LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 06/30/25

	ASSETS			
	OPERATING CASH			
1100	SOUTH STATE OPER 7871	$ 132,913.08		
	TOTAL OPERATING CASH		$ 132,913.08	
	RESERVE CASH			
1600	SOUTH STATE RESERVES	$ 1,335,248.06		
	TOTAL RESERVE CASH		$ 1,335,248.06	
	OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	$ 1,837.00		
2200	PREPAID INSURANCE	183,545.66		
2300	PREPAID EXPENSES	1,132.00		
	TOTAL OTHER ASSETS		$ 186,514.66	
	TOTAL ASSETS			$ 1,654,675.80
	LIABILITY/RESERVE/EQUITY			
	LIABILITIES			
3000	ACCOUNTS PAYABLE	$ 10,415.00		
3003	ADMIN-LATE	175.00		
3007	ACCRUED AUDIT	7,949.98		
3010	INSURANCE A/P	175,972.17		
3100	PREPAID ASSESSMENTS	25,740.50		
	TOTAL LIABILITIES		$ 220,252.65	
	RESERVES			
3600	CLUBHOUSE RESERVES	$ 11,023.86		
3680	ROOF RESERVES	1,156,523.42		
3685	EXP ROOF RESERVES	(21,533.20)		
3740	PAINTING RESERVES	25,388.10		
3780	POOL RENOVATION RESERVES	56,139.68		
3790	MAILBX/MONUMENT/SGN/GLF CRT	4,272.43		
3800	ROAD/PARKING RESERVES	21,556.38		
3810	EXP ROAD/PAVING	(16,862.13)		
3900	RESERVE INTEREST	98,739.52		
	TOTAL RESERVES		$ 1,335,248.06	

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 06/30/25

	EQUITY			
4020	RETAINED EARNINGS	$ 80,157.49		
	NET INCOME/LOSS	19,017.60		
	TOTAL EQUITY		$ 99,175.09	
	TOTAL LIABILITY/RESERVE/EQUITY			$ 1,654,675.80

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 06/01/25 to 06/30/25

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME								
05000	MAINTENANCE INCOME	58,877.00	58,892.83	(15.83)	353,262.00	353,356.98	(94.98)	706,714.00
05050	SOCIAL MEMBERSHIP INCOME	.00	1,916.67	(1,916.67)	16,800.00	11,500.02	5,299.98	23,000.00
05400	C/H RENTAL INCOME	.00	250.00	(250.00)	2,150.00	1,500.00	650.00	3,000.00
	TOTAL INCOME	58,877.00	61,059.50	(2,182.50)	372,212.00	366,357.00	5,855.00	732,714.00
			EXPENSES					
UTILITIES								
06000	ELECTRIC	1,717.74	2,041.67	323.93	11,645.37	12,250.02	604.65	24,500.00
06005	WATER SEWER	6,651.50	6,375.00	(276.50)	38,495.88	38,250.00	(245.88)	76,500.00
06020	TELEPHONE	178.56	150.00	(28.56)	1,057.21	900.00	(157.21)	1,800.00
	TOTAL UTILITIES	8,547.80	8,566.67	18.87	51,198.46	51,400.02	201.56	102,800.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,250.00	5,333.33	83.33	31,500.00	31,999.98	499.98	64,000.00
06060	IRRIGATION CONTRACT	550.00	562.50	12.50	2,750.00	3,375.00	625.00	6,750.00
06070	JANTORIAL SERVICE	3,412.50	1,750.00	(1,662.50)	14,690.00	10,500.00	(4,190.00)	21,000.00
06080	LAKE MAINT CONTRACT	180.00	200.00	20.00	1,080.00	1,200.00	120.00	2,400.00
06090	POOL SERVICE CONTRACT	725.00	733.33	8.33	4,026.00	4,399.98	373.98	8,800.00
	TOTAL OPERATING EXPENSES	10,117.50	8,579.16	(1,538.34)	54,046.00	51,474.96	(2,571.04)	102,950.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	.00	208.33	208.33	3,374.00	1,249.98	(2,124.02)	2,500.00
06110	C/H REPAIR/MAINT	.00	416.67	416.67	95.77	2,500.02	2,404.25	5,000.00
06120	EXTERMINATING/TERMITE	700.00	1,125.00	425.00	10,050.00	6,750.00	(3,300.00)	13,500.00
06130	IRRIGATION REPAIRS	223.09	583.33	360.24	3,764.13	3,499.98	(264.15)	7,000.00
06140	LANDSCAPE OTHER	2,690.00	650.00	(2,040.00)	2,993.99	3,900.00	906.01	7,800.00
06150	POOL REPAIRS	275.00	666.67	391.67	3,373.00	4,000.02	627.02	8,000.00
06160	PATIO FURNITURE REPLACE	.00	416.67	416.67	.00	2,500.02	2,500.02	5,000.00
06170	REPAIR & MAINTENANCE	601.35	3,333.33	2,731.98	18,160.25	19,999.98	1,839.73	40,000.00
06180	TREE TRIMMING	.00	2,000.00	2,000.00	8,090.00	12,000.00	3,910.00	24,000.00
	TOTAL REPAIR MAINT EXPENSES	4,489.44	9,400.00	4,910.56	49,901.14	56,400.00	6,498.86	112,800.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	458.33	458.33	.00	2,749.98	2,749.98	.00	5,500.00
06210	BAD DEBT ALLOC	.00	83.33	83.33	.00	499.98	499.98	1,000.00
06220	OFFICE EXPENSES	115.37	375.00	259.63	2,111.07	2,250.00	138.93	4,500.00
06230	FEES TO THE DIVISION	.00	63.67	63.67	364.00	382.02	18.02	764.00
06240	INSURANCE	19,111.92	22,500.00	3,388.08	125,681.40	135,000.00	9,318.60	270,000.00
06250	LEGAL FEES	455.00	166.67	(288.33)	2,430.00	1,000.02	(1,429.98)	2,000.00
06260	MANAGEMENT	1,682.00	1,791.67	109.67	10,092.00	10,750.02	658.02	21,500.00
06280	TAXES/FEES/DUES	.00	75.00	75.00	620.35	450.00	(170.35)	900.00
	TOTAL ADMINISTRATIVE EXPENSES	21,822.62	25,513.67	3,691.05	144,048.80	153,082.02	9,033.22	306,164.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 06/01/25 to 06/30/25

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
RESERVES								
06300	C/H RENOVATIONS	583.33	583.33	.00	3,499.98	3,499.98	.00	7,000.00
06310	FLAT ROOF/TILE	6,250.00	6,250.00	.00	37,500.00	37,500.00	.00	75,000.00
06320	PAINTING	583.33	583.33	.00	3,499.98	3,499.98	.00	7,000.00
06330	POOL/SPA	666.67	666.67	.00	4,000.02	4,000.02	.00	8,000.00
06335	MAILBX/MONUMENT/SGN/GLF CRT	416.67	416.67	.00	2,500.02	2,500.02	.00	5,000.00
06340	ROADS/PARKING	500.00	500.00	.00	3,000.00	3,000.00	.00	6,000.00
	TOTAL RESERVES	9,000.00	9,000.00	.00	54,000.00	54,000.00	.00	108,000.00
	TOTAL EXPENSES	53,977.36	61,059.50	7,082.14	353,194.40	366,357.00	13,162.60	732,714.00
	NET INCOME/LOSS	4,899.64	.00	4,899.64	19,017.60	.00	19,017.60	.00

CASH DISBURSEMENTS

Starting Check Date: 6/01/25 Cash Account #: 1100
Ending Check Date: 6/30/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/05/25	2541	BENC	BENCHMARK PROPERTY MANAGEMENT	31.05	REMIB MAILINGS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2310	4514775	6/04/25	6220	6/04/25	31.05	REMIB MAILINGS

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/05/25	2542	CAPO	ROBERT CAPOZIELLO	78.09	MAINTENANCE SUPPLIES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2316	REMIBURSE	6/04/25	6170	6/04/25	78.09	MAINTENANCE SUPPLIES

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/05/25	2543	CITY	CITY OF DEERFIELD BEACH	6,651.50	17 INVOICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2320	4/18-5/14	6/04/25	6005	6/04/25	6,651.50	17 INVOICES

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/05/25	2544	COMP	COMPLETE OUTDOOR SERVICES, INC	5,250.00	MAY SERVICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2311	7037	6/04/25	6050	6/04/25	5,250.00	MAY SERVICES

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/05/25	2545	GOLD	THE GOLDEN HAMMER & BRUSH	250.00	DRYWALL RMVL/ REINSTALL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2312	6/2/25	6/04/25	6170	6/04/25	250.00	DRYWALL RMVL/ REINSTALL

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/05/25	2546	KONY	KONYK & LEMME PLLC	455.00	1389-00018 GENERAL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2321	14452	6/05/25	6250	6/05/25	455.00	1389-00018 GENERAL

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/05/25	2547	LOTW	MIKE LOTWICH	54.00	FLAGS FOR MEMORIAL DAY

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2315	REIMBURSE	6/04/25	6170	6/04/25	54.00	FLAGS FOR MEMORIAL DAY

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/05/25	2548	SEMI	SEMINOLE POOL SERVICES	125.00	5/24 WEEKEND SVC CALL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2317	40182	6/04/25	6150	6/04/25	125.00	5/24 WEEKEND SVC CALL

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/05/25	2549	VICT	VICTORY ACCOUNTING SERVICES	550.00	JUNE SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2318	JUNE 2025	6/04/25	6260	6/04/25	550.00	JUNE SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/06/25	60625	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	JUNE SERVICE

CASH DISBURSEMENTS

Starting Check Date: 6/01/25 Cash Account #: 1100
Ending Check Date: 6/30/25

Check Date	Check #	Vend #	Name	Check Amount	Reference

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2346	JUNE 2025	6/06/25	6080	6/06/25	180.00	JUNE SERVICE

6/06/25 60625 (M) COMC COMCAST 178.56 JUNE SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2347	JUNE 2025	6/06/25	6020	6/06/25	178.56	JUNE SERVICE

6/17/25 2550 AAST AASTRO ROOFING 2,000.00 5/29 ROOF REPAIR

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2325	8340	6/16/25	3685	6/16/25	2,000.00	5/29 ROOF REPAIR

6/17/25 2551 BENC BENCHMARK PROPERTY MANAGEMENT 1,132.00 JULY SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2326	4513487	6/16/25	2300	6/16/25	1,132.00	JULY SERVICE

6/17/25 2552 COMP COMPLETE OUTDOOR SERVICES, INC 773.09 MAY IRRIG/ REPAIRS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2327	WC29	6/16/25	6130	6/16/25	223.09	MAY IRRIG/ REPAIRS
2327	WC29	6/16/25	6060	6/16/25	550.00	
				Totals:	773.09	

6/17/25 2553 FERG RICKEY FERGUSON 1,637.50 MAY SERVICE/EXTRA MAINT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2329	103	6/16/25	6070	6/16/25	1,000.00	MAY SERVICE/EXTRA MAINT
2329	103	6/16/25	6070	6/16/25	637.50	
				Totals:	1,637.50	

6/17/25 2554 JMCP JMC POOLS 875.00

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2328	893022	6/16/25	6150	6/16/25	25.00	6/13 FILTER PRESSURE GAUG
2331	892333	6/16/25	6090	6/16/25	725.00	JUNE SERIVCE
2332	892971	6/16/25	6150	6/16/25	125.00	6/9 SVC CALL
				Totals:	875.00	

6/17/25 2555 SEMI SEMINOLE POOL SERVICES 669.00 MAY SERVICE

CASH DISBURSEMENTS

Starting Check Date: 6/01/25 Cash Account #: 1100
Ending Check Date: 6/30/25

Check Date	Check #	Vend #	Name	Check Amount	Reference

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2330	40104	6/16/25	6090	6/16/25	669.00	MAY SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/23/25	623252	(M) FPL	FPL	1,717.74	10 INVOICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2345	5/13-6/12/25	6/23/25	6000	6/23/25	1,717.74	10 INVOICES

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/30/25	630253	(M) CARD	CARD SERVICES CENTER	303.58	4539 C/C SUPPLIES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2333	5/10-6/9	6/30/25	6220	6/30/25	84.32	4539 C/C SUPPLIES
2333	5/10-6/9	6/30/25	6170	6/30/25	219.26	
				Totals:	303.58	

Totals: 22,911.11

-- End of report --

DATE: 7/09/25
TIME: 1:24 PM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF June 30, 2025
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0201	0201	REGINALD J COOTE III	25.00	0.00	0.00	0.00	25.00	
2901	2901	EDSON SANTA LUCIA	672.00	0.00	0.00	0.00	672.00	
3106	3106	TONY PRUMMEL	166.00	0.00	0.00	0.00	166.00	
3201	3201	MICHAEL DORAN	647.00	0.00	25.00	6.00	678.00	
3206	3206	ROGERS RESULTS LLC	296.00	0.00	0.00	0.00	296.00	
		TOTAL:	1806.00	0.00	25.00	6.00	1837.00	

R E P O R T   S U M M A R Y

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		ASSESSMENT	2000	1756.00	0.00	0.00	0.00	1756.00
02		NSF charges	2000	0.00	0.00	0.00	6.00	6.00
11		ADMIN-LATE	2000	50.00	0.00	25.00	0.00	75.00
			GRAND TOTAL:	1806.00	0.00	25.00	6.00	1837.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	1837.00
	T O T A L	$1837.00

-- End of report --