

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA

IN RE:

CASE NO.: CACE 24-005243

HERON POND CONDOMINIUM
ASSOCIATION, INC.

Petitioner.

v.

HERON POND CONDOMINIUM
ASSOCIATION, INC.,

Defendant/Respondent

RECEIVER'S THIRD MONTHLY REPORT¹

Pursuant to Paragraph 8 of the *Order Granting Verified Petition For Appointment Of Receiver* dated April 26, 2024 (the "Order Appointing Receiver"), Daniel J. Stermer, not individually, but solely in his capacity as Receiver (the "Receiver") of Heron Pond Condominium Association, Inc. (the "Association"), by and through undersigned counsel, hereby submits the Receiver's Third Monthly Report (the "Third Report"), describing the Receiver's efforts and results of his analysis since the filing of the Receiver's Second Monthly Report dated June 25, 2024, and states:

¹ This Receiver's Third Report was significantly prepared before the receipt of the ACG Engineering Services, Inc. Engineering Report dated July 22, 2024 and events and other filings that have transpired subsequent to the receipt of same, including, but not limited to: (i) Notice of Filing ACG Engineering Services, Inc. Engineering Report Dated July 24, 2024; (ii) Receiver, Daniel J. Stermer's, Emergency Motion for Status Conference; (iii) Request for Emergency Relief; (iv) Order on Receiver's Request for Emergency Relief; (v) and any subsequent filings/orders entered. The Receiver will bring to the Court's attention any subsequent developments regarding the ACG Engineering Services, Inc. Engineering Report dated July 22, 2024, through additional court filings and hearings.

Preliminary Statement

The Order Appointing Receiver states:

Monthly Reports. Receiver is directed to prepare and file with this Court on the 25th day of each month commencing with the first calendar month beginning after the Effective Date, so long as its Property shall remain in its possession or care, a full and complete, separate report for such Property, under oath, setting forth all receipts and disbursements, reporting all changes in Assets or Property in the Receiver’s charge or claims against such Assets or Property that have occurred during the prior calendar month in compliance with Rule 1.620(b) of the Florida Rules of Civil Procedure and Section 714.19, Florida Statutes. The Receiver is directed to serve a copy of each such report on counsel who have made an appearance in this case, including counsel for any creditor of the Receivership Entity requesting copies of such reports.

Order Appointing Receiver ¶ 8.

In Compliance therewith, the Receiver hereby submits this Third Report. This Third Report incorporates the Receiver’s First Monthly Report, as well as the Initial Inventory filed on May 25, 2024, and his Second Monthly Report filed on June 25, 2024.

Summary

1. This action arose on April 16, 2024, when Heron Pond Condominium Association, Inc. (the “Plaintiff”), commenced this action by the filing of a *Verified Petition For Appointment of a Receiver* against the Association.

2. Heron Pond is an “Association” as defined in Chapter 718, Florida Statutes, located within Broward County and is governed by the Declaration of Condominium Establishing Heron Pond Condominium (the “Declaration”), recorded on June 14, 2006 in Official Records Book 42216, Page 910, in the Public Records of Broward County, Florida. The Association is comprised of 304 individual units (“Units”) contained in 19 separate buildings (the “Buildings”) owned by individuals and entities (the “Unit Owners”). As of September 12, 2023, six out of the nineteen buildings located within the Association were declared unsafe structures by the City of Pembroke Pines and rendered uninhabitable. An additional 26 units in the remaining buildings have also been

rendered uninhabitable. The status of the remaining Buildings and Units remain under review. The overall cost and timeline to provide a full and complete analysis is being assessed as described later in this Second Report. What is clear is that any prior assessment of damage and cost to rehabilitate the Buildings that was done pre-Receivership are significantly inadequate to assess the true nature of the damage facing the Association.

3. On April 16, 2024, the Association filed an *Ex Parte Verified Emergency Motion For Appointment of a Receiver Court* seeking the appointment of Daniel J. Stermer as Receiver of all the assets belonging to the Association, including all tangible assets, real estate, receivables, and financial accounts; and appointing the Receiver as the sole Board member for the Association with full power to act for the Association until this Court relieves the Receiver.

4. On April 26, 2024, the Court entered an *Order Granting Verified Petition for Appointment of Receiver* (the “Order Appointing Receiver”), thereby appointing Daniel J. Stermer as Receiver for the Association.

5. Since his appointment, the Receiver and his team have been communicating and engaging with the necessary professionals to help determine the cost and time needed to rehabilitate the Buildings while continuing the day to day operations of the Association and addressing ongoing repairs that cannot just be put on hold. There are no preconceived notions about the ultimate outcome of this very difficult situation, but time is critical and an informed decision as to the future direction of the Association must be made promptly and based upon the most current information available.

Procedural History

6. On April 29, 2024, the Receiver transmitted via email to all Unit Owner and renter’s email addresses provided by the Association an *Introductory Letter* addressed to the Unit Owners,

tenants, and family members introducing himself and briefly explaining his role as Receiver. The Introductory Letter also included a *Contact Information Form* to be filled out by Owner's and Occupants to assure the Receiver has up to date contact information.

7. On April 30, 2024, the Receiver filed the *Bond of Receiver*.

8. On April 30, 2024, the Receiver filed the *Oath and Acceptance of Receiver*, thereby accepting the appointment as Receiver pursuant to the terms and conditions of the Receivership Order.

9. On May 1, 2024, the Receiver notified Financial Institutions that the Association has open accounts at of his appointment and sought turnover of accounts and completed forms necessary to become the sole signatory on the accounts. As a result, the Receiver is the only authorized signatory on the Association's six known Accounts.

10. On May 2, 2024, the Receiver and his professionals met with officials from the City of Pembroke Pines regarding the condition of the Property and the Unsafe Structure Notifications that have been issued by the City regarding certain of the Association's Buildings, including with the City Manager, Assistant City Manager, the City Attorney's Office, the Vice Mayor, the Chief Building Official and his colleagues, and the Fire Marshal and his colleagues.

11. On May 7, 2024, the Receiver transmitted via email to all Unit Owner and renters the Receiver's *Notice Regarding Status of Property Insurance and Liability Insurance*.

12. On May 20, 2024, the Court entered an *Order Granting Receiver, Daniel J. Stermer's Motion for Approval Of Employment of Berger Singerman LLP as Counsel to the Receiver Effective as of April 26, 2024*.

13. On May 20, 2024, the Court entered an *Order Granting Receiver, Daniel J. Stermer's Motion for Approval Of Employment of Development Specialists, Inc.* ("DSI") as Financial Advisor and Consultant to the Receiver to the Receiver Effective as of April 26, 2024.

14. On May 20, 2024, the Court entered an *Order Granting Receiver, Daniel J. Stermer's Motion for Approval Of Employment of Eisinger Law as Special Counsel to the Receiver Effective as of April 26, 2024.*

15. On May 20, 2024, the Court entered an *Order Granting Receiver, Daniel J. Stermer's Motion for Approval Of Employment of Specialty Engineering Consultants, Inc., as Engineering Consultant to the Receiver.*

16. On May 22, 2024, the Receiver transmitted via email to all Unit Owners and renters the URL for the Receiver's website (www.heronpondreceiver.com) that contains, among other information, all of the filings in this matter.

17. On May 24, 2024, the Receiver filed *Receiver's Inventory Report* (the "Inventory Report"), reflecting the property coming into the Receiver's control and possession.

18. On May 24, 2024, the Receiver Filed his *First Monthly Report*.

19. May 28, 2024, the Receiver transmitted via email to all Unit Owners and renters the Inventory Report and First Monthly Report and advised that same were posted on the Receiver's website (www.heronpondreceiver.com).

20. On June 10, 2024, the Receiver filed his *Initial Statement of Account of Receiver* identifying the Receiver and his court-approved retained professionals fees and costs from April 26, 2024 through May 31, 2024.

21. On June 12, 2024, the Receiver filed a *Motion for Authority to Enter Into Insurance Policies and the To be filed Insurance Premium Finance Agreement*. On June 17, 2024 the Notice of Filing Insurance Proposals and Premium Finance Agreement was filed by the Court.

22. On June 18, 2024, the Court entered an *Order Authorizing the Receiver to enter into the Insurance Policies and Premium Finance Agreement* (the “Insurance Order”).

23. On June 25, 2024, the Receiver filed his *Second Monthly Report*.

24. On July 3, 2024, the City of Pembroke Pines issues Unsafe Structure Notices for Building 9 requiring all residents to vacate Building 9 on or before July 15, 2024.

25. On July 4, 2024, the Receiver transmitted via email to all Unit Owners and renters on the Association Distribution List notice that the City of Pembroke Pines issued Unsafe Structure Notices for Building 9, requiring all residents to vacate Building 9 on or before July 15, 2024.

26. On July 10, 2024, the Receiver filed his *Second Statement of Account of Receiver* identifying the Receiver and his court-approved retained professionals fees and costs from June 1, 2024 through June 30, 2024.

27. Each of these pleadings can be found on the Receiver’s website: www.heronpondreceiver.com.

Association Assets

28. To date, the Receiver and his financial advisor, DSI, have been provided access to the accounting platform utilized by the current bookkeeper, Preferred Accounting Services, Inc. (“PAS”).

29. The Association’s Truist Operating Acct# XXXXXXXXXXXX1589² had an ending balance as of June 30, 2024, of \$357,510; the Association’s Truist Reserve Acct#

² Account numbers are redacted in their entirety pursuant to Fla. R. Jud. Admin. 2.240 and 2.245(a).

XXXXXXXXXXXX1597 had an ending balance as of June 31, 2024 of \$2,008; the Association's Truist Special Assessment Acct# XXXXXXXXXXXX1600 had an ending balance as of June 31, 2024 of \$297,664; the Association's Popular Operating Acct# XXXXXXXXXXXX2537 had an ending balance as of June 30, 2024 of \$57,638; the Association's Popular Reserve Acct# XXXXXXXXXXXX2626 had an ending balance as of June 30, 2024 of \$5,494; the Association's Popular Special Assessment Acct# XXXXXXXXXXXX2595 had an ending balance as of June 30, 2024 of \$169,965. The Receiver has exclusive control of these six (6) bank accounts. One legacy bank account which was identified at Ocean Bank with a balance of \$178.74, which was identified in the preparation of the Inventory filing and the Receiver notified Ocean Bank of the Receivership on June 14, 2024. On June 27, 2024, Ocean Bank forwarded a Cashier's Check in the amount of \$178.74 to the Receiver and closed the legacy account.³ As of June 30, 2024, the aggregate amount of funds available in the accounts is \$890,459.

30. DSI has and will continue to diligently analyze the transactions in these accounts to try to determine the current financial condition of the Association. At this point, a historical review of the pre-Receivership activity has not been commenced, while DSI's efforts are focused on ascertaining the current and future financial condition of the Association and ability to pay expenses and properly budget for expenses. Additional review and discovery may be required to obtain a clearer picture of the historical flow of funds into and out of these bank accounts.

31. Attached hereto as composite **Exhibit "A"**

- a. Cash Balances as of June 30, 2024
- b. Cash Receipts and Disbursement Summary for June 2024
- c. Accounts Receivable- year to date (June 2024)
- d. Owners Accounts Receivable Ledger (as of June 30, 2024)

³ This deposit was made in the month of July 2024.

Attached hereto as composite **Exhibit “B”**. June 2024 Financial Statements prepared by Preferred Accounting Services, Inc.

Receiver’s Statement of Activities Since The Filing Of Receiver’s Second Monthly Report

32. Since the filing of the Second Monthly Report, the Receiver and his counsel at Berger Singerman, have continued discussions with the Unit Owners, Tenants, Engineers, Contractors, Insurance Brokers, Representatives of the City, opposing counsel in the litigation described below, and other constituents with interests in the Association or the case. The Receiver appreciates the cooperation received to date. The life and safety issues plaguing the Association and Buildings have been the Receiver’s utmost concern since his appointment. In response to the significant questions posed to the Receiver regarding the Associations strategy and in response to the Poll conducted by the Receiver regarding the Rehabilitation or Sale of the Buildings, the Receiver provides as follows:

- Does the Special Assessment need to be paid: **YES**, the Special Assessment needs to be paid by each and every Unit Owner as required by the vote of the Board of Directors and provided for in the Association governing documents;
- Where does the money collected from the Special Assessment go: all monies received from Unit Owners goes into a special and segregated Special Assessment Account that has been specifically set up by the Association for this Special Assessment;
- How is the money collected from the Special Assessment being used: all monies collected from Unit Owners for this Special Assessment are used for the costs and expenses of the current rehabilitation project that was approved by the Board of Directors, including engineers, construction, fencing, shoring, and related fees and costs;
- Are Special Assessment amounts used for operating the Association: **NO**, the amounts collected for the current Special Assessment are not used to pay for operating/daily expenses of the Association;
- If a Unit Owner is behind paying their Special Assessment, can they remit it now: **YES**, any Unit Owner can remit the Special Assessment amount due for January 2024 and/or April 2024 if you have not already done so;

- What Buildings are currently under rehabilitation: Buildings 2, 3, and 10 are currently in the midst of the rehabilitation efforts approved by the Board of Directors with each Building being at different stages of the rehabilitation after the City of Pembroke Pines declared each of the Buildings to be Unsafe Structures;
- What is the status of the other Buildings that have been declared to be Unsafe Structures by the City of Pembroke Pines: Buildings 5, 14, and 16 were declared to be Unsafe Structures by the City of Pembroke Pines and no rehabilitation work has been commenced at those Building even though there is fencing around each of them. On July 3, 2024, the City of Pembroke Pines declared Building 9 to be an Unsafe Structure and ordered residents to evacuate Building 9 on or before July 15, 2024
- What is the original scope of the rehabilitation project that was approved by the Board of Directors in December 2023: The original rehabilitation project approved by the Board of Directors only included balconies, bay windows, and stairs (as necessary);
- How was the Special Assessment computed for the original rehabilitation project (balconies, bay windows, and stairs):

Structural Repairs Stage 1:

Special Assessment Project Cost	
Building Repairs First Stage	
Repairs Projected Cost (Scope: Balconies, Bay Windows and Stairs) :	\$3,395,458.33
Permit Fees:	\$90,367.68
Engineering Fees	\$100,000.00
Shorings Installation and Rental (12 months)	\$196,020.00
Fence Installation and Rental (4 Month Rental Per Building)	\$60,966.96
Total Cost of Project	\$3,842,812.97
Reserve Bank Account Balance as of 10-31-2023	\$391,000.00
Special Assessment Amount	\$3,451,812.97

Payment Scheduled

Total USICE:		285752		Payment Scheduled			
Unit Type	USICE	% of Shared Ownership	\$ Special Assessment	January 5th, 2024	April 5th, 2024	August 5th, 2024	December 5th, 2024
A (1.1)	772	0.27%	\$9,325.57	\$2,331.39	\$2,331.39	\$2,331.39	\$2,331.39
C (2.1V)	836	0.29%	\$10,098.67	\$2,524.67	\$2,524.67	\$2,524.67	\$2,524.67
B (1.1D)	860	0.30%	\$10,388.59	\$2,597.15	\$2,597.15	\$2,597.15	\$2,597.15
D (2.15)	954	0.33%	\$11,524.08	\$2,881.02	\$2,881.02	\$2,881.02	\$2,881.02
E (2.2 DLX)	1033	0.36%	\$12,478.38	\$3,119.60	\$3,119.60	\$3,119.60	\$3,119.60
F (3.2)	1113	0.39%	\$13,444.76	\$3,361.19	\$3,361.19	\$3,361.19	\$3,361.19

- When was the Special Assessment due to be paid by Unit Owners: The Board of Directors authorized Unit Owners to pay their Special Assessment in quarterly installments. The first Assessment payment was due in January 2024, the second Assessment payment was due in April 2024, the third Assessment payment is due in August 2024, and the final Assessment payment is due in December 2024 per the above schedule. As of June 30, 2024, the Association has only received \$450,929.66 from Unit Owners for the Special Assessment. The first two installments totaled \$1,729,026.71 and the outstanding balance of the Special Assessment is \$1,228,083.75.
- What was the initial projected Cost of the rehabilitation per Building: As illustrated above, the projected cost of the initial rehabilitation project (balcony, bay window, and stairs) was \$3,395,458.33 which equates to \$178,708.32 for each of the 19 Buildings at Heron Pond. Using the computations above, the adjusted Total Cost of the Project was \$3,842,812.97 which included certain known expenses to be included in the Project which equates to \$202,253.31 for each of the 19 Buildings at Heron Pond. After utilizing certain already existing Reserve Balances to reduce the projected Special Assessment, the amount of the Special Assessment was reduced to \$3,451,812.97 which equates to \$181,674.37 for each of the 19 Buildings at Heron Pond.
- What contract was entered into to start the rehabilitation project: The Association through its Board of Directors entered into a contract with TriStar to perform the Rehabilitation project (balconies, bay windows, and stairs) at an overall contract price of \$539,000.00 which equates to \$179,666 each for Buildings 2, 3, and 10. Using this computation, the overall Rehabilitation project (balconies, bay windows, and stairs) would cost \$3,413,666.73 for all 19 Buildings at Heron Pond.

The Association entered into a separate contract with TriStar (the “Second Contract”) to rehabilitate Buildings 5, 14, and 16. The Association paid Tri-Star a deposit of \$150,000.00. No work has commenced on this Second Contract and TriStar has agreed to

hold the Deposit in escrow pending further instruction and direction from the Receiver regarding same.

- We understood that the contract with TriStar was for a fixed price – is that correct: While the contract with TriStar referenced above was for a fixed price (which it was for the balcony, bay window, and steps), the City of Pembroke Pines advised the Association's Engineer (ACG Engineering) that further and additional significant work needed to be performed on the exteriors of the Buildings and ACG Engineering wrote the Board of Directors the following on December 18, 2023:

Based on this process, the Contractor, as of today, has provided projections of costs for making the required repairs at Buildings #2 and #3. Based on his estimates and my representatives' observations to date, we believe that the average cost per building for making all identified necessary exterior repairs, application of stucco, and application of paint will be \$350,000+/- . We highly recommend, based on experience, that the Association include a 20% contingency on top of that estimate, thus bringing our recommended estimate to be \$420,000+/- per building. Our recommended estimate per building results in a total, for all 19 buildings, of \$7,980,000.

Our estimated cost presented herein is meant to cover only the projected exterior repairs. It does not include interior repairs (drywall, tile, carpet, interior paint, etc.), electrical corrections, HVAC adjustments, plumbing issues, or any other unforeseen interior-related items.

If the Recommended Estimate above is computed equally across the 304 Units, as opposed to the formula set forth above in the chart, the rough Special Assessment would have needed to be \$26,250.00 per each Unit.

- What is the current projected cost for the rehabilitation project for all 19 Building at Heron Pond: In a March 4, 2024, correspondence to the Board of Directors, ACG Engineering wrote:

Based on the quantities already completed and the work yet to be done to enclose the exterior of the building, the projected costs for Building #2 are \$407,000. Out of the 19 buildings, we believe that Building #2 is slightly worse than what the average will turn out to be. Therefore, if \$407,000 is slightly above what the median building cost will be, we would recommend that the Association base decisions on an estimated project cost of \$400,000 per building for all of the structural repair work. This estimate does not include interior finish repairs, any miscellaneous mechanical, electrical, or plumbing issues discovered, or costs peripheral to the project such as engineering, testing, or inspection costs.

Based upon this latest projected cost of \$400,000.00 for each of the 19 Buildings at Heron Pond, the overall projected cost of the now Expanded Rehabilitation Project would be \$7,600,000.00.

If the Expanded Rehabilitation Project Cost Estimate above is computed equally across the 304 Units as opposed to the formula set forth above in the chart, the potential Special Assessment would have needed to be \$25,000.00 per each Unit.

My team is currently working with additional engineers and contractors employed by the Receiver and approved by the Court to obtain updated proposals for the projected cost of and projected length of time to complete the Expanded Rehabilitation Project.

- Does this Expanded Rehabilitation Project Cost Estimate include everything needed to allow for the Buildings to reopen: **NO** – this Expanded Rehabilitation Project Cost Estimate is for the all structural repair work on the exterior of the Buildings. It does not include interior finish repairs, miscellaneous mechanical, electrical, or plumbing issues discovered, or costs peripheral to the project such as engineering, testing, or inspection costs. Additionally, this Expanded Rehabilitation Project Cost Estimate also does not include: any roof work needed, HVAC costs, landscaping costs, irrigation costs, just to name a few.

The Receiver is also seeking estimates as to the replacement of each roof on the 19 Buildings as many of the roofs have significant wear and tear and it would make sense to replace as apart of the Expanded Rehabilitation Project

- Should the Rehabilitation Project continue: On June 14, 2024, we conducted an online informal poll of Unit Owners to obtain an initial analysis of Unit Owner’s position. The results were included in the Receiver’s Second Report. We are cautiously and expeditiously working to provide Unit Owners with the necessary information to help determine whether it is more appropriate to (i) continue the Rehabilitation Project; (ii) commence a Sales Process; or (iii) to do both at the same time.

Should the decision be made to continue the Expanded Rehabilitation Project, it is imperative that all outstanding Special Assessments are paid by each and every Unit Owner so that there are adequate funds available to pay the engineer, contractor, professionals and other associated costs/expenses with the Rehabilitation Project. The Rehabilitation Project cannot recommence unless and until sufficient Special Assessment dollars are collected from Unit Owners that have not paid their January and/or April 2024 Special Assessment **The Receiver cannot move forward with the Expanded Rehabilitation Project and have professionals perform work and provide services and not be able to pay them.**

Further, if the decision is made to move forward with the Expanded Rehabilitation Project, the Association will impose an additional Special Assessment(s) based upon the latest cost projections. As indicated above, the Special Assessment imposed by the Board of Directors in December 2023 is insufficient to pay for the Expanded Rehabilitation Project Cost Estimate. The additional Special Assessment(s) will, in all likelihood, exceed an additional \$15,000.00 per Unit using simple computations for illustrative purposes.

- If the scope of the Rehabilitation Project has not been determined, will Special Assessment continue to be collected: **Until a more informed and better decision is made as to what will happen next with the Expanded Rehabilitation Project and/or Sale Process, the Receiver intends to temporarily forbear the collection of the August 2024 Special Assessment. The January 2024 and April 2024 Special Assessment payments are still due and owing to the Association at this time and Unit Owner accounts have been turned over to Association Counsel for collection efforts.**

- What happens with any leftover Special Assessment money that is paid in by Unit Owners and not used for the Rehabilitation Project: It is likely that all Special Assessments collected to date will be expended. Once all of the costs of the Expanded Rehabilitation Project, which the scope is to be determined, are paid in full, including all engineers, contractors, professionals and other expenses associated with the Rehabilitation Project and the Receivership are paid in full, the Receiver would envision that the remaining balance of the Special Assessment collected would be refunded to those Unit Owners who remitted same.
- What is the status of the Letter of Intent received by Board of Directors pre-receivership: The Receiver is aware of and is in possession of the March 15, 2024 Letter of Intent from a Prospective Purchaser. The Receiver and his professionals have had a number of discussions with the Prospective Purchaser and its representatives about the Letter of Intent and the process the Receiver would seek court approval to commence regarding a sale of the Property.
- What does a Receiver's Sale Process entail: In fiduciary matters such as this, the Receiver (as a fiduciary) would commence a competitive sales process by entering into a proposed Stalking Horse Asset Purchase Agreement (“APA”) with a Prospective Purchaser not just a Letter of Intent. The APA would establish the floor bid to purchase the property and contain the entire agreement between the Receiver, on behalf of the Association, as Seller, and the Prospective Purchaser. The APA would include, *inter alia*, a description of the asset being sold, the purchase price to be paid, the proposed closing date, any due diligence period, conditions to close, deliverables at closing, AS IS/WHERE IS, and other standard/to be negotiated terms and conditions with the Prospective Purchaser. The Receiver would seek court approval of the Stalking Horse APA and proposed Sale Process. A Sale Process would provide a marketing period for other potential bidders to examine the property and the Stalking Horse APA and make a higher and/or better offer for the Property. The Receiver would engage a Sales Agent who would be responsible for creating an effective marketing plan and website. Should there be additional bids on the Property, a live auction would be held to determine the highest and best offer of the Property. The ultimate purchaser and APA would be presented to the Court for approval.
- What would be the projected sale price per Unit: At this time, the Receiver is unable to project with any degree of certainty what the sale price per Unit would be. Using the following examples and utilizing a straight line analysis, namely dividing the sale price divided by the number of Units which is different from how the Special Assessment was determined: (i) if the Property sold for \$45,000,000.00, then each Unit Owner would be allocated approximately \$148,000.00; (ii) if the Property sold for \$50,000,000, then each Unit Owner would be allocated approximately \$164,473.00; (iii) if the Property sold for \$55,000,000.00, then each Unit Owner would be allocated approximately \$180,920.00; (iv)

if the Property sold for \$60,000,000.00, then each Unit Owner would be allocated \$197,365.000; and (v) if the Property sold for \$65,000,000.00, then each Unit Owner would be allocated \$213,815.00. Again, these projections are straight line computations and do not account for any reductions or costs and/or expenses and/or other amounts to be deducted from the projected sale proceeds prior to the computation, whether sale related and/or administration related. These are for illustrative purposes only.

Based upon the initial responses to the Receiver's Poll, my team is using a dual track process and working to obtain the necessary information to present to Unit Owners to help make an informed decision as to whether the Association should prepare for the Expanded Rehabilitation Project or commence a competitive sale process.

RECEIVER'S CERTIFICATION

I, Daniel J. Stermer, as Receiver, hereby certifies, under penalties of perjury, that the foregoing Receiver's Initial Report is true and accurate to the best of my personal knowledge and belief.

/s/ Daniel J. Stermer
Daniel J. Stermer

Dated: July 24, 2024

Respectfully submitted,

BERGER SINGERMANN LLP
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By: /s/ Brian G. Rich
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CERTIFICATE OF ELECTRONIC FILING AND SERVICE

I **HEREBY CERTIFY** that on this 24th day of July 2024, the foregoing was filed electronically through the Florida Court's E-Filing Portal, which will send notice of electronic filing to all electronic service parties.

By: /s/ Brian G. Rich
Brian G. Rich

EXHIBIT A

Heron Pond Condominium Association, Inc.

Cash Balances as of June 30, 2024 (Bank Balances)

Bank Balance

6/30/2024

Operating Account - Truist Bank #1589	357,510
Reserve Account - Truist Bank #1597	2,008
Special Assessment Account - Truist Bank #1600	297,664
Operating Account - Popular Bank #2537	57,638
Reserve Account - Popular Bank #2626	5,494
Special Assessment Account - Popular Bank #2595	169,965
Legacy Operating Account - Ocean Bank #2805	179

Total Balance	<u>\$ 890,459</u>
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Recap:

Operating Accounts	415,327
Reserve & Special Assessment Accounts	475,131
	<u>\$ 890,459</u>

Heron Pond Condominium Association, Inc.

Cash Receipts and Disbursement Summary - June 2024

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Total
Bank Balance - Beginning (all accounts)	\$ 334,823	\$ 433,482	\$ 434,223	\$ 481,814	\$ 599,418	\$ 606,949	\$ 334,823
Receipts:							
Owners Assessments - Monthly	\$ 82,949	\$ 76,794	\$ 85,544	\$ 81,418	\$ 63,257	\$ 418,044	\$ 808,005
Owners Assessments - Special	149,786	23,745	60,184	150,028	31,584	35,603	450,930
Returned Payments	(2,424)	(1,404)	(5,964)	(2,330)	(2,330)	(2,748)	(17,201)
Prepaid Owners Assessments	13,949	1,860	19,657	49,579	16,298	14,073	115,416
Other Receipts / Transfers / Adjustments	5,502	(8,518)	(22,543)	38,102	4,924	(28,540)	(11,074)
	\$ 249,762	\$ 92,476	\$ 136,878	\$ 316,797	\$ 113,731	\$ 436,431	\$ 1,346,075
Disbursements - Operating:							
Accounting	\$ (3,900)	\$ -	\$ (1,300)	\$ -	\$ -	\$ (2,600)	\$ (7,800)
Golf Cart Lease	(400)	-	-	-	(600)	(200)	(1,200)
Insurance	(425)	-	(851)	(425)	-	(53,339)	(55,040)
Internet	(348)	(354)	(354)	(354)	(354)	(354)	(2,118)
Lawn Maintenance	(3,400)	(6,800)	(3,400)	-	(10,200)	(3,400)	(27,200)
Management	-	(3,995)	-	-	(3,995)	(11,985)	(19,975)
Office Supplies	(77)	(77)	(527)	(77)	(77)	(527)	(1,361)
Payroll	(8,292)	(7,831)	(7,695)	(7,735)	(20,372)	(7,609)	(59,535)
Pest Control	(1,526)	-	-	-	(800)	(217)	(2,543)
Pool License Renewal	-	-	(601)	-	-	(175)	(776)
Pool Service	(1,600)	-	(1,600)	-	(1,600)	(800)	(5,600)
R&M General	(650)	(9,600)	(100)	(3,200)	(1,753)	(1,960)	(17,263)
Security Services	-	-	(13,506)	(8,898)	(13,347)	(13,506)	(49,258)
Shoring Rent	(11,739)	-	(23,478)	(11,739)	(11,739)	(16,902)	(75,597)
Water	(18,969)	(18,625)	(16,638)	(52,846)	(22,062)	(19,307)	(148,446)
	\$ (151,103)	\$ (91,735)	\$ (89,287)	\$ (103,514)	\$ (106,201)	\$ (132,881)	\$ (674,720)
Net Cash Activity	\$ 98,659	\$ 741	\$ 47,591	\$ 117,604	\$ 7,531	\$ 283,510	\$ 555,636
Bank Balance - Ending	\$ 433,482	\$ 434,223	\$ 481,814	\$ 599,418	\$ 606,949	\$ 890,459	\$ 890,459

* Contribution to Reserves removed from operating budget until operations are stabilized.

Annual Budget for 2024 had \$343,961 for Reserves. No amounts transferred pre-Receivership to increase 2024 Reserves.

Heron Pond Condominium Association, Inc.

Accounts Receivable Roll Forward - Year to Date June 2024

	<u>Billed</u>	<u>Collected</u>	<u>Prepaid - Applied</u>	<u>Balance</u>	
<u>Owner Assessments Receivable</u>					
				\$ 190,449	
Dec-23				\$ 190,449	
Jan-24	\$ 138,901	\$ (82,949)	\$ (7,232)	\$ 239,168	
Feb-24	\$ 138,898	\$ (76,794)	\$ (5,620)	\$ 295,652	Feb-2024 : Approx 13 unpaid
Mar-24	\$ 139,623	\$ (85,544)	\$ (3,824)	\$ 345,907	
Apr-24	\$ 138,998	\$ (81,418)	\$ (4,696)	\$ 398,791	Apr-2024 : Approx 5 unpaid
May-24	\$ 138,973	\$ (61,428)	\$ (12,152)	\$ 464,183	May-2024 : Approx 28 unpaid
Jun-24	\$ 139,023	\$ (418,044)	\$ (13,070)	\$ 172,092	June-2024 : Approx 74 unpaid
	<u>\$ 834,413</u>	<u>\$ (806,177)</u>	<u>\$ (46,594)</u>	<u>\$ 172,092</u>	
<u>Special Assessments Receivable</u>					
Dec-23				\$ -	
Jan-24	\$ 862,953	\$ (149,786)	\$ (6,147)	\$ 707,020	1st 2024 Assessment: 197 unpaid
Feb-24		\$ (23,745)	\$ (392)	\$ 682,883	
Mar-24		\$ (60,184)	\$ -	\$ 622,699	
Apr-24	\$ 866,073	\$ (150,028)	\$ (41,359)	\$ 1,297,385	2nd 2024 Assessment: 246 unpaid
May-24		\$ (31,584)	\$ (2,116)	\$ 1,263,686	
Jun-24		\$ (35,603)	\$ -	\$ 1,228,084	
	<u>\$ 1,729,027</u>	<u>\$ (450,930)</u>	<u>\$ (50,013)</u>	<u>\$ 1,228,084</u>	26%
TOTAL	<u>\$ 2,563,440</u>	<u>\$ (1,257,106)</u>	<u>\$ (96,607)</u>	<u>\$ 1,400,175</u>	

Prepaid Owner Assessments Account

	<u>Cash Receipts</u>	<u>Applied</u>	<u>Adjustments</u>	<u>Balance</u>
				\$ 7,742
Jan-24	\$ (13,949)	\$ 13,380	\$ 3	\$ 8,314
Feb-24	\$ (1,860)	\$ 6,012	\$ 274	\$ 4,437
Mar-24	\$ (19,657)	\$ 3,824	\$ 250	\$ 20,520
Apr-24	\$ (49,579)	\$ 46,055	\$ (916)	\$ 23,128
May-24	\$ (16,298)	\$ 14,267	\$ (502)	\$ 24,657
Jun-24	\$ (14,073)	\$ 13,070	\$ (1,422)	\$ 24,237
	<u>\$ (115,416)</u>	<u>\$ 96,607</u>	<u>\$ (2,313)</u>	<u>\$ 24,237</u>

Heron Pond Condominium Association, Inc.

Owners Accounts Receivable Ledger

Aging Summary as of June 30, 2024

<u>Type</u>	<u>Current</u>	<u>Over 30 days</u>	<u>Over 60 days</u>	<u>Over 90 days</u>	<u>Total</u>
Late Fees	-	-	-	10,100	10,100
NSF Charges	150	100	25	175	450
Maintenance	34,046	26,573	20,976	79,050	160,644
Maintenance Increase	5	12	-	881	898
Special Assessment	-	560	669,854	557,670	1,228,084
Less: Prepaid Owners Assessments				(24,237)	(24,237)
Total	34,201	27,245	690,855	623,639	1,375,939

Recap:

Owner Assessments Receivable	34,201	26,685	21,001	90,206	172,092
Special Assessments Receivable	-	560	669,854	557,670	1,228,084
Less: Prepaid Owners Assessments	-	-	-	(24,237)	(24,237)
Total	34,201	27,245	690,855	623,639	1,375,939

General Footnote:

The balances reflected are from the accounting system utilized by Heron Pond's accountant's, Preferred Accounting Services as the data existed on June 30, 2024. The Receiver has not confirmed the accuracy of the balances reflected.

Additional Late Fees, Interest and Other Collection costs owing on past due accounts may be applied to the balances reflected.

Heron Pond Condominium Association, Inc.
 Owners Accounts Receivable Ledger
 Summary by Unit Number as of June 30, 2024

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
10101	418	5	2,597	-	3,020
10102	419	-	3,120	3,307	6,845
10104	-	-	2,597	2,622	5,219
10105	-	-	2,597	2,607	5,204
10106	-	-	3,120	3,145	6,264
10107	-	-	3,120	3,132	6,251
10108	-	-	2,597	2,607	5,204
10201	-	-	2,597	2,622	5,219
10202	-	-	3,120	-	3,120
10203	-	-	3,120	3,145	6,264
10205	-	-	2,597	2,622	5,219
10206	502	502	3,622	3,151	7,777
1101	-	-	2,331	2,356	4,688
1102	-	-	3,120	3,132	6,251
1103	502	466	3,120	3,120	7,207
1104	-	-	2,331	2,356	4,688
1105	-	-	2,331	9	2,340
1106	-	-	600	-	600
1107	-	-	3,120	3,145	6,264
11102	464	395	2,881	3,092	6,832
11103	-	-	3,120	3,145	6,264
11104	-	-	3,120	3,145	6,264
11106	-	-	2,881	2,906	5,787
11107	-	-	3,120	-	3,120
11108	-	-	3,120	12	3,132
11201	-	-	2,881	2,906	5,787
11202	-	-	2,881	2,423	5,304
11203	-	-	3,120	3,132	6,251
11204	-	-	3,120	3,145	6,264
11205	-	-	2,881	2,906	5,787
11206	387	-	2,881	3,067	6,335
11207	-	-	3,120	3,145	6,264
11208	-	-	3,120	3,145	6,264
1201	-	-	2,331	2,356	4,688
1203	501	-	3,120	-	3,621
1204	-	-	2,331	2,356	4,688
1205	9	-	-	-	9
1206	502	502	3,622	9,364	13,990
1207	11	-	-	-	11
1208	375	375	2,707	3,153	6,610
12101	-	-	2,331	2,356	4,688
12102	-	-	3,120	3,132	6,251

Heron Pond Condominium Association, Inc.
 Owners Accounts Receivable Ledger
 Summary by Unit Number as of June 30, 2024

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
12103	502	502	3,622	7,099	11,725
12104	-	-	2,331	2,356	4,688
12105	375	375	2,707	3,153	6,610
12106	-	-	3,120	37	3,156
12107	502	502	3,622	4,151	8,777
12108	9	-	2,331	-	2,340
12201	375	375	2,707	3,153	6,610
12202	502	502	3,622	5,147	9,772
12203	-	-	2,241	-	2,241
12205	375	375	2,707	2,581	6,038
12206	527	25	-	-	552
12207	502	502	3,120	-	4,124
13101	-	-	3,361	2,968	6,329
13102	-	-	1,197	-	1,197
13103	29	-	2,525	1,956	4,510
13105	-	-	3,361	3,374	6,735
13106	-	-	2,525	2,550	5,074
13107	-	-	2,525	-	2,525
13108	-	-	3,361	3,386	6,747
13203	-	-	2,525	2,550	5,074
13204	-	-	3,361	3,386	6,747
13205	123	-	-	-	123
13206	406	406	2,931	2,892	6,636
13207	406	167	2,525	2,759	5,857
14101	541	541	3,818	3,574	8,474
14102	-	-	2,525	2,396	4,920
14103	-	-	2,525	2,550	5,074
14104	-	-	3,361	3,386	6,747
14107	-	-	2,525	2,550	5,074
14108	541	541	3,902	4,227	9,211
14201	-	-	3,361	3,386	6,747
14202	-	-	2,161	-	2,161
14204	-	-	3,361	3,386	6,747
14205	-	-	3,361	3,386	6,747
14206	-	-	2,525	2,530	5,054
14208	-	-	3,361	3,386	6,747
15101	-	-	3,361	3,374	6,735
15102	-	-	2,226	-	2,226
15103	406	406	2,931	3,570	7,314
15104	-	-	3,361	3,386	6,747
15105	541	528	3,361	3,574	8,004
15107	-	-	2,525	2,550	5,074

Heron Pond Condominium Association, Inc.
 Owners Accounts Receivable Ledger
 Summary by Unit Number as of June 30, 2024

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
15108	-	-	3,361	7	3,368
15201	-	-	3,361	3,374	6,735
15202	406	68	2,525	2,525	5,523
15203	838	-	25	50	913
15204	-	-	3,361	3,386	6,747
15205	541	541	3,902	4,466	9,449
16101	-	-	2,881	2,892	5,773
16102	-	-	2,881	2,892	5,773
16103	-	-	3,120	3,145	6,264
16104	-	-	3,120	3,145	6,264
16105	-	-	2,881	6	2,887
16106	464	464	2,881	2,892	6,700
16107	-	-	3,120	250	3,370
16108	502	502	3,622	5,895	10,521
16201	-	-	2,881	2,892	5,773
16202	464	464	3,345	3,699	7,971
16203	-	-	3,120	3,145	6,264
16204	-	-	3,120	3,126	6,245
16205	-	-	2,881	2,906	5,787
16206	-	-	2,881	2,892	5,773
16207	502	502	3,616	3,257	7,876
17101	-	-	2,331	9	2,340
17102	-	-	3,120	3,145	6,264
17103	25	25	-	-	50
17104	375	375	2,707	2,368	5,825
17107	502	502	3,622	4,965	9,591
17108	375	375	2,707	11,454	14,911
17202	6	-	3,120	3,120	6,245
17203	6	-	30	-	36
17204	-	-	2,331	2,356	4,688
18101	-	-	2,331	2,356	4,688
18102	-	-	3,120	3,145	6,264
18104	375	375	2,707	3,361	6,818
18105	-	-	2,331	2,356	4,688
18106	-	-	3,120	3,145	6,264
18107	502	502	3,622	4,940	9,565
18108	-	-	2,331	2,356	4,688
18201	375	375	2,707	7,042	10,499
18202	502	2,072	3,622	2,560	8,755
18203	-	-	3,120	3,145	6,264
18204	-	-	2,331	2,356	4,688
18205	-	-	2,331	2,356	4,688

Heron Pond Condominium Association, Inc.
 Owners Accounts Receivable Ledger
 Summary by Unit Number as of June 30, 2024

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
18206	-	-	2,876	-	2,876
18207	-	-	3,120	3,132	6,251
19101	-	-	2,331	2,356	4,688
19102	-	-	3,120	3,145	6,264
19103	-	-	3,120	-	3,120
19104	-	-	2,331	2,356	4,688
19105	375	375	2,707	2,368	5,825
19106	-	-	3,120	3,145	6,264
19107	502	502	3,622	4,130	8,755
19108	-	-	9	-	9
19201	375	375	2,331	375	3,457
19202	502	502	3,120	514	4,638
19203	-	-	3,120	3,145	6,264
19204	-	-	5	-	5
19205	375	375	2,707	2,368	5,825
19207	-	-	3,120	3,145	6,264
19208	375	375	2,707	2,368	5,825
2101	-	-	2,331	9	2,340
2102	-	-	3,120	3,145	6,264
2103	-	-	3,120	3,145	6,264
2104	375	375	2,707	3,466	6,923
2105	-	-	2,331	2,356	4,688
2106	-	-	3,120	3,145	6,264
2107	502	11	3,120	3,120	6,752
2108	-	-	2,331	2,356	4,688
2201	375	375	1,526	-	2,276
2202	502	502	3,622	11,511	16,136
2203	-	-	3,120	3,145	6,264
2204	-	-	2,331	2,340	4,672
2205	350	-	2,331	1,986	4,667
2206	-	-	3,120	3,145	6,264
2207	-	-	3,120	3,132	6,251
3101	418	418	3,015	3,220	7,071
3102	312	-	3,120	3,307	6,739
3103	419	-	3,120	187	3,725
3104	-	-	2,597	2,622	5,219
3106	-	-	3,120	3,145	6,264
3107	-	-	3,120	3,145	6,264
3108	55	-	2,597	2,597	5,249
3201	35	-	2,597	-	2,632
3202	-	-	3,120	3,132	6,251
3203	502	502	3,304	3,307	7,615

Heron Pond Condominium Association, Inc.
 Owners Accounts Receivable Ledger
 Summary by Unit Number as of June 30, 2024

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
3204	443	-	2,597	2,607	5,647
3205	-	-	2,597	2,607	5,204
3206	-	-	3,120	3,145	6,264
3207	644	25	3,120	3,120	6,908
4101	-	-	2,331	2,356	4,688
4102	-	-	3,120	3,145	6,264
4103	502	502	3,622	3,796	8,421
4104	-	-	2,331	2,356	4,688
4105	-	-	2,331	5	2,336
4106	502	502	3,622	4,016	8,641
4107	419	-	3,120	187	3,725
4108	375	375	2,693	2,381	5,825
4201	375	375	2,386	2,331	5,468
4202	-	-	3,120	3,145	6,264
4203	75	-	-	-	75
4204	-	-	2,331	2,356	4,688
4205	-	-	2,331	2,340	4,672
4206	6	-	-	-	6
4207	502	502	3,622	5,668	10,293
4208	375	375	2,707	2,368	5,825
5101	-	-	2,331	2,356	4,688
5102	502	502	3,622	4,014	8,640
5103	502	502	3,622	5,147	9,772
5104	-	-	2,331	2,340	4,672
5106	-	-	3,120	3,145	6,264
5107	-	-	3,120	3,145	6,264
5108	-	-	2,331	-	2,331
5203	-	-	3,120	3,145	6,264
5204	-	-	2,331	2,356	4,688
5206	502	502	3,622	3,373	7,998
6101	413	-	2,597	2,807	5,817
6102	419	-	3,120	187	3,725
6103	-	-	2,116	-	2,116
6104	-	-	2,597	2,607	5,204
6105	-	-	2,597	2,607	5,204
6202	-	-	3,120	12	3,132
6204	-	-	2,597	20	2,617
6205	-	-	2,597	10	2,607
6206	-	-	3,120	3,145	6,264
6207	25	-	3,120	2,624	5,768
6208	443	25	-	-	468
7101	-	-	2,331	2,356	4,688

Heron Pond Condominium Association, Inc.
 Owners Accounts Receivable Ledger
 Summary by Unit Number as of June 30, 2024

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
7103	-	-	3,120	3,145	6,264
7104	-	-	2,331	2,356	4,688
7105	-	-	2,331	2,356	4,688
7106	502	502	3,622	5,689	10,314
7108	-	-	2,331	2,356	4,688
7201	-	-	2,331	2,356	4,688
7202	-	-	3,120	3,145	6,264
7203	502	502	3,622	5,581	10,207
7204	-	-	2,331	2,340	4,672
7205	375	375	2,707	2,581	6,038
7206	-	-	3,120	3,145	6,264
7207	-	-	3,120	3,145	6,264
7208	-	-	2,331	2,299	4,630
8101	-	-	2,881	2,906	5,787
8102	464	464	3,345	4,141	8,413
8103	-	-	3,120	3,145	6,264
8104	-	-	3,120	3,145	6,264
8105	464	464	3,345	3,136	7,408
8106	464	464	3,345	11,587	15,859
8107	-	-	3,120	3,145	6,264
8201	464	464	3,345	11,951	16,223
8203	-	-	3,120	3,145	6,264
8204	-	-	2,554	-	2,554
8205	-	-	2,881	2,906	5,787
8206	-	-	11	-	11
8207	-	-	3,120	3,145	6,264
8208	18	-	3,120	-	3,138
9101	-	-	2,856	-	2,856
9102	-	-	2,881	2,906	5,787
9103	-	-	3,120	1,539	4,658
9104	-	-	3,120	2,999	6,118
9105	-	-	2,881	2,906	5,787
9106	-	-	2,881	-	2,881
9107	-	-	3,120	3,132	6,251
9108	-	-	3,120	-	3,120
9202	-	-	2,881	2,906	5,787
9203	-	-	3,120	3,145	6,264
9204	61	-	3,120	3,120	6,300
9205	-	-	2,881	2,892	5,773
9206	-	-	2,881	2,906	5,787
9207	-	-	3,120	6	3,126

Heron Pond Condominium Association, Inc.
Owners Accounts Receivable Ledger
Summary by Unit Number as of June 30, 2024

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
					1,400,176

EXHIBIT B

**HERON POND CONDOMINIUM
ASSOCIATION, INC.**

BALANCE SHEET
Consolidated
As of: 06/30/2024

Assets

Account #	Account Name	Total
Assets		
01010	Cash - Operating Popular Bank	\$21,684.86
01020	Cash - Reserves Popular Bank	\$40,147.42
01030	Cash - Spec. Assess Popular Bank	\$169,965.21
01035	Cash - Operating Ocean Bank	\$607.74
01050	Cash - Operating - Truist	\$344,422.05
01056	Cash - Reserves - Truist	\$2,008.06
01060	Cash - Special Assessment - Truist	\$304,572.45
01200	Owner Assessments Receivable	\$172,091.73
01210	Special Assessments Receivable	\$1,228,084.16
01605	Due to Reserve	\$171,980.40
01610	Prepaid Insurance	\$548,548.00
01620	Prepaid Expenses	\$150.00
	ASSETS TOTAL:	\$3,004,262.08
	TOTAL ASSETS:	\$3,004,262.08

Liabilities

Account #	Account Name	Total
Liabilities		
02001	Accounts Payable	\$31,024.85
02002	Accrued Expenses	\$14,908.68
02010	Insurance Payable	\$519,484.46
02250	Due from Operating	\$171,980.40
02500	Prepaid Owner Assessments	\$24,237.14
02605	Deferred Income Cable	\$41,040.00
	LIABILITIES TOTAL:	\$802,675.53
	TOTAL LIABILITIES:	\$802,675.53

Equity

Account #	Account Name	Total
Reserves		
03010	Reserves - Interest	\$3,606.56
03012	Reserves - Exterior Lighting	\$15,117.10
03016	Reserves - Paving	\$175,850.56
03018	Reserves - Pool	\$105,156.29
03024	Reserves - Roof	(\$72,292.14)
03035	Reserves - Structural Repairs	(\$90,021.29)

Account #	Account Name	Total
03045	Reserves - Paint Exterior	\$448,853.41
	RESERVES TOTAL:	\$586,270.49
Special Assessments		
03047	SA-Community Center	(\$9,756.34)
03048	SA-Engineer	\$1,000.00
03049	SA-Exterior Lighting	(\$311.49)
03050	SA-Landscaping	\$15,000.00
03051	SA-Parking Lot Repairs	\$5,000.00
03052	SA-Sign Replacement Repairs	\$6,548.00
03053	SA-Structural Repairs	\$1,212.21
03054	SA-Termite Treatment	\$1,725.00
03055	SA-Termite Treatment Buildings	\$112,869.00
03056	SA-Trash Compactor	\$8,000.00
03057	Special Assessment Billed	\$1,725,907.52
03058	Special Assessment Spent	(\$134,749.00)
	SPECIAL ASSESSMENTS TOTAL:	\$1,732,444.90
Members Equity		
03700	Capital Contribution	\$2,975.94
03800	Retained Earnings	(\$123,200.06)
	MEMBERS EQUITY TOTAL:	(\$120,224.12)
	Current Year Net Income/(Loss)	\$3,095.28
	TOTAL EQUITY:	\$2,201,586.55
	TOTAL LIABILITIES AND EQUITY:	\$3,004,262.08

HERON POND CONDOMINIUM ASSOCIATION, INC.

INCOME STATEMENT

Consolidated

Start: 06/01/2024 | End: 06/30/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
40001 Owner Assessments	110,209.16	110,208.75	0.41	661,254.96	661,252.50	2.46	1,322,505.00
40002 Reserve Income	28,663.40	28,663.40	0.00	171,980.40	171,980.40	0.00	343,960.74
40011 Late Fee Income	0.00	500.00	(500.00)	0.00	3,000.00	(3,000.00)	6,000.00
40030 Application Fees	0.00	0.00	0.00	3,025.00	0.00	3,025.00	0.00
40060 Gate/Key Cards	0.00	50.00	(50.00)	0.00	300.00	(300.00)	600.00
40080 Interest Income	7.03	50.00	(42.97)	39.48	300.00	(260.52)	600.00
40081 NSF Fees	150.00	5.00	145.00	475.00	30.00	445.00	60.00
40090 Miscellaneous Income	0.00	0.00	0.00	681.25	0.00	681.25	0.00
41017 Transfer Fees	0.00	150.00	(150.00)	0.00	900.00	(900.00)	1,800.00
41020 Car Decals/RFID Tags	0.00	500.00	(500.00)	850.00	3,000.00	(2,150.00)	6,000.00
41021 Capital Contribution	0.00	300.00	(300.00)	1,487.97	1,800.00	(312.03)	3,600.00
Income Total	139,029.59	140,427.15	(1,397.56)	839,794.06	842,562.90	(2,768.84)	1,685,125.74
Total Income	139,029.59	140,427.15	(1,397.56)	839,794.06	842,562.90	(2,768.84)	1,685,125.74

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
50008 Audit & Tax Preparation	0.00	291.67	291.67	0.00	1,750.02	1,750.02	3,500.00
50010 Accounting	1,300.00	1,300.00	0.00	7,800.00	7,800.00	0.00	15,600.00
50011 Bank Charges	0.00	30.00	30.00	12.00	180.00	168.00	360.00
50014 Bad Debt	0.00	100.00	100.00	0.00	600.00	600.00	1,200.00
50025 Backoffice Software	0.00	150.00	150.00	0.00	900.00	900.00	1,800.00
50030 Car Tag Readers/Decals	0.00	50.00	50.00	0.00	300.00	300.00	600.00
50045 Legal Fees	0.00	10,000.00	10,000.00	27,818.93	60,000.00	32,181.07	120,000.00
50047 Annual Corporate Report (Sunbiz)	0.00	5.42	5.42	0.00	32.52	32.52	65.00
50048 Annual Condo Fees (DBPR)	0.00	101.33	101.33	2,553.60	607.98	(1,945.62)	1,216.00
50050 Licenses, Taxes, Permits	0.00	220.33	220.33	4,444.87	1,321.98	(3,122.89)	2,644.00
50055 Pool License Renewal (Health Departm...)	0.00	100.00	100.00	775.70	600.00	(175.70)	1,200.00
50075 Office Supplies	226.80	416.67	189.87	6,871.33	2,500.02	(4,371.31)	5,000.00
50083 Professional Fees	0.00	0.00	0.00	55,195.00	0.00	(55,195.00)	0.00
50085 Printing & Postage	277.71	100.00	(177.71)	4,254.65	600.00	(3,654.65)	1,200.00
50087 Miscellaneous Expenses	0.00	100.00	100.00	0.00	600.00	600.00	1,200.00
General & Administrative Total	1,804.51	12,965.42	11,160.91	109,726.08	77,792.52	(31,933.56)	155,585.00
Insurance							
52030 Insurance Package	29,068.74	30,000.00	931.26	83,781.74	180,000.00	96,218.26	360,000.00
Insurance Total	29,068.74	30,000.00	931.26	83,781.74	180,000.00	96,218.26	360,000.00
Utilities							
54050 Electricity	2,028.05	2,260.00	231.95	11,838.17	13,560.00	1,721.83	27,120.00
54060 Bulk Trash Removal	350.00	375.00	25.00	2,100.00	2,250.00	150.00	4,500.00
54070 Water & Sewer	19,306.71	20,000.00	693.29	124,767.85	120,000.00	(4,767.85)	240,000.00
54080 Trash Removal	6,850.00	7,200.00	350.00	41,100.00	43,200.00	2,100.00	86,400.00
54100 Internet, TV & Telephone	353.87	320.00	(33.87)	2,118.09	1,920.00	(198.09)	3,840.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utilities Total	28,888.63	30,155.00	1,266.37	181,924.11	180,930.00	(994.11)	361,860.00
Contract Services							
60015 Copier Lease Contract	0.00	200.00	200.00	0.00	1,200.00	1,200.00	2,400.00
60067 Golf Cart Lease	214.00	200.00	(14.00)	1,214.00	1,200.00	(14.00)	2,400.00
60078 Irrigation Check Service	0.00	200.00	200.00	0.00	1,200.00	1,200.00	2,400.00
60090 Lawn Maintenance Contract	3,400.00	3,400.00	0.00	20,400.00	20,400.00	0.00	40,800.00
60095 Lake Maintenance	0.00	265.00	265.00	0.00	1,590.00	1,590.00	3,180.00
61000 Management Services	7,609.09	16,666.67	9,057.58	80,375.68	100,000.02	19,624.34	200,000.00
61010 Pest Control	217.08	475.00	257.92	2,543.40	2,850.00	306.60	5,700.00
61020 Pool Service Contract	800.00	900.00	100.00	4,800.00	5,400.00	600.00	10,800.00
61045 Security Services	9,057.07	7,000.00	(2,057.07)	49,257.57	42,000.00	(7,257.57)	84,000.00
Contract Services Total	21,297.24	29,306.67	8,009.43	158,590.65	175,840.02	17,249.37	351,680.00
Repairs & Maintenance							
70045 R&M Electrical	1,760.33	100.00	(1,660.33)	3,512.83	600.00	(2,912.83)	1,200.00
70048 R&M Fountain	0.00	100.00	100.00	0.00	600.00	600.00	1,200.00
70049 R&M Fire Safety Equipment	0.00	750.00	750.00	2,119.67	4,500.00	2,380.33	9,000.00
70050 R&M Fence	0.00	100.00	100.00	0.00	600.00	600.00	1,200.00
70060 R&M General	17,802.00	3,000.00	(14,802.00)	120,451.81	18,000.00	(102,451.81)	36,000.00
70061 R&M Gate	0.00	100.00	100.00	0.00	600.00	600.00	1,200.00
70062 R&M Golf Cart	0.00	50.00	50.00	0.00	300.00	300.00	600.00
70065 R&M Maintenance Supplies	0.00	500.00	500.00	1,097.54	3,000.00	1,902.46	6,000.00
70067 R&M Health Club Equipment	0.00	50.00	50.00	0.00	300.00	300.00	600.00
70068 R&M Irrigation	0.00	200.00	200.00	0.00	1,200.00	1,200.00	2,400.00
70090 R&M Plumbing & Supplies	0.00	500.00	500.00	2,030.00	3,000.00	970.00	6,000.00
70095 R&M Pool/Spa Fountain	0.00	500.00	500.00	0.00	3,000.00	3,000.00	6,000.00
70100 R&M - Pool Furniture	0.00	50.00	50.00	0.00	300.00	300.00	600.00
70105 R&M Pest Control (Bee Removal)	0.00	200.00	200.00	0.00	1,200.00	1,200.00	2,400.00
70110 R&M Roof	0.00	1,666.67	1,666.67	0.00	10,000.02	10,000.02	20,000.00
70115 R&M Security Cameras	0.00	50.00	50.00	0.00	300.00	300.00	600.00
70119 R&M Security Locks & Keys	0.00	20.00	20.00	1,483.95	120.00	(1,363.95)	240.00
70135 Tree Removal	0.00	200.00	200.00	0.00	1,200.00	1,200.00	2,400.00
70138 Tree Trimming Annual Service	0.00	1,200.00	1,200.00	0.00	7,200.00	7,200.00	14,400.00
Repairs & Maintenance Total	19,562.33	9,336.67	(10,225.66)	130,695.80	56,020.02	(74,675.78)	112,040.00
Reserve Transfer							
80000 Reserve Transfer	28,663.40	28,663.40	0.00	171,980.40	171,980.40	0.00	343,960.74
Reserve Transfer Total	28,663.40	28,663.40	0.00	171,980.40	171,980.40	0.00	343,960.74
Total Expense	129,284.85	140,427.16	11,142.31	836,698.78	842,562.96	5,864.18	1,685,125.74
Net Income	9,744.74	(0.01)	9,744.75	3,095.28	(0.06)	3,095.34	0.00