

The Double Tree at Heatherridge HOA

Balance Sheet For 11/30/2024

Assets

Mutual of Omaha Bank Operating	\$17,790.84
Mutual of Omaha - Reserve Acct	\$79,614.77
Accounts Receivable	\$650.00

Total Assets **\$98,055.61**

Income

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

Total Assets **\$95,101.96**

Liabilities

Accounts Payable	\$14,626.44
Prepaid Assessments	\$5,650.00

Total Liabilities **\$20,276.44**

Equity

Beginning Balance Equity	\$41,247.82
Net Income	(\$30,212.70)
Retained Earnings	\$53,790.40

Total Equity **\$64,825.52**

Total Liabilities / Equity **\$85,101.96**

The Double Tree at Heatheridge HOA

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	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	-	146,020.00	145,200.00	820.00	158,400.00
4100 - Late Fee Income	25.00	-	25.00	125.00	-	125.00	-
4400 - Miscellaneous Income	-	-	-	505.54	-	505.54	-
4450 - Interest Income - Operating	.87	-	.87	10.85	-	10.85	-
4500 - Reserve Income	-	-	-	(10,000.00)	-	(10,000.00)	-
4850 - Bank Charges	-	-	-	60.00	-	60.00	-
Total Income	13,225.87	13,200.00	25.87	136,721.39	145,200.00	(8,478.61)	158,400.00
Total Income	13,225.87	13,200.00	25.87	136,721.39	145,200.00	(8,478.61)	158,400.00

Operating Expense

Utilities Expense							
5050 - Electric	16.33	30.00	13.67	337.01	330.00	(7.01)	360.00
5100 - Water/Sewer	1,032.56	1,800.00	767.44	19,161.55	20,990.00	1,828.45	22,290.00
5400 - Trash Removal	406.49	415.00	8.51	4,546.81	4,565.00	18.19	4,980.00
Total Utilities Expense	1,455.38	2,245.00	789.62	24,045.37	25,885.00	1,839.63	27,630.00

Maintenance Expense							
6000 - Building Maintenance	785.00	62.50	(722.50)	3,050.00	687.50	(2,362.50)	750.00
6200 - Roof & Gutter Maint	-	-	-	4,085.00	-	(4,085.00)	-
6250 - Plumbing repairs	-	600.00	600.00	1,089.00	6,600.00	5,511.00	7,200.00
6500 - Landscape Contract	1,045.00	1,250.00	205.00	9,117.50	10,855.00	1,737.50	11,140.00
6525 - Irrigation Repairs	-	-	-	1,704.69	875.00	(829.69)	875.00
6550 - Trees Replacement / Maintanc	3,776.00	-	(3,776.00)	10,515.00	-	(10,515.00)	-
6575 - Misc Grounds Improvements	-	-	-	9,856.25	4,667.00	(5,189.25)	4,667.00
6605 - Concrete Repairs	-	-	-	33,770.00	30,000.00	(3,770.00)	30,000.00
6700 - Snow Removal	662.38	-	(662.38)	2,975.63	3,000.00	24.37	3,500.00
6750 - Lighting Maintenance	-	-	-	997.27	3,200.00	2,202.73	3,200.00
Total Maintenance Expense	6,268.38	1,912.50	(4,355.88)	77,160.34	59,884.50	(17,275.84)	61,332.00

Administration Expense							
7000 - Management	1,350.00	1,400.00	50.00	12,150.00	11,200.00	(950.00)	12,600.00
7100 - Administration	141.90	200.00	58.10	1,257.04	550.00	(707.04)	565.00
7200 - Insurance	8,509.01	-	(8,509.01)	48,936.75	40,104.00	(8,832.75)	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	510.00	277.31	516.00
Total Administration Expense	10,000.91	1,606.00	(8,394.91)	65,871.12	53,814.00	(12,057.12)	68,235.00
Total Expense	17,724.67	5,763.50	(11,961.17)	167,076.83	139,583.50	(27,493.33)	157,197.00

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Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	(4,498.80)	7,436.50	(11,935.30)	(30,355.44)	5,616.50	(35,971.94)	1,203.00

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Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Reserve Activity							
8010 - Reserve interest	(14.39)	-	14.39	(142.74)	-	142.74	-
Total Reserve Activity	(14.39)	-	14.39	(142.74)	-	142.74	-
Total Expense	(14.39)	-	14.39	(142.74)	-	142.74	-
Reserve Net Total	14.39	-	14.39	142.74	-	142.74	-
Net Total	(4,484.41)	7,436.50	(11,920.91)	(30,212.70)	5,616.50	(35,829.20)	1,203.00