

The Double Tree at Heatherridge HOA

Balance Sheet For 7/31/2026

Assets

Mutual of Omaha Bank Operating	\$13,090.01
Mutual of Omaha - Reserve Acct	\$115,256.63
Accounts Receivable	\$895.00

Total Assets	\$129,241.64
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Income

Capital Gains - Reserves	(\$2,953.65)
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Total Income	(\$2,953.65)
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Total Assets	\$126,287.99
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Liabilities

Accounts Payable	\$6,495.76
Prepaid Assessments	\$3,735.00
Suspense	(\$366.54)

Total Liabilities	\$9,864.22
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Equity

Beginning Balance Equity	\$41,247.82
Net Income	\$20,720.20
Retained Earnings	\$44,455.75

Total Equity	\$106,423.77
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Total Liabilities / Equity	\$116,287.99
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The Double Tree at Heatheridge HOA

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	9,840.00	9,840.00	-	68,880.00	68,880.00	-	118,080.00
4100 - Late Fee Income	25.00	-	25.00	150.00	-	150.00	-
4400 - Miscellaneous Income	-	-	-	1,845.00	-	1,845.00	
4450 - Interest Income - Operating	.93	1.25	(.32)	4.47	8.75	(4.28)	15.00
4500 - Reserve Income	(1,333.34)	(1,333.33)	(.01)	(17,233.38)	(9,333.31)	(7,900.07)	(16,000.00)
Total Income	8,532.59	8,507.92	24.67	53,646.09	59,555.44	(5,909.35)	102,095.00
Total Income	8,532.59	8,507.92	24.67	53,646.09	59,555.44	(5,909.35)	102,095.00
Operating Expense							
Utilities Expense							
5050 - Electric	31.89	34.42	2.53	230.65	240.94	10.29	413.00
5100 - Water/Sewer	2,735.76	2,064.58	(671.18)	11,892.23	14,452.06	2,559.83	24,775.00
5400 - Trash Removal	468.44	451.33	(17.11)	3,265.41	3,159.31	(106.10)	5,416.00
Total Utilities Expense	3,236.09	2,550.33	(685.76)	15,388.29	17,852.31	2,464.02	30,604.00
Maintenance Expense							
6000 - Building Maintenance	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
6200 - Roof & Gutter Maint	-	500.00	500.00	-	3,500.00	3,500.00	6,000.00
6250 - Plumbing repairs	-	83.33	83.33	-	583.31	583.31	1,000.00
6500 - Landscape Contract	-	693.33	693.33	4,743.75	4,853.31	109.56	8,320.00
6525 - Irrigation Repairs	1,890.00	125.00	(1,765.00)	2,340.00	875.00	(1,465.00)	1,500.00
6550 - Trees Replacement / Maintenanc	-	500.00	500.00	7,132.00	3,500.00	(3,632.00)	6,000.00
6575 - Misc Grounds Improvements	5,000.00	592.50	(4,407.50)	5,600.00	4,147.50	(1,452.50)	7,110.00
6605 - Concrete Repairs	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
6700 - Snow Removal	-	275.00	275.00	450.00	1,925.00	1,475.00	3,300.00
6750 - Lighting Maintenance	-	66.67	66.67	3,372.85	466.69	(2,906.16)	800.00
Total Maintenance Expense	6,890.00	3,919.16	(2,970.84)	23,638.60	27,434.12	3,795.52	47,030.00
Administration Expense							
7000 - Management	1,432.25	1,432.25	-	10,025.75	10,025.75	-	17,187.00
7100 - Administration	123.57	68.67	(54.90)	1,148.44	480.69	(667.75)	824.00
7200 - Insurance	-	375.00	375.00	-	2,625.00	2,625.00	4,500.00
7300 - Audit/Tax Return	-	37.50	37.50	-	262.50	262.50	450.00
7350 - Bad Debt	-	-	-	65.00	-	(65.00)	-
7500 - Legal	-	125.00	125.00	-	875.00	875.00	1,500.00
7900 - Bank Charges	10.00	-	(10.00)	10.00	-	(10.00)	-
Total Administration Expense	1,565.82	2,038.42	472.60	11,249.19	14,268.94	3,019.75	24,461.00
Total Expense	11,691.91	8,507.91	(3,184.00)	50,276.08	59,555.37	9,279.29	102,095.00
Operating Net Total	(3,159.32)	.01	(3,159.33)	3,370.01	.07	3,369.94	-

The Double Tree at Heatherridge HOA

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8000 - Reserve Contributions	1,333.34	-	1,333.34	17,233.38	-	17,233.38	-
Total Reserve Activity	1,333.34	-	1,333.34	17,233.38	-	17,233.38	-
Total Income	1,333.34	-	1,333.34	17,233.38	-	17,233.38	-
Reserve Expense							
Reserve Activity							
8010 - Reserve interest	(19.37)	-	19.37	(116.81)	-	116.81	-
Total Reserve Activity	(19.37)	-	19.37	(116.81)	-	116.81	-
Total Expense	(19.37)	-	19.37	(116.81)	-	116.81	-
Reserve Net Total	1,352.71	-	1,352.71	17,350.19	-	17,350.19	-
Net Total	(1,806.61)	.01	(1,806.62)	20,720.20	.07	20,720.13	-