

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 NINTH MONTHLY REPORT

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 Ninth Monthly Report (the "Ninth Report"), describing the Receiver's efforts and results of his analysis since the filing of the Receiver's Eighth Monthly Report dated December 26, 2024, and states:

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 Ninth Report. This Ninth Report incorporates the Receiver's First Monthly Report, as well as the Initial Inventory filed on May 25, 2024, his Second Monthly Report filed on June 25, 2024, his Third Monthly Report filed on July 25, 2024, his Fourth Monthly Report filed on August 23, 2024, his Fifth Monthly Report filed on September 24, 2024, his Sixth Monthly Report filed on October 25, 2024, his Seventh Monthly Report filed on November 22, 2024, and his Eighth Monthly Report filed on December 26, 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") in Pembroke Pines, Florida (the "Property"). 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 (the "City") and rendered uninhabitable. An additional 26 units in the remaining Buildings have also been deemed uninhabitable by the City. What is clear is that any prior assessment of damage and cost to rehabilitate the Buildings that was

done pre-Receivership were significantly inadequate to assess the true nature, scope, and extent 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 at the same time investigating a potential sale of the Property while continuing the day to day operations of the Association and addressing ongoing repairs that cannot just be put on hold. The Receiver came to this matter with 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.

6. On August 29, 2024, the City’s Unsafe Structures Notices went into effect requiring all Unit Owners and residents to vacate the Property. The Property has been and continues to be completely shuttered and gated. The City has ordered utilities to be disconnected from the Property, but for emergency water services, and all power and water has been disconnected since early September 2024. Further, the Receiver has continued to engage security services to patrol and safeguard the Property on a daily basis.

7. On October 18, 2024, the Receiver filed the *Complaint for Judicial Termination of Condominium* seeking termination of the Heron Pond Condominium pursuant to § 718.118 Fla. Stat. More information regarding this Complaint and the termination process is set forth below.

8. On December 3, 2024 at 6:00 p.m. ET, the Receiver held a Zoom meeting with Unit Owners to discuss the process and next steps regarding the Condo Termination Case (as defined below). Please continue to review the Receiver's website for additional filings and information.

Procedural History

9. 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.

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

11. 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.

12. 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.

13. 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.

14. 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*.

15. 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*.

16. 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*.

17. 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*.

18. 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*.

19. 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.

20. 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.

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

22. 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).

23. 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.

24. 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.

25. 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").

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

27. On July 3, 2024, the City issued Unsafe Structure Notices for Building 9 requiring all residents to vacate Building 9 on or before July 15, 2024.

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

29. 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.

30. On July 24, 2024, the Receiver filed a *Notice of Filing ACG Engineering Services, Inc Engineering Report dated July 22, 2024* (the "ACG Engineering Report"), advising that "all 19 buildings should be vacated" due to structural damages and deficiencies and specifically wrote:

Nevertheless, based on the fact that we are now aware of a consistency of lateral load deficiencies noted in all four buildings that have had the support structures significantly exposed to date, it is my professional opinion, to the best of my knowledge, that all 19 buildings should be vacated, at least until the end of "hurricane season," or until the required repairs have been completed and the buildings are once again deemed to be habitable.

31. On July 24, 2024, the Receiver filed an *Emergency Motion for Status Conference* regarding the ACG Engineering Report.

32. On July 24, 2024, the City posted Unsafe Structure Notices on the remaining Units and Buildings comprising the Heron Pond community requiring all Unit Owners and residents to vacate the property on or before August 29, 2024.

33. On July 24, 2024, the Receiver filed his *Third Monthly Report*.

34. On July 25, 2024, the Court held a hearing on the ACG Engineering Report and the City's Unsafe Structure Notices where numerous Unit Owners and residents attended. The Court was mindful of the situation and appreciated the fulsome update from the Receiver.

35. On July 29, 2024, the Receiver filed the *Motion for Authority to Pay Invoices of Tri-Star Construction, Inc. as General Contractor to the Association* (the "Tri-Star Motion") seeking authority, but not direction, for the Receiver to pay certain invoices of Tri-Star Construction, Inc. up to the total amount of \$330,207.26. The Tri-Star Motion was granted on August 9, 2024, after notice and a hearing.

36. On July 29, 2024, the Receiver filed the *Receiver's First Application For Fees And Costs* seeking approval of the fees and costs of the Receiver and his professionals from April 26, 2024 through June 30, 2024 (the "Fee Application"). The Fee Application was granted on August 9, 2024 after notice and a hearing.

37. On August 1, 2024, the Receiver filed the *Notice of Filing Specialty Engineering Consultants, Inc., Engineering Report dated July 23, 2024*, opining on the construction defects,

improper and incomplete repair procedures, and environmental conditions plaguing Building 9 and finding that:

Much of the damage was non-location specific. Typical location specific damage would include design defects, or isolated member failures and can usually be contributed to a single isolated or individual source. The damage to Building 9 is universally bad. Consequently, it is reasonable to assume that similar mistakes were made throughout the community and that a lack of maintenance was similar throughout the community, and that the environmental effects would be similar throughout the community.

We have only inspected building 9. We will not offer an opinion on any structure we have not specifically inspected. It is reasonable to assume that the remainder of the buildings are in similar condition, and we would recommend that a similar program be instituted on those buildings if absolute verification of the existing condition of those buildings is required.

38. On August 9, 2024, the Receiver filed his *Third Statement of Account of Receiver* identifying the Receiver and his court-approved retained professionals fees and costs from July 1, 2024 through July 31, 2024.

39. On August 21, 2024, the Receiver filed a *Motion for Approval of Employment of Condominium Advisory Group, LLC*, as consultant to the Receiver (the “CAG Application”). The Court granted the CAG Application as a hearing over the objection of some Unit Owners on September 4, 2024.

40. On August 22, 2024, the Receiver filed *Motion For Approval of Employment Of Dennis D. Mele and Greenspoon Marder LLP as Special Counsel to the Receiver* (the “Mele Application”). The Court granted the Mele Application at a hearing over the objection of some Unit Owners on September 4, 2024.

41. On August 23, 2024, the Receiver filed his *Fourth Monthly Report*.

42. On August 27, 2024, the Receiver filed an *Emergency Ex Parte Motion to Enforce Notice of Unsafe Structures Issued by City of Pembroke Pines And Require All Residents to Vacate the Premises on or Before August 29, 2024* (the “*Ex Parte Motion to Enforce*”), requesting the Court assist the Receiver in protecting and securing the Property after August 29, 2024 by directing the Broward Sheriff’s Office to use any and all powers of the Country to assist the Receiver; ii) authorizing the Receiver to install a gate and barrier at all entrances to the Property; and iii)

declaring all persons entering the Property thereafter to be considered trespassers on the Property. On August 28, 2024, the Court granted the *Ex Parte* Motion to Enforce.

43. On September 3, 2024, the Broward Sheriff's Office, with the assistance of the Pembroke Pines Police Department, went door to door in each of the Residential Buildings to ensure that all Units had been vacated as required by the Unsafe Structure Notices issued by the City of Pembroke Pines.

44. On September 10, 2024, the Receiver filed his *Fourth Statement of Account of Receiver* identifying the Receiver and his court-approved professionals fees and costs from August 1, 2024 through August 31, 2024.

45. On September 12, 2024, the Receiver filed a *Motion for Approval of Employment of Avison Young-Florida, LLC and Fisher Auction Co., Inc. as Real Estate Advisors and Broker to the Receiver* (the "Avison Young-Fisher Application"). Avison Young-Fisher will assist in running a court approved marketing and sale process and market the Property to secure satisfactory prospective purchasers for the Property on such terms as may be acceptable to the Receiver and the Court. The Court granted the Avison Young-Fisher Application after a hearing on September 25, 2024.

46. On September 19, 2024, the Receiver filed a Notice of Intent to Serve Subpoena on PMG Asset Services, LLC ("PMG"). The Subpoena has since been served on PMG.

47. On September 24, 2024, the Receiver filed his *Fifth Monthly Report*.

48. On October 10, 2024, the Receiver filed his *Fifth Statement of Account of Receiver* identifying the Receiver and his court-approved retained professionals fees and costs from September 1, 2024 through September 30, 2024.

49. On October 12, 2024, the Receiver, filed a *Notice of Intent to Service Subpoenas on City National Bank of Florida, Bank United, N.A., Popular Bank*. The Subpoenas have since

been served and the Receiver is awaiting production of the requested documents and information to assist the Receiver in its continued investigation into the Association's prior operations and finances.

50. On October 25, 2025, the Receiver filed his *Sixth Monthly Report*.

51. On November 8, 2024, the Receiver filed his *Sixth Statement of Account of Receiver* identifying the Receiver and his court-approved retained professionals fees and costs from October 1, 2024 through October 31, 2024

52. On November 20, 2024, the Receiver filed the *Notice of Filing Final Engineering Report of Specialty Engineering Consultants, Inc., Dated November 5, 2024*, opining on the construction defects, improper and incomplete repair procedures, and environmental conditions plaguing Building 9, which should be read in conjunction with the Receiver's August 1, 2024 *Notice of Filing Specialty Engineering Consultants, Inc., Engineering Report dated July 23, 2024*.

53. On November 22, 2025, the Receiver filed his *Seventh Monthly Report*.

54. On December 10, 2024, the Receiver filed his *Seventh Statement of Account of Receiver* identifying the Receiver and his court-approved retained professionals fees and costs from November 1, 2024 through November 30, 2024.

55. On December 13, 2024 the Receiver filed a *Motion to (I) Reduce Monthly Assessments and (II) Forbear on Collection of January and April Special Assessment Payments* (the "Assessment Motion"). After a hearing on the Assessment Motion, the Court entered order authorizing the Receiver to reduce the Monthly Assessments due to the Association commencing on January 1, 2025 and further authorized the Receiver to forbear on further collection of outstanding amounts due for January and April 2024 Special Assessment installments until the proceeds are received from the sale of the Property and distributed to the Unit Owners pursuant to

the Plan of Termination and to setoff the amount that may be outstanding and due from Unit Owners against their future pro rata share of the sale proceeds.

56. On January 10, 2025, the Receiver filed his *Eighth Statement of Account of Receiver* identifying the Receiver and his court-approved retained professionals fees and costs from December 1, 2024, through December 31, 2024.

57. Each of these pleadings can be found on the Receiver's website: www.heronpondreceiver.com once they have been filed.

Association Assets

58. 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").

59. The Association's Truist Operating Acct# XXXXXXXXXXX1589¹ had an ending balance as of December 31, 2024, of \$11,197; the Association's Truist 2nd Operating Account # XXXXXXXXXXX9916 had an ending balance as of December 31, 2024, of \$89,462; the Association's Truist Reserve Acct# XXXXXXXXXXX1597 had an ending balance as of December 31, 2024 of \$2,310; the Association's Truist Special Assessment Acct# XXXXXXXXXXX1600 had an ending balance as of December 31, 2024 of \$188,594; the Association's Popular Operating Acct# XXXXXXXXXXX2537 had an ending balance as of December 31, 2024 of \$112,571; the Association's Popular Reserve Acct# XXXXXXXXXXX2626 had an ending balance as of December 31, 2024 of \$5,525; the Association's Popular Special Assessment Acct# XXXXXXXXXXX2595 had an ending balance as of December 31, 2024 of \$169,983. The Receiver

¹ Account numbers are redacted in their entirety pursuant to Fla. R. Jud. Admin. 2.240 and 2.245(a).

has exclusive control of these seven (7) bank accounts. As of December 31, 2024, the aggregate amount of funds available in the accounts is \$579,641.

60. 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 been commenced but is in its early stages, while DSI's efforts are focused on ascertaining the current and future financial condition and needs of the Association and ability to pay expenses and properly budget for expenses. The Receiver has issued discovery to certain of the Association's pre-petition banks and is in the process of obtaining and reviewing their responses to obtain a clearer picture of the historical flow of funds into and out of these bank accounts and former back accounts of the Association and the Receiver will, as necessary, use any and all processes available to obtain information/documentation related to the Association, including the issuance of subpoenas.

61. Attached hereto as composite **Exhibit "A"** as prepared by DSI:

- a. Cash Balances as of December 31, 2024
- b. Cash Receipts and Disbursement Summary for December 2024
- c. Accounts Receivable- year to date (December 31, 2024)
- d. Owners Accounts Receivable Ledger (as of December 31, 2024)

Attached hereto as composite **Exhibit "B"** are December 2024 Financial Statements as prepared by Preferred Accounting Services, Inc.

Receiver's Statement of Activities Since the Filing Of Receiver's Eighth Monthly Report

62. On October 18, 2024, the Receiver filed the *Complaint for Judicial Termination of Condominium*, in the Seventeenth Judicial Circuit in and for Broward County, Florida, Case No. CACE 24-015112 (the "Condo Termination Case") seeking equitable relief to terminate the Heron Pond Condominium structure pursuant to Florida Statute § 718.118. Additional background information related to the Condo Termination Case is in the Receiver's prior Reports which can be found on the Receiver's Website.

63. On October 23, 2024, the Receiver filed his *Motion to Transfer Case to the Complex Business Division* and on October 29, 2024, the Court entered its *Agreed Order Granting Plaintiff's Motion to Transfer Case to the Complex Business Division*, before The Honorable Jack Tuter, Chief Judge, who appointed Daniel J. Stermer as Receiver and is overseeing the Receivership matter.

64. On or about November 12, 2024, the Court issued summonses² for each of the Unit Owners and Other Interested Parties, which are required to be served by the Receiver with a copy of the Complaint on each of the Unit Owners and Other Interested Parties.

65. The Receiver has communicated repeatedly with Unit Owners and provided a form Acceptance of Service and Waiver of Process (“Acceptance of Service”) requesting Unit Owners waiver formal service of the Complaint and Summons. Signing the form will save time, money and the inconvenience of a process server locating you and showing up to serve the Summons and Complaint on you personally. The Receiver continues to request that each Unit Owner sign a Acceptance of Service to expedite the Condo Termination Case.

66. The Receiver has engaged a process server to serve the Summons and Complaint on Other Interested Parties expeditiously.

67. To date, we still need to serve approximately 15 Unit Owners. If you are willing to sign an Acceptance of Service, please reach out to the Receiver and his professionals as soon as possible.

68. Service of the Summons and Complaint is the first step in terminating the condominium structure of the Property, which is necessary to best market the Property for sale and ultimately distribute proceeds to Unit Owners pursuant to a formal plan of termination which will

² The summons is a form prepared by Receiver and issued by the Court that informs the Unit Owners and Other Interested Parties that they are a named party in the Condo Termination Case. The Summons may be served by a sheriff or a process server and informs the Unit Owners and Other Interested Parties that they have a certain number of days to response to the Complaint.

be approved by the Court in the Condo Termination Case. The Condo Termination Case cannot proceed forward and further until all Unit Owners and others have been served.

69. All parties, including all Unit Owners, and the Other Interested Parties, will have the opportunity to participate in the sale and termination process through the Condo Termination Case.

70. If Unit Owners or Other Interested Parties, wish to formally respond to the Complaint, a written response must be filed with the Court within 20 days or receipt of the Complaint, if the Summons and Complaint was served on you by a process server or 60 days from the date of the executed Acceptance of Service. Please understand, the Receiver and his team are not permitted to provide you with any legal advice regarding the Complaint, including whether you need to respond to the Complaint.

71. If there are objections raised to the relief sought in the Condo Termination Case or the related Plan of Termination and related Motions, the time and expense of the court litigation process will be much greater than if consensus and agreement can be reached. The Receiver and his team will seek to be as transparent as possible to reach a mutual consensus on the Plan of Termination and competitive sale process to avoid unnecessary fees and costs that will ultimately reduce the proceeds available to Unit Owners.

72. The Receiver, through Counsel, has started to seek default judgments against each of the Unit Owners and Other Interested Parties that do not contest the Condo Termination Case and do not file a response to the Complaint within the permitted time. The issuance of a Default Judgment against a Unit Owner will be treated as a Unit Owner or Other Interested Parties consent to the relief sought in the Condo Termination Case. The entry of a default judgment will not affect your ability to participate in the distribution of sale proceeds under the proposed Plan of Termination. The default judgment will simply streamline the process to terminate the

Condominium structure of the Property to facilitate the sale, benefiting all Unit Owners. Please note, the entry of a default to the Termination Complaint proceeding should not impact you personally in any other way.

73. The Receiver will then seek to terminate the Heron Pond Condominium under Section 718.118 and seek the appropriate remedies through a plan of termination, including the sale procedures, distribution of proceeds and further authority of the Receiver, pursuant to the Receivership Order.

74. The Receiver will propose a plan of termination describing the process for termination of the Heron Pond Condominium, vesting title of the Condo Property in the Receiver as Termination Trustee, and describing the sale of the Condo Property by the Receiver to the highest and best offer through an extensive and robust marketing and competitive sale process and provide for the distribution of sale proceeds and any other condominium assets (the “Plan of Termination”).

75. The Plan of Termination will include the transfer of any liens held by the Other Interested Parties in any of the Condo Property to the proceeds from the sale on a pro-rata basis on the distribution values for the respective Units pursuant to the Declaration.

76. At previously conveyed, there can be no guarantees as to a potential sale price or the amount of proceeds that will be distributed to each Unit Owner. The Receiver and his team will be working to obtain the highest and best offer for the Property through a court approved marketing and sale process and intend to enter into and utilize a Stalking Horse Bid with a prospective purchaser which will set the floor for the competitive sale process. The proposed sale will ultimately be the decision of the Receiver, in his business judgment, and will be subject to court disclosure, hearing, and approval.

77. The Receiver continues to investigate all potential claim(s) that may be appropriate for the Association. The Receiver issued additional subpoenas to other management companies, banks, and other third parties for documents and information and will determine what other discovery and subpoenas may be necessary to properly carry out the Receiver's investigation into the affairs of the Association prior to the appointment of the Receiver. If after completion of his investigation, receiving advice of counsel, and the exercise of his business judgment, it appears to the Receiver that commencement of litigation may be appropriate, the Receiver will take appropriate action on behalf of the Receivership Estate for the benefit of Association and ultimately the Unit Owners.

RECEIVER'S CERTIFICATION

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

/s/ Daniel J. Stermer

Daniel J. Stermer

Respectfully submitted,

Dated: January 24, 2025

BERGER SINGERMAN 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 January 2025, 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 December 31, 2024 (Bank Balances)

Bank Balance

12/31/2024

Operating Account - Truist Bank #1589	11,197
Operating Account - Truist Bank #9916	89,462
Reserve Account - Truist Bank #1597	2,310
Special Assessment Account - Truist Bank #1600	188,594
Operating Account - Popular Bank #2537	112,571
Reserve Account - Popular Bank #2626	5,525
Special Assessment Account - Popular Bank #2595	169,983
Total Balance	<u>\$ 579,641</u>

Recap:

Operating Accounts	213,230
Reserve & Special Assessment Accounts	366,411
	<u>\$ 579,641</u>

Heron Pond Condominium Association, Inc.

Cash Receipts and Disbursement Summary - April to December 2024

	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Total
Bank Balance - Beginning (all accounts)	\$ 480,810	\$ 598,414	\$ 604,116	\$ 887,553	\$ 890,287	\$ 931,915	\$ 659,641	\$ 544,272	\$ 562,821	\$ 334,823
Receipts:										
Owners Assessments - Monthly	\$ 81,418	\$ 61,428	\$ 418,044	\$ 69,327	\$ 161,552	\$ 51,875	\$ 46,428	\$ 79,541	\$ 31,539	\$ 1,245,937
Owners Assessments - Special	150,028	31,584	35,101	55,300	16,467	47,200	1	30,512	25,163	624,569
Returned Payments	(2,330)	(2,330)	(2,748)	(2,438)	(3,791)	(6,843)	(10,719)	(12,057)	-	(53,049)
Prepaid Owners Assessments	49,579	16,298	14,073	15,531	16,059	9,951	9,801	9,350	6,073	182,181
Other Receipts / Transfers / Adjustments	38,102	4,924	(28,111)	32,633	2,758	6,008	2,635	12,415	2,549	48,352
	\$ 316,797	\$ 111,903	\$ 436,358	\$ 170,352	\$ 193,045	\$ 108,191	\$ 48,146	\$ 119,760	\$ 65,325	\$ 2,047,989
Disbursements - Operating:										
Accounting	\$ -	\$ -	\$ (2,600)	\$ (1,300)	\$ -	\$ (1,300)	\$ -	\$ -	\$ (1,216)	\$ (11,616)
Audit and Tax Preparation	-	-	-	-	-	-	-	-	-	-
Annual Condo Fees	-	-	-	-	-	-	-	-	-	(2,554)
Bulk Waste	(1,800)	-	-	(900)	-	(1,800)	-	-	-	(4,500)
Electricity	(1,631)	(1,717)	-	(3,795)	(1,834)	(1,498)	(1,492)	-	(2,839)	(21,230)
Fence Rental	(1,950)	(1,950)	-	(1,950)	(1,950)	-	-	-	-	(13,650)
Golf Cart Lease	-	(600)	(200)	(214)	(416)	-	-	-	-	(1,830)
Insurance	(425)	-	(53,339)	(47,476)	(49,726)	(47,516)	(47,226)	(47,226)	(47,226)	(341,436)
Internet	(354)	(354)	(354)	(454)	(526)	(395)	(520)	(395)	(389)	(4,797)
Lake Maintenance	-	-	-	-	-	-	-	-	-	(530)
Lawn Maintenance	-	(10,200)	(3,400)	(6,800)	(3,400)	(5,400)	(6,800)	-	(3,400)	(53,000)
Legal Fees	(2,663)	-	-	-	-	-	-	-	-	(21,667)
Licenses, Taxes Permits	(3,844)	-	-	-	-	-	(165)	-	-	(4,514)
Management	-	(3,995)	(11,985)	-	(7,990)	-	(3,000)	-	-	(30,965)
Monthly Pole Shore	-	-	-	-	-	-	-	-	-	(17,000)
Office Supplies	(77)	(77)	(527)	(3,377)	(696)	(77)	(1,856)	(550)	-	(7,917)
Other	-	-	-	-	-	-	-	(12,211)	11,102	(1,109)
Owner Accounts	-	(1,570)	-	-	-	-	-	-	-	(1,570)
Payroll	(7,735)	(20,372)	(7,609)	(7,522)	(18,955)	(360)	(10,403)	(16,667)	(181)	(113,623)
Permit Fees	-	-	-	-	-	-	-	-	-	(1,314)
Pest Control	-	(800)	(217)	(726)	-	(800)	-	-	-	(4,069)
Plumbing	-	-	-	-	-	-	-	-	-	(600)
Pool License Renewal	-	-	(175)	-	-	-	-	-	-	(776)
Pool Service	-	(1,600)	(800)	(800)	(400)	-	(900)	-	-	(7,700)
Postage	-	(352)	-	(278)	-	-	-	(64)	-	(807)
Postage/Locks & Keys	-	-	-	-	-	-	-	-	-	(345)
Printing/Office Supplies	(11)	-	-	-	-	-	-	-	-	(3,484)
Professional Fees	-	-	-	-	-	(169,579)	(34,400)	-	-	(267,574)
R&M Fire Safety Equipment	-	(2,120)	-	-	-	(6,314)	-	-	-	(9,295)
R&M General	(3,200)	(1,753)	(1,960)	-	(788)	-	(460)	-	-	(18,511)
R&M Maintenance Supplies	-	-	-	-	-	-	-	-	-	-
R&M Plumbing	-	(1,180)	-	(450)	-	-	-	-	-	(1,630)
R&M Security Locks & Keys	(9)	-	-	(380)	-	-	-	-	-	(2,925)
Rent	-	-	-	-	-	-	(658)	-	(329)	(987)
Rental	(3,213)	(3,213)	-	-	-	-	-	-	-	(16,065)
Reserves*	-	-	-	-	-	-	-	-	-	(14,345)
Screening Fees	-	-	-	-	-	-	(60)	-	-	(437)
Security Services	(8,898)	(13,347)	(13,506)	(4,608)	(8,898)	(20,021)	(8,898)	(13,506)	-	(105,189)
Shoring Rent	(11,739)	(11,739)	(16,902)	(11,739)	(11,739)	-	(11,739)	-	-	(110,814)
Solid Waste	-	(7,200)	-	(7,200)	(14,400)	(2,800)	-	(7,550)	-	(53,550)
Unit Refund	(3,120)	-	-	-	-	-	-	-	-	(3,120)
Water	(52,846)	(22,062)	(19,307)	(23,374)	(22,389)	(22,382)	(15,552)	(42)	(50)	(232,236)
	\$ (103,514)	\$ (106,201)	\$ (132,881)	\$ (123,342)	\$ (144,107)	\$ (280,242)	\$ (144,129)	\$ (98,211)	\$ (44,530)	\$ (1,509,281)
Disbursements - Special Assessment:										
Special Assessment Spent	\$ (95,679)	\$ -	\$ (20,040)	\$ (44,277)	\$ (7,310)	\$ (100,222)	\$ (19,387)	\$ (3,000)	\$ (3,975)	\$ (293,890)
Net Cash Activity	\$ 117,604	\$ 5,702	\$ 283,437	\$ 2,733	\$ 41,628	\$ (272,273)	\$ (115,370)	\$ 18,549	\$ 16,820	\$ 244,818
Bank Balance - Ending	\$ 598,414	\$ 604,116	\$ 887,553	\$ 890,287	\$ 931,915	\$ 659,641	\$ 544,272	\$ 562,821	\$ 579,641	\$ 579,641

* 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 December 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 Jan-2024 : Approx 259 unpaid
Feb-24	\$ 138,898	\$ (76,794)	\$ (5,620)	\$	295,652 Feb-2024 : Approx 175 unpaid
Mar-24	\$ 139,623	\$ (85,042)	\$ (3,824)	\$	346,409 Mar-2024 : Approx 171 unpaid
Apr-24	\$ 138,998	\$ (81,418)	\$ (4,696)	\$	399,293 Apr-2024 : Approx 263 unpaid
May-24	\$ 138,973	\$ (61,428)	\$ (12,152)	\$	464,685 May-2024 : Approx 175 unpaid
Jun-24	\$ 139,023	\$ (418,044)	\$ (13,070)	\$	172,594 June-2024 : Approx 74 unpaid
Jul-24	\$ 138,998	\$ (69,327)	\$ (9,430)	\$	232,834 July-2024 : Approx 176 unpaid
Aug-24	\$ 139,073	\$ (161,552)	\$ (9,306)	\$	201,049 August-2024 : Approx 89 unpaid
Sep-24	\$ 139,073	\$ (51,875)	\$ (11,806)	\$	276,440 September-2024 : Approx 203 unpaid
Oct-24	\$ 138,998	\$ (46,428)	\$ (8,912)	\$	360,098 October-2024 : Approx 209 unpaid
Nov-24	\$ 139,300	\$ (79,541)	\$ (7,810)	\$	412,046 November-2024 : Approx 204 unpaid
Dec-24	\$ 139,369	\$ (31,539)	\$ (13,817)	\$	506,059 December-2024 : Approx 251 unpaid
	\$ 1,669,222	\$ (1,245,937)	\$ (107,675)	\$	506,059

*Note: monthly comments have been updated to reflect the number of non-paying units.

<u>Special Assessments Receivable</u>					
Dec-23				\$	-
Jan-24	\$ 862,954	\$ (149,786)	\$ (6,147)	\$	707,021 1st 2024 Assessment: 197 unpaid
Feb-24		\$ (23,243)	\$ (392)	\$	683,386
Mar-24		\$ (60,184)	\$ -	\$	623,201
Apr-24	\$ 866,073	\$ (150,028)	\$ (41,359)	\$	1,297,888 2nd 2024 Assessment: 246 unpaid
May-24		\$ (31,584)	\$ (2,116)	\$	1,264,189
Jun-24		\$ (35,101)	\$ -	\$	1,229,088
Jul-24		\$ (55,300)	\$ -	\$	1,173,788
Aug-24		\$ (16,467)	\$ -	\$	1,157,321
Sep-24		\$ (47,200)	\$ -	\$	1,110,121
Oct-24		\$ (1)	\$ -	\$	1,110,120
Nov-24		\$ (30,512)	\$ -	\$	1,079,608
Dec-24		\$ (25,163)	\$ (1,415)	\$	1,053,031
	\$ 1,729,027	\$ (624,569)	\$ (51,428)	\$	1,053,031 36%
TOTAL	\$ 3,398,249	\$ (1,870,505)	\$ (159,103)	\$	1,559,090

<u>Prepaid Owner Assessments Account</u>				
	<u>Cash Receipts</u>	<u>Applied</u>	<u>Adjustments</u>	<u>Balance</u>
				\$ 7,742
Jan-24	\$ (14,844)	13,380	\$ (496)	\$ 8,710
Feb-24	\$ (2,636)	6,012	\$ -	\$ 5,335
Mar-24	\$ (20,409)	3,824	\$ -	\$ 21,920
Apr-24	\$ (50,081)	46,055	\$ (1,418)	\$ 24,528
May-24	\$ (16,800)	14,267	\$ (1,004)	\$ 26,057
Jun-24	\$ (14,575)	13,070	\$ (1,422)	\$ 26,139
Jul-24	\$ (16,033)	9,430	\$ (930)	\$ 31,811
Aug-24	\$ (16,561)	9,306	\$ (502)	\$ 38,563
Sep-24	\$ (10,453)	11,806	\$ (1,049)	\$ 36,161
Oct-24	\$ (10,304)	8,912	\$ (547)	\$ 37,005
Nov-24	\$ (9,852)	7,810	\$ (502)	\$ 38,545
Dec-24	\$ (6,073)	15,231	\$ (502)	\$ 28,885
	\$ (188,620)	\$ 159,103	\$ (8,374)	\$ 28,885

Heron Pond Condominium Association, Inc.

Owners Accounts Receivable Ledger

Aging Summary as of December 31, 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	-	-	-	4,474.74	\$ 4,474.74
NSF Charges	(50.00)	550.00	75.00	300.00	\$ 875.00
Maintenance	114,905.85	97,351.13	7,747.51	280,207.87	\$ 500,212.36
Maintenance Increase	-	10.93	-	485.74	\$ 496.67
Special Assessment	-	-	-	1,053,030.61	\$ 1,053,030.61
Less: Prepaid Owners Assessments				(28,884.77)	\$ (28,884.77)
Total	\$ 114,855.85	\$ 97,912.06	\$ 7,822.51	\$ 1,309,614.19	\$ 1,530,204.61

Recap:

Owner Assessments Receivable	114,855.85	97,912.06	7,822.51	285,468.35	\$ 506,058.77
Special Assessments Receivable	-	-	-	1,053,030.61	\$ 1,053,030.61
Less: Prepaid Owners Assessments	-	-	-	(28,884.77)	\$ (28,884.77)
Total	\$ 114,855.85	\$ 97,912.06	\$ 7,822.51	\$ 1,309,614.19	\$ 1,530,204.61

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 December 31, 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 December 31, 2024

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
13206	406.29	406.29	-	7,448.52	8,261.10
8101	463.63	463.63	-	6,714.30	7,641.56
19105	375.18	375.18	-	6,575.18	7,325.54
4207	502.03	502.03	-	12,301.48	13,305.54
3101	417.95	417.95	-	1,243.13	2,079.03
12203	502.03	502.03	-	1,500.05	2,504.11
10208	417.95	-	-	-	417.95
7106	502.03	502.03	-	12,322.47	13,326.53
19204	-	-	-	4.50	4.50
8201	463.63	463.63	-	13,914.58	14,841.84
5201	375.18	375.18	-	1,125.54	1,875.90
4201	375.18	375.18	-	4,717.88	5,468.24
1205	375.18	9.00	-	-	384.18
8208	502.03	502.03	-	4,141.76	5,145.82
15208	540.91	-	-	-	540.91
17101	375.18	-	-	2,340.39	2,715.57
9207	502.03	502.03	-	4,129.70	5,133.76
11101	463.63	-	-	-	463.63
10103	502.03	502.03	-	502.03	1,506.09
17105	375.18	-	-	-	375.18
7204	375.18	-	-	-	375.18
15102	406.29	406.29	-	812.58	1,625.16
17206	502.03	-	-	-	502.03
9208	302.03	-	-	-	302.03
14105	540.91	540.91	-	540.91	1,622.73
1203	502.03	502.03	-	5,628.86	6,632.92
2205	375.18	350.18	-	4,317.10	5,042.46
17103	-	-	-	-	-
6208	-	-	-	-	-
3201	417.95	35.04	-	2,597.15	3,050.14
3204	417.95	860.90	-	5,672.29	6,951.14
8106	463.63	463.63	-	10,689.36	11,616.62
3202	502.03	-	-	6,251.28	6,753.31
13201	540.91	1,081.82	450.05	-	2,072.78
17107	502.03	502.03	-	11,598.89	12,602.95
11108	502.03	502.03	-	3,633.71	4,637.77
18202	502.03	502.03	-	10,763.51	11,767.57
19107	502.03	502.03	-	10,763.51	11,767.57
15203	406.29	812.58	150.00	-	1,368.87
4107	502.03	-	-	-	502.03
3103	502.03	-	-	-	502.03
6102	502.03	-	-	-	502.03

Heron Pond Condominium Association, Inc.
 Owners Accounts Receivable Ledger
 Summary by Unit Number as of December 31, 2024

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
10101	417.95	5.02	-	2,597.15	3,020.12
12202	502.03	502.03	-	11,780.42	12,784.48
9104	-	-	-	5,936.40	5,936.40
16201	463.63	952.26	488.63	5,798.18	7,702.70
4104	375.18	375.18	-	5,707.38	6,457.74
17202	6.04	-	-	6,239.20	6,245.24
6103	502.03	25.00	-	-	527.03
1206	502.03	502.03	-	15,998.07	17,002.13
19108	375.18	-	-	9.00	384.18
13104	540.91	-	-	-	540.91
4105	-	-	-	2,335.89	2,335.89
6104	417.95	417.95	-	6,458.19	7,294.09
13202	406.29	-	-	-	406.29
9205	463.63	-	-	5,773.18	6,236.81
10107	502.03	-	-	6,251.28	6,753.31
6202	502.03	-	-	3,131.68	3,633.71
11102	463.63	927.26	463.63	5,914.49	7,769.01
4106	502.03	1,004.06	502.03	6,952.52	8,960.64
5102	502.03	1,004.06	502.03	8,137.76	10,145.88
1208	375.18	375.18	-	1,398.72	2,149.08
12105	375.18	375.18	-	1,398.72	2,149.08
12107	502.03	502.03	-	1,804.00	2,808.06
12201	375.18	375.18	-	1,398.72	2,149.08
15205	540.91	540.91	-	1,936.66	3,018.48
2104	375.18	375.18	-	1,711.70	2,462.06
5206	502.03	502.03	-	1,804.00	2,808.06
18103	502.03	1,004.06	502.03	-	2,008.12
6106	502.03	1,004.06	502.03	-	2,008.12
5108	375.18	-	-	2,331.39	2,706.57
14101	-	-	-	1,289.23	1,289.23
5207	502.03	502.03	-	1,503.54	2,507.60
15201	540.91	-	-	-	540.91
3102	502.03	-	-	-	502.03
12205	375.18	-	-	1,342.82	1,718.00
7205	375.18	-	-	1,342.82	1,718.00
8105	463.63	-	-	1,616.89	2,080.52
4103	502.03	-	-	1,819.63	2,321.66
9107	502.03	-	-	6,251.28	6,753.31
16107	-	-	-	3,369.60	3,369.60
15103	406.29	812.58	406.29	5,184.19	6,809.35
18104	375.18	750.36	375.18	6,067.75	7,568.47
18107	502.03	1,004.06	502.03	8,561.39	10,569.51

Heron Pond Condominium Association, Inc.
 Owners Accounts Receivable Ledger
 Summary by Unit Number as of December 31, 2024

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
8102	463.63	927.26	463.63	5,891.63	7,746.15
11203	502.03	-	-	6,251.28	6,753.31
3203	-	-	-	3,461.94	3,461.94
16108	502.03	502.03	-	12,528.68	13,532.74
13205	540.91	540.91	-	2,286.37	3,368.19
4206	502.03	502.03	-	2,014.21	3,018.27
13103	39.12	-	-	4,480.47	4,519.59
6201	417.95	417.95	-	835.90	1,671.80
9101	463.63	463.63	-	927.26	1,854.52
8108	502.03	502.03	-	-	1,004.06
18206	-	-	-	2,875.64	2,875.64
11206	463.63	386.76	-	5,948.18	6,798.57
14102	406.29	-	-	4,920.24	5,326.53
15105	540.91	540.91	-	8,029.20	9,111.02
16101	463.63	-	-	5,773.18	6,236.81
16106	463.63	463.63	-	8,554.96	9,482.22
16207	502.03	502.03	-	9,884.45	10,888.51
6105	417.95	-	-	5,204.34	5,622.29
15202	406.29	96.80	-	5,049.34	5,552.43
3108	417.95	80.22	-	5,194.30	5,692.47
9204	97.18	-	-	6,239.20	6,336.38
12106	502.03	-	-	3,156.42	3,658.45
5202	502.03	-	-	-	502.03
9108	502.03	-	-	3,119.60	3,621.63
1105	375.18	-	-	2,340.39	2,715.57
10105	417.95	860.90	442.95	5,229.34	6,951.14
18207	502.03	-	-	-	502.03
10108	417.95	-	-	5,204.34	5,622.29
16206	463.63	-	-	5,773.18	6,236.81
13207	406.29	-	-	3,019.77	3,426.06
12103	-	-	-	4,824.67	4,824.67
2101	375.18	-	-	2,340.39	2,715.57
12102	502.03	-	-	6,251.28	6,753.31
15101	540.91	-	-	6,735.40	7,276.31
16102	463.63	-	-	5,773.18	6,236.81
1102	502.03	-	-	6,251.28	6,753.31
17208	375.18	375.18	-	294.87	1,045.23
12204	375.18	375.18	-	118.42	868.78
15206	406.29	406.29	-	812.58	1,625.16
19103	502.03	502.03	-	1,004.06	2,008.12
6101	417.95	710.90	-	175.00	1,303.85
10102	-	-	-	689.10	689.10

Heron Pond Condominium Association, Inc.
 Owners Accounts Receivable Ledger
 Summary by Unit Number as of December 31, 2024

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
17207	502.03	-	-	-	502.03
2201	375.18	375.18	-	3,776.86	4,527.22
2202	502.03	502.03	-	18,144.59	19,148.65
1103	502.03	502.03	-	8,211.23	9,215.29
7203	502.03	502.03	-	11,211.18	12,215.24
14202	406.29	406.29	-	854.87	1,667.45
2208	375.18	-	-	-	375.18
13107	406.29	406.29	-	812.58	1,625.16
16202	463.63	463.63	-	8,898.61	9,825.87
9201	463.63	463.63	-	1,854.52	2,781.78
7102	502.03	527.03	-	-	1,029.06
2107	502.03	502.03	-	8,258.41	9,262.47
1106	502.03	1,004.06	502.03	1,126.86	3,134.98
3205	417.95	-	-	5,204.34	5,622.29
1207	502.03	11.28	-	-	513.31
17106	502.03	-	-	-	502.03
10207	502.03	502.03	-	-	1,004.06
17108	375.18	375.18	-	16,412.12	17,162.48
6205	417.95	417.95	-	25.00	860.90
15207	406.29	406.29	-	-	812.58
13105	540.91	1,106.82	565.91	7,326.31	9,539.95
9103	502.03	502.03	-	5,662.37	6,666.43
14206	4.89	-	-	5,049.34	5,054.23
4203	502.03	502.03	-	2,083.16	3,087.22
18201	375.18	375.18	-	12,000.10	12,750.46
13102	406.29	406.29	-	1,603.61	2,416.19
12108	-	-	-	1,965.21	1,965.21
5103	502.03	502.03	-	11,780.49	12,784.55
2204	375.18	-	-	-	375.18
6204	-	-	-	2,616.23	2,616.23
16204	502.03	1,004.06	502.03	6,772.27	8,780.39
3207	502.03	1,179.06	502.03	7,360.11	9,543.23
8206	463.63	-	-	11.14	474.77
16105	5.57	-	-	2,881.02	2,886.59
10104	417.95	417.95	-	6,055.20	6,891.10
10106	502.03	502.03	-	7,268.26	8,272.32
10201	417.95	417.95	-	6,055.20	6,891.10
10203	502.03	502.03	-	7,268.26	8,272.32
10205	417.95	417.95	-	6,055.20	6,891.10
1101	375.18	375.18	-	5,438.14	6,188.50
1104	375.18	375.18	-	5,438.14	6,188.50
1107	502.03	502.03	-	7,268.26	8,272.32

Heron Pond Condominium Association, Inc.
 Owners Accounts Receivable Ledger
 Summary by Unit Number as of December 31, 2024

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
11103	502.03	502.03	-	7,268.26	8,272.32
11104	502.03	502.03	-	7,268.26	8,272.32
11106	463.63	463.63	-	6,714.30	7,641.56
11201	463.63	463.63	-	6,714.30	7,641.56
11202	463.63	463.63	-	5,767.61	6,694.87
11204	502.03	502.03	-	7,268.26	8,272.32
11205	463.63	463.63	-	6,714.30	7,641.56
11207	502.03	502.03	-	7,268.26	8,272.32
11208	502.03	502.03	-	7,268.26	8,272.32
1201	375.18	375.18	-	5,438.14	6,188.50
1204	375.18	375.18	-	5,438.14	6,188.50
12101	375.18	375.18	-	5,438.14	6,188.50
12104	375.18	375.18	-	5,438.14	6,188.50
13101	540.91	540.91	-	7,411.25	8,493.07
13106	406.29	406.29	-	5,886.87	6,699.45
13108	540.91	540.91	-	7,829.20	8,911.02
13203	406.29	406.29	-	5,886.87	6,699.45
13204	540.91	540.91	-	7,829.20	8,911.02
14103	406.29	406.29	-	5,886.87	6,699.45
14104	540.91	540.91	-	7,829.20	8,911.02
14107	406.29	406.29	-	5,886.87	6,699.45
14201	540.91	540.91	-	7,829.20	8,911.02
14204	540.91	540.91	-	7,829.20	8,911.02
14205	540.91	540.91	-	7,829.20	8,911.02
14208	540.91	540.91	-	7,829.20	8,911.02
15104	540.91	540.91	-	7,829.20	8,911.02
15107	406.29	406.29	-	5,886.87	6,699.45
15204	540.91	540.91	-	7,829.20	8,911.02
16103	502.03	502.03	-	7,268.26	8,272.32
16104	502.03	502.03	-	7,268.26	8,272.32
16203	502.03	502.03	-	7,268.26	8,272.32
16205	463.63	463.63	-	6,714.30	7,641.56
17102	502.03	502.03	-	7,268.26	8,272.32
17204	375.18	375.18	-	5,438.14	6,188.50
18101	375.18	375.18	-	5,438.14	6,188.50
18102	502.03	502.03	-	7,268.26	8,272.32
18105	375.18	375.18	-	5,438.14	6,188.50
18106	502.03	502.03	-	7,268.26	8,272.32
18108	375.18	375.18	-	5,438.14	6,188.50
18203	502.03	502.03	-	7,268.26	8,272.32
18204	375.18	375.18	-	5,438.14	6,188.50
18205	375.18	375.18	-	5,438.14	6,188.50

Heron Pond Condominium Association, Inc.
 Owners Accounts Receivable Ledger
 Summary by Unit Number as of December 31, 2024

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
19101	375.18	375.18	-	5,438.14	6,188.50
19102	502.03	502.03	-	7,268.26	8,272.32
19104	375.18	375.18	-	5,438.14	6,188.50
19106	502.03	502.03	-	7,268.26	8,272.32
19203	502.03	502.03	-	7,268.26	8,272.32
19207	502.03	502.03	-	7,268.26	8,272.32
2102	502.03	502.03	-	7,268.26	8,272.32
2103	502.03	502.03	-	7,013.01	8,017.07
2105	375.18	375.18	-	5,438.14	6,188.50
2106	502.03	502.03	-	7,268.26	8,272.32
2108	375.18	375.18	-	5,438.14	6,188.50
2203	502.03	502.03	-	7,268.26	8,272.32
2206	502.03	502.03	-	7,268.26	8,272.32
3104	417.95	417.95	-	6,055.20	6,891.10
3106	502.03	502.03	-	7,268.26	8,272.32
3107	502.03	502.03	-	7,268.26	8,272.32
3206	502.03	502.03	-	7,268.26	8,272.32
4101	375.18	375.18	-	5,438.14	6,188.50
4102	502.03	502.03	-	7,268.26	8,272.32
4202	502.03	502.03	-	7,268.26	8,272.32
4204	375.18	375.18	-	5,438.14	6,188.50
5101	375.18	375.18	-	5,438.14	6,188.50
5106	502.03	502.03	-	7,268.26	8,272.32
5107	502.03	502.03	-	7,268.26	8,272.32
5203	502.03	502.03	-	7,268.26	8,272.32
5204	375.18	375.18	-	5,438.14	6,188.50
6206	502.03	502.03	-	7,268.26	8,272.32
7101	375.18	375.18	-	5,438.14	6,188.50
7103	502.03	502.03	-	7,268.26	8,272.32
7104	375.18	375.18	-	5,438.14	6,188.50
7105	375.18	375.18	-	5,438.14	6,188.50
7108	375.18	375.18	-	5,438.14	6,188.50
7201	375.18	375.18	-	5,438.14	6,188.50
7202	502.03	502.03	-	7,268.26	8,272.32
7206	502.03	502.03	-	7,268.26	8,272.32
7207	502.03	502.03	-	7,268.26	8,272.32
7208	375.18	375.18	-	5,380.44	6,130.80
8103	502.03	502.03	-	7,268.26	8,272.32
8104	502.03	502.03	-	7,268.26	8,272.32
8107	502.03	502.03	-	7,268.26	8,272.32
8203	502.03	502.03	-	7,268.26	8,272.32
8205	463.63	463.63	-	6,714.30	7,641.56

Heron Pond Condominium Association, Inc.
 Owners Accounts Receivable Ledger
 Summary by Unit Number as of December 31, 2024

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
8207	502.03	502.03	-	7,268.26	8,272.32
9102	463.63	463.63	-	6,714.30	7,641.56
9105	463.63	463.63	-	6,714.30	7,641.56
9202	463.63	463.63	-	6,714.30	7,641.56
9203	502.03	502.03	-	7,268.26	8,272.32
9206	463.63	463.63	-	6,714.30	7,641.56
4208	375.18	375.18	-	6,575.18	7,325.54
10206	502.03	502.03	-	8,781.23	9,785.29
17104	375.18	375.18	-	6,575.18	7,325.54
19205	375.18	375.18	-	6,575.18	7,325.54
19208	375.18	375.18	-	6,575.18	7,325.54
4108	375.18	375.18	-	6,575.18	7,325.54
4205	375.18	-	-	4,671.78	5,046.96
5104	375.18	-	-	4,671.78	5,046.96
2207	502.03	502.03	-	3,633.31	4,637.37
12207	502.03	502.03	-	6,131.78	7,135.84
14108	540.91	540.91	-	1,622.73	2,704.55
					<u>\$ 1,559,089.38</u>

Exhibit B

**HERON POND CONDOMINIUM
ASSOCIATION, INC.**

Run Date: 01/20/2025
Run Time: 06:36 PM

**BALANCE SHEET
Consolidated
As of: 12/31/2024**

Assets

Account #	Account Name	Total
Assets		
01010	Cash - Popular Bank 2537 Operating	\$111,221.24
01020	Cash - Popular Bank 2626 Reserves	\$5,525.08
01030	Cash - Popular Bank 2595 Spec. Assessment	\$169,982.53
01040	Cash - Truist 9916-Oper-NEW 2024	\$89,462.30
01050	Cash - Truist Bank 1589 Operating	\$11,196.79
01056	Cash - Truist Bank 1597 Reserves	\$2,309.60
01060	Cash - Truist Bank 1600 Special Assessment	\$187,658.70
01200	Owner Assessments Receivable	\$506,058.77
01210	Special Assessments Receivable	\$1,053,030.61
01605	Due to Reserve	\$343,960.80
01610	Prepaid Insurance	\$262,348.68
01620	Prepaid Expenses	\$3,319.81
	ASSETS TOTAL:	\$2,746,074.91
	TOTAL ASSETS:	\$2,746,074.91

Liabilities

Account #	Account Name	Total
Liabilities		
02001	Accounts Payable	\$32,007.88
02002	Accrued Expenses	\$50,861.08
02010	Insurance Payable	\$236,129.30
02250	Due from Operating	\$343,960.80
02500	Prepaid Owner Assessments	\$18,896.94
02605	Deferred Income Cable	\$41,040.00
	LIABILITIES TOTAL:	\$722,896.00
	TOTAL LIABILITIES:	\$722,896.00

Equity

Account #	Account Name	Total
Reserves		
03010	Reserves - Interest	\$4,047.36
03012	Reserves - Exterior Lighting	\$17,467.23
03016	Reserves - Paving	\$190,460.94
03018	Reserves - Pool	\$104,916.42
03024	Reserves - Roof	(\$20,790.51)
03025	Reserves - Fire System	\$24,667.50

Account #	Account Name	Total
03035	Reserves - Structural Repairs	(\$99,821.66)
03045	Reserves - Paint Exterior	\$477,843.81
	RESERVES TOTAL:	\$698,791.09
Special Assessments		
03047	SA-Community Center	(\$9,756.34)
03048	SA-Engineer	(\$10,463.75)
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	(\$340,792.58)
	SPECIAL ASSESSMENTS TOTAL:	\$1,514,937.57
Members Equity		
03700	Capital Contribution	\$2,975.94
03800	Retained Earnings	(\$88,321.46)
	MEMBERS EQUITY TOTAL:	(\$85,345.52)
	Current Year Net Income/(Loss)	(\$105,204.23)
	TOTAL EQUITY:	\$2,023,178.91
	TOTAL LIABILITIES AND EQUITY:	\$2,746,074.91

HERON POND CONDOMINIUM ASSOCIATION, INC.

Run Date: 01/20/2025
Run Time: 06:36 PM

INCOME STATEMENT

Consolidated
Start: 12/01/2024 | End: 12/31/2024
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	1,322,509.92	1,322,505.00	4.92	1,322,505.00
40002 Reserve Income	28,663.40	28,663.34	0.06	343,960.80	343,960.74	0.06	343,960.74
40011 Late Fee Income	0.00	500.00	(500.00)	(525.00)	6,000.00	(6,525.00)	6,000.00
40060 Gate/Key Cards	0.00	50.00	(50.00)	0.00	600.00	(600.00)	600.00
40080 Interest Income	2.54	50.00	(47.46)	74.34	600.00	(525.66)	600.00
40081 NSF Fees	0.00	5.00	(5.00)	800.00	60.00	740.00	60.00
40090 Miscellaneous Income	0.00	0.00	0.00	1,496.51	0.00	1,496.51	0.00
41017 Transfer Fees	0.00	150.00	(150.00)	0.00	1,800.00	(1,800.00)	1,800.00
41020 Car Decals/RFID Tags	0.00	500.00	(500.00)	5,025.00	6,000.00	(975.00)	6,000.00
41021 Capital Contribution	0.00	300.00	(300.00)	1,487.97	3,600.00	(2,112.03)	3,600.00
Income Total	138,875.10	140,427.09	(1,551.99)	1,674,829.54	1,685,125.74	(10,296.20)	1,685,125.74
Total Income	138,875.10	140,427.09	(1,551.99)	1,674,829.54	1,685,125.74	(10,296.20)	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	291.63	291.63	0.00	3,500.00	3,500.00	3,500.00
50010 Accounting	1,300.00	1,300.00	0.00	15,600.00	15,600.00	0.00	15,600.00
50011 Bank Charges	0.00	30.00	30.00	549.00	360.00	(189.00)	360.00
50014 Bad Debt	0.00	100.00	100.00	0.00	1,200.00	1,200.00	1,200.00
50025 Backoffice Software	0.00	150.00	150.00	1,140.00	1,800.00	660.00	1,800.00
50030 Car Tag Readers/Decals	0.00	50.00	50.00	0.00	600.00	600.00	600.00
50045 Legal Fees	0.00	10,000.00	10,000.00	189,375.38	120,000.00	(69,375.38)	120,000.00
50047 Annual Corporate Report (Sunbiz)	0.00	5.38	5.38	0.00	65.00	65.00	65.00
50048 Annual Condo Fees (DBPR)	0.00	101.37	101.37	2,553.60	1,216.00	(1,337.60)	1,216.00
50050 Licenses, Taxes, Permits	0.00	220.37	220.37	4,609.87	2,644.00	(1,965.87)	2,644.00
50055 Pool License Renewal (Health Depart...	0.00	100.00	100.00	876.05	1,200.00	323.95	1,200.00
50075 Office Supplies	738.75	416.63	(322.12)	8,221.53	5,000.00	(3,221.53)	5,000.00
50083 Professional Fees	0.00	0.00	0.00	59,170.00	0.00	(59,170.00)	0.00
50085 Printing & Postage	0.00	100.00	100.00	4,318.47	1,200.00	(3,118.47)	1,200.00
50087 Miscellaneous Expenses	0.00	100.00	100.00	0.00	1,200.00	1,200.00	1,200.00
General & Administrative Total	2,038.75	12,965.38	10,926.63	286,413.90	155,585.00	(130,828.90)	155,585.00
Insurance							
52030 Insurance Package	47,699.83	30,000.00	(17,699.83)	369,585.32	360,000.00	(9,585.32)	360,000.00
Insurance Total	47,699.83	30,000.00	(17,699.83)	369,585.32	360,000.00	(9,585.32)	360,000.00
Utilities							
54050 Electricity	1,343.30	2,260.00	916.70	21,338.30	27,120.00	5,781.70	27,120.00
54060 Bulk Trash Removal	350.00	375.00	25.00	3,850.00	4,500.00	650.00	4,500.00
54070 Water & Sewer	50.42	20,000.00	19,949.58	208,286.88	240,000.00	31,713.12	240,000.00
54080 Trash Removal	6,850.00	7,200.00	350.00	78,150.00	86,400.00	8,250.00	86,400.00
54100 Internet, TV & Telephone	389.11	320.00	(69.11)	4,399.60	3,840.00	(559.60)	3,840.00
Utilities Total	8,982.83	30,155.00	21,172.17	316,024.78	361,860.00	45,835.22	361,860.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Contract Services							
60015 Copier Lease Contract	0.00	200.00	200.00	0.00	2,400.00	2,400.00	2,400.00
60067 Golf Cart Lease	0.00	200.00	200.00	1,630.00	2,400.00	770.00	2,400.00
60078 Irrigation Check Service	0.00	200.00	200.00	0.00	2,400.00	2,400.00	2,400.00
60090 Lawn Maintenance Contract	3,400.00	3,400.00	0.00	46,200.00	40,800.00	(5,400.00)	40,800.00
60095 Lake Maintenance	0.00	265.00	265.00	0.00	3,180.00	3,180.00	3,180.00
61000 Management Services	181.37	16,666.63	16,485.26	142,454.38	200,000.00	57,545.62	200,000.00
61010 Pest Control	217.08	475.00	257.92	4,354.48	5,700.00	1,345.52	5,700.00
61020 Pool Service Contract	800.00	900.00	100.00	10,100.00	10,800.00	700.00	10,800.00
61045 Security Services	13,320.82	7,000.00	(6,320.82)	118,509.81	84,000.00	(34,509.81)	84,000.00
Contract Services Total	17,919.27	29,306.63	11,387.36	323,248.67	351,680.00	28,431.33	351,680.00
Repairs & Maintenance							
70045 R&M Electrical	0.00	100.00	100.00	4,100.83	1,200.00	(2,900.83)	1,200.00
70048 R&M Fountain	0.00	100.00	100.00	0.00	1,200.00	1,200.00	1,200.00
70049 R&M Fire Safety Equipment	0.00	750.00	750.00	8,704.32	9,000.00	295.68	9,000.00
70050 R&M Fence	0.00	100.00	100.00	0.00	1,200.00	1,200.00	1,200.00
70060 R&M General	329.08	3,000.00	2,670.92	122,583.66	36,000.00	(86,583.66)	36,000.00
70061 R&M Gate	0.00	100.00	100.00	0.00	1,200.00	1,200.00	1,200.00
70062 R&M Golf Cart	0.00	50.00	50.00	0.00	600.00	600.00	600.00
70065 R&M Maintenance Supplies	0.00	500.00	500.00	1,097.54	6,000.00	4,902.46	6,000.00
70067 R&M Health Club Equipment	0.00	50.00	50.00	0.00	600.00	600.00	600.00
70068 R&M Irrigation	0.00	200.00	200.00	0.00	2,400.00	2,400.00	2,400.00
70090 R&M Plumbing & Supplies	0.00	500.00	500.00	2,030.00	6,000.00	3,970.00	6,000.00
70095 R&M Pool/Spa Fountain	0.00	500.00	500.00	800.00	6,000.00	5,200.00	6,000.00
70100 R&M - Pool Furniture	0.00	50.00	50.00	0.00	600.00	600.00	600.00
70105 R&M Pest Control (Bee Removal)	0.00	200.00	200.00	0.00	2,400.00	2,400.00	2,400.00
70110 R&M Roof	0.00	1,666.63	1,666.63	0.00	20,000.00	20,000.00	20,000.00
70115 R&M Security Cameras	0.00	50.00	50.00	0.00	600.00	600.00	600.00
70119 R&M Security Locks & Keys	0.00	20.00	20.00	1,483.95	240.00	(1,243.95)	240.00
70135 Tree Removal	0.00	200.00	200.00	0.00	2,400.00	2,400.00	2,400.00
70138 Tree Trimming Annual Service	0.00	1,200.00	1,200.00	0.00	14,400.00	14,400.00	14,400.00
Repairs & Maintenance Total	329.08	9,336.63	9,007.55	140,800.30	112,040.00	(28,760.30)	112,040.00
Reserve Transfer							
80000 Reserve Transfer	28,663.40	28,663.34	(0.06)	343,960.80	343,960.74	(0.06)	343,960.74
Reserve Transfer Total	28,663.40	28,663.34	(0.06)	343,960.80	343,960.74	(0.06)	343,960.74
Total Expense	105,633.16	140,426.98	34,793.82	1,780,033.77	1,685,125.74	(94,908.03)	1,685,125.74
Net Income	33,241.94	0.11	33,241.83	(105,204.23)	0.00	(105,204.23)	0.00