

# Income Statement Report

## Heritage Highlands HOA

### Consolidated

February 01, 2026 thru February 28, 2026

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	10,000.00	10,000.00	0.00	80,000.00	80,000.00	0.00	120,000.00	40,000.00
<b>Total Assessment Income</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>0.00</b>	<b>80,000.00</b>	<b>80,000.00</b>	<b>0.00</b>	<b>120,000.00</b>	<b>40,000.00</b>
<b>Other Income</b>								
4215 - Resale Set Up Fee Income	150.00	0.00	150.00	300.00	333.00	(33.00)	500.00	200.00
4710 - Late Fees & Interest	0.00	50.00	(50.00)	75.00	400.00	(325.00)	600.00	525.00
4720 - Legal Reimbursements	0.00	25.00	(25.00)	0.00	200.00	(200.00)	300.00	300.00
4900 - Interest Income	0.19	3.00	(2.81)	1.49	28.00	(26.51)	42.00	40.51
4910 - Interest Earned - Reserve Accounts	690.35	708.00	(17.65)	5,947.41	5,665.00	282.41	8,498.00	2,550.59
<b>Total Other Income</b>	<b>840.54</b>	<b>786.00</b>	<b>54.54</b>	<b>6,323.90</b>	<b>6,626.00</b>	<b>(302.10)</b>	<b>9,940.00</b>	<b>3,616.10</b>
<b>Total Income</b>	<b>10,840.54</b>	<b>10,786.00</b>	<b>54.54</b>	<b>86,323.90</b>	<b>86,626.00</b>	<b>(302.10)</b>	<b>129,940.00</b>	<b>43,616.10</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5005 - Application/Processing	0.00	0.00	0.00	90.00	171.00	(81.00)	300.00	210.00
5025 - Management Delinquency Processing	3.50	41.00	(37.50)	338.50	333.00	5.50	500.00	161.50
5030 - Acct Set Up/DD/Coupons	150.00	0.00	150.00	507.45	1,351.00	(843.55)	2,000.00	1,492.55
5090 - Office Supplies	33.60	12.00	21.60	46.93	100.00	(53.07)	150.00	103.07
5100 - Records Storage	80.00	57.00	23.00	609.94	456.00	153.94	685.00	75.06
5115 - Web Site	18.00	0.00	18.00	139.02	0.00	139.02	200.00	60.98
<b>Total Administrative</b>	<b>285.10</b>	<b>110.00</b>	<b>175.10</b>	<b>1,731.84</b>	<b>2,411.00</b>	<b>(679.16)</b>	<b>3,835.00</b>	<b>2,103.16</b>
<b>Communications</b>								
5205 - Activity Charges	0.00	0.00	0.00	0.00	0.00	0.00	120.00	120.00
5210 - Printing & Copying	117.50	84.00	33.50	520.25	667.00	(146.75)	1,000.00	479.75
5215 - Postage	181.83	34.00	147.83	347.76	267.00	80.76	400.00	52.24
<b>Total Communications</b>	<b>299.33</b>	<b>118.00</b>	<b>181.33</b>	<b>868.01</b>	<b>934.00</b>	<b>(65.99)</b>	<b>1,520.00</b>	<b>651.99</b>

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<b><u>Expense</u></b>								
<b>Insurance</b>								
5445 - Insurance Premiums	552.59	545.00	7.59	4,362.97	4,355.00	7.97	6,532.00	2,169.03
<b>Total Insurance</b>	<b>552.59</b>	<b>545.00</b>	<b>7.59</b>	<b>4,362.97</b>	<b>4,355.00</b>	<b>7.97</b>	<b>6,532.00</b>	<b>2,169.03</b>
<b>Utilities</b>								
6000 - Electricity	231.02	177.00	54.02	1,565.08	1,411.00	154.08	2,116.00	550.92
6050 - Telephone Service	238.53	228.00	10.53	1,843.22	1,829.00	14.22	2,744.00	900.78
<b>Total Utilities</b>	<b>469.55</b>	<b>405.00</b>	<b>64.55</b>	<b>3,408.30</b>	<b>3,240.00</b>	<b>168.30</b>	<b>4,860.00</b>	<b>1,451.70</b>
<b>Landscaping</b>								
6100 - Grounds & Landscaping - Contract	0.00	0.00	0.00	25,587.60	25,590.00	(2.40)	43,303.00	17,715.40
6199 - Non-Contract Landscape Items	0.00	0.00	0.00	6,450.00	1,307.00	5,143.00	2,353.00	(4,097.00)
<b>Total Landscaping</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>32,037.60</b>	<b>26,897.00</b>	<b>5,140.60</b>	<b>45,656.00</b>	<b>13,618.40</b>
<b>Operations</b>								
6300 - Permits & Licenses	0.00	50.00	(50.00)	25.00	50.00	(25.00)	165.00	140.00
<b>Total Operations</b>	<b>0.00</b>	<b>50.00</b>	<b>(50.00)</b>	<b>25.00</b>	<b>50.00</b>	<b>(25.00)</b>	<b>165.00</b>	<b>140.00</b>
<b>Contracted Services</b>								
6424 - HVAC Services	0.00	0.00	0.00	649.50	600.00	49.50	600.00	(49.50)
6440 - Safety & Security	87.90	91.00	(3.10)	703.20	733.00	(29.80)	1,100.00	396.80
6442 - Snow Removal Services	5,900.00	2,500.00	3,400.00	5,900.00	10,000.00	(4,100.00)	10,000.00	4,100.00
<b>Total Contracted Services</b>	<b>5,987.90</b>	<b>2,591.00</b>	<b>3,396.90</b>	<b>7,252.70</b>	<b>11,333.00</b>	<b>(4,080.30)</b>	<b>11,700.00</b>	<b>4,447.30</b>
<b>Repair &amp; Maintenance</b>								
6565 - Fire System Repair & Maintenance	282.32	0.00	282.32	282.32	126.00	156.32	300.00	17.68
6600 - General Repair & Maintenance	0.00	66.00	(66.00)	0.00	533.00	(533.00)	800.00	800.00
<b>Total Repair &amp; Maintenance</b>	<b>282.32</b>	<b>66.00</b>	<b>216.32</b>	<b>282.32</b>	<b>659.00</b>	<b>(376.68)</b>	<b>1,100.00</b>	<b>817.68</b>

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<b><u>Expense</u></b>								
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	2,250.00	(2,250.00)	2,209.60	2,250.00	(40.40)	2,250.00	40.40
7015 - Management Reimbursements	364.43	66.00	298.43	1,002.29	533.00	469.29	800.00	(202.29)
7025 - Legal Services - Collections	0.00	100.00	(100.00)	0.00	800.00	(800.00)	1,200.00	1,200.00
7030 - Legal Services - General Counsel	351.00	166.00	185.00	2,101.00	1,333.00	768.00	2,000.00	(101.00)
7040 - Management Fees	1,377.19	1,319.00	58.19	11,017.52	10,553.00	464.52	15,829.00	4,811.48
<b>Total Professional Services</b>	<b>2,092.62</b>	<b>3,901.00</b>	<b>(1,808.38)</b>	<b>16,330.41</b>	<b>15,469.00</b>	<b>861.41</b>	<b>22,079.00</b>	<b>5,748.59</b>
<b>Taxes</b>								
9000 - Federal Income Tax	0.00	0.00	0.00	3,235.00	0.00	3,235.00	900.00	(2,335.00)
9005 - State Income Tax	0.00	0.00	0.00	497.00	0.00	497.00	120.00	(377.00)
<b>Total Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,732.00</b>	<b>0.00</b>	<b>3,732.00</b>	<b>1,020.00</b>	<b>(2,712.00)</b>
<b>Clubhouse Expenses</b>								
9920 - Clubhouse Expense	354.42	333.00	21.42	2,607.56	2,663.00	(55.44)	3,995.00	1,387.44
9922 - Clubhouse - Electric	220.64	156.00	64.64	1,455.22	1,249.00	206.22	1,874.00	418.78
9924 - Clubhouse - Water/Sewer	48.57	76.00	(27.43)	398.45	603.00	(204.55)	904.00	505.55
<b>Total Clubhouse Expenses</b>	<b>623.63</b>	<b>565.00</b>	<b>58.63</b>	<b>4,461.23</b>	<b>4,515.00</b>	<b>(53.77)</b>	<b>6,773.00</b>	<b>2,311.77</b>
<b>Reserve Expenses</b>								
9800 - Repair & Replacement Expenses	2,059.00	2,059.00	0.00	16,467.00	16,467.00	0.00	24,700.00	8,233.00
<b>Total Reserve Expenses</b>	<b>2,059.00</b>	<b>2,059.00</b>	<b>0.00</b>	<b>16,467.00</b>	<b>16,467.00</b>	<b>0.00</b>	<b>24,700.00</b>	<b>8,233.00</b>
<b>Total Expense</b>	<b>12,652.04</b>	<b>10,410.00</b>	<b>2,242.04</b>	<b>90,959.38</b>	<b>86,330.00</b>	<b>4,629.38</b>	<b>129,940.00</b>	<b>38,980.62</b>
<b>Net Income / (Loss)</b>	<b>(1,811.50)</b>	<b>376.00</b>	<b>(2,187.50)</b>	<b>(4,635.48)</b>	<b>296.00</b>	<b>(4,931.48)</b>	<b>0.00</b>	<b>4,635.48</b>