The Double Tree at Heatherridge 2027	September Year to Date	Projected Yr End	2026 Budget	2027 Budget
REVENUE				
Assessment Income	88,560.00	118,080.00	118,080.00	**123,840.00**
Mutual Fund Income	0.00	0.00	0.00	**0.00**
Late Charges	200.00	266.67	0.00	**0.00**
Legal Income - Pass	0.00	0.00	0.00	**0.00**
Interest Income	6.13	8.17	1,500.00	**1,500.00**
Miscellaneous Income	1,845.00	2,460.00	0.00	**0.00**
TOTAL REVENUES	**90,611.13**	**120,814.84**	119,580.00	**125,340.00**
EXPENSES				
Utilities				
Electric	295.10	393.47	413.00	**413.00**
Water/Sewer	17,725.99	23,634.65	24,775.00	**24,000.00**
Trash	4,221.03	5,628.04	5,416.00	**5,985.00**
Operating Costs				
Landscape Contract	7,033.75	9,378.33	8,320.00	**8,900.00**
Irrigation Repairs	3,160.00	4,213.33	1,000.00	**2,000.00**
Tree Maintain/Add	11,382.00	15,176.00	6,000.00	**13,000.00**
Snow Removal	450.00	600.00	3,300.00	**4,500.00**
Misc Grounds Maint	6,000.00	8,000.00	7,110.00	**9,000.00**
Lighting Maintenance	3,372.85	4,497.13	800.00	**800.00**
Building Maintenance	0.00	0.00	10,000.00	**3,000.00**
Plumbing Repairs	0.00	0.00	1,500.00	**3,000.00**
Concrete Repars	0.00	0.00	3,000.00	**0.00**
Roof/Gutter Maintenace	0.00	0.00	6,000.00	**6,000.00**
Administration				
Management	12,890.00	17,186.67	17,187.00	**17,703.00**
Administration	1,315.83	1,754.44	824.00	**1,000.00**
Insurance	0.00	0.00	4,500.00	**4,950.00**
Audit/Tax Prep	0.00	0.00	450.00	**450.00**
Bad Debt	65.00	86.67	0.00	**0.00**
Legal Passthrough	0.00	0.00	0.00	**0.00**
General Counsel	0.00	0.00	1,500.00	**1,350.00**
Miscellaneous	0.00	0.00	0.00	**489.00**
Bank Charges	10.00	13.33	0.00	**0.00**
Reserve Study	0.00	0.00	0.00	**0.00**
Communty Events	0.00	0.00	0.00	**200.00**
Reserves				
Reserve Transfer	19,900.06	26,533.41	16,500.00	**18,600.00**
TOTAL EXPENSES	**87,821.61**	**117,095.48**	118,595.00	**125,340.00**
NET INCOME	2,789.52	3,719.36	985.00	**0.00**

The Doubletree at Heatherridge HOA
ASSUMPTIONS TO 2027 CASH FLOW PROJECTIONS

INCOME:

SCHEDULED MAINTENANCE FEES: (Acct. 4000)

2021 Actual	$102,240
2022 Actual	$105,401
2023 Actual	$114,380
2024 Actual	$159,220
2025 Actual	$158,400
2026 Budget	$118,080
2026 (prorated)	$118,080

Comments:
The Double Tree at Heatherridge Association was created to care for the irrigtion, tree care and replacement, pest control, common area landscape maintenace, snow removal, covenant compliance, improvemens to the common areas in effort to enhance the values and sense of community for the membership of the Association. The Community accomplishes this through the elected Board of Directors with the support of the Association Management Company and their implementation of the Board directives.

Recent maintenance fee history consists of the following:

2020		
2021	$355.00	
2022	$365.00	
2023	$400.00	
2024	$550.00	
2025	$550.00	
2026	$410.00	
2027	$430.00	

TOTAL 2027 PROJECTED MAINTENANCE FEES **$123,840**

MUTUAL FUNDS

2021 Actual	$3,327
2022 Actual	$1,337
2023 Actual	$0
2024 Actual	$0
2025 Actual	$0
2026 Budget	$0
2026 (prorated)	$0

Comments:
While there is not a history of violation income, we will continue with that trend for 2027.

TOTAL 2027 PROJECTED MUTUAL FUNDS INCOME **$0**

LATE CHARGES (Acct. #4100)

2020 Actual	$0
2021 Actual	$0
2022 Actual	$0
2023 Actual	$0
2024 Actual	$150
2025 Actual	$200
2026 Budget	$0
2026 (prorated)	$267

Comments:
Late fees are a reliable income but the Association should anticipate a conservative income.

TOTAL 2027 PROJECTED LATE CHARGE INCOME **$100**

LEGAL INCOME PASSTHROUGH

2020 Actual	$0
2021 Actual	$0
2022 Actual	$0
2023 Actual	$0
2024 Actual	$0
2025 Actual	$0
2026 Budget	$0
2026 (prorated)	$0

Comments:
This line tracks legal reimbursement from collection action. The Association should not count on income for collection until there is history that demonstrates the community will recover legal costs.

TOTAL 2027 PROJECTED LEGAL PASSTHROUGH INCOME **$0**

INTEREST INCOME (Acct #3570)

2021 Actual	$2,137
2022 Actual	$0
2023 Actual	$0
2024 Actual	$12

2025 Actual	$7
2026 Budget	$0
2026 (prorated)	$8

Comments:
The Association's operating and reserve accounts earn interest and that income is reflected in this line item. Income is negligible but should be tracked.

TOTAL 2027 PROJECTED INTEREST INCOME **$1,500**

MISCELLANEOUS INCOME (Acct. #3790)

2021 Actual	$0
2022 Actual	$0
2023 Actual	$1,019
2024 Actual	$506
2025 Actual	$1,249
2026 Budget	$0
2026 (prorated)	$2,460

Comments:
Management is posing this line item for any unanticipated income. This item should not be a factor in off setting costs since it is not a reliable source of income.

TOTAL 2027 PROJECTED MISCELLANEOUS INCOME **$0**

TOTAL 2027 PROJECTED INCOME **$125,340**

EXPENSES:

ELECTRICITY

2021 Actual	$379
2022 Actual	$341
2023 Actual	$414
2024 Actual	$387
2025 Actual	$396
2026 Budget	$413
2026 (prorated)	$393

Comments:
This is an expense category established to track the cost for the electricity to the common area lights and irrigation clocks.We will use the prorated figure and increase to anticipate at least a 5% increase in electric rates.

TOTAL 2027 PROJECTED ELECTRICITY EXPENSE **$413**

WATER/SEWER

2021 Actual	$19,864
2022 Actual	$21,712
2023 Actual	$15,686
2024 Actual	$20,272
2025 Actual	$21,598
2026 Budget	$24,775
2026 (prorated)	$23,635

Comments:
This is an expense category established to track costs for water and sewer expense for the community. Adams Waters with Aurora Water anticipates a 5% increase in water rates for 2027.

TOTAL 2027 PROJECTED WATER/SEWER EXPENSE **$24,000**

TRASH COLLECTION

2021 Actual	$4,089
2022 Actual	$4,638
2023 Actual	$4,896
2024 Actual	$4,955
2025 Actual	$5,161
2026 Budget	$5,416
2026 (prorated)	$5,628

Comments:
This is an expense category established to pay for the waste and recycling in the community. We will use the prorated figure and anticipate at least a 5% increase, as well as fuel surcharges.

TOTAL 2027 PROJECTED TRASH SERVICE **$5,985**

LANDSCAPE CONTRACT

2021 Actual	$8,955
2022 Actual	$8,209
2023 Actual	$8,944
2024 Actual	$9,379
2025 Actual	$9,666
2026 Budget	$8,320
2026 (prorated)	$9,378

Comments:
This is an expense category established to pay for the landscape maintenance of the common areas.

TOTAL 2027 PROJECTED LANDSCAPE CONTRACT **$8,900**

IRRIGATION REPAIRS

2021 Actual	$10,198
2022 Actual	$2,368
2023 Actual	$489
2024 Actual	$1,705
2025 Actual	$732
2026 Budget	$1,000
2026 (prorated)	$4,213

Comments:
This is an expense category established to track the cost for annual irrigation repairs. This is useful to determine when the irrigation system is getting close to its lifespan depending on the cost to make these routine repairs. We will anticipate a decrease in repairs for 2027.

TOTAL 2027 PROJECTED IRRIGATION REPAIRS **$2,000**

TREE MAINTENANCE

2021 Actual	$0
2022 Actual	$0
2023 Actual	$0
2024 Actual	$10,515
2025 Actual	$13,186
2026 Budget	$6,000
2026 (prorated)	$15,176

Comments:
This is an expense category established to pay for the maintenance of the common area trees. 17 Ash trees. We may have found a very competitive vendor for this work.

TOTAL 2027 PROJECTED TREE MAINTENANCE **$13,000**

SNOW REMOVAL

2021 Actual	$6,407
2022 Actual	$2,028
2023 Actual	$2,919

2024 Actual	$2,976
2025 Actual	$1,044
2026 Budget	$3,300
2026 (prorated)	$600

Comments:
This is an expense category established to track the cost for snow removal services in the common areas. We took the history and divided it by 5 then added 5%

TOTAL 2027 PROJECTED SNOW REMOVAL **$4,500**

GROUNDS MAINTENANCE AND IMPROVEMENTS

2021 Actual	$9,290
2022 Actual	$15,166
2023 Actual	$8,366
2024 Actual	$9,856
2025 Actual	$7,038
2026 Budget	$7,110
2026 (prorated)	$8,000

Comments:
This is an expense category established to track the expense for miscellanous projects in the common areas such as retainnig walls or landscape enhancements. Depending on the priorites for 2027 we might need to decrease this budget

TOTAL 2027 PROJECTED GROUNDS MAINTENANCE AND IMPROVEMNTS **$9,000**

LIGHTING MAINTENANCE

2021 Actual	$2,249
2022 Actual	$1,941
2023 Actual	$1,935
2024 Actual	$997
2025 Actual	$0
2026 Budget	$800
2026 (prorated)	$4,497

Comments:
This is an expense category established to track the cost of maintinaing the lighting in the common areas. In 2024, the Association replaced two light poles and several bulbs.

TOTAL 2027 PROJECTED LIGHTING MAINTENANCE **$800**

BUILDING MAINTENANCE

2021 Actual	$6,600
2022 Actual	$750
2023 Actual	$13,230
2024 Actual	$3,050
2025 Actual	$25
2026 Budget	$10,000
2026 (prorated)	$0

Comments:
This is an expense category established to track the costs associated with exterior building repairs such as masonry or siding replacement

TOTAL 2027 PROJECTED BUILDING MAINTENANCE **$3,000**

PLUMBING REPAIRS

2021 Actual	$7,109
2022 Actual	$1,429
2023 Actual	$11,353
2024 Actual	$1,386
2025 Actual	$0
2026 Budget	$1,500
2026 (prorated)	$0

Comments:
This is an expense category established to track the costs associated with sewer jetting and other plumbing needs. The Association has 12 sewer lines jetted every other year.

TOTAL 2027 PROJECTED PLUMBING REPAIRS **$3,000**

CONCRETE AND ASPHALT REPAIRS

2021 Actual	$0
2022 Actual	$0
2023 Actual	$0
2024 Actual	$33,770
2025 Actual	$7,906
2026 Budget	$1,500
2026 (prorated)	$0

Comments:

This is an expense category established to track the costs associated with common area concrete replacement. There are no plans for extensive concrete replacement at the time of this budget.

TOTAL 2027 PROJECTED CONCRETE REPAIRS **$0**

ROOF AND GUTTER MAINTENANCE

2021 Actual	$0
2022 Actual	$0
2023 Actual	$0
2024 Actual	$6,585
2025 Actual	$3,000
2026 Budget	$5,000
2026 (prorated)	$0

Comments:
This is an expense category established to track the costs associated with repairs to the roofs or gutters. It is also where gutter cleaning is allocated. The community cleans the gutters twice a year.

TOTAL 2027 PROJECTED ROOF AND GUTTER MAINTENANCE **$6,000**

MANAGEMENT

2021 Actual	$2,400
2022 Actual	$2,400
2023 Actual	$2,550
2024 Actual	$13,500
2025 Actual	$16,686
2026 Budget	$17,187
2026 (prorated)	$17,187

Comments:
This is an expense category established to track the management expenses. The Management Company facilitates the day to day operations and accounting of the community. The community has benefited from the Board education and management has partnered with the Board to put together a plan for long term success for the community with a stronger financial position. Management respectfully requests for a 3% increase.

TOTAL 2027 PROJECTED MANAGEMENT EXPENSE **$17,703**

ADMINISTRATION

2021 Actual	$422

2022 Actual	$420
2023 Actual	$1,152
2024 Actual	$1,512
2025 Actual	$3,225
2026 Budget	$824
2026 (prorated)	$1,754

Comments:
This category tracks the expenses for the community correspondence such as letters, copies, postage and the website. This item has averaged $824 over the last four years. Rather than mail statements or coupons, the HOA saves money emailing statements to the community. We'll use the average figure and monitor this line item.

TOTAL 2027 PROJECTED ADMINISTRATION EXPENSE **$1,000**

INSURANCE

2021 Actual	$38,837
2022 Actual	$34,473
2023 Actual	$44,540
2024 Actual	$61,252
2025 Actual	$43,647
2026 Budget	$4,500
2026 (prorated)	$0

Comments:
This tracks the cost for the insurance paid to protect the structures, general liability, Directors and Officer's, and fidelity insurance. The Association has learned Traveler's will not renew the policy. Insurance is a hard market. The Association will take last year's budget and add 15% with our fingers crossed.

Coverage	Limits	Annual Premium
General Liability Package		
Directors and Officers		
Crime/Fidelity		
Total Premiums		

TOTAL 2027 PROJECTED PROPERTY, D&O AND FIDELITY INSURANCE EXPI **$4,950**

AUDIT AND TAX PREP

2021 Actual	$24
2022 Actual	$470
2023 Actual	$171

2024 Actual	$554
2025 Actual	$0
2026 Budget	$450
2026 (prorated)	$0

Comments:
The HOA uses this line item for the annual tax return.

TOTAL 2027 PROJECTED TAX PREP EXPENSE **$450**

BAD DEBT

2021 Actual	$0
2022 Actual	$0
2023 Actual	$0
2025 Actual	$0
2024 Actual	$0
2026 Budget	$0
2026 (prorated)	$87

Comments:
The Association has this line item to track assessments that are uncollectable due to foreclosure on the 1st mortgage. .

TOTAL 2027 PROJECTED BAD DEBT EXPENSE **$0**

LEGAL PASSTHROUGH

2021 Actual	$0
2022 Actual	$0
2023 Actual	$0
2024 Actual	$0
2025 Actual	$0
2026 Budget	$0
2026 (prorated)	$0

Comments:
This expense category tracks legal costs for the Association's attorney.

TOTAL 2027 PROJECTED LEGAL PASSTHROUGH EXPENSE **$0**

GENERAL COUNSEL

2021 Actual	$325
2022 Actual	$325
2023 Actual	$8,758

2024 Actual	$2,087
2025 Actual	$418
2026 Budget	$1,500
2026 (prorated)	$0

Comments:
This expense category tracks legal costs for the Association's attorney for matters other than collection such as attorney opinions. We don't anticipate there will be much need for budget here. We'll allocate enough for one attorney opinion.

TOTAL 2027 PROJECTED GENERAL COUNSEL EXPENSE **$1,350**

MISCELLANEOUS: (Acct. #7570)

2021 Actual	$0
2022 Actual	$0
2023 Actual	$0
2024 Actual	$0
2025 Actual	$106
2026 Budget	$0
2026 (prorated)	$0

Comments:
This category covers miscellaneous expenses associated with community expenses.

TOTAL 2027 PROJECTED MISCELLANEOUS EXPENSE **$489**

BANK CHARGES

2021 Actual	$0
2022 Actual	$592
2023 Actual	$577
2024 Actual	$233
2025 Actual	$10
2026 Budget	$0
2026 (prorated)	$13

Comments:
This tracks bank charges for returned checks. Historically, this has been several hundred dollars. The HOA is using an Association friendly bank. It should be reduced to $50.

TOTAL 2027 PROJECTED BANK CHARGES EXPENSE **$0**

RESERVE STUDY

2021 Actual	$0
2022 Actual	$592
2023 Actual	$577
2024 Actual	$0
2025 Actual	$0
2026 Budget	$0
2026 (prorated)	$0

Comments:
This is for reserve study updates. The Reserve Study was updated in 2026, so no expense is needed at this time.

TOTAL 2027 PROJECTED RESERVE STUDY EXPENSE **$0**

COMMUNITY EVENTS

2021 Actual	$0
2022 Actual	$592
2023 Actual	$577
2024 Actual	$91
2025 Actual	$0
2026 Budget	$0
2026 (prorated)	$0

Comments:
This tracks expenses for the community events such as food or beverages.

TOTAL 2027 PROJECTED COMMUNITY EVENTS EXPENSE **$200**

RESERVE CONTRIBUTION

2021 Actual	$0
2022 Actual	$0
2023 Actual	$0
2024 Actual	$10,000
2025 Actual	$18,125
2026 Budget	$16,500
2026 (prorated)	$16,500

This category covers costs associated with the replacement of common property components as they age. We reduced this allocation by $500

TOTAL 2027 PROJECTED RESERVE CONTRIBUTION EXPENSE **$18,600**
TOTAL 2027 PROJECTED OPERATING EXPENSESE **$125,340**
TOTAL 2027 PROJECTED SURPLUS/DEFICIT **$0**