

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

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**RECEIVER'S TENTH 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 Tenth Monthly Report (the "Tenth Report"), describing the Receiver's efforts and results of his analysis since the filing of the Receiver's Ninth Monthly Report dated January 24, 2025, and states:

**Preliminary Statement**

The Order Appointing Receiver states:

**Monthly Reports.** Receiver is directed to prepare and file with this Court on the 25<sup>th</sup> 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 Tenth Report. This Tenth 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, his Eighth Monthly Report filed on December 26, 2024, and his Ninth Monthly Report on January 24, 2025.

**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](http://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](http://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 24, 2024, the Receiver filed a *Notice of Intent to Serve 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. On January 8, 2025, the Court entered its *Order Granting Receiver's Motion to (I) Reduce Monthly Assessments and (II) Forbear on Collection of January and April Special Assessment Payments*, granting the Receiver's Motion, including that Unit Owners shall continue to timely pay Monthly Assessments as they become due.

56. On December 26, 2024, the Receiver filed his *Eighth Monthly Report*.

57. 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.

58. On January 24, 2025, the Receiver filed his *Ninth Monthly Report*.

59. On February 10, 2025, the Receiver filed his *Ninth Statement of Account of Receiver* identifying the Receiver and his court-approved retained professionals fees and costs from January 1, 2025, through January 31, 2025.

60. Each of these pleadings can be found on the Receiver's website: [www.heronpondreceiver.com](http://www.heronpondreceiver.com) once they have been filed.

#### **Association Assets**

61. 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").

62. The Association's Truist Operating Acct# XXXXXXXXXXXX1589<sup>1</sup> had an ending balance as of January 31, 2025, of \$0.00; the Association's Truist 2<sup>nd</sup> Operating Account # XXXXXXXXXXXX9916 had an ending balance as of January 31, 2025, of \$194,239.00; the

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

Association's Truist Reserve Acct# XXXXXXXXXXXX1597 had an ending balance as of January 31, 2025 of \$2,315.00; the Association's Truist Special Assessment Acct# XXXXXXXXXXXX1600 had an ending balance as of January 31, 2025 of \$181,274.00; the Association's Popular Operating Acct# XXXXXXXXXXXX2537 had an ending balance as of January 31, 2025 of \$88,382.00; the Association's Popular Reserve Acct# XXXXXXXXXXXX2626 had an ending balance as of January 31, 2025 of \$5,529.00; the Association's Popular Special Assessment Acct# XXXXXXXXXXXX2595 had an ending balance as of January 31, 2025 of \$169,985.00. The Receiver has exclusive control of these seven (7) bank accounts. As of January 31, 2025, the aggregate amount of funds available in the accounts is \$641,724.00.

63. 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.

64. Attached hereto as composite **Exhibit "A"** as prepared by DSI:
- a. Cash Balances as of January 31, 2025
  - b. Cash Receipts and Disbursement Summary for January 2025
  - c. Accounts Receivable- year to date (January 31, 2025)
  - d. Owners Accounts Receivable Ledger (as of January 31, 2025)

The Receiver will file the January 2025 Financial Statements as prepared by Preferred Accounting Services, Inc., ("PAS") by separate notice once received from PAS

## **Update Regarding Complaint for Judicial Termination of Condominium**

65. 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.

66. 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.

67. On or about November 12, 2024, the Court issued summonses<sup>2</sup> 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.

68. 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.

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<sup>2</sup> 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.

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

70. To date, we still need to serve approximately 8 Unit Owners (Non-Served 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.

71. In order to obtain service of process on the Non-Served Unit Owners, the Receiver filed a *Motion for Order Permitting Service of Process by Publication Upon Remaining Non-Served Defendants* (the “Publication Motion”). The Publication Motions seeks to obtain service of process on the Non-Served Unit Owners via publication of a notice of the Condo Termination Case in a newspaper of general circulation (the Sun-Sentinel) in Broward County, Florida. The hearing on the Publication Motion is scheduled for February 26, 2025. If approved, the Receiver will publish a notice of action in the Sun-Sentinel once a week for 4 consecutive weeks, as required by state statute. The Non-Served Defendants will have 30 days after the first publication of the Notice to file a response to the Condo Termination Case, otherwise the Receiver shall be entitled to move for a default on the Non-Served Unit Owners.

72. As a part of the Receiver’s investigation into obtaining service on the remaining unserved Unit Owners, it was discovered that a Unit Owner passed away and no formal probate has commenced. In order to include any heirs of the Unit Owner, the Receiver, upon further investigation, added certain individuals believe to be heirs of the Unit Owner to the Condo Termination Case.

73. On February 14, 2025, the Receiver filed a *Motion for Leave to Amend Complaint by Interlineation* to add the unit owner’s heirs as additional Unit Owners to Exhibit “D” of the Complaint. The hearing on the Motion to Amend is set for February 26, 2025. This Motion does not affect any Unit Owners or Other Interested Parties. Service of Process of the Amended

Complaint on any current defendant is not required, and no current Unit Owner or Other Interested Parties shall respond to the Interlineated Amended Complaint.

74. 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 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.

75. 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.

76. 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. All Non-Served Unit Owners shall have 30 days from the date of first publication of the Notice of Action to respond the Complaint pursuant to the Publication Motion. 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.

77. 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.

78. 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.

79. 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.

80. 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”).

81. 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.



82. 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.

### **Ongoing Review/Investigation(s)**

83. 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 Tenth Report is true and accurate to the best of my personal knowledge and belief.

*/s/ Daniel J. Stermer*

\_\_\_\_\_   
 Daniel J. Stermer

Dated: February 25, 2025      Respectfully submitted,

BERGER SINGERMAN LLP  
*Counsel for Receiver*  
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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 25<sup>th</sup> day of February 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 January 31, 2025 (Bank Balances)

Bank Balance

1/31/2025

Operating Account - Truist Bank #1589	-
Operating Account - Truist Bank #9916	194,239
Reserve Account - Truist Bank #1597	2,315
Special Assessment Account - Truist Bank #1600	181,274
Operating Account - Popular Bank #2537	88,382
Reserve Account - Popular Bank #2626	5,529
Special Assessment Account - Popular Bank #2595	169,985
Total Balance	<u>\$ 641,724</u>

**Recap:**

Operating Accounts	282,621
Reserve & Special Assessment Accounts	359,103
	<u>\$ 641,724</u>

Heron Pond Condominium Association, Inc.

Cash Receipts and Disbursement Summary - April to January 2025

	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Total
<b>Bank Balance - Beginning (all accounts)</b>	\$ 480,810	\$ 598,414	\$ 604,116	\$ 887,553	\$ 890,287	\$ 931,915	\$ 659,641	\$ 544,272	\$ 562,821	\$ 579,641	\$ 334,823
<b>Receipts:</b>											
Owners Assessments - Monthly	\$ 81,418	\$ 61,428	\$ 418,044	\$ 69,327	\$ 161,552	\$ 51,875	\$ 46,428	\$ 79,541	\$ 31,539	\$ 71,743	\$ 1,317,680
Owners Assessments - Special	150,028	31,584	35,101	55,300	16,467	47,200	1	30,512	25,163	54,076	678,645
Returned Payments	(2,330)	(2,330)	(2,748)	(2,438)	(3,791)	(6,843)	(10,719)	(12,057)	-	(8,099)	(61,148)
Prepaid Owners Assessments	49,579	16,298	14,073	15,531	16,059	9,951	9,801	9,350	6,073	15,957	198,138
Other Receipts / Transfers / Adjustments	38,102	4,924	(28,111)	32,633	2,758	6,008	2,635	12,415	2,549	6,375	54,728
	\$ 316,797	\$ 111,903	\$ 436,358	\$ 170,352	\$ 193,045	\$ 108,191	\$ 48,146	\$ 119,760	\$ 65,325	\$ 140,053	\$ 2,188,042
<b>Disbursements - Operating:</b>											
Accounting	\$ -	\$ -	\$ (2,600)	\$ (1,300)	\$ -	\$ (1,300)	\$ -	\$ -	\$ (1,216)	\$ (5,600)	\$ (17,216)
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)	(47,226)	(388,662)
Internet	(354)	(354)	(354)	(454)	(526)	(395)	(520)	(395)	(389)	(30)	(4,827)
Lawn Maintenance	-	(10,200)	(3,400)	(6,800)	(3,400)	(5,400)	(6,800)	-	(3,400)	(3,400)	(56,400)
Management	-	(3,995)	(11,985)	-	(7,990)	-	(3,000)	-	-	-	(30,965)
Office Supplies	(77)	(77)	(527)	(3,377)	(696)	(77)	(1,856)	(550)	-	(344)	(8,261)
Payroll	(7,735)	(20,372)	(7,609)	(7,522)	(18,955)	(360)	(10,403)	(16,667)	(181)	-	(113,623)
Pest Control	-	(800)	(217)	(726)	-	(800)	-	-	-	-	(4,069)
Pool License Renewal	-	-	(175)	-	-	-	-	-	-	-	(776)
Pool Service	-	(1,600)	(800)	(800)	(400)	-	(900)	-	-	-	(7,700)
R&M General	(3,200)	(1,753)	(1,960)	-	(788)	-	(460)	-	-	-	(18,511)
Security Services	(8,898)	(13,347)	(13,506)	(4,608)	(8,898)	(20,021)	(8,898)	(13,506)	-	(14,115)	(119,304)
Shoring Rent	(11,739)	(11,739)	(16,902)	(11,739)	(11,739)	-	(11,739)	-	-	-	(110,814)
Water	(52,846)	(22,062)	(19,307)	(23,374)	(22,389)	(22,382)	(15,552)	(42)	(50)	(50)	(232,286)
	\$ (103,514)	\$ (106,201)	\$ (132,881)	\$ (123,342)	\$ (144,107)	\$ (280,242)	\$ (144,129)	\$ (98,211)	\$ (44,530)	\$ (73,120)	\$ (1,582,401)
<b>Net Cash Activity</b>	\$ 117,604	\$ 5,702	\$ 283,437	\$ 2,733	\$ 41,628	\$ (272,273)	\$ (115,370)	\$ 18,549	\$ 16,820	\$ 62,083	\$ 306,901
<b>Bank Balance - Ending</b>	\$ 598,414	\$ 604,116	\$ 887,553	\$ 890,287	\$ 931,915	\$ 659,641	\$ 544,272	\$ 562,821	\$ 579,641	\$ 641,724	\$ 641,724

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

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

Heron Pond Condominium Association, Inc.  
 Accounts Receivable Roll Forward - Year to Date January 2025

	<u>Billed</u>	<u>Collected</u>	<u>Prepaid - Applied</u>	<u>Balance</u>	
<b><u>Owner Assessments Receivable</u></b>					
				\$	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
Jan-25	\$ 136,010	\$ (71,743)	\$ (50,788)	\$	519,538 January-2025 : Approx 206 unpaid
	<u>\$ 1,805,232</u>	<u>\$ (1,317,680)</u>	<u>\$ (158,464)</u>	<u>\$</u>	<u>519,538</u>

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

<b><u>Special Assessments Receivable</u></b>					
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
Jan-25		\$ (54,076)	\$ -	\$	998,955
	<u>\$ 1,729,027</u>	<u>\$ (678,645)</u>	<u>\$ (51,428)</u>	<u>\$</u>	<u>998,955 39%</u>
TOTAL	<u>\$ 3,534,260</u>	<u>\$ (1,996,325)</u>	<u>\$ (209,892)</u>	<u>\$</u>	<u>1,518,492</u>

<b><u>Prepaid Owner Assessments Account</u></b>				
	<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
Jan-25	\$ (15,957)	4,343	\$ (319)	\$ 40,180
	<u>\$ (204,577)</u>	<u>\$ 163,446</u>	<u>\$ (8,692)</u>	<u>\$ 40,180</u>

**Heron Pond Condominium Association, Inc.**

Owners Accounts Receivable Ledger

Aging Summary as of January 31, 2025

<b>Type</b>	<b>Current</b>	<b>Over 30 days</b>	<b>Over 60 days</b>	<b>Over 90 days</b>	<b>Total</b>
Late Fees	-	-	-	4,475	4,475
NSF Charges	25	-	550	375	950
Maintenance	65,553	-	93,995	351,588	511,136
Maintenance Increase	-	-	11	474	485
Special Assessment	3,541	-	-	997,906	1,001,447
Less: Prepaid Owners Assessments				(40,180)	(40,180)
<b>Total</b>	<b>\$ 69,118</b>	<b>\$ -</b>	<b>\$ 94,556</b>	<b>\$ 1,314,637</b>	<b>\$ 1,478,312</b>

**Recap:**

Owner Assessments Receivable	65,578	-	94,556	356,912	517,045
Special Assessments Receivable	3,541	-	-	997,906	1,001,447
Less: Prepaid Owners Assessments	-	-	-	(40,180)	(40,180)
<b>Total</b>	<b>\$ 69,118</b>	<b>\$ -</b>	<b>\$ 94,556</b>	<b>\$ 1,314,637</b>	<b>\$ 1,478,312</b>

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 January 31, 2025. 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 January 31, 2025

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
13206	257.94	-	406.29	7,854.81	8519.04
8101	294.35	-	463.63	7,177.93	7935.91
19105	238.19	-	375.18	6,950.36	7563.73
4207	318.73	-	502.03	12,803.51	13624.27
3101	265.34	-	417.95	1,661.08	2344.37
12203	4,133.55	-	502.03	1,683.35	6318.93
7106	318.73	-	502.03	12,824.50	13645.26
19204	-	-	-	4.50	4.5
8201	294.35	-	463.63	14,378.21	15136.19
5201	238.19	-	375.18	1,500.72	2114.09
4201	238.19	-	375.18	4,854.87	5468.24
1205	384.18	-	-	-	384.18
8208	318.73	-	502.03	4,643.79	5464.55
17101	-	-	-	2,340.39	2340.39
9207	318.73	-	502.03	4,631.73	5452.49
10103	318.73	-	502.03	1,004.06	1824.82
5105	238.19	-	-	-	238.19
6203	(820.76)	-	-	-	-820.76
15102	257.94	-	406.29	1,218.87	1883.1
9208	(200.00)	-	-	-	-200
14105	343.41	-	540.91	1,081.82	1966.14
1203	318.73	-	502.03	6,130.89	6951.65
2205	263.19	-	325.18	4,317.10	4905.47
17103	24.73	-	-	-	24.73
6208	24.34	-	-	-	24.34
3201	452.99	-	-	2,597.15	3050.14
3204	948.63	-	860.90	5,406.95	7216.48
8106	294.35	-	463.63	11,152.99	11910.97
3202	-	-	-	6,251.28	6251.28
13201	343.41	-	1,081.82	990.96	2416.19
17107	318.73	-	502.03	12,100.92	12921.68
18202	318.73	-	502.03	11,265.54	12086.3
19107	318.73	-	502.03	11,265.54	12086.3
15203	257.94	-	704.64	-	962.58
10101	422.97	-	-	2,597.15	3020.12
12202	318.73	-	502.03	12,282.45	13103.21
9104	-	-	-	5,936.40	5936.4
16201	1,052.33	-	952.26	5,992.46	7997.05
4104	238.19	-	375.18	6,082.56	6695.93
17202	6.04	-	-	6,239.20	6245.24
6103	-	-	25.00	-	25
1206	318.73	-	502.03	16,500.10	17320.86
13104	343.41	-	540.91	-	884.32

**Heron Pond Condominium Association, Inc.**  
 Owners Accounts Receivable Ledger  
 Summary by Unit Number as of January 31, 2025

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
4105	-	-	-	2,335.89	2335.89
6104	265.34	-	417.95	6,876.14	7559.43
9205	-	-	-	5,773.18	5773.18
10107	-	-	-	6,251.28	6251.28
6202	-	-	-	3,131.68	3131.68
11102	294.35	-	927.26	1,967.34	3188.95
4106	-	-	-	3,727.17	3727.17
5102	318.73	-	1,004.06	2,403.74	3726.53
1208	238.19	-	375.18	1,160.53	1773.9
12105	238.19	-	375.18	1,160.53	1773.9
12107	318.73	-	502.03	1,485.27	2306.03
12201	238.19	-	375.18	1,160.53	1773.9
15205	343.41	-	540.91	1,593.25	2477.57
2104	238.19	-	375.18	1,473.51	2086.88
5206	318.73	-	502.03	1,485.27	2306.03
18103	318.73	-	1,004.06	1,004.06	2326.85
6106	318.73	-	1,004.06	1,004.06	2326.85
5108	-	-	-	2,331.39	2331.39
5207	318.73	-	502.03	2,005.57	2826.33
12205	238.15	-	-	-	238.15
7205	238.15	-	-	-	238.15
8105	294.32	-	-	-	294.32
4103	318.72	-	-	-	318.72
9107	-	-	-	6,251.28	6251.28
16107	-	-	-	3,369.60	3369.6
11203	318.73	-	502.03	6,251.28	7072.04
3203	(502.03)	-	-	502.03	0
16108	318.73	-	502.03	13,030.71	13851.47
13205	343.41	-	540.91	2,827.28	3711.6
4206	318.73	-	502.03	2,516.24	3337
13103	39.12	-	-	4,480.47	4519.59
6201	265.34	-	417.95	1,253.85	1937.14
9101	294.35	-	463.63	1,390.89	2148.87
8108	318.73	-	502.03	502.03	1322.79
18206	-	-	-	2,875.64	2875.64
11206	1,052.33	-	92.41	5,948.18	7092.92
14102	257.94	-	406.29	4,920.24	5584.47
15105	343.41	-	540.91	8,570.11	9454.43
16101	294.35	-	463.63	5,773.18	6531.16
16106	294.35	-	463.63	9,018.59	9776.57
16207	318.73	-	502.03	10,386.48	11207.24
6105	265.34	-	417.95	5,204.34	5887.63
15202	257.94	-	406.29	5,146.14	5810.37

**Heron Pond Condominium Association, Inc.**  
 Owners Accounts Receivable Ledger  
 Summary by Unit Number as of January 31, 2025

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
3108	450.46	-	47.71	5,194.30	5692.47
9204	97.18	-	-	6,239.20	6336.38
12106	-	-	-	3,156.42	3156.42
5202	(820.76)	-	-	-	-820.76
9108	-	-	-	3,119.60	3119.6
1105	375.18	-	-	2,340.39	2715.57
10105	948.63	-	860.90	5,406.95	7216.48
10108	-	-	-	5,204.34	5204.34
16206	-	-	-	5,773.18	5773.18
13207	1,713.01	-	-	257.94	1970.95
12103	343.73	-	-	-	343.73
2101	-	-	-	2,340.39	2340.39
12102	-	-	-	6,251.28	6251.28
15101	-	-	-	6,735.40	6735.4
16102	-	-	-	5,773.18	5773.18
1102	-	-	-	6,251.28	6251.28
17208	238.19	-	375.18	670.05	1283.42
12204	238.19	-	375.18	493.60	1106.97
15206	257.94	-	406.29	1,218.87	1883.1
19103	318.73	-	502.03	1,506.09	2326.85
6101	265.34	-	445.56	175.00	885.9
10102	(502.03)	-	-	689.10	187.07
2201	238.19	-	375.18	4,152.04	4765.41
2202	318.73	-	502.03	18,646.62	19467.38
1103	318.73	-	502.03	8,713.26	9534.02
7203	318.73	-	502.03	11,713.21	12533.97
14202	257.94	-	406.29	1,261.16	1925.39
2208	238.19	-	375.18	-	613.37
13107	257.94	-	406.29	1,218.87	1883.1
16202	294.35	-	463.63	9,362.24	10120.22
9201	294.35	-	463.63	2,318.15	3076.13
7102	1,139.49	-	208.30	-	1347.79
2107	318.73	-	502.03	8,760.44	9581.2
1106	318.73	-	1,004.06	2,130.92	3453.71
3205	683.29	-	-	5,204.34	5887.63
1207	513.25	-	-	-	513.25
17106	(318.73)	-	-	-	-318.73
10207	318.73	-	502.03	502.03	1322.79
17108	238.19	-	375.18	16,787.30	17400.67
6205	265.34	-	152.61	25.00	442.95
15207	257.94	-	406.29	406.29	1070.52
13105	884.32	-	1,106.82	7,548.81	9539.95
9103	318.73	-	502.03	6,164.40	6985.16

**Heron Pond Condominium Association, Inc.**  
 Owners Accounts Receivable Ledger  
 Summary by Unit Number as of January 31, 2025

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
14206	4.89	-	-	5,049.34	5054.23
4203	318.73	-	502.03	2,585.19	3405.95
18201	238.19	-	375.18	12,375.28	12988.65
13102	257.94	-	406.29	2,009.90	2674.13
12108	-	-	-	1,965.21	1965.21
5103	318.73	-	502.03	12,282.52	13103.28
6204	-	-	-	2,616.23	2616.23
16204	318.73	-	1,004.06	7,776.33	9099.12
3207	1,139.49	-	1,179.06	7,543.41	9861.96
8206	-	-	-	11.14	11.14
16105	5.57	-	-	2,881.02	2886.59
10104	265.34	-	417.95	6,473.15	7156.44
10106	318.73	-	502.03	7,770.29	8591.05
10201	265.34	-	417.95	6,473.15	7156.44
10203	318.73	-	502.03	7,770.29	8591.05
10205	265.34	-	417.95	6,473.15	7156.44
1101	238.19	-	375.18	5,813.32	6426.69
1104	238.19	-	375.18	5,813.32	6426.69
1107	318.73	-	502.03	7,770.29	8591.05
11103	318.73	-	502.03	7,770.29	8591.05
11104	318.73	-	502.03	7,770.29	8591.05
11106	294.35	-	463.63	7,177.93	7935.91
11201	294.35	-	463.63	7,177.93	7935.91
11202	294.35	-	463.63	6,231.24	6989.22
11204	318.73	-	502.03	7,770.29	8591.05
11205	294.35	-	463.63	7,177.93	7935.91
11207	318.73	-	502.03	7,770.29	8591.05
11208	318.73	-	502.03	7,770.29	8591.05
1201	238.19	-	375.18	5,813.32	6426.69
1204	238.19	-	375.18	5,813.32	6426.69
12101	238.19	-	375.18	5,813.32	6426.69
12104	238.19	-	375.18	5,813.32	6426.69
13101	343.41	-	540.91	7,952.16	8836.48
13106	257.94	-	406.29	6,293.16	6957.39
13108	343.41	-	540.91	8,370.11	9254.43
13203	257.94	-	406.29	6,293.16	6957.39
13204	343.41	-	540.91	8,370.11	9254.43
14103	257.94	-	406.29	6,293.16	6957.39
14104	343.41	-	540.91	8,370.11	9254.43
14107	257.94	-	406.29	6,293.16	6957.39
14201	343.41	-	540.91	8,370.11	9254.43
14204	343.41	-	540.91	8,370.11	9254.43
14205	343.41	-	540.91	8,370.11	9254.43

**Heron Pond Condominium Association, Inc.**  
 Owners Accounts Receivable Ledger  
 Summary by Unit Number as of January 31, 2025

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
14208	343.41	-	540.91	8,370.11	9254.43
15104	343.41	-	540.91	8,370.11	9254.43
15107	257.94	-	406.29	6,293.16	6957.39
15204	343.41	-	540.91	8,370.11	9254.43
16103	318.73	-	502.03	7,770.29	8591.05
16104	318.73	-	502.03	7,770.29	8591.05
16203	318.73	-	502.03	7,770.29	8591.05
16205	294.35	-	463.63	7,177.93	7935.91
17102	318.73	-	502.03	7,770.29	8591.05
17204	238.19	-	375.18	5,813.32	6426.69
18101	238.19	-	375.18	5,813.32	6426.69
18102	318.73	-	502.03	7,770.29	8591.05
18105	238.19	-	375.18	5,813.32	6426.69
18106	318.73	-	502.03	7,770.29	8591.05
18108	238.19	-	375.18	5,813.32	6426.69
18203	318.73	-	502.03	7,770.29	8591.05
18204	238.19	-	375.18	5,813.32	6426.69
18205	238.19	-	375.18	5,813.32	6426.69
19101	238.19	-	375.18	5,813.32	6426.69
19102	318.73	-	502.03	7,770.29	8591.05
19104	238.19	-	375.18	5,813.32	6426.69
19106	318.73	-	502.03	7,770.29	8591.05
19203	318.73	-	502.03	7,770.29	8591.05
19207	318.73	-	502.03	7,770.29	8591.05
2102	318.73	-	502.03	7,770.29	8591.05
2103	318.73	-	502.03	7,515.04	8335.8
2105	238.19	-	375.18	5,813.32	6426.69
2106	318.73	-	502.03	7,770.29	8591.05
2108	238.19	-	375.18	5,813.32	6426.69
2203	318.73	-	502.03	7,770.29	8591.05
2206	318.73	-	502.03	7,770.29	8591.05
3104	265.34	-	417.95	6,473.15	7156.44
3106	318.73	-	502.03	7,770.29	8591.05
3107	318.73	-	502.03	7,770.29	8591.05
3206	318.73	-	502.03	7,770.29	8591.05
4101	238.19	-	375.18	5,813.32	6426.69
4102	318.73	-	502.03	7,770.29	8591.05
4202	318.73	-	502.03	7,770.29	8591.05
4204	238.19	-	375.18	5,813.32	6426.69
5101	238.19	-	375.18	5,813.32	6426.69
5106	318.73	-	502.03	7,770.29	8591.05
5107	318.73	-	502.03	7,770.29	8591.05
5203	318.73	-	502.03	7,770.29	8591.05

**Heron Pond Condominium Association, Inc.**  
 Owners Accounts Receivable Ledger  
 Summary by Unit Number as of January 31, 2025

<u>Account #</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Balance</u>
5204	238.19	-	375.18	5,813.32	6426.69
6206	318.73	-	502.03	7,770.29	8591.05
7101	238.19	-	375.18	5,813.32	6426.69
7103	318.73	-	502.03	7,770.29	8591.05
7104	238.19	-	375.18	5,813.32	6426.69
7105	238.19	-	375.18	5,813.32	6426.69
7108	238.19	-	375.18	5,813.32	6426.69
7201	238.19	-	375.18	5,813.32	6426.69
7202	318.73	-	502.03	7,770.29	8591.05
7206	318.73	-	502.03	7,770.29	8591.05
7207	318.73	-	502.03	7,770.29	8591.05
7208	238.19	-	375.18	5,755.62	6368.99
8103	318.73	-	502.03	7,770.29	8591.05
8104	318.73	-	502.03	7,770.29	8591.05
8107	318.73	-	502.03	7,770.29	8591.05
8203	318.73	-	502.03	7,770.29	8591.05
8205	294.35	-	463.63	7,177.93	7935.91
8207	318.73	-	502.03	7,770.29	8591.05
9102	294.35	-	463.63	7,177.93	7935.91
9105	294.35	-	463.63	7,177.93	7935.91
9202	294.35	-	463.63	7,177.93	7935.91
9203	318.73	-	502.03	7,770.29	8591.05
9206	294.35	-	463.63	7,177.93	7935.91
4208	238.19	-	375.18	6,950.36	7563.73
10206	318.73	-	502.03	9,283.26	10104.02
17104	238.19	-	375.18	6,950.36	7563.73
19205	238.19	-	375.18	6,950.36	7563.73
19208	238.19	-	375.18	6,950.36	7563.73
4108	238.19	-	375.18	6,950.36	7563.73
4205	-	-	-	4,671.78	4671.78
5104	-	-	-	4,671.78	4671.78
2207	319.67	-	500.15	3,131.28	3951.1
12207	318.73	-	502.03	6,633.81	7454.57
14108	343.41	-	540.91	2,163.64	3,047.96
					\$ 1,518,491.80