



Heron Bay Homeowners Association, Inc.

Professionally Managed by:

Henderson Association Management

Heron Bay Homeowners Association, Inc.

Balance Sheet

Posted 03/31/2022

	Operating	Reserves	Total
Assets			
<u>Cash</u>			
Operating Account	131,851.13		131,851.13
OP Funds due from Prev Mgt	(500.00)		(500.00)
Reserve Account		280,699.64	280,699.64
<u>Total Cash</u>	<u>131,351.13</u>	<u>280,699.64</u>	<u>412,050.77</u>
<u>Total Assets</u>	<u>131,351.13</u>	<u>280,699.64</u>	<u>412,050.77</u>
Liabilities & Equity			
<u>Liabilities</u>			
Due to/Due from	4,749.54	(4,749.54)	
<u>Total Liabilities</u>	<u>4,749.54</u>	<u>(4,749.54)</u>	
<u>Liability</u>			
ARC Compliance Deposits	7,185.00		7,185.00
<u>Total Liability</u>	<u>7,185.00</u>		<u>7,185.00</u>
<u>Equity</u>			
Retained Earnings	147,784.91		147,784.91
Net Income/Loss	(28,368.32)	77,019.38	48,651.06
<u>Total Equity</u>	<u>119,416.59</u>	<u>77,019.38</u>	<u>196,435.97</u>
<u>Reserve</u>			
Special Misc. Reserv		208,429.80	208,429.80
<u>Total Reserve</u>		<u>208,429.80</u>	<u>208,429.80</u>
<u>Total Liabilities & Equity</u>	<u>131,351.13</u>	<u>280,699.64</u>	<u>412,050.77</u>

Heron Bay Homeowners Association, Inc.

Budget Comparison

Posted 3/1/2022 To 3/31/2022 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Assessment Revenue</u>							
4500 Association Assessment	7,048.50	21,022.50	(13,974.00)	109,451.26	63,067.50	46,383.76	252,270.00
4500.0 Prepaid Assessment Incr	565.83	0.00	565.83	3,053.31	0.00	3,053.31	0.00
4537 Boat Slips	125.00	1,000.00	(875.00)	3,750.00	3,000.00	750.00	12,000.00
4538 Outside Storage	262.50	700.00	(437.50)	4,462.50	2,100.00	2,362.50	8,400.00
TOTAL Assessment Revenue	8,001.83	22,722.50	(14,720.67)	120,717.07	68,167.50	52,549.57	272,670.00
<u>Other Revenue</u>							
5705 Clubhouse Income	110.00	0.00	110.00	235.00	0.00	235.00	0.00
5719 Operating Acct Interest E	3.04	0.00	3.04	10.07	0.00	10.07	0.00
5800 Late Fee	240.92	0.00	240.92	0.00	0.00	0.00	0.00
5801 Late Interest Income	98.31	0.00	98.31	157.57	0.00	157.57	0.00
TOTAL Other Revenue	452.27	0.00	452.27	402.64	0.00	402.64	0.00
TOTAL Income	8,454.10	22,722.50	(14,268.40)	121,119.71	68,167.50	52,952.21	272,670.00
Expense							
<u>Administrative</u>							
6301 Administrative Fees	301.00	150.00	(151.00)	573.50	450.00	(123.50)	1,800.00
6302 Management Contract	1,750.00	1,750.00	0.00	7,000.00	5,250.00	(1,750.00)	21,000.00
TOTAL Administrative	2,051.00	1,900.00	(151.00)	7,573.50	5,700.00	(1,873.50)	22,800.00
<u>Boat Storage Expense</u>							
6456 Boat Storage Parking Lo	0.00	191.66	191.66	0.00	574.98	574.98	2,300.00
TOTAL Boat Storage Expense	0.00	191.66	191.66	0.00	574.98	574.98	2,300.00
<u>Clubhouse</u>							
6351 Clubhouse Repair	0.00	1,629.16	1,629.16	335.00	4,887.48	4,552.48	19,550.00
6353 Clubhouse Janitorial	0.00	250.00	250.00	85.00	750.00	665.00	3,000.00
6354 Clubhouse Utilities-Prop	0.00	145.83	145.83	0.00	437.49	437.49	1,750.00
6360 Gas - Clubhouse	0.00	29.16	29.16	0.00	87.48	87.48	350.00
6369 Clubhouse Security	0.00	333.33	333.33	2,243.67	999.99	(1,243.68)	4,000.00
TOTAL Clubhouse	0.00	2,387.48	2,387.48	2,663.67	7,162.44	4,498.77	28,650.00
<u>Community</u>							
6113 Website	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
6120 Architectural Review Cor	0.00	348.33	348.33	300.00	1,044.99	744.99	4,180.00
6122 Social Committee	0.00	416.66	416.66	112.61	1,249.98	1,137.37	5,000.00
TOTAL Community	0.00	864.99	864.99	412.61	2,594.97	2,182.36	10,380.00
<u>Insurance</u>							
6381 Insurance Premiums	2,606.00	635.75	(1,970.25)	3,092.00	1,907.25	(1,184.75)	7,629.00
TOTAL Insurance	2,606.00	635.75	(1,970.25)	3,092.00	1,907.25	(1,184.75)	7,629.00
<u>Landscaping</u>							
6311 Landscape - Contract	3,850.36	4,566.66	716.30	11,681.32	13,699.98	2,018.66	54,800.00
6312 Landscape - Improvemen	1,200.00	958.33	(241.67)	6,500.00	2,874.99	(3,625.01)	11,500.00
6313 Landscape - Irrigation G	0.00	91.66	91.66	0.00	274.98	274.98	1,100.00

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Budget Comparison

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Landscaping	5,050.36	5,616.65	566.29	18,181.32	16,849.95	(1,331.37)	67,400.00
<u>Office Expense</u>							
6372 Postage and Supplies	631.04	58.33	(572.71)	1,221.92	174.99	(1,046.93)	700.00
TOTAL Office Expense	631.04	58.33	(572.71)	1,221.92	174.99	(1,046.93)	700.00
<u>Pest Control</u>							
6272 Pest Contract	125.00	0.00	(125.00)	125.00	0.00	(125.00)	0.00
TOTAL Pest Control	125.00	0.00	(125.00)	125.00	0.00	(125.00)	0.00
<u>Pond</u>							
6343 Pond - Misc	0.00	166.66	166.66	0.00	499.98	499.98	2,000.00
6348 Docks-A	0.00	558.33	558.33	0.00	1,674.99	1,674.99	6,700.00
TOTAL Pond	0.00	724.99	724.99	0.00	2,174.97	2,174.97	8,700.00
<u>Repairs and Maintenance</u>							
6232 Keys	0.00	0.00	0.00	(7.50)	0.00	7.50	0.00
6235 Common Area Maintenance	11,325.55	0.00	(11,325.55)	12,197.97	0.00	(12,197.97)	0.00
6239 Signs	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
6257 Snow and Ice Removal	0.00	0.00	0.00	674.10	0.00	(674.10)	0.00
6262 Gate Maintenance	6,987.32	457.33	(6,529.99)	15,514.74	1,371.99	(14,142.75)	5,488.00
6271 Termite Control	0.00	41.66	41.66	0.00	124.98	124.98	500.00
TOTAL Repairs and Maintenance	18,312.87	582.32	(17,730.55)	28,379.31	1,746.96	(26,632.35)	6,988.00
<u>Reserve</u>							
6550 Prior Year Surplus	0.00	0.00	0.00	0.00	(76,902.00)	(76,902.00)	(76,902.00)
7000.1 Special Misc. Reserve	0.00	0.00	0.00	76,902.00	76,902.00	0.00	155,781.00
TOTAL Reserve	0.00	0.00	0.00	76,902.00	0.00	(76,902.00)	78,879.00
<u>Security/Parking Enforcement</u>							
6501 Security Contract and Maintenance	532.82	483.33	(49.49)	1,209.57	1,449.99	240.42	5,800.00
TOTAL Security/Parking Enforcement	532.82	483.33	(49.49)	1,209.57	1,449.99	240.42	5,800.00
<u>Taxes</u>							
6321 Taxes	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
TOTAL Taxes	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
<u>Utilities</u>							
6402 Electricity	0.00	92.00	92.00	1,539.89	276.00	(1,263.89)	1,104.00
6404 Water & Sewer	688.50	45.00	(643.50)	688.50	135.00	(553.50)	540.00
6405 Garbage Collection	0.00	66.66	66.66	0.00	199.98	199.98	800.00
6409 Electricity-Street Lights	0.00	2,416.66	2,416.66	6,502.25	7,249.98	747.73	29,000.00
6410 Clubhouse Cable	200.43	0.00	(200.43)	996.49	0.00	(996.49)	0.00
TOTAL Utilities	888.93	2,620.32	1,731.39	9,727.13	7,860.96	(1,866.17)	31,444.00
TOTAL Expense	30,198.02	16,149.15	(14,048.87)	149,488.03	48,447.45	(101,040.58)	272,670.00
Excess Revenue / Expense	(21,743.92)	6,573.35	(28,317.27)	(28,368.32)	19,720.05	(48,088.37)	0.00

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Budget Comparison

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	Current Period Reserves			Year to Date Reserves			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Other Revenue							
5720 Reserve Intrst - Current	47.68	0.00	47.68	117.38	0.00	117.38	0.00
TOTAL Other Revenue	47.68	0.00	47.68	117.38	0.00	117.38	0.00
Reserve							
8000.1 Reserve Income Misc Sp	0.00	0.00	0.00	76,902.00	76,902.00	0.00	155,781.00
TOTAL Reserve	0.00	0.00	0.00	76,902.00	76,902.00	0.00	155,781.00
TOTAL Income	47.68	0.00	47.68	77,019.38	76,902.00	117.38	155,781.00
Excess Revenue / Expense	47.68	0.00	47.68	77,019.38	76,902.00	117.38	155,781.00