

<b>Herons Glen Solana HOA</b>	
<b>Balance Sheet</b>	
<b>As of September 30, 2024</b>	
	<b>This Year</b>
<b>Assets</b>	
Due from Herons Glen (Accounts Receivable)	\$35,200.00
FineMark Capital Res	\$61,696.75
FineMark CD 90 Days 12/04/23-11/28/24	\$51,556.15
BMO Harris Bank CD	\$107,727.75
Association Banking by Encore CD #51161	\$113,335.44
FineMark Operating	\$81,296.89
Allowance for Bad Debt	\$(2,000.00)
Prepaid expenses, ot	\$141.07
Due From (Due to) Re	\$(659.52)
<b>Total Assets</b>	<b>\$448,294.53</b>
<b>Liabilities</b>	
Accounts Payable, Trade	\$2,078.95
Unearned Asmnt - Admin	\$7,175.51
Unearned Asmnt - Bldg	\$6,124.79
Unearned asmnts - Grounds	\$18,399.93
Unearned Asmnts - Capital	\$3,499.75
<b>Total Liabilities</b>	<b>\$37,278.93</b>
<b>Equity</b>	
Association equity - Roofs	\$228,295.58
Association equity - Roof Cleaning	\$11,884.81
Association equity - Interest	\$31,147.72
Association equity - Paint	\$62,987.93
Prior Year Operating Surplus	\$72,434.11
<b>Profit (Loss)</b>	<b>\$4,265.45</b>
<b>Total Equity Adjusted for Profit/Loss</b>	<b>\$411,015.60</b>
<b>Total Liability and Equity</b>	<b>\$448,294.53</b>

**Herons Glen Solana HOA**  
**TOTAL VARIANCE REPORT**  
**Sep 30, 2024**

<b>DEPARTMENT</b>	<b>ACTUAL MTD</b>	<b>MTD BUDGET</b>	<b>BETTER (WORSE)</b>	<b>LYMTD Activity</b>	<b>ACTUAL YTD</b>	<b>YTD BUDGET</b>	<b>BETTER (WORSE)</b>	<b>LYYTD Activity</b>
<b>ADMINISTRATION</b>								
Operating Revenue	2435	2392	43	2497	22712	21525	1187	23575
Operating Expenses	801	2292	1491	715	10549	21825	11276	10761
Net Income	1634	100	1534	1782	12163	(300)	12463	12814
<b>BUILDING</b>								
Operating Revenue	2042	2042	0	2217	18375	18375	(0)	19950
Operating Expenses	1375	1417	42	0	6677	17175	10498	5767
Net Income	667	625	42	2217	11698	1200	10498	14184
<b>GROUNDS</b>								
Operating Revenue	6133	6133	0	6000	55200	55200	(0)	54001
Operating Expenses	5683	6500	817	3229	49769	52500	2731	48153
Net Income	450	(367)	817	2771	5431	2700	2731	5849
<b>SUBTOTAL</b>								
Operating Revenue	10610	10567	43	10714	96287	95100	1187	97526
Operating Expenses	7858	10208	2350	3944	66995	91500	24505	64680
Net Income	2751	358	2393	6770	29292	3600	25692	32846
<b>Capital</b>								
Operating Revenue	1167	1167	0	1083	10500	10500	(1)	9750
Operating Expenses	1167	1167	0	1083	35526	10500	(25026)	19750
Net Income	0	0	0	0	(25027)	0	(25027)	(10000)
<b>ALL DEPARTMENTS</b>								
Total Operating Revenues	11777	11733	43	11797	106786	105600	1186	107276
Total Operating Expenses	9025	11375	2350	5027	102521	102000	(521)	84430
Net Income	2751	358	2393	6770	4265	3600	665	22846

<b>SHOA</b>				
<b>September 30, 2024</b>				
	<b>Actual</b>	<b>Budget</b>	<b>Variance Better/ (Worse)</b>	<b>Explanation</b>
<b>00 - Administration</b>				
Legal Fees	0.00	1,250.00	1,250.00	Legal fees billed sporadically; no legal fees incurred in September
<b>50 - Building</b>				
Building Repair/Maint.	0.00	1,250.00	1,250.00	No building maintenance or repairs incurred in September
Roof Repair/Maint.	1,375.00	167.00	(1,208.00)	Reimbursements to a number of Solana owners for plywood and fascia materials needed during roof replacement.
<b>60 - Grounds</b>				
Contracted Lawn Services	5,683.00	6,500.00	817.00	Monthly lawn & landscape services fluctuate; some services are performed every other month or quarterly. This month's services included targeted insect control, potassium application and tree & shrub service by TruGreen, and lawn trim/maint. by Klopac.

Herons Glen Solana HOA										
DEPARTMENTAL INCOME STATEMENT Sep 30, 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
					<b>Income</b>					
2,392	2,392	0	2,433		ASSESSMENTS, BASE	21,526	21,525	1	21,899	28,700
0	0	0	0		INITIAL CAPITAL - ALL SALES	600	0	600	1,200	0
70	0	70	64		INTEREST INCOME	553	0	553	375	0
(27)	0	(27)	0		LATE FEES & FINANCE CHARGES	34	0	34	101	0
2,435	2,392	43	2,497		<b>Total Income</b>	22,712	21,525	1,187	23,575	28,700
					<b>Expenses</b>					
660	683	24	594		MANAGMENT/ACCOUNTING FEE	5,936	6,150	214	5,348	8,200
0	0	0	0		POSTAGE	0	0	0	0	0
0	25	25	0		POSTAGE/COPIES/SUPPLIES	0	225	225	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	11,250	10,550	3,730	15,000
0	0	0	0		LICENSES, TAXES, FEES	3	0	(3)	230	0
0	0	0	0		PHONE & FAX	0	0	0	0	0
0	0	0	0		CLOSING FEES	0	0	0	0	0
0	192	192	0		CONTINGENCY	0	1,725	1,725	0	2,300
0	0	0	0		ANNUAL CORPORATE REPORT	61	0	(61)	61	0
141	142	1	121		INSURANCE	1,214	1,275	61	1,086	1,700
801	2,292	1,491	715		<b>Total Expenses</b>	10,549	21,825	11,276	10,761	28,700
1,634	100	1,534	1,782		<b>Net Income/(Loss)</b>	12,163	(300)	12,463	12,814	0

Herons Glen Solana HOA										
DEPARTMENTAL INCOME STATEMENT Sep 30, 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
					<b>Income</b>					
2,042	2,042	0	2,217		ASSESSMENTS, BUILDING	18,375	18,375	(0)	19,950	24,500
2,042	2,042	0	2,217		<b>Total Income</b>	18,375	18,375	(0)	19,950	24,500
					<b>Expenses</b>					
0	1,250	1,250	0		BUILDING REPAIR & MAINTENANCE	0	11,250	11,250	65	15,000
1,375	167	(1,208)	0		ROOF REPAIR & MAINTENANCE	2,639	1,500	(1,139)	1,664	2,000
0	0	0	0		INTERIOR PEST CONTROL	4,038	4,425	387	4,038	5,900
0	0	0	0		FIRE EXTINGUISHERS	0	0	0	0	1,600
1,375	1,417	42	0		<b>Total Expenses</b>	6,677	17,175	10,498	5,767	24,500

667	625	42	2,217		<b>Net Income/(Loss)</b>	11,698	1,200	10,498	14,184	0
<b>Herons Glen Solana HOA</b>										
<b>DEPARTMENTAL INCOME STATEMENT Sep 30, 2024</b>										
<b>60- Grounds</b>										
<b>Actual This Month</b>	<b>This Mth Budget</b>	<b>Variance Better (Worse)</b>	<b>Actual Same Mth Last Yr</b>			<b>Actual YTD</b>	<b>YTD Budget</b>	<b>Variance Better (Worse)</b>	<b>Actual YTD Last Yr</b>	<b>Total Yr Budget</b>
					<b>Income</b>					
6,133	6,133	0	6,000		ASSESSMENTS, GROUNDS	55,200	55,200	(0)	54,001	73,600
6,133	6,133	0	6,000		<b>Total Income</b>	55,200	55,200	(0)	54,001	73,600
					<b>Expenses</b>					
5,683	6,500	817	3,229		CONTRACTED LAWN SERVICES	39,111	41,800	2,689	37,552	60,000
0	0	0	0		GROUND MAINTENANCE	0	0	0	0	0
0	0	0	0		MULCH	5,573	5,600	27	5,515	5,600
0	0	0	0		EXTERIOR PEST CONTROL	5,085	5,100	15	5,085	6,800
0	0	0	0		TREE REPLACEMENT	0	0	0	0	1,200
5,683	6,500	817	3,229		<b>Total Expenses</b>	49,769	52,500	2,731	48,153	73,600
450	(367)	817	2,771		<b>Net Income/(Loss)</b>	5,431	2,700	2,731	5,849	0
<b>Herons Glen Solana HOA</b>										
<b>DEPARTMENTAL INCOME STATEMENT Sep 30, 2024</b>										
<b>90- Capital</b>										
<b>Actual This Month</b>	<b>This Mth Budget</b>	<b>Variance Better (Worse)</b>	<b>Actual Same Mth Last Yr</b>			<b>Actual YTD</b>	<b>YTD Budget</b>	<b>Variance Better (Worse)</b>	<b>Actual YTD Last Yr</b>	<b>Total Yr Budget</b>
					<b>Income</b>					
0	0	0	0		INITIAL CAPITAL - ALL SALES	0	0	0	0	0
1,167	1,167	0	1,083		ASSESSMENTS, CAPITAL	10,500	10,500	(1)	9,750	14,000
425	0	425	438		INTEREST INCOME	9,269	0	9,269	5,882	0
(425)	0	(425)	(438)		INTEREST ALLOCATED TO RESERVES	(9,269)	0	(9,269)	(5,882)	0
1,167	1,167	0	1,083		<b>Total Income</b>	10,500	10,500	(1)	9,750	14,000
					<b>Expenses</b>					
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	26,526	1,500	(25,026)	11,500	2,000
83	83	0	83		ROOF CLEANING	750	750	0	750	1,000
917	917	0	833		PAINTING	8,250	8,250	0	7,500	11,000
1,167	1,167	0	(1,167)		<b>Total Expenses</b>	35,526	10,500	(25,026)	19,750	14,000
0	0	0	2,250		<b>Net Income/(Loss)</b>	(25,027)	0	(25,027)	(10,000)	0