

HERONS GLEN HOMEOWNERS ASSOCIATION
 MINUTES OF THE FINANCE COMMITTEE MEETING
 JANUARY 22, 2026 1:00 PM
 HOA CONFERENCE ROOM/ZOOM

Call to Order and Roll Call: The meeting was called to order at 12:55 PM by Chairman Edd Huetteman. The following members were in attendance: Bill Beadle, Mike Brown, Pat Colucci, Bill Dawes, Jen Grus, Sherri Long, and Cathy Styles. Also attending were HOA Manager Joyce Gillespie and Assistant Manager Lori Roy.

Approval of Minutes: A motion to accept the minutes from the December 22, 2025, Finance Committee meeting was made by Bill Beadle, seconded by Mike Brown, and approved unanimously.

Review of HOA Financial Reports: The committee reviewed the adjusted Financial Report for December 31, 2025.

Financial Highlights for the report dated December 31, 2025

	<u>Operating Fund</u>	<u>Replacement Fund</u>
Total Revenues	\$ 839,560.77	\$ 131,051.98
Total Expenses	\$ 832,921.76	\$ 51,490.04
Excess of Revenues Over/(Under) Expenses	\$ 6,639.01	\$ 87,561.94
Fiscal Year*		
*Fund Balances – October 1, 2025	\$ 148,120.57	\$ 42,809.05
*Fund Balances – December 31, 2025	\$ 154,759.58	\$ 130,370.99
Pooled Reserve Total Balance October 1, 2025		\$ 1,346,591.68
		<u>+130,370.99</u>
Total Pooled Reserve Balance December 31, 2025		\$ 1,476,962.67
<u>Not included in the pooled balance:</u>		
Marathona Reserve Fund Balance – October 2025		\$ 44,773.86
Reserve Revenue through December 31, 2025		3,750.00
RSV- Def Maintenance - Painting		
RSV- Def Maintenance – Pressure Cleaning		
RSV- Def Maintenance – Mulch		-3,360.00
RSV- Def Maintenance – Tree Trimming		<u>-1,715.00</u>
Marathona Reserve Fund Balance – December 31, 2025		\$ 43,448.86
Interest		<u>720.00</u>
		\$ 44,168.86

A motion to accept the Financial Report for December 31, 2025, was made by Mike Brown, seconded by Sherri Long, and approved unanimously.

Manager's Report:**a. HOA Storage Update**

This should be ready by late April. The HGRD is to supply storage containers.

b. Audit Update

Data has been submitted to the auditor. The process should be done in about three weeks. When the audit is received, the Finance Committee will review it and submit it to the Board.

c. CD Update

Three CDs will expire in April. We will be purchasing future CD through our accounting firm, who can work directly with Fidelity.

Old Business:

a. There was no old business.

New Business:**a. Review of December Delinquency Report**

The total amount of our delinquencies as of January 19, 2026, is \$46,388.07 – this figure includes \$1,980 in fines assessed to lot 576 (\$980) and lot 143 (\$1,000). There are 4 attorney cases. Our accountant has sent 1 pre-lien notice (certified letter), 1 late notice and 8 reminder letters.

b. Budget Timetable

Chairman Edd Huetteman presented the 2026/2027 Budget Timetable to the committee. This was essentially the same as last year's with updated dates. A motion to take the timetable to the Board was made by Pat Colucci. This was seconded by Mike Brown and approved unanimously.

Date and Time of February Committee meeting:

The next meeting of the Finance Committee is scheduled for Thursday, February 26, 20256, at 1:00 PM in the HOA conference room.

Motion to Adjourn:

There being no more business to discuss, a motion to adjourn was made by Bill Dawes, seconded by Jen Grus, and approved unanimously. The meeting adjourned at 1:22 PM.

Respectfully submitted by William Beadle, Secretary.