

# The Double Tree at Heatherridge HOA

## Balance Sheet For 11/30/2025

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<b>Assets</b>		
Mutual of Omaha Bank Operating	\$11,462.19	
Mutual of Omaha - Reserve Acct	\$96,019.19	
<b>Total Assets</b>		<b>\$107,481.38</b>
<b>Income</b>		
Capital Gains - Reserves	(\$2,953.65)	
<b>Total Income</b>		<b>(\$2,953.65)</b>
	<b>Total Assets</b>	<b>\$104,527.73</b>

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<b>Liabilities</b>		
Accounts Payable	\$1,190.63	
Prepaid Assessments	\$2,900.00	
<b>Total Liabilities</b>		<b>\$4,090.63</b>
<b>Equity</b>		
Beginning Balance Equity	\$41,247.82	
Net Income	\$30,917.63	
Retained Earnings	\$18,271.65	
<b>Total Equity</b>		<b>\$90,437.10</b>
	<b>Total Liabilities / Equity</b>	<b>\$94,527.73</b>

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# The Double Tree at Heatherridge HOA

## Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Assessment Income	13,200.00	13,200.00	-	145,200.00	145,200.00	-	158,400.00
4100 - Late Fee Income	25.00	-	25.00	200.00	-	200.00	-
4400 - Miscellaneous Income	-	-	-	1,249.29	-	1,249.29	-
4450 - Interest Income - Operating	.47	1.25	(.78)	6.03	13.75	(7.72)	15.00
4500 - Reserve Income	(1,875.00)	(1,375.00)	(500.00)	(16,250.00)	(15,125.00)	(1,125.00)	(16,500.00)
4850 - Bank Charges	-	-	-	20.00	-	20.00	-
<b>Total Income</b>	<b>11,350.47</b>	<b>11,826.25</b>	<b>(475.78)</b>	<b>130,425.32</b>	<b>130,088.75</b>	<b>336.57</b>	<b>141,915.00</b>
<b>Total Income</b>	<b>11,350.47</b>	<b>11,826.25</b>	<b>(475.78)</b>	<b>130,425.32</b>	<b>130,088.75</b>	<b>336.57</b>	<b>141,915.00</b>
<b>Operating Expense</b>							
<b>Utilities Expense</b>							
5050 - Electric	33.29	33.33	.04	360.90	366.63	5.73	400.00
5100 - Water/Sewer	1,190.63	1,928.33	737.70	20,251.90	21,211.63	959.73	23,140.00
5400 - Trash Removal	429.57	435.58	6.01	4,727.90	4,791.38	63.48	5,227.00
<b>Total Utilities Expense</b>	<b>1,653.49</b>	<b>2,397.24</b>	<b>743.75</b>	<b>25,340.70</b>	<b>26,369.64</b>	<b>1,028.94</b>	<b>28,767.00</b>
<b>Maintenance Expense</b>							
6000 - Building Maintenance	-	166.67	166.67	25.00	1,833.37	1,808.37	2,000.00
6200 - Roof & Gutter Maint	-	416.67	416.67	-	4,583.37	4,583.37	5,000.00
6250 - Plumbing repairs	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
6500 - Landscape Contract	1,045.00	783.75	(261.25)	9,405.00	8,621.25	(783.75)	9,405.00
6525 - Irrigation Repairs	355.00	125.00	(230.00)	732.25	1,375.00	642.75	1,500.00
6550 - Trees Replacement / Maintenanc	-	500.00	500.00	2,321.00	5,500.00	3,179.00	6,000.00
6575 - Misc Grounds Improvements	-	625.00	625.00	7,038.00	6,875.00	(163.00)	7,500.00
6605 - Concrete Repairs	-	41.67	41.67	7,906.00	458.37	(7,447.63)	500.00
6700 - Snow Removal	-	-	-	1,044.00	3,000.00	1,956.00	3,500.00
6750 - Lighting Maintenance	-	83.33	83.33	-	916.63	916.63	1,000.00
<b>Total Maintenance Expense</b>	<b>1,400.00</b>	<b>2,867.09</b>	<b>1,467.09</b>	<b>28,471.25</b>	<b>34,537.99</b>	<b>6,066.74</b>	<b>37,905.00</b>
<b>Administration Expense</b>							
7000 - Management	1,390.50	1,390.50	-	15,295.50	15,295.50	-	16,686.00
7100 - Administration	352.99	68.67	(284.32)	2,959.32	755.37	(2,203.95)	824.00
7200 - Insurance	-	4,733.33	4,733.33	43,646.56	52,066.63	8,420.07	56,800.00
7300 - Audit/Tax Return	-	37.50	37.50	-	412.50	412.50	450.00
7500 - Legal	-	125.00	125.00	68.40	1,375.00	1,306.60	1,500.00
7600 - Miscellaneous	-	15.25	15.25	105.50	167.75	62.25	183.00
7800 - Community Events	-	20.83	20.83	-	229.13	229.13	250.00
7900 - Bank Charges	-	4.17	4.17	10.00	45.87	35.87	50.00
<b>Total Administration Expense</b>	<b>1,743.49</b>	<b>6,395.25</b>	<b>4,651.76</b>	<b>62,085.28</b>	<b>70,347.75</b>	<b>8,262.47</b>	<b>76,743.00</b>
<b>Total Expense</b>	<b>4,796.98</b>	<b>11,659.58</b>	<b>6,862.60</b>	<b>115,897.23</b>	<b>131,255.38</b>	<b>15,358.15</b>	<b>143,415.00</b>

# The Double Tree at Heatherridge HOA

## Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	6,553.49	166.67	6,386.82	14,528.09	(1,166.63)	15,694.72	(1,500.00)

# The Double Tree at Heatherridge HOA

## Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Reserve Activity</b>							
8000 - Reserve Contributions	1,875.00	-	1,875.00	16,250.00	-	16,250.00	-
<b>Total Reserve Activity</b>	<b>1,875.00</b>	<b>-</b>	<b>1,875.00</b>	<b>16,250.00</b>	<b>-</b>	<b>16,250.00</b>	<b>-</b>
<b>Total Income</b>	<b>1,875.00</b>	<b>-</b>	<b>1,875.00</b>	<b>16,250.00</b>	<b>-</b>	<b>16,250.00</b>	<b>-</b>
<b>Reserve Expense</b>							
<b>Reserve Activity</b>							
8010 - Reserve interest	(11.63)	-	11.63	(139.54)	-	139.54	-
<b>Total Reserve Activity</b>	<b>(11.63)</b>	<b>-</b>	<b>11.63</b>	<b>(139.54)</b>	<b>-</b>	<b>139.54</b>	<b>-</b>
<b>Total Expense</b>	<b>(11.63)</b>	<b>-</b>	<b>11.63</b>	<b>(139.54)</b>	<b>-</b>	<b>139.54</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>1,886.63</b>	<b>-</b>	<b>1,886.63</b>	<b>16,389.54</b>	<b>-</b>	<b>16,389.54</b>	<b>-</b>
<b>Net Total</b>	<b>8,440.12</b>	<b>166.67</b>	<b>8,273.45</b>	<b>30,917.63</b>	<b>(1,166.63)</b>	<b>32,084.26</b>	<b>(1,500.00)</b>