

The Double Tree at Heatherridge HOA

Balance Sheet For 7/31/2025

Assets

Mutual of Omaha Bank Operating	\$3,315.79
Mutual of Omaha - Reserve Acct	\$90,345.04

Total Assets **\$93,660.83**

Income

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

Total Assets **\$90,707.18**

Liabilities

Accounts Payable	\$2,988.21
Prepaid Assessments	\$4,550.00

Total Liabilities **\$7,538.21**

Equity

Beginning Balance Equity	\$41,247.82
Net Income	\$13,649.50
Retained Earnings	\$18,271.65

Total Equity **\$73,168.97**

Total Liabilities / Equity **\$80,707.18**

The Double Tree at Heatheridge HOA

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	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	-	92,400.00	92,400.00	-	158,400.00
4100 - Late Fee Income	-	-	-	75.00	-	75.00	-
4400 - Miscellaneous Income	-	-	-	249.29	-	249.29	-
4450 - Interest Income - Operating	.46	1.25	(.79)	4.80	8.75	(3.95)	15.00
4500 - Reserve Income	(1,875.00)	(1,375.00)	(500.00)	(10,625.00)	(9,625.00)	(1,000.00)	(16,500.00)
4850 - Bank Charges	20.00	-	20.00	20.00	-	20.00	-
Total Income	11,345.46	11,826.25	(480.79)	82,124.09	82,783.75	(659.66)	141,915.00
Total Income	11,345.46	11,826.25	(480.79)	82,124.09	82,783.75	(659.66)	141,915.00
Operating Expense							
Utilities Expense							
5050 - Electric	32.19	33.33	1.14	231.98	233.31	1.33	400.00
5100 - Water/Sewer	2,988.21	1,928.33	(1,059.88)	12,223.88	13,498.31	1,274.43	23,140.00
5400 - Trash Removal	429.08	435.58	6.50	3,006.44	3,049.06	42.62	5,227.00
Total Utilities Expense	3,449.48	2,397.24	(1,052.24)	15,462.30	16,780.68	1,318.38	28,767.00
Maintenance Expense							
6000 - Building Maintenance	25.00	166.67	141.67	25.00	1,166.69	1,141.69	2,000.00
6200 - Roof & Gutter Maint	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
6250 - Plumbing repairs	-	125.00	125.00	-	875.00	875.00	1,500.00
6500 - Landscape Contract	1,045.00	783.75	(261.25)	5,225.00	5,486.25	261.25	9,405.00
6525 - Irrigation Repairs	-	125.00	125.00	162.95	875.00	712.05	1,500.00
6550 - Trees Replacement / Maintenanc	2,321.00	500.00	(1,821.00)	2,321.00	3,500.00	1,179.00	6,000.00
6575 - Misc Grounds Improvements	5,328.00	625.00	(4,703.00)	6,978.00	4,375.00	(2,603.00)	7,500.00
6605 - Concrete Repairs	-	41.67	41.67	7,906.00	291.69	(7,614.31)	500.00
6700 - Snow Removal	-	-	-	1,044.00	2,500.00	1,456.00	3,500.00
6750 - Lighting Maintenance	-	83.33	83.33	-	583.31	583.31	1,000.00
Total Maintenance Expense	8,719.00	2,867.09	(5,851.91)	23,661.95	22,569.63	(1,092.32)	37,905.00
Administration Expense							
7000 - Management	1,390.50	1,390.50	-	9,733.50	9,733.50	-	16,686.00
7100 - Administration	178.47	68.67	(109.80)	884.43	480.69	(403.74)	824.00
7200 - Insurance	4,794.22	4,733.33	(60.89)	29,263.90	33,133.31	3,869.41	56,800.00
7300 - Audit/Tax Return	-	37.50	37.50	-	262.50	262.50	450.00
7500 - Legal	-	125.00	125.00	68.40	875.00	806.60	1,500.00
7600 - Miscellaneous	-	15.25	15.25	105.50	106.75	1.25	183.00
7800 - Community Events	-	20.83	20.83	-	145.81	145.81	250.00
7900 - Bank Charges	10.00	4.17	(5.83)	10.00	29.19	19.19	50.00
Total Administration Expense	6,373.19	6,395.25	22.06	40,065.73	44,766.75	4,701.02	76,743.00
Total Expense	18,541.67	11,659.58	(6,882.09)	79,189.98	84,117.06	4,927.08	143,415.00

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Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	(7,196.21)	166.67	(7,362.88)	2,934.11	(1,333.31)	4,267.42	(1,500.00)

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Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8000 - Reserve Contributions	1,875.00	-	1,875.00	10,625.00	-	10,625.00	-
Total Reserve Activity	1,875.00	-	1,875.00	10,625.00	-	10,625.00	-
Total Income	1,875.00	-	1,875.00	10,625.00	-	10,625.00	-
Reserve Expense							
Reserve Activity							
8010 - Reserve interest	(12.79)	-	12.79	(90.39)	-	90.39	-
Total Reserve Activity	(12.79)	-	12.79	(90.39)	-	90.39	-
Total Expense	(12.79)	-	12.79	(90.39)	-	90.39	-
Reserve Net Total	1,887.79	-	1,887.79	10,715.39	-	10,715.39	-
Net Total	(5,308.42)	166.67	(5,475.09)	13,649.50	(1,333.31)	14,982.81	(1,500.00)