

Cinnamon Village Homeowners Association, Inc

Balance Sheet For 2/28/2026

Assets

Mutual of Omaha Bank Operating	\$50,682.52
Mutual of Omaha - Reserve Acct	\$101,141.11
Accounts Receivable	\$36,893.41

Total Assets**\$188,717.04****Total Assets****\$188,717.04**

Liabilities

Accounts Payable	\$8,874.47
Accrued Expenses	(\$3,495.00)
Prepaid Assessments	\$10,727.18

Total Liabilities**\$16,106.65****Equity**

Net Income	\$21,119.20
Retained Earnings	\$152,831.19

Total Equity**\$173,950.39****Total Liabilities / Equity****\$190,057.04**

Cinnamon Village Homeowners Association, Inc

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	19,844.00	19,844.00	-	39,688.00	39,688.00	-	238,128.00
4100 - Late Fee Income	-	-	-	200.00	-	200.00	-
4450 - Interest Income - Operating	2.26	-	2.26	4.49	-	4.49	-
4500 - Reserve Income	(1,847.51)	(1,847.51)	-	(3,695.02)	(3,695.02)	-	(22,170.12)
Total Income	17,998.75	17,996.49	2.26	36,197.47	35,992.98	204.49	215,957.88
Total Income	17,998.75	17,996.49	2.26	36,197.47	35,992.98	204.49	215,957.88
Operating Expense							
Expense							
5050 - Electric	150.22	141.67	(8.55)	294.93	283.34	(11.59)	1,700.00
5100 - Water/Sewer	68.96	1,416.67	1,347.71	135.50	2,833.34	2,697.84	17,000.00
5400 - Trash Removal	2,524.65	2,875.00	350.35	4,881.30	5,750.00	868.70	34,500.00
6000 - Building Maintenance	-	250.00	250.00	-	500.00	500.00	3,000.00
6150 - Painting	-	3,125.00	3,125.00	-	6,250.00	6,250.00	37,500.00
6500 - Landscape Contract	-	2,500.00	2,500.00	-	5,000.00	5,000.00	30,000.00
6525 - Irrigation Repairs	-	250.00	250.00	-	500.00	500.00	3,000.00
6550 - Trees Replacement / Maintenanc	775.00	375.00	(400.00)	775.00	750.00	(25.00)	4,500.00
6610 - Asphalt & Concrete Maintenance	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
6630 - Roof and Gutter Maintenance	-	750.00	750.00	2,743.00	1,500.00	(1,243.00)	9,000.00
6700 - Snow Removal	-	2,333.33	2,333.33	5,398.75	4,666.66	(732.09)	28,000.00
6750 - Lighting Maintenance	-	416.67	416.67	-	833.34	833.34	5,000.00
6800 - Misc Grounds Maint	-	333.33	333.33	-	666.66	666.66	4,000.00
7000 - Management	1,725.65	1,725.65	-	3,451.30	3,451.30	-	20,707.80
7100 - Administration	301.44	316.67	15.23	486.14	633.34	147.20	3,800.00
7200 - Insurance	315.83	520.83	205.00	631.66	1,041.66	410.00	6,250.00
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	-	.01	.01	-	.02	.02	.08
Total Expense	5,861.75	17,996.50	12,134.75	18,797.58	35,993.00	17,195.42	215,957.88
Total Expense	5,861.75	17,996.50	12,134.75	18,797.58	35,993.00	17,195.42	215,957.88
Operating Net Total	12,137.00	(.01)	12,137.01	17,399.89	(.02)	17,399.91	-

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Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	11.86	-	11.86	24.29	-	24.29	-
8000 - Reserve Contributions	1,847.51	-	1,847.51	3,695.02	-	3,695.02	-
Total Income	1,859.37	-	1,859.37	3,719.31	-	3,719.31	-
Total Income	1,859.37	-	1,859.37	3,719.31	-	3,719.31	-
Reserve Net Total	1,859.37	-	1,859.37	3,719.31	-	3,719.31	-
Net Total	13,996.37	(.01)	13,996.38	21,119.20	(.02)	21,119.22	-