The Double Tree at Heatherridge HOA

Balance Sheet For 9/30/2026

Assets		
Mutual of Omaha Bank Operating	$9,099.45	
Mutual of Omaha - Reserve Acct	$117,962.10	
Accounts Receivable	$50.00	
Total Assets		**$127,111.55**
Income		
Capital Gains - Reserves	($2,953.65)	
Total Income		**($2,953.65)**
	Total Assets	**$124,157.90**
Liabilities		
Accounts Payable	$2,640.94	
Prepaid Assessments	$3,335.00	
Suspense	($366.54)	
Total Liabilities		**$5,609.40**
Equity		
Beginning Balance Equity	$41,247.82	
Net Income	$22,844.93	
Retained Earnings	$44,455.75	
Total Equity		**$108,548.50**
	Total Liabilities / Equity	**$114,157.90**

The Double Tree at Heatherridge HOA

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
4000 - Assessment Income	9,840.00	9,840.00	-	88,560.00	88,560.00	-	118,080.00
4100 - Late Fee Income	-	-	-	200.00	-	200.00	-
4400 - Miscellaneous Income	-	-	-	1,845.00	-	1,845.00	-
4450 - Interest Income - Operating	.77	1.25	(48)	6.13	11.25	(5.12)	15.00
4500 - Reserve Income	-	(1,333.33)	1,333.33	(18,566.72)	(11,999.97)	(6,566.75)	(16,000.00)
Total Income	**9,840.77**	**8,507.92**	**1,332.85**	**72,044.41**	**76,571.28**	**(4,526.87)**	**102,095.00**
Total Income	**9,840.77**	**8,507.92**	**1,332.85**	**72,044.41**	**76,571.28**	**(4,526.87)**	**102,095.00**
Operating Expense							
Utilities Expense							
5050 - Electric	32.58	34.42	1.84	295.10	309.78	14.68	413.00
5100 - Water/Sewer	2,640.94	2,064.58	(576.36)	17,725.99	18,581.22	855.23	24,775.00
5400 - Trash Removal	1,811.13	451.33	(1,359.80)	5,554.37	4,061.97	(1,492.40)	5,416.00
Total Utilities Expense	**4,484.65**	**2,550.33**	**(1,934.32)**	**23,575.46**	**22,952.97**	**(622.49)**	**30,604.00**
Maintenance Expense							
6000 - Building Maintenance	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
6200 - Roof & Gutter Maint	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
6250 - Plumbing repairs	-	83.33	83.33	-	749.97	749.97	1,000.00
6500 - Landscape Contract	1,040.00	693.33	(346.67)	7,873.75	6,239.97	(1,633.78)	8,320.00
6525 - Irrigation Repairs	250.00	125.00	(125.00)	2,810.00	1,125.00	(1,685.00)	1,500.00
6550 - Trees Replacement / Maintenanc	880.00	500.00	(380.00)	10,892.00	4,500.00	(6,392.00)	6,000.00
6575 - Misc Grounds Improvements	-	592.50	592.50	6,000.00	5,332.50	(667.50)	7,110.00
6605 - Concrete Repairs	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
6700 - Snow Removal	-	275.00	275.00	450.00	2,475.00	2,025.00	3,300.00
6750 - Lighting Maintenance	-	66.67	66.67	3,372.85	600.03	(2,772.82)	800.00
Total Maintenance Expense	**2,170.00**	**3,919.16**	**1,749.16**	**31,398.60**	**35,272.44**	**3,873.84**	**47,030.00**
Administration Expense							
7000 - Management	1,432.25	1,432.25	-	12,890.25	12,890.25	-	17,187.00
7100 - Administration	-	68.67	68.67	1,315.83	618.03	(697.80)	824.00
7200 - Insurance	-	375.00	375.00	-	3,375.00	3,375.00	4,500.00
7300 - Audit/Tax Return	-	37.50	37.50	-	337.50	337.50	450.00
7350 - Bad Debt	-	-	-	65.00	-	(65.00)	-
7500 - Legal	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
7900 - Bank Charges	-	-	-	10.00	-	(10.00)	-
Total Administration Expense	**1,432.25**	**2,038.42**	**606.17**	**14,281.08**	**18,345.78**	**4,064.70**	**24,461.00**
Total Expense	**8,086.90**	**8,507.91**	**421.01**	**69,255.14**	**76,571.19**	**7,316.05**	**102,095.00**
Operating Net Total	**1,753.87**	**.01**	**1,753.86**	**2,789.27**	**.09**	**2,789.18**	**-**

The Double Tree at Heatherridge HOA

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Activity							
8000 - Reserve Contributions	1,333.34	-	1,333.34	19,900.06	-	19,900.06	-
Total Reserve Activity	**1,333.34**	**-**	**1,333.34**	**19,900.06**	**-**	**19,900.06**	**-**
Total Income	**1,333.34**	**-**	**1,333.34**	**19,900.06**	**-**	**19,900.06**	**-**
Reserve Expense							
Reserve Activity							
8010 - Reserve interest	(19.18)	-	19.18	(155.60)	-	155.60	-
Total Reserve Activity	**(19.18)**	**-**	**19.18**	**(155.60)**	**-**	**155.60**	**-**
Total Expense	**(19.18)**	**-**	**19.18**	**(155.60)**	**-**	**155.60**	**-**
Reserve Net Total	**1,352.52**	**-**	**1,352.52**	**20,055.66**	**-**	**20,055.66**	**-**
Net Total	**3,106.39**	**.01**	**3,106.38**	**22,844.93**	**.09**	**22,844.84**	**-**