

The Double Tree at Heatherridge HOA

Balance Sheet For 7/31/2024

Assets

Mutual of Omaha Bank Operating	\$7,586.93
Mutual of Omaha - Reserve Acct	\$79,545.79
Accounts Receivable	\$2,260.00

Total Assets **\$89,392.72**

Income

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

Total Assets **\$86,439.07**

Liabilities

Accounts Payable	\$3,565.40
Prepaid Assessments	\$3,700.00

Total Liabilities **\$7,265.40**

Equity

Beginning Balance Equity	\$41,247.82
Net Income	(\$25,864.55)
Retained Earnings	\$53,790.40

Total Equity **\$69,173.67**

Total Liabilities / Equity **\$76,439.07**

The Double Tree at Heatheridge HOA

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	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	-	93,220.00	92,400.00	820.00	158,400.00
4400 - Miscellaneous Income	-	-	-	450.00	-	450.00	-
4450 - Interest Income - Operating	.95	-	.95	7.33	-	7.33	-
4500 - Reserve Income	(10,000.00)	-	(10,000.00)	(10,000.00)	-	(10,000.00)	-
4850 - Bank Charges	15.00	-	15.00	60.00	-	60.00	-
Total Income	3,215.95	13,200.00	(9,984.05)	83,737.33	92,400.00	(8,662.67)	158,400.00
Total Income	3,215.95	13,200.00	(9,984.05)	83,737.33	92,400.00	(8,662.67)	158,400.00
Operating Expense							
Utilities Expense							
5050 - Electric	33.05	30.00	(3.05)	220.37	210.00	(10.37)	360.00
5100 - Water/Sewer	2,575.40	2,000.00	(575.40)	11,550.95	11,090.00	(460.95)	22,290.00
5400 - Trash Removal	412.45	415.00	2.55	2,909.28	2,905.00	(4.28)	4,980.00
Total Utilities Expense	3,020.90	2,445.00	(575.90)	14,680.60	14,205.00	(475.60)	27,630.00
Maintenance Expense							
6000 - Building Maintenance	-	62.50	62.50	2,265.00	437.50	(1,827.50)	750.00
6200 - Roof & Gutter Maint	-	-	-	1,500.00	-	(1,500.00)	-
6250 - Plumbing repairs	990.00	600.00	(390.00)	1,089.00	4,200.00	3,111.00	7,200.00
6500 - Landscape Contract	1,045.00	1,250.00	205.00	4,937.50	5,855.00	917.50	11,140.00
6525 - Irrigation Repairs	-	100.00	100.00	274.24	875.00	600.76	875.00
6550 - Trees Replacement / Maintenanc	-	-	-	2,852.00	-	(2,852.00)	-
6575 - Misc Grounds Improvements	-	2,121.00	2,121.00	18,791.25	4,667.00	(14,124.25)	4,667.00
6605 - Concrete Repairs	-	-	-	16,685.00	30,000.00	13,315.00	30,000.00
6700 - Snow Removal	-	-	-	2,313.25	2,500.00	186.75	3,500.00
6750 - Lighting Maintenance	-	-	-	55.00	1,600.00	1,545.00	3,200.00
Total Maintenance Expense	2,035.00	4,133.50	2,098.50	50,762.24	50,134.50	(627.74)	61,332.00
Administration Expense							
7000 - Management	1,350.00	1,400.00	50.00	6,750.00	5,600.00	(1,150.00)	12,600.00
7100 - Administration	248.08	26.00	(222.08)	834.93	262.00	(572.93)	565.00
7200 - Insurance	12,763.49	4,456.00	(8,307.49)	33,620.54	26,736.00	(6,884.54)	53,104.00
7300 - Audit/Tax Return	-	-	-	554.00	325.00	(229.00)	325.00
7340 - Reserve Study	-	-	-	562.50	-	(562.50)	-
7500 - Legal	-	-	-	1,587.12	1,125.00	(462.12)	1,125.00
7800 - Community Events	-	-	-	91.02	-	(91.02)	-
7900 - Bank Charges	10.00	6.00	(4.00)	232.69	486.00	253.31	516.00
Total Administration Expense	14,371.57	5,888.00	(8,483.57)	44,232.80	34,534.00	(9,698.80)	68,235.00
Total Expense	19,427.47	12,466.50	(6,960.97)	109,675.64	98,873.50	(10,802.14)	157,197.00
Operating Net Total	(16,211.52)	733.50	(16,945.02)	(25,938.31)	(6,473.50)	(19,464.81)	1,203.00

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Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Reserve Activity							
8010 - Reserve interest	(19.44)	-	19.44	(73.76)	-	73.76	-
Total Reserve Activity	(19.44)	-	19.44	(73.76)	-	73.76	-
Total Expense	(19.44)	-	19.44	(73.76)	-	73.76	-
Reserve Net Total	19.44	-	19.44	73.76	-	73.76	-
Net Total	(16,192.08)	733.50	(16,925.58)	(25,864.55)	(6,473.50)	(19,391.05)	1,203.00