

The Double Tree at Heatherridge HOA

Balance Sheet For 12/31/2025

Assets		
Mutual of Omaha Bank Operating	\$4,591.62	
Mutual of Omaha - Reserve Acct	\$97,906.44	
Accounts Receivable	\$20.00	
Total Assets		\$102,518.06
Income		
Capital Gains - Reserves	(\$2,953.65)	
Total Income		(\$2,953.65)
	Total Assets	\$99,564.41

Liabilities		
Accounts Payable	\$1,607.38	
Prepaid Assessments	\$2,620.00	
Suspense	(\$366.54)	
Total Liabilities		\$3,860.84
Equity		
Beginning Balance Equity	\$41,247.82	
Net Income	\$26,184.10	
Retained Earnings	\$18,271.65	
Total Equity		\$85,703.57
	Total Liabilities / Equity	\$89,564.41

The Double Tree at Heatheridge HOA

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	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	-	158,400.00	158,400.00	-	158,400.00
4100 - Late Fee Income	-	-	-	200.00	-	200.00	-
4400 - Miscellaneous Income	-	-	-	1,249.29	-	1,249.29	-
4450 - Interest Income - Operating	.76	1.25	(.49)	6.79	15.00	(8.21)	15.00
4500 - Reserve Income	(1,875.00)	(1,375.00)	(500.00)	(18,125.00)	(16,500.00)	(1,625.00)	(16,500.00)
4850 - Bank Charges	-	-	-	20.00	-	20.00	-
Total Income	11,325.76	11,826.25	(500.49)	141,751.08	141,915.00	(163.92)	141,915.00
Total Income	11,325.76	11,826.25	(500.49)	141,751.08	141,915.00	(163.92)	141,915.00
Operating Expense							
Utilities Expense							
5050 - Electric	34.81	33.37	(1.44)	395.71	400.00	4.29	400.00
5100 - Water/Sewer	1,346.13	1,928.37	582.24	21,598.03	23,140.00	1,541.97	23,140.00
5400 - Trash Removal	433.12	435.62	2.50	5,161.02	5,227.00	65.98	5,227.00
Total Utilities Expense	1,814.06	2,397.36	583.30	27,154.76	28,767.00	1,612.24	28,767.00
Maintenance Expense							
6000 - Building Maintenance	-	166.63	166.63	25.00	2,000.00	1,975.00	2,000.00
6200 - Roof & Gutter Maint	3,000.00	416.63	(2,583.37)	3,000.00	5,000.00	2,000.00	5,000.00
6250 - Plumbing repairs	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
6500 - Landscape Contract	261.25	783.75	522.50	9,666.25	9,405.00	(261.25)	9,405.00
6525 - Irrigation Repairs	-	125.00	125.00	732.25	1,500.00	767.75	1,500.00
6550 - Trees Replacement / Maintenanc	10,865.00	500.00	(10,365.00)	13,186.00	6,000.00	(7,186.00)	6,000.00
6575 - Misc Grounds Improvements	-	625.00	625.00	7,038.00	7,500.00	462.00	7,500.00
6605 - Concrete Repairs	-	41.63	41.63	7,906.00	500.00	(7,406.00)	500.00
6700 - Snow Removal	-	500.00	500.00	1,044.00	3,500.00	2,456.00	3,500.00
6750 - Lighting Maintenance	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
Total Maintenance Expense	14,126.25	3,367.01	(10,759.24)	42,597.50	37,905.00	(4,692.50)	37,905.00
Administration Expense							
7000 - Management	-	1,390.50	1,390.50	16,686.00	16,686.00	-	16,686.00
7100 - Administration	(87.26)	68.63	155.89	3,225.05	824.00	(2,401.05)	824.00
7200 - Insurance	-	4,733.37	4,733.37	43,646.56	56,800.00	13,153.44	56,800.00
7300 - Audit/Tax Return	-	37.50	37.50	-	450.00	450.00	450.00
7500 - Legal	350.00	125.00	(225.00)	418.40	1,500.00	1,081.60	1,500.00
7600 - Miscellaneous	-	15.25	15.25	105.50	183.00	77.50	183.00
7800 - Community Events	-	20.87	20.87	-	250.00	250.00	250.00
7900 - Bank Charges	-	4.13	4.13	10.00	50.00	40.00	50.00
Total Administration Expense	262.74	6,395.25	6,132.51	64,091.51	76,743.00	12,651.49	76,743.00
Total Expense	16,203.05	12,159.62	(4,043.43)	133,843.77	143,415.00	9,571.23	143,415.00

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Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	(4,877.29)	(333.37)	(4,543.92)	7,907.31	(1,500.00)	9,407.31	(1,500.00)

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Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	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	18,125.00	-	18,125.00	-
Total Reserve Activity	1,875.00	-	1,875.00	18,125.00	-	18,125.00	-
Total Income	1,875.00	-	1,875.00	18,125.00	-	18,125.00	-
Reserve Expense							
Reserve Activity							
8010 - Reserve interest	(12.25)	-	12.25	(151.79)	-	151.79	-
Total Reserve Activity	(12.25)	-	12.25	(151.79)	-	151.79	-
Total Expense	(12.25)	-	12.25	(151.79)	-	151.79	-
Reserve Net Total	1,887.25	-	1,887.25	18,276.79	-	18,276.79	-
Net Total	(2,990.04)	(333.37)	(2,656.67)	26,184.10	(1,500.00)	27,684.10	(1,500.00)