The Double Tree at Heatherridge HOA

Balance Sheet For 10/31/2026

Assets		
First Citizens Bank Operating	$739.86	
First Citizens Bank - Reserve Acct	$76,811.79	
Accounts Receivable	$50.00	
Total Assets		**$77,601.65**
Income		
Capital Gains - Reserves	($2,953.65)	
Total Income		**($2,953.65)**
	Total Assets	**$74,648.00**
Liabilities		
Prepaid Assessments	$2,930.00	
Suspense	($366.54)	
Total Liabilities		**$2,563.46**
Equity		
Beginning Balance Equity	$41,247.82	
Net Income	($23,619.03)	
Retained Earnings	$44,455.75	
Total Equity		**$62,084.54**
	Total Liabilities / Equity	**$64,648.00**

The Double Tree at Heatherridge HOA

Statement of Revenues and Expenses 10/1/2026 - 10/31/2026

	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	-	98,400.00	98,400.00	-	118,080.00
4100 - Late Fee Income	-	-	-	200.00	-	200.00	-
4400 - Miscellaneous Income	-	-	-	1,845.00	-	1,845.00	-
4450 - Interest Income - Operating	1.23	1.25	(.02)	7.36	12.50	(5.14)	15.00
4500 - Reserve Income	(1,333.34)	(1,333.33)	(.01)	(21,233.40)	(13,333.30)	(7,900.10)	(16,000.00)
Total Income	**8,507.89**	**8,507.92**	**(.03)**	**79,218.96**	**85,079.20**	**(5,860.24)**	**102,095.00**
Total Income	**8,507.89**	**8,507.92**	**(.03)**	**79,218.96**	**85,079.20**	**(5,860.24)**	**102,095.00**
Operating Expense							
Utilities Expense							
5050 - Electric	32.69	34.42	1.73	327.79	344.20	16.41	413.00
5100 - Water/Sewer	-	2,064.58	2,064.58	17,251.69	20,645.80	3,394.11	24,775.00
5400 - Trash Removal	448.78	451.33	2.55	4,669.81	4,513.30	(156.51)	5,416.00
Total Utilities Expense	**481.47**	**2,550.33**	**2,068.86**	**22,249.29**	**25,503.30**	**3,254.01**	**30,604.00**
Maintenance Expense							
6000 - Building Maintenance	10,280.00	833.33	(9,446.67)	10,280.00	8,333.30	(1,946.70)	10,000.00
6200 - Roof & Gutter Maint	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
6250 - Plumbing repairs	27,362.12	83.33	(27,278.79)	27,362.12	833.30	(26,528.82)	1,000.00
6500 - Landscape Contract	-	693.33	693.33	7,033.75	6,933.30	(100.45)	8,320.00
6525 - Irrigation Repairs	-	125.00	125.00	3,160.00	1,250.00	(1,910.00)	1,500.00
6550 - Trees Replacement / Maintenanc	-	500.00	500.00	11,382.00	5,000.00	(6,382.00)	6,000.00
6575 - Misc Grounds Improvements	17,240.00	592.50	(16,647.50)	23,240.00	5,925.00	(17,315.00)	7,110.00
6605 - Concrete Repairs	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
6700 - Snow Removal	-	275.00	275.00	450.00	2,750.00	2,300.00	3,300.00
6750 - Lighting Maintenance	-	66.67	66.67	3,372.85	666.70	(2,706.15)	800.00
Total Maintenance Expense	**54,882.12**	**3,919.16**	**(50,962.96)**	**86,280.72**	**39,191.60**	**(47,089.12)**	**47,030.00**
Administration Expense							
7000 - Management	1,432.25	1,432.25	-	14,322.50	14,322.50	-	17,187.00
7100 - Administration	-	68.67	68.67	1,315.83	686.70	(629.13)	824.00
7200 - Insurance	-	375.00	375.00	-	3,750.00	3,750.00	4,500.00
7300 - Audit/Tax Return	-	37.50	37.50	-	375.00	375.00	450.00
7350 - Bad Debt	-	-	-	65.00	-	(65.00)	-
7500 - Legal	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
7900 - Bank Charges	-	-	-	10.00	-	(10.00)	-
Total Administration Expense	**1,432.25**	**2,038.42**	**606.17**	**15,713.33**	**20,384.20**	**4,670.87**	**24,461.00**
Total Expense	**56,795.84**	**8,507.91**	**(48,287.93)**	**124,243.34**	**85,079.10**	**(39,164.24)**	**102,095.00**
Operating Net Total	**(48,287.95)**	**.01**	**(48,287.96)**	**(45,024.38)**	**.10**	**(45,024.48)**	**-**

The Double Tree at Heatherridge HOA

Statement of Revenues and Expenses 10/1/2026 - 10/31/2026

	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	21,233.40	-	21,233.40	-
Total Reserve Activity	**1,333.34**	**-**	**1,333.34**	**21,233.40**	**-**	**21,233.40**	**-**
Total Income	**1,333.34**	**-**	**1,333.34**	**21,233.40**	**-**	**21,233.40**	**-**
Reserve Expense							
Reserve Activity							
8010 - Reserve interest	(16.35)	-	16.35	(171.95)	-	171.95	-
Total Reserve Activity	**(16.35)**	**-**	**16.35**	**(171.95)**	**-**	**171.95**	**-**
Total Expense	**(16.35)**	**-**	**16.35**	**(171.95)**	**-**	**171.95**	**-**
Reserve Net Total	**1,349.69**	**-**	**1,349.69**	**21,405.35**	**-**	**21,405.35**	**-**
Net Total	**(46,938.26)**	**.01**	**(46,938.27)**	**(23,619.03)**	**.10**	**(23,619.13)**	**-**