

**Heron's Landing at the River III & IV HOA  
Balance Sheet**

As of December 31, 2019 and 2018

<b>ASSETS</b>	<b>12/31/19</b>	<b>12/31/18</b>
<b>Current Assets</b>		
<b>Checking/Savings</b>		
Union First Market Bank	35,939.36	29,925.89
<b>Total Checking/Savings</b>	<u>35,939.36</u>	<u>29,925.89</u>
<b>Accounts Receivable</b>		
Accounts Receivable	4,238.55	2,020.07
<b>Total Accounts Receivable</b>	<u>4,238.55</u>	<u>2,020.07</u>
<b>Other Current Assets</b>		
Undeposited Funds	0.00	6,650.00
<b>Total Other Current Assets</b>	<u>0.00</u>	<u>6,650.00</u>
<b>Total Current Assets</b>	40,177.91	38,595.96
<b>Fixed Assets</b>		
Improvements-Lighting	8,185.53	5,561.34
Improvements - Entrance Sign	6,000.00	0.00
<b>Total Fixed Assets</b>	<u>14,185.53</u>	<u>5,561.34</u>
<b>TOTAL ASSETS</b>	<u><u>54,363.44</u></u>	<u><u>44,157.30</u></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Other Current Liabilities		
Prepaid Dues	10,500.00	11,548.00
<b>Total Other Current Liabilities</b>	<u>10,500.00</u>	<u>11,548.00</u>
<b>Total Current Liabilities</b>	<u>10,500.00</u>	<u>11,548.00</u>
<b>Total Liabilities</b>	10,500.00	11,548.00
<b>Equity</b>		
Retained Earnings	32,609.30	24,885.70
Net Income	11,254.14	7,723.60
<b>Total Equity</b>	<u>43,863.44</u>	<u>32,609.30</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>54,363.44</u></u>	<u><u>44,157.30</u></u>

**Heron's Landing at the River III & IV HOA**  
**Profit & Loss Budget vs. Actual**  
2019 Actual with 2019 Budget and 2020 Budget

	<u>ACTUAL 2019</u>	<u>BUDGET 2019</u>	<u>BUDGET 2020</u>
<b>Income</b>			
HOA Fees	26,795.19	26,600.00	26,600.00
Late Fees & Penalties	488.79	0.00	0.00
<b>Total Income</b>	<u>27,283.98</u>	<u>26,600.00</u>	<u>26,600.00</u>
<b>Expense</b>			
Pest Control	600.00	0.00	1,000.00
Improvements			0.00
Insurance Expense	614.00	649.00	650.00
Landscaping and Groundskeeping			
Bush Hogging	2,070.00	4,140.00	2,710.00
Mowing	4,610.00	9,165.00	6,249.00
Mulching	423.00	0.00	597.00
Sign-Tree care			1,040.00
Turf Application			1,334.00
Weed Control	215.00	510.00	814.00
<b>Total Landscaping and Groundskeeping</b>	<u>7,318.00</u>	<u>13,815.00</u>	<u>12,744.00</u>
Legal & Professional			
Accounting	2,165.00	2,040.00	2,200.00
Attorney Fees	2,610.00	1,000.00	2,600.00
<b>Total Legal &amp; Professional</b>	<u>4,775.00</u>	<u>3,040.00</u>	<u>4,800.00</u>
License & Permits	25.00	25.00	25.00
Meeting Expenses			250.00
Office			
Internet Services	277.00	265.00	300.00
Office Supplies	95.74	80.00	100.00
PO Box	70.00	0.00	60.00
Postage and Delivery	110.00	150.00	150.00
<b>Total Office</b>	<u>552.74</u>	<u>495.00</u>	<u>610.00</u>
Recreation			250.00
Rent Expense	149.98	75.00	150.00
Social			250.00
Street Lights - Electricity	1,995.12	2,147.20	2,400.00
<b>Total Expense</b>	<u>16,029.84</u>	<u>20,246.20</u>	<u>23,129.00</u>
<b>Net Income</b>	<u><u>11,254.14</u></u>	<u><u>6,353.80</u></u>	<u><u>3,471.00</u></u>

**NOTES:**

HOA Fees for 2020 are based on 152 lots at \$175 per lot.  
**not all assessments may be collected in 2020**