

**Wild Heron Property Owners Association., Inc.**

Balance Sheet  
As of 12/31/19

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
<b>CASH &amp; EQUIVALENTS</b>					
10555	Trustmark Ops CD#9184 2/19/20	102,436.46			102,436.46
11050	Union Bank Ops	3,150.00			3,150.00
11500	Centennial Operating Checking	29,756.76			29,756.76
11700	Centennial Depository Account	126,425.88			126,425.88
12017	Centennial ICS Sweep		157,679.78		157,679.78
12020	IPI Reserve Fund		526,591.81		526,591.81
	<b>Total Cash &amp; Equivalents</b>	<b>261,769.10</b>	<b>684,271.59</b>	<b>.00</b>	<b>946,040.69</b>
<b>OTHER ASSETS</b>					
14000	A/R Assess	210,772.34			210,772.34
14300	A/R Late Fee/NSF	42,746.76			42,746.76
14400	AR-Firewise	3,602.16			3,602.16
14500	A/R Other	6,245.96			6,245.96
16000	A/R Due to Ops from Res	2,005.00			2,005.00
18000	Utility Deposits	1,246.16			1,246.16
18100	Prepaid Insurance	14,343.17			14,343.17
18200	Prepaid Expense	1,392.84			1,392.84
18300	Prepaid Taxes	640.00			640.00
19011	Office Equipment	4,290.35			4,290.35
19012	Machinery & Equipment	103,407.48			103,407.48
19013	Vehicles	47,847.44			47,847.44
19015	Streetlights	17,286.00			17,286.00
19016	Gate	13,453.86			13,453.86
19017	Other Fixed Assets	30,250.00			30,250.00
	<b>Total Other Assets</b>	<b>499,529.52</b>	<b>.00</b>	<b>.00</b>	<b>499,529.52</b>
	<b>TOTAL ASSETS</b>	<b>761,298.62</b>	<b>684,271.59</b>	<b>.00</b>	<b>1,445,570.21</b>
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
25000	A/P Due to Ops from Res		2,005.00		2,005.00
29000	Accumulated Depreciation	121,897.48			121,897.48
30000	A/P	35,232.27			35,232.27
30020	AP Lot Cleanup/Clearing	2,565.00			2,565.00
30040	Other Deposits Construction	43,000.00			43,000.00
38000	Prepaid Owner Assess	51,719.20			51,719.20
38150	Allowance for Bad Debt	83,996.75			83,996.75
	<b>Subtotal Current Liab.</b>	<b>338,410.70</b>	<b>2,005.00</b>	<b>.00</b>	<b>340,415.70</b>

**Wild Heron Property Owners Association., Inc.**

Balance Sheet  
As of 12/31/19

Account	Description	Operating	Reserves	Other	Totals
<b>RESERVES:</b>					
50110	Reserves - Carpet/Furniture		2,324.87		2,324.87
50115	Reserves - Grill Allowance		3,600.00		3,600.00
50120	Reserves -WoodFurn-Bthouse/Fir		2,726.52		2,726.52
50210	Reserves -Roof Grill		5,097.20		5,097.20
50220	Reserves -Roof POA/Fitness		24,522.87		24,522.87
50230	Reserves - Metal Roofs		7,481.91		7,481.91
50240	Reserves -Roof Boathouse		(21,465.02)		(21,465.02)
50310	Reserves -POA Bldg/Grill Rpr		5,838.33		5,838.33
50320	Reserves -POA Bldg/Grill Paint		(723.34)		(723.34)
50330	Reserves - Boathouse Painting		2,181.72		2,181.72
50410	Reserves Dock Walkway		17,300.48		17,300.48
50420	Reserves - Fitness Equipment		11,637.73		11,637.73
50430	Reserves-Street/Site/Land Ligh		25,578.31		25,578.31
50440	Reserves - Playground Equip		5,890.92		5,890.92
50450	Reserves - Docks		3,847.26		3,847.26
50510	Reserves - Boardwalk		59,348.91		59,348.91
50520	Reserves - Deck Replacement		22,743.37		22,743.37
50610	Reserves - Asphalt Overlay		313,727.42		313,727.42
50620	Reserves - Asphalt Seal Coat		86,191.80		86,191.80
50710	Reserves -Pool/Spa Resurfacing		30,942.87		30,942.87
50720	Reserves - Pool/Deck/BrickPave		10,932.16		10,932.16
50730	Reserves -Pool/Spa Furniture		1,985.36		1,985.36
50740	Reserves - Pool/Spa Fence/Gate		15,352.54		15,352.54
50750	Reserves - Pool Equipment		(986.13)		(986.13)
50760	Reserves - Street Signs		4,000.08		4,000.08
50770	Reserves - Tree Maintenance		6,000.00		6,000.00
50800	Reserves - Insurance Deduct		18,050.08		18,050.08
50900	Gen Reserves		18,138.37		18,138.37
	Subtotal Reserves	.00	682,266.59	.00	682,266.59
<b>EQUITY:</b>					
44000	Retained Earnings	361,042.31			361,042.31
	Current Year Net Income/(Loss)	61,845.61	.00	.00	61,845.61
	Subtotal Equity	422,887.92	.00	.00	422,887.92
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>761,298.62</b>	<b>684,271.59</b>	<b>.00</b>	<b>1,445,570.21</b>
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**Wild Heron Property Owners Association., Inc.**

Income/Expense Statement  
Period: 12/01/19 to 12/31/19

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
<b>INCOME:</b>								
104,125.00	104,475.00	(350.00)	60000	Assess Income	1,249,500.00	1,253,700.00	(4,200.00)	1,253,700.00
.00	1,333.37	(1,333.37)	64100	Firewise Owner Income	41,400.00	16,000.00	25,400.00	16,000.00
4,050.00	.00	4,050.00	64150	Hurricane Cleanup Income	27,690.00	.00	27,690.00	.00
(2,265.00)	.00	(2,265.00)	64200	Other Misc Income	8,450.00	.00	8,450.00	.00
6,259.75	.00	6,259.75	64700	Interest / Finance Charge	29,265.64	.00	29,265.64	.00
.00	1,500.00	(1,500.00)	65000	ARB	30,575.00	18,000.00	12,575.00	18,000.00
15.15	.00	15.15	66000	Int Income - Ops	429.12	.00	429.12	.00
<u>112,184.90</u>	<u>107,308.37</u>	<u>4,876.53</u>		<b>Subtotal Income</b>	<u>1,387,309.76</u>	<u>1,287,700.00</u>	<u>99,609.76</u>	<u>1,287,700.00</u>
<b>EXPENSES:</b>								
<b>Administration</b>								
.00	.00	.00	80000	Accounting / CPA Exp	9,350.00	9,350.00	.00	9,350.00
2,500.00	2,500.00	.00	80100	Bad Debt Exp	30,000.00	30,000.00	.00	30,000.00
1,081.29	1,081.29	.00	80350	Depreciation Exp	12,975.48	12,975.48	.00	12,975.48
2,420.00	2,916.63	496.63	80700	Legal / Professional Exp	45,651.70	35,000.00	(10,651.70)	35,000.00
.00	1,500.00	1,500.00	80750	ARB Review Expense	16,500.00	18,000.00	1,500.00	18,000.00
12,964.21	12,916.63	(47.58)	80800	Management & Accounting Exp	154,258.91	155,000.00	741.09	155,000.00
500.00	500.00	.00	80830	Guard Christmas Bonus	500.00	500.00	.00	500.00
535.00	125.00	(410.00)	80900	Meetings Exp	701.50	1,500.00	798.50	1,500.00
.00	100.00	100.00	81000	Licenses/Permits/Fees	1,247.20	1,200.00	(47.20)	1,200.00
862.26	833.37	(28.89)	81100	Postage / Printing / Equip	8,400.23	10,000.00	1,599.77	10,000.00
.00	.00	.00	81120	Annual Mtg Printing/Postage	110.00	3,000.00	2,890.00	3,000.00
.00	41.63	41.63	81150	Web Site Exp	294.85	500.00	205.15	500.00
238.47	100.00	(138.47)	81300	Office Supplies Exp	1,778.83	2,000.00	221.17	2,000.00
.00	83.37	83.37	81610	Misc Expense	251.27	1,000.00	748.73	1,000.00
.00	833.37	833.37	81750	Signage Exp	3,181.30	10,000.00	6,818.70	10,000.00
.00	.00	.00	81760	GAB Reserve Study Expense	.00	975.00	975.00	975.00
.00	83.37	83.37	81950	Keys Exp	5.60	1,000.00	994.40	1,000.00
<u>21,101.23</u>	<u>23,614.66</u>	<u>2,513.43</u>		<b>Administration</b>	<u>285,206.87</u>	<u>292,000.48</u>	<u>6,793.61</u>	<u>292,000.48</u>
<b>Insurance</b>								
495.67	528.62	32.95	82000	Insurance - GL	5,979.02	6,343.00	363.98	6,343.00
1,061.67	1,012.50	(49.17)	82100	Insurance - Property/Wind	12,350.00	12,150.00	(200.00)	12,150.00
782.83	724.37	(58.46)	82300	Insurance - Flood	9,043.98	8,692.00	(351.98)	8,692.00
52.25	54.87	2.62	82550	Bond Ins Exp	627.00	658.00	31.00	658.00
344.67	332.00	(12.67)	82600	Insurance - D&O	4,022.34	3,984.00	(38.34)	3,984.00
304.00	319.13	15.13	82700	Insurance - Umbrella	3,648.00	3,830.00	182.00	3,830.00
53.67	62.50	8.83	82800	Workers Comp Insurance	667.66	750.00	82.34	750.00
56.92	53.75	(3.17)	82900	Equipment Insurance	750.68	645.00	(105.68)	645.00
<u>3,151.68</u>	<u>3,087.74</u>	<u>(63.94)</u>		<b>Insurance</b>	<u>37,088.68</u>	<u>37,052.00</u>	<u>(36.68)</u>	<u>37,052.00</u>

# Wild Heron Property Owners Association., Inc.

## Income/Expense Statement Period: 12/01/19 to 12/31/19

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
<b>Maintenance/Landscaping</b>								
21,141.67	21,250.00	108.33	83300	Landscaping Contract	257,948.10	255,000.00	(2,948.10)	255,000.00
.00	166.63	166.63	83301	Landscape Irrigation Pump	.00	2,000.00	2,000.00	2,000.00
.00	750.00	750.00	83302	Landscape-Irrigation Repairs	12,580.07	9,000.00	(3,580.07)	9,000.00
.00	750.00	750.00	83305	Landscape - Tree/Pond Maint	12,815.00	9,000.00	(3,815.00)	9,000.00
6,750.00	.00	(6,750.00)	83312	Hurricane Cleanup	60,464.25	25,000.00	(35,464.25)	25,000.00
.00	500.00	500.00	83315	Landscape Improvements	17,347.00	18,000.00	653.00	18,000.00
13,712.96	15,329.87	1,616.91	83700	Employee Maint Contract	177,875.63	183,958.00	6,082.37	183,958.00
546.42	825.37	278.95	83800	Contract -Termite/Pest Contr	6,883.08	9,904.00	3,020.92	9,904.00
(9,650.00)	1,500.00	11,150.00	84000	Maintenance General	31,738.96	18,000.00	(13,738.96)	18,000.00
.00	416.63	416.63	84150	Maint - Equip Exp	2,506.49	5,000.00	2,493.51	5,000.00
284.28	262.50	(21.78)	84200	Maint - Uniforms	4,127.10	3,150.00	(977.10)	3,150.00
84.33	83.37	(.96)	84250	Maintenance Gas	1,251.73	1,000.00	(251.73)	1,000.00
514.16	250.00	(264.16)	84300	Maintenance - Exterior Light	12,525.22	3,000.00	(9,525.22)	3,000.00
.00	458.37	458.37	84350	Maintenance - Bldg/Yard	1,725.80	5,500.00	3,774.20	5,500.00
468.65	833.37	364.72	84400	Maint - Supplies Exp	9,349.37	10,000.00	650.63	10,000.00
.00	1,333.37	1,333.37	84600	Firewise Lot Expense	27,248.50	16,000.00	(11,248.50)	16,000.00
.00	125.00	125.00	85100	Security - Gate	5,406.50	1,500.00	(3,906.50)	1,500.00
291.06	166.63	(124.43)	85110	Security Supplies	6,750.05	2,000.00	(4,750.05)	2,000.00
620.99	166.63	(454.36)	85150	Security - Surveillance Syst	10,079.19	2,000.00	(8,079.19)	2,000.00
<b>34,764.52</b>	<b>45,167.74</b>	<b>10,403.22</b>		<b>Maintenance/Landscaping</b>	<b>658,622.04</b>	<b>579,012.00</b>	<b>(79,610.04)</b>	<b>579,012.00</b>
<b>Utilities</b>								
1,038.42	731.88	(306.54)	86100	Water/Sewer to PCB	9,219.73	8,783.00	(436.73)	8,783.00
221.74	700.00	478.26	86110	Water Irrigation PCB	10,962.23	8,400.00	(2,562.23)	8,400.00
3,508.65	3,799.12	290.47	86200	Electricity	44,899.26	45,589.00	689.74	45,589.00
1,484.91	1,919.75	434.84	86250	Utilities - Gas Pool Heat	18,071.08	23,037.00	4,965.92	23,037.00
674.05	659.13	(14.92)	86500	Cable/Phone/Internet	7,980.08	7,910.00	(70.08)	7,910.00
.00	.00	.00	86600	Internet Service	31.26	.00	(31.26)	.00
<b>6,927.77</b>	<b>7,809.88</b>	<b>882.11</b>		<b>Utilities</b>	<b>91,163.64</b>	<b>93,719.00</b>	<b>2,555.36</b>	<b>93,719.00</b>
<b>Other Expenses</b>								
<b>Amenities</b>								
.00	666.63	666.63	87100	Amenities - Holiday Lighting	8,000.00	8,000.00	.00	8,000.00
.00	166.63	166.63	87200	Amenities - Boathouse Main	23.74	2,000.00	1,976.26	2,000.00
8,759.81	1,666.63	(7,093.18)	87300	Amenities - Common Events	18,353.21	20,000.00	1,646.79	20,000.00
760.07	91.63	(668.44)	87400	Amenities - Fitness Rm Maint	3,035.36	1,100.00	(1,935.36)	1,100.00
.00	166.63	166.63	87550	Amenities-Grill/Office Maint	3,357.47	2,000.00	(1,357.47)	2,000.00
405.01	375.00	(30.01)	87600	Amenities - Janitorial Suppl	5,877.29	4,500.00	(1,377.29)	4,500.00
388.04	708.37	320.33	87700	Amenities -Pool Chem -Suppli	11,866.63	8,500.00	(3,366.63)	8,500.00
(1,800.00)	166.63	1,966.63	87800	Amenities - Pool Repair/supp	1,020.62	2,000.00	979.38	2,000.00
153.92	108.37	(45.55)	87900	Amenities - Water Coolers	1,488.53	1,300.00	(188.53)	1,300.00
5,135.35	5,530.25	394.90	87950	Amenities - Trash Service	61,552.91	66,363.00	4,810.09	66,363.00

**Wild Heron Property Owners Association., Inc.**

Income/Expense Statement  
Period: 12/01/19 to 12/31/19

Current Period			Year-To-Date					Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
.00	125.00	125.00	87975	Amenities - Communications	.00	1,500.00	1,500.00	1,500.00
13,802.20	9,771.77	(4,030.43)		Amenities	114,575.76	117,263.00	2,687.24	117,263.00
				Other Expenses				
.00	1,929.33	1,929.33	88150	Contingency Expense	6,987.20	23,151.52	16,164.32	23,151.52
.00	1,929.33	1,929.33		Other Expenses	6,987.20	23,151.52	16,164.32	23,151.52
				Capital Improvements				
.00	1,250.00	1,250.00	88450	General	417.80	15,000.00	14,582.20	15,000.00
.00	.00	.00	88600	Pool Fence/Gate	900.00	.00	(900.00)	.00
.00	1,250.00	1,250.00		Capital Improvements	1,317.80	15,000.00	13,682.20	15,000.00
				Reserve Contributions				
150.92	150.88	(.04)	89110	Res-Carpet/Furniture	1,811.04	1,811.00	(.04)	1,811.00
300.00	300.00	.00	89115	Reserves - Grill Allowance	3,600.00	3,600.00	.00	3,600.00
89.83	89.87	.04	89120	Res-WoodFurniture Boathse/Fi	1,077.96	1,078.00	.04	1,078.00
80.75	80.75	.00	89210	Res- Roof-Grill	969.00	969.00	.00	969.00
185.42	185.38	(.04)	89220	Res-Roof POA/Fitness	2,225.04	2,225.00	(.04)	2,225.00
23.67	23.63	(.04)	89230	Res-Metal Roofings	284.04	284.00	(.04)	284.00
457.42	457.38	(.04)	89240	Res- Roof Boathouse	5,489.04	5,489.00	(.04)	5,489.00
116.92	116.88	(.04)	89320	Res- POA Bldg/Grill Painting	1,403.04	1,403.00	(.04)	1,403.00
65.50	65.50	.00	89330	Res-Boathouse Painting	786.00	786.00	.00	786.00
218.83	218.87	.04	89410	Res - Dock Walkway	2,625.96	2,626.00	.04	2,626.00
534.00	534.00	.00	89420	Res-Fitness Equipment	6,408.00	6,408.00	.00	6,408.00
1,695.00	1,695.00	.00	89430	Res-Street/Site/Land Lightin	20,340.00	20,340.00	.00	20,340.00
42.33	42.37	.04	89440	Res-Playground Equipment	507.96	508.00	.04	508.00
197.50	197.50	.00	89450	Res-Docks	2,370.00	2,370.00	.00	2,370.00
1,662.92	1,662.88	(.04)	89510	Res- Boardwalk	19,955.04	19,955.00	(.04)	19,955.00
55.00	55.00	.00	89520	Res-Deck Replacement	660.00	660.00	.00	660.00
3,330.00	3,330.00	.00	89610	Res-Asphalt Overlay	39,960.00	39,960.00	.00	39,960.00
644.83	644.87	.04	89710	Res-Pool/Spa Resurfacing	7,737.96	7,738.00	.04	7,738.00
141.17	141.13	(.04)	89720	Res-Pool/Deck/ Brick Pavers	1,694.04	1,694.00	(.04)	1,694.00
91.50	91.50	.00	89730	Res-Pool/Spa Furniture	1,098.00	1,098.00	.00	1,098.00
208.33	208.37	.04	89750	Res-Pool Equipment	2,499.96	2,500.00	.04	2,500.00
166.67	166.63	(.04)	89760	Res-Street Signs	2,000.04	2,000.00	(.04)	2,000.00
250.00	250.00	.00	89770	Res-Tree Maintenance	3,000.00	3,000.00	.00	3,000.00
166.67	166.63	(.04)	89800	Res-Insurance/Deductable	2,000.04	2,000.00	(.04)	2,000.00
10,875.18	10,875.02	(.16)		Reserve Contributions	130,502.16	130,502.00	(.16)	130,502.00
24,677.38	23,826.12	(851.26)		Total Other Expenses	253,382.92	285,916.52	32,533.60	285,916.52
90,622.58	103,506.14	12,883.56		TOTAL OPERATING EXPENSES	1,325,464.15	1,287,700.00	(37,764.15)	1,287,700.00

**Wild Heron Property Owners Association., Inc.**

Income/Expense Statement  
Period: 12/01/19 to 12/31/19

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
21,562.32	3,802.23	17,760.09		OPERATING NET INCOME/(LOSS)	61,845.61	.00	61,845.61	.00
=====	=====	=====			=====	=====	=====	=====