The Double Tree at Heatherridge HOA

Balance Sheet For 9/30/2024

Assets		
Mutual of Omaha Bank Operating	$13,286.93	
Mutual of Omaha - Reserve Acct	$79,585.51	
Accounts Receivable	$4,610.00	
Total Assets		**$97,482.44**
Income		
Capital Gains - Reserves	($2,953.65)	
Total Income		**($2,953.65)**
	Total Assets	**$94,528.79**

Liabilities		
Accounts Payable	$2,360.12	
Prepaid Assessments	$6,200.00	
Total Liabilities		**$8,560.12**
Equity		
Beginning Balance Equity	$41,247.82	
Net Income	($19,069.55)	
Retained Earnings	$53,790.40	
Total Equity		**$75,968.67**
	Total Liabilities / Equity	**$84,528.79**

The Double Tree at Heatherridge HOA

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
4000 - Assessment Income	13,200.00	13,200.00	-	119,620.00	118,800.00	820.00	158,400.00
4100 - Late Fee Income	75.00	-	75.00	150.00	-	150.00	-
4400 - Miscellaneous Income	-	-	-	505.54	-	505.54	-
4450 - Interest Income - Operating	.93	-	.93	9.07	-	9.07	-
4500 - Reserve Income	-	-	-	(10,000.00)	-	(10,000.00)	-
4850 - Bank Charges	-	-	-	60.00	-	60.00	-
Total Income	**13,275.93**	**13,200.00**	**75.93**	**110,344.61**	**118,800.00**	**(8,455.39)**	**158,400.00**
Total Income	**13,275.93**	**13,200.00**	**75.93**	**110,344.61**	**118,800.00**	**(8,455.39)**	**158,400.00**
Operating Expense							
Utilities Expense							
5050 - Electric	33.63	30.00	(3.63)	287.35	270.00	(17.35)	360.00
5100 - Water/Sewer	2,360.12	2,600.00	239.88	16,528.33	16,190.00	(338.33)	22,290.00
5400 - Trash Removal	412.19	415.00	2.81	3,733.50	3,735.00	1.50	4,980.00
Total Utilities Expense	**2,805.94**	**3,045.00**	**239.06**	**20,549.18**	**20,195.00**	**(354.18)**	**27,630.00**
Maintenance Expense							
6000 - Building Maintenance	-	62.50	62.50	2,265.00	562.50	(1,702.50)	750.00
6200 - Roof & Gutter Maint	-	-	-	1,500.00	-	(1,500.00)	-
6250 - Plumbing repairs	-	600.00	600.00	1,089.00	5,400.00	4,311.00	7,200.00
6500 - Landscape Contract	1,045.00	1,250.00	205.00	7,027.50	8,355.00	1,327.50	11,140.00
6525 - Irrigation Repairs	61.95	-	(61.95)	1,329.69	875.00	(454.69)	875.00
6550 - Trees Replacement / Maintenanc	-	-	-	2,852.00	-	(2,852.00)	-
6575 - Misc Grounds Improvements	4,000.00	-	(4,000.00)	22,791.25	4,667.00	(18,124.25)	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	785.00	-	(785.00)	997.27	1,600.00	602.73	3,200.00
Total Maintenance Expense	**5,891.95**	**1,912.50**	**(3,979.45)**	**58,849.96**	**53,959.50**	**(4,890.46)**	**61,332.00**
Administration Expense							
7000 - Management	1,350.00	1,400.00	50.00	9,450.00	8,400.00	(1,050.00)	12,600.00
7100 - Administration	-	15.00	15.00	977.93	325.00	(652.93)	565.00
7200 - Insurance	8,509.00	4,456.00	(4,053.00)	36,173.24	35,648.00	(525.24)	53,104.00
7300 - Audit/Tax Return	-	-	-	554.00	325.00	(229.00)	325.00
7340 - Reserve Study	-	-	-	562.50	-	(562.50)	-
7500 - Legal	-	-	-	2,087.12	1,125.00	(962.12)	1,125.00
7800 - Community Events	-	-	-	91.02	-	(91.02)	-
7900 - Bank Charges	-	6.00	6.00	232.69	498.00	265.31	516.00
Total Administration Expense	**9,859.00**	**5,877.00**	**(3,982.00)**	**50,128.50**	**46,321.00**	**(3,807.50)**	**68,235.00**
Total Expense	**18,556.89**	**10,834.50**	**(7,722.39)**	**129,527.64**	**120,475.50**	**(9,052.14)**	**157,197.00**

The Double Tree at Heatherridge HOA

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Net Total	(5,280.96)	2,365.50	(7,646.46)	(19,183.03)	(1,675.50)	(17,507.53)	1,203.00

The Double Tree at Heatherridge HOA

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Expense							
Reserve Activity							
8010 - Reserve interest	(19.45)	-	19.45	(113.48)	-	113.48	-
Total Reserve Activity	**(19.45)**	**-**	**19.45**	**(113.48)**	**-**	**113.48**	**-**
Total Expense	**(19.45)**	**-**	**19.45**	**(113.48)**	**-**	**113.48**	**-**
Reserve Net Total	**19.45**	**-**	**19.45**	**113.48**	**-**	**113.48**	**-**
Net Total	**(5,261.51)**	**2,365.50**	**(7,627.01)**	**(19,069.55)**	**(1,675.50)**	**(17,394.05)**	**1,203.00**