net Total	1,775.02	-	1,775.02	21,332.27	-	21,332.27	-
Net Total	(4,516.38)	(.11)	(4,516.27)	27,344.88	-	27,344.88	-