

The Double Tree at Heatherridge HOA

Balance Sheet For 2/28/2025

Assets

Mutual of Omaha Bank Operating	\$11,287.23
Mutual of Omaha - Reserve Acct	\$79,657.97
Accounts Receivable	\$50.00

Total Assets **\$90,995.20**

Income

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

Total Assets **\$88,041.55**

Liabilities

Accounts Payable	\$2,943.05
Prepaid Assessments	\$3,450.00

Total Liabilities **\$6,393.05**

Equity

Beginning Balance Equity	\$41,247.82
Net Income	\$12,129.03
Retained Earnings	\$18,271.65

Total Equity **\$71,648.50**

Total Liabilities / Equity **\$78,041.55**

The Double Tree at Heatheridge HOA

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	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	-	26,400.00	26,400.00	-	158,400.00
4100 - Late Fee Income	-	-	-	50.00	-	50.00	-
4450 - Interest Income - Operating	.58	1.25	(.67)	1.69	2.50	(.81)	15.00
4500 - Reserve Income	-	(1,375.00)	1,375.00	-	(2,750.00)	2,750.00	(16,500.00)
Total Income	13,200.58	11,826.25	1,374.33	26,451.69	23,652.50	2,799.19	141,915.00
Total Income	13,200.58	11,826.25	1,374.33	26,451.69	23,652.50	2,799.19	141,915.00
Operating Expense							
Utilities Expense							
5050 - Electric	34.11	33.33	(.78)	68.31	66.66	(1.65)	400.00
5100 - Water/Sewer	1,229.43	1,928.33	698.90	3,720.67	3,856.66	135.99	23,140.00
5400 - Trash Removal	437.67	435.58	(2.09)	867.47	871.16	3.69	5,227.00
Total Utilities Expense	1,701.21	2,397.24	696.03	4,656.45	4,794.48	138.03	28,767.00
Maintenance Expense							
6000 - Building Maintenance	-	166.67	166.67	-	333.34	333.34	2,000.00
6200 - Roof & Gutter Maint	-	416.67	416.67	-	833.34	833.34	5,000.00
6250 - Plumbing repairs	-	125.00	125.00	-	250.00	250.00	1,500.00
6500 - Landscape Contract	-	783.75	783.75	522.50	1,567.50	1,045.00	9,405.00
6525 - Irrigation Repairs	-	125.00	125.00	80.00	250.00	170.00	1,500.00
6550 - Trees Replacement / Maintenanc	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
6575 - Misc Grounds Improvements	-	625.00	625.00	-	1,250.00	1,250.00	7,500.00
6605 - Concrete Repairs	-	41.67	41.67	-	83.34	83.34	500.00
6700 - Snow Removal	468.00	1,500.00	1,032.00	1,044.00	2,500.00	1,456.00	3,500.00
6750 - Lighting Maintenance	-	83.33	83.33	-	166.66	166.66	1,000.00
Total Maintenance Expense	468.00	4,367.09	3,899.09	1,646.50	8,234.18	6,587.68	37,905.00
Administration Expense							
7000 - Management	1,390.50	1,390.50	-	2,781.00	2,781.00	-	16,686.00
7100 - Administration	149.65	68.67	(80.98)	223.52	137.34	(86.18)	824.00
7200 - Insurance	5,043.51	4,733.33	(310.18)	5,043.51	9,466.66	4,423.15	56,800.00
7300 - Audit/Tax Return	-	37.50	37.50	-	75.00	75.00	450.00
7500 - Legal	-	125.00	125.00	-	250.00	250.00	1,500.00
7600 - Miscellaneous	-	15.25	15.25	-	30.50	30.50	183.00
7800 - Community Events	-	20.83	20.83	-	41.66	41.66	250.00
7900 - Bank Charges	-	4.17	4.17	-	8.34	8.34	50.00
Total Administration Expense	6,583.66	6,395.25	(188.41)	8,048.03	12,790.50	4,742.47	76,743.00
Total Expense	8,752.87	13,159.58	4,406.71	14,350.98	25,819.16	11,468.18	143,415.00
Operating Net Total	4,447.71	(1,333.33)	5,781.04	12,100.71	(2,166.66)	14,267.37	(1,500.00)

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Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Reserve Activity							
8010 - Reserve interest	(13.44)	-	13.44	(28.32)	-	28.32	-
Total Reserve Activity	(13.44)	-	13.44	(28.32)	-	28.32	-
Total Expense	(13.44)	-	13.44	(28.32)	-	28.32	-
Reserve Net Total	13.44	-	13.44	28.32	-	28.32	-
Net Total	4,461.15	(1,333.33)	5,794.48	12,129.03	(2,166.66)	14,295.69	(1,500.00)