

Cinnamon Creek HOA Financial Overview

Balance Sheet

Assets

	2022 Annual Budget	2021 Annual Budget	2020 Annual Budget	2019 Annual Budget	Actual 2021 Nov-21	Actual 2020	Actual 2019	Actual 2018
Cash					\$ 13,664	\$ 12,667	\$ 18,719	\$ 10,848
Receivables Outstanding					\$ 2,635	\$ 2,850	\$ 2,370	\$ 2,515
Total Assets					\$ 16,299	\$ 15,517	\$ 21,089	\$ 13,363

Liabilities and Equity

Future payments received					\$ 3,950	\$ 7,010	\$ 8,980	\$ 2,720
Initial membership reserve					\$ 8,297	\$ 8,297	\$ 8,297	\$ 8,297
Fund Balance					\$ 4,052	\$ 210	\$ 3,812	\$ 2,346
Total Liabilities & Equity					\$ 16,299	\$ 15,517	\$ 21,089	\$ 13,363

Operating Statement

Income

Annual Dues	\$ 45,240	\$ 44,800	\$ 40,880	\$ 40,880	\$ 45,240	\$ 40,880	\$ 40,880	\$ 40,880
Misc Income / Late Fees / Interest	\$ -		\$ 1,500	\$ 1,500	\$ 3,346	\$ 1,388	\$ 7,305	\$ 1,056
Total Income	\$ 45,240	\$ 42,380	\$ 42,380	\$ 42,380	\$ 48,586	\$ 42,268	\$ 48,185	\$ 41,936

Expenses

Landscape Maintenance & Improvements	\$ 18,000	\$ 19,000	\$ 18,000	\$ 18,000	\$ 17,763	\$ 17,710	\$ 18,758	\$ 17,233
Irrigation Maintenance / Pond Maintenance	\$ 8,100	\$ 8,250	\$ 8,500	\$ 8,500	\$ 8,088	\$ 8,058	\$ 7,572	\$ 7,868
Electric	\$ 5,200	\$ 5,000	\$ 5,600	\$ 5,600	\$ 5,162	\$ 5,701	\$ 5,102	\$ 6,821
Snow Removal - Private Streets	\$ 4,125	\$ 4,125	\$ 4,000	\$ 4,000	\$ 3,325	\$ 4,125	\$ 4,050	\$ 4,860
Professional Fees	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 6,933	\$ 5,572	\$ 4,300	\$ 4,100
Insurance	\$ 2,800	\$ 2,895	\$ 2,800	\$ 2,800	\$ 2,211	\$ 2,895	\$ 2,881	\$ 2,893
Misc Operating Expenses	\$ 1,100	\$ 1,030	\$ 1,000	\$ 1,000	\$ 1,263	\$ 2,449	\$ 4,286	\$ 3,359
Total Expenses	\$ 43,825	\$ 44,800	\$ 44,400	\$ 44,400	\$ 44,745	\$ 46,510	\$ 46,949	\$ 47,134
Net Income	\$ 1,415	\$ -	\$ (2,020)	\$ (2,020)	\$ 3,841	\$ (4,242)	\$ 1,236	\$ (5,198)