

The Double Tree at Heatherridge HOA

Balance Sheet For 8/31/2025

Assets

Mutual of Omaha Bank Operating	\$3,971.81
Mutual of Omaha - Reserve Acct	\$92,233.11

Total Assets **\$96,204.92**

Income

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

Total Assets **\$93,251.27**

Liabilities

Accounts Payable	\$3,006.87
Prepaid Assessments	\$4,000.00

Total Liabilities **\$7,006.87**

Equity

Beginning Balance Equity	\$41,247.82
Net Income	\$16,724.93
Retained Earnings	\$18,271.65

Total Equity **\$76,244.40**

Total Liabilities / Equity **\$83,251.27**

The Double Tree at Heatheridge HOA

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	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	-	105,600.00	105,600.00	-	158,400.00
4100 - Late Fee Income	25.00	-	25.00	100.00	-	100.00	-
4400 - Miscellaneous Income	1,000.00	-	1,000.00	1,249.29	-	1,249.29	-
4450 - Interest Income - Operating	.25	1.25	(1.00)	5.05	10.00	(4.95)	15.00
4500 - Reserve Income	(1,875.00)	(1,375.00)	(500.00)	(12,500.00)	(11,000.00)	(1,500.00)	(16,500.00)
4850 - Bank Charges	-	-	-	20.00	-	20.00	-
Total Income	12,350.25	11,826.25	524.00	94,474.34	94,610.00	(135.66)	141,915.00
Total Income	12,350.25	11,826.25	524.00	94,474.34	94,610.00	(135.66)	141,915.00

Operating Expense

Utilities Expense

5050 - Electric	30.21	33.33	3.12	262.19	266.64	4.45	400.00
5100 - Water/Sewer	3,006.87	1,928.33	(1,078.54)	15,230.75	15,426.64	195.89	23,140.00
5400 - Trash Removal	431.93	435.58	3.65	3,438.37	3,484.64	46.27	5,227.00
Total Utilities Expense	3,469.01	2,397.24	(1,071.77)	18,931.31	19,177.92	246.61	28,767.00

Maintenance Expense

6000 - Building Maintenance	-	166.67	166.67	25.00	1,333.36	1,308.36	2,000.00
6200 - Roof & Gutter Maint	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
6250 - Plumbing repairs	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
6500 - Landscape Contract	1,045.00	783.75	(261.25)	6,270.00	6,270.00	-	9,405.00
6525 - Irrigation Repairs	214.30	125.00	(89.30)	377.25	1,000.00	622.75	1,500.00
6550 - Trees Replacement / Maintenanc	-	500.00	500.00	2,321.00	4,000.00	1,679.00	6,000.00
6575 - Misc Grounds Improvements	60.00	625.00	565.00	7,038.00	5,000.00	(2,038.00)	7,500.00
6605 - Concrete Repairs	-	41.67	41.67	7,906.00	333.36	(7,572.64)	500.00
6700 - Snow Removal	-	-	-	1,044.00	2,500.00	1,456.00	3,500.00
6750 - Lighting Maintenance	-	83.33	83.33	-	666.64	666.64	1,000.00
Total Maintenance Expense	1,319.30	2,867.09	1,547.79	24,981.25	25,436.72	455.47	37,905.00

Administration Expense

7000 - Management	1,390.50	1,390.50	-	11,124.00	11,124.00	-	16,686.00
7100 - Administration	189.86	68.67	(121.19)	1,074.29	549.36	(524.93)	824.00
7200 - Insurance	4,794.22	4,733.33	(60.89)	34,058.12	37,866.64	3,808.52	56,800.00
7300 - Audit/Tax Return	-	37.50	37.50	-	300.00	300.00	450.00
7500 - Legal	-	125.00	125.00	68.40	1,000.00	931.60	1,500.00
7600 - Miscellaneous	-	15.25	15.25	105.50	122.00	16.50	183.00
7800 - Community Events	-	20.83	20.83	-	166.64	166.64	250.00
7900 - Bank Charges	-	4.17	4.17	10.00	33.36	23.36	50.00
Total Administration Expense	6,374.58	6,395.25	20.67	46,440.31	51,162.00	4,721.69	76,743.00
Total Expense	11,162.89	11,659.58	496.69	90,352.87	95,776.64	5,423.77	143,415.00

The Double Tree at Heatherridge HOA

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	1,187.36	166.67	1,020.69	4,121.47	(1,166.64)	5,288.11	(1,500.00)

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Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	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	12,500.00	-	12,500.00	-
Total Reserve Activity	1,875.00	-	1,875.00	12,500.00	-	12,500.00	-
Total Income	1,875.00	-	1,875.00	12,500.00	-	12,500.00	-
Reserve Expense							
Reserve Activity							
8010 - Reserve interest	(13.07)	-	13.07	(103.46)	-	103.46	-
Total Reserve Activity	(13.07)	-	13.07	(103.46)	-	103.46	-
Total Expense	(13.07)	-	13.07	(103.46)	-	103.46	-
Reserve Net Total	1,888.07	-	1,888.07	12,603.46	-	12,603.46	-
Net Total	3,075.43	166.67	2,908.76	16,724.93	(1,166.64)	17,891.57	(1,500.00)