

The Double Tree at Heatherridge HOA

Balance Sheet For 1/31/2025

Assets

Mutual of Omaha Bank Operating	\$9,777.96
Mutual of Omaha - Reserve Acct	\$79,644.53
Accounts Receivable	\$200.00

Total Assets **\$89,622.49**

Income

Capital Gains - Reserves	(\$2,953.65)
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Total Income **(\$2,953.65)**

Total Assets **\$86,668.84**

Liabilities

Accounts Payable	\$5,481.49
Prepaid Assessments	\$4,000.00

Total Liabilities **\$9,481.49**

Equity

Beginning Balance Equity	\$41,247.82
Net Income	\$7,667.88
Retained Earnings	\$18,271.65

Total Equity **\$67,187.35**

Total Liabilities / Equity **\$76,668.84**

The Double Tree at Heatheridge HOA

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	13,200.00	13,200.00	-	13,200.00	13,200.00	-	158,400.00
4100 - Late Fee Income	50.00	-	50.00	50.00	-	50.00	-
4450 - Interest Income - Operating	1.11	1.25	(.14)	1.11	1.25	(.14)	15.00
4500 - Reserve Income	-	(1,375.00)	1,375.00	-	(1,375.00)	1,375.00	(16,500.00)
Total Income	13,251.11	11,826.25	1,424.86	13,251.11	11,826.25	1,424.86	141,915.00
Total Income	13,251.11	11,826.25	1,424.86	13,251.11	11,826.25	1,424.86	141,915.00
Operating Expense							
Utilities Expense							
5050 - Electric	34.20	33.33	(.87)	34.20	33.33	(.87)	400.00
5100 - Water/Sewer	2,491.24	1,928.33	(562.91)	2,491.24	1,928.33	(562.91)	23,140.00
5400 - Trash Removal	429.80	435.58	5.78	429.80	435.58	5.78	5,227.00
Total Utilities Expense	2,955.24	2,397.24	(558.00)	2,955.24	2,397.24	(558.00)	28,767.00
Maintenance Expense							
6000 - Building Maintenance	-	166.67	166.67	-	166.67	166.67	2,000.00
6200 - Roof & Gutter Maint	-	416.67	416.67	-	416.67	416.67	5,000.00
6250 - Plumbing repairs	-	125.00	125.00	-	125.00	125.00	1,500.00
6500 - Landscape Contract	522.50	783.75	261.25	522.50	783.75	261.25	9,405.00
6525 - Irrigation Repairs	80.00	125.00	45.00	80.00	125.00	45.00	1,500.00
6550 - Trees Replacement / Maintenanc	-	500.00	500.00	-	500.00	500.00	6,000.00
6575 - Misc Grounds Improvements	-	625.00	625.00	-	625.00	625.00	7,500.00
6605 - Concrete Repairs	-	41.67	41.67	-	41.67	41.67	500.00
6700 - Snow Removal	576.00	1,000.00	424.00	576.00	1,000.00	424.00	3,500.00
6750 - Lighting Maintenance	-	83.33	83.33	-	83.33	83.33	1,000.00
Total Maintenance Expense	1,178.50	3,867.09	2,688.59	1,178.50	3,867.09	2,688.59	37,905.00
Administration Expense							
7000 - Management	1,390.50	1,390.50	-	1,390.50	1,390.50	-	16,686.00
7100 - Administration	73.87	68.67	(5.20)	73.87	68.67	(5.20)	824.00
7200 - Insurance	-	4,733.33	4,733.33	-	4,733.33	4,733.33	56,800.00
7300 - Audit/Tax Return	-	37.50	37.50	-	37.50	37.50	450.00
7500 - Legal	-	125.00	125.00	-	125.00	125.00	1,500.00
7600 - Miscellaneous	-	15.25	15.25	-	15.25	15.25	183.00
7800 - Community Events	-	20.83	20.83	-	20.83	20.83	250.00
7900 - Bank Charges	-	4.17	4.17	-	4.17	4.17	50.00
Total Administration Expense	1,464.37	6,395.25	4,930.88	1,464.37	6,395.25	4,930.88	76,743.00
Total Expense	5,598.11	12,659.58	7,061.47	5,598.11	12,659.58	7,061.47	143,415.00
Operating Net Total	7,653.00	(833.33)	8,486.33	7,653.00	(833.33)	8,486.33	(1,500.00)

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Reserve Activity							
8010 - Reserve interest	(14.88)	-	14.88	(14.88)	-	14.88	-
Total Reserve Activity	(14.88)	-	14.88	(14.88)	-	14.88	-
Total Expense	(14.88)	-	14.88	(14.88)	-	14.88	-
Reserve Net Total	14.88	-	14.88	14.88	-	14.88	-
Net Total	7,667.88	(833.33)	8,501.21	7,667.88	(833.33)	8,501.21	(1,500.00)