

Herons Glen Solana HOA	
Balance Sheet	
As of October 31, 2024	
	This Year
Assets	
Due from Herons Glen (Accounts Receivable)	\$1,687.00
FineMark Capital Res	\$65,249.26
FineMark CD 90 Days 8/31/2024 - 11/28/2024	\$51,696.84
BMO Harris Bank CD	\$107,966.91
Association Banking by Encore CD #51161	\$113,335.44
FineMark Operating	\$103,794.95
Allowance for Bad Debt	\$(2,000.00)
Prepaid expenses, ot	\$1,723.06
Due From (Due to) Re	\$(679.31)
Total Assets	\$442,774.15
Liabilities	
Accounts Payable, Trade	\$7,872.52
Unearned Asmnt - Admin	\$4,783.84
Unearned Asmnt - Bldg	\$4,083.12
Unearned asmnts - Grounds	\$12,266.60
Unearned Asmnts - Capital	\$2,333.08
Total Liabilities	\$31,339.16
Equity	
Association equity - Roofs	\$228,462.25
Association equity - Roof Cleaning	\$11,968.14
Association equity - Interest	\$31,580.08
Association equity - Paint	\$63,904.60
Prior Year Operating Surplus	\$72,434.11
Profit (Loss)	\$3,085.81
Total Equity Adjusted for Profit/Loss	\$411,434.99
Total Liability and Equity	\$442,774.15

Herons Glen Solana HOA
TOTAL VARIANCE REPORT
Oct 31, 2024

DEPARTMENT	ACTUAL MTD	MTD BUDGET	BETTER (WORSE)	LYMTD Activity	ACTUAL YTD	YTD BUDGET	BETTER (WORSE)	LYYTD Activity
ADMINISTRATION								
Operating Revenue	2549	2392	157	2828	25261	23917	1344	26402
Operating Expenses	820	2292	1471	780	11370	24117	12747	11541
FineMark CD 90 Days 8/31/2024 - 11/28/2024	1728	100	1628	2047	13891	(200)	14091	14861
BUILDING								
Operating Revenue	2042	2042	0	2217	20416	20417	(0)	22167
Operating Expenses	5330	2892	(2438)	2181	12007	20067	8060	7948
Net Income	(3288)	(850)	(2438)	36	8409	350	8059	14219
GROUNDS								
Operating Revenue	6133	6133	0	6000	61333	61333	(0)	60001
Operating Expenses	5753	9300	3547	7890	55522	61800	6278	56043
Net Income	380	(3167)	3547	(1890)	5812	(467)	6278	3958
SUBTOTAL								
Operating Revenue	10724	10567	157	11044	107010	105667	1344	108571
Operating Expenses	11903	14483	2580	10851	78898	105983	27085	75532
Net Income	(1180)	(3917)	2737	193	28112	(317)	28429	33039
Capital								
Operating Revenue	1167	1167	0	1083	11666	11667	(1)	10833
Operating Expenses	1167	1167	0	1083	36693	11667	(25026)	20833
Net Income	0	0	0	0	(25027)	0	(25027)	(10000)
ALL DEPARTMENTS								
Total Operating Revenues	11890	11733	157	12128	118677	117333	1343	119404
Total Operating Expenses	13070	15650	2580	11935	115591	117650	2059	96365
Net Income	(1180)	(3917)	2737	193	3086	(317)	3403	23039

SHOA				
October 31, 2024				
	Actual	Budget	Variance Better/ (Worse)	Explanation
00 - Administration				
Legal Fees	0.00	1,250.00	1,250.00	Legal fees billed sporadically; no legal fees incurred in October
50 - Building				
Building Repair/Maint.	0.00	1,250.00	1,250.00	No building maintenance or repairs incurred in September
Roof Repair/Maint.	3,984.00	167.00	(3,817.00)	Reimbursements to a number of Solana owners for plywood and fascia materials needed during roof replacement.
60 - Grounds				
Contracted Lawn Services	4,058.00	7,600.00	3,542.00	Monthly lawn & landscape services fluctuate; some services are performed every other month or quarterly. This month's services included lawn maintenance by TruGreen, and lawn mowing by Klopack.

Herons Glen Solana HOA
DEPARTMENTAL INCOME STATEMENT Oct 31, 2024

00- Administration

Actual This Month	This Mth Budget	Variance Better (Worse)	Actual Same Mth Last Yr		Actual YTD	YTD Budget	Variance Better (Worse)	Actual YTD Last Yr	Total Yr Budget
					Income				
2,392	2,392	0	2,433	ASSESSMENTS, BASE	23,918	23,917	1	24,332	28,700
0	0	0	300	INITIAL CAPITAL - ALL SALES	600	0	600	1,500	0
70	0	70	63	INTEREST INCOME	623	0	623	438	0
87	0	87	31	LATE FEES & FINANCE CHARGES	121	0	121	132	0
2,549	2,392	157	2,828	Total Income	25,261	23,917	1,344	26,402	28,700
					Expenses				
679	683	4	660	MANAGMENT/ACCOUNTING FEE	6,615	6,833	218	6,008	8,200
0	25	25	0	POSTAGE/COPIES/SUPPLIES	0	250	250	305	300
0	0	0	0	FEDERAL TAX / CPA	2,635	1,200	(1,435)	0	1,200
0	1,250	1,250	0	LEGAL FEES	700	12,500	11,800	3,730	15,000
0	0	0	0	LICENSES, TAXES, FEES	3	0	(3)	230	0
0	192	192	0	CONTINGENCY	0	1,917	1,917	0	2,300
0	0	0	0	ANNUAL CORPORATE REPORT	61	0	(61)	61	0
141	142	1	121	INSURANCE	1,355	1,417	61	1,207	1,700
820	2,292	1,471	780	Total Expenses	11,370	24,117	12,747	11,541	28,700
1,728	100	1,628	2,047	Net Income/(Loss)	13,891	(200)	14,091	14,861	0

Herons Glen Solana HOA
DEPARTMENTAL INCOME STATEMENT Oct 31, 2024

50- Building

Actual This Month	This Mth Budget	Variance Better (Worse)	Actual Same Mth Last Yr		Actual YTD	YTD Budget	Variance Better (Worse)	Actual YTD Last Yr	Total Yr Budget
					Income				
2,042	2,042	0	2,217	ASSESSMENTS, BUILDING	20,416	20,417	(0)	22,167	24,500
2,042	2,042	0	2,217	Total Income	20,416	20,417	(0)	22,167	24,500
					Expenses				
0	1,250	1,250	0	BUILDING REPAIR & MAINTENANCE	0	12,500	12,500	65	15,000
3,984	167	(3,817)	835	ROOF REPAIR & MAINTENANCE	6,623	1,667	(4,956)	2,499	2,000
1,346	1,475	129	1,346	INTERIOR PEST CONTROL	5,384	5,900	516	5,384	5,900
0	0	0	0	FIRE EXTINGUISHERS	0	0	0	0	1,600
5,330	2,892	(2,438)	2,181	Total Expenses	12,007	20,067	8,060	7,948	24,500
(3,288)	(850)	(2,438)	36	Net Income/(Loss)	8,409	350	8,059	14,219	0

Herons Glen Solana HOA

DEPARTMENTAL INCOME STATEMENT Oct 31, 2024

60- Grounds

Actual This Month	This Mth Budget	Variance Better (Worse)	Actual Same Mth Last Yr		Actual YTD	YTD Budget	Variance Better (Worse)	Actual YTD Last Yr	Total Yr Budget
				Income					
6,133	6,133	0	6,000	ASSESSMENTS, GROUNDS	61,333	61,333	(0)	60,001	73,600
6,133	6,133	0	6,000	Total Income	61,333	61,333	(0)	60,001	73,600
				Expenses					
4,058	7,600	3,542	6,195	CONTRACTED LAWN SERVICES	43,169	49,400	6,232	43,748	60,000
0	0	0	0	MULCH	5,573	5,600	27	5,515	5,600
1,695	1,700	5	1,695	EXTERIOR PEST CONTROL	6,780	6,800	20	6,780	6,800
0	0	0	0	TREE & SHRUB REPLACEMENT	0	0	0	0	1,200
5,753	9,300	3,547	7,890	Total Expenses	55,522	61,800	6,278	56,043	73,600
380	(3,167)	3,547	(1,890)	Net Income/(Loss)	5,812	(467)	6,278	3,958	0

Hérons Glen Solana HOA

DEPARTMENTAL INCOME STATEMENT Oct 31, 2024

90- Capital

Actual This Month	This Mth Budget	Variance Better (Worse)	Actual Same Mth Last Yr		Actual YTD	YTD Budget	Variance Better (Worse)	Actual YTD Last Yr	Total Yr Budget
				Income					
0	0	0	0	INITIAL CAPITAL - ALL SALES	0	0	0	0	0
1,167	1,167	0	1,083	ASSESSMENTS, CAPITAL	11,666	11,667	(1)	10,833	14,000
432	0	432	442	INTEREST INCOME	9,701	0	9,701	6,323	0
(432)	0	(432)	(442)	INTEREST ALLOCATED TO RESERVES	(9,701)	0	(9,701)	(6,323)	0
1,167	1,167	0	1,083	Total Income	11,666	11,667	(1)	10,833	14,000
				Expenses					
0	0	0	0	CONTRACTED LAWN SERVICES	0	0	0	0	0
0	0	0	0	BUILDING MAINTENANCE	0	0	0	0	0
0	0	0	0	ROOF MAINTENANCE	0	0	0	0	0
167	167	0	167	ROOF REPLACEMENT	26,693	1,667	(25,026)	11,667	2,000
83	83	0	83	ROOF CLEANING	833	833	0	833	1,000
917	917	0	833	PAINTING	9,167	9,167	0	8,333	11,000
1,167	1,167	0	(1,167)	Total Expenses	36,693	11,667	(25,026)	20,833	14,000
0	0	0	2,250	Net Income/(Loss)	(25,027)	0	(25,027)	(10,000)	0