

# The Double Tree at Heatherridge HOA

Balance Sheet For 2/28/2026

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## Assets

Mutual of Omaha Bank Operating	\$15,139.61	
Mutual of Omaha - Reserve Acct	\$100,597.46	
Accounts Receivable	\$1,630.00	

### Total Assets

**\$117,367.07**

## Income

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

**(\$2,953.65)**

### Total Assets

**\$114,413.42**

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## Liabilities

Prepaid Assessments	\$3,510.00	
Suspense	(\$366.54)	

### Total Liabilities

**\$3,143.46**

## Equity

Beginning Balance Equity	\$41,247.82	
Net Income	\$15,566.39	
Retained Earnings	\$44,455.75	

### Total Equity

**\$101,269.96**

### Total Liabilities / Equity

**\$104,413.42**

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# The Double Tree at Heatherridge HOA

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Assessment Income	9,840.00	9,840.00	-	19,680.00	19,680.00	-	118,080.00
4100 - Late Fee Income	50.00	-	50.00	50.00	-	50.00	-
4400 - Miscellaneous Income	-	-	-	1,845.00	-	1,845.00	-
4450 - Interest Income - Operating	.57	1.25	(.68)	.98	2.50	(1.52)	15.00
4500 - Reserve Income	(1,333.34)	(1,333.33)	(.01)	(2,666.68)	(2,666.66)	(.02)	(16,000.00)
<b>Total Income</b>	<b>8,557.23</b>	<b>8,507.92</b>	<b>49.31</b>	<b>18,909.30</b>	<b>17,015.84</b>	<b>1,893.46</b>	<b>102,095.00</b>
<b>Total Income</b>	<b>8,557.23</b>	<b>8,507.92</b>	<b>49.31</b>	<b>18,909.30</b>	<b>17,015.84</b>	<b>1,893.46</b>	<b>102,095.00</b>
<b>Operating Expense</b>							
<b>Utilities Expense</b>							
5050 - Electric	34.17	34.42	.25	69.13	68.84	(.29)	413.00
5100 - Water/Sewer	-	2,064.58	2,064.58	1,412.33	4,129.16	2,716.83	24,775.00
5400 - Trash Removal	468.14	451.33	(16.81)	917.55	902.66	(14.89)	5,416.00
<b>Total Utilities Expense</b>	<b>502.31</b>	<b>2,550.33</b>	<b>2,048.02</b>	<b>2,399.01</b>	<b>5,100.66</b>	<b>2,701.65</b>	<b>30,604.00</b>
<b>Maintenance Expense</b>							
6000 - Building Maintenance	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
6200 - Roof & Gutter Maint	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
6250 - Plumbing repairs	-	83.33	83.33	-	166.66	166.66	1,000.00
6500 - Landscape Contract	261.25	693.33	432.08	522.50	1,386.66	864.16	8,320.00
6525 - Irrigation Repairs	-	125.00	125.00	-	250.00	250.00	1,500.00
6550 - Trees Replacement / Maintenanc	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
6575 - Misc Grounds Improvements	-	592.50	592.50	-	1,185.00	1,185.00	7,110.00
6605 - Concrete Repairs	-	250.00	250.00	-	500.00	500.00	3,000.00
6700 - Snow Removal	-	275.00	275.00	-	550.00	550.00	3,300.00
6750 - Lighting Maintenance	-	66.67	66.67	-	133.34	133.34	800.00
<b>Total Maintenance Expense</b>	<b>261.25</b>	<b>3,919.16</b>	<b>3,657.91</b>	<b>522.50</b>	<b>7,838.32</b>	<b>7,315.82</b>	<b>47,030.00</b>
<b>Administration Expense</b>							
7000 - Management	1,432.25	1,432.25	-	2,864.50	2,864.50	-	17,187.00
7100 - Administration	119.81	68.67	(51.14)	247.92	137.34	(110.58)	824.00
7200 - Insurance	-	375.00	375.00	-	750.00	750.00	4,500.00
7300 - Audit/Tax Return	-	37.50	37.50	-	75.00	75.00	450.00
7500 - Legal	-	125.00	125.00	-	250.00	250.00	1,500.00
<b>Total Administration Expense</b>	<b>1,552.06</b>	<b>2,038.42</b>	<b>486.36</b>	<b>3,112.42</b>	<b>4,076.84</b>	<b>964.42</b>	<b>24,461.00</b>
<b>Total Expense</b>	<b>2,315.62</b>	<b>8,507.91</b>	<b>6,192.29</b>	<b>6,033.93</b>	<b>17,015.82</b>	<b>10,981.89</b>	<b>102,095.00</b>
<b>Operating Net Total</b>	<b>6,241.61</b>	<b>.01</b>	<b>6,241.60</b>	<b>12,875.37</b>	<b>.02</b>	<b>12,875.35</b>	<b>-</b>

# The Double Tree at Heatherridge HOA

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Reserve Activity</b>							
8000 - Reserve Contributions	1,333.34	-	1,333.34	2,666.68	-	2,666.68	-
<b>Total Reserve Activity</b>	<b>1,333.34</b>	<b>-</b>	<b>1,333.34</b>	<b>2,666.68</b>	<b>-</b>	<b>2,666.68</b>	<b>-</b>
<b>Total Income</b>	<b>1,333.34</b>	<b>-</b>	<b>1,333.34</b>	<b>2,666.68</b>	<b>-</b>	<b>2,666.68</b>	<b>-</b>
<b>Reserve Expense</b>							
<b>Reserve Activity</b>							
8010 - Reserve interest	(11.85)	-	11.85	(24.34)	-	24.34	-
<b>Total Reserve Activity</b>	<b>(11.85)</b>	<b>-</b>	<b>11.85</b>	<b>(24.34)</b>	<b>-</b>	<b>24.34</b>	<b>-</b>
<b>Total Expense</b>	<b>(11.85)</b>	<b>-</b>	<b>11.85</b>	<b>(24.34)</b>	<b>-</b>	<b>24.34</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>1,345.19</b>	<b>-</b>	<b>1,345.19</b>	<b>2,691.02</b>	<b>-</b>	<b>2,691.02</b>	<b>-</b>
<b>Net Total</b>	<b>7,586.80</b>	<b>.01</b>	<b>7,586.79</b>	<b>15,566.39</b>	<b>.02</b>	<b>15,566.37</b>	<b>-</b>