LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 03/31/25

ASSETS

	OPERATING CASH			
1100	SOUTH STATE OPER	$ 121,468.92		
	TOTAL OPERATING CASH		$ 121,468.92	
	RESERVE CASH			
1600	SOUTH STATE RESERVES	$ 239,245.21		
1610	SOUTHSTATE CDARS 4.5% 5/1/25	1,069,281.62		
	TOTAL RESERVE CASH		$ 1,308,526.83	
	OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	$ 1,496.00		
2200	PREPAID INSURANCE	69,463.25		
2300	PREPAID EXPENSES	1,132.00		
	TOTAL OTHER ASSETS		$ 72,091.25	
	TOTAL ASSETS			$ 1,502,087.00

LIABILITY/RESERVE/EQUITY

	LIABILITIES			
3000	ACCOUNTS PAYABLE	$ 5,250.00		
3007	ACCRUED AUDIT	6,574.99		
3010	INSURANCE A/P	37,251.78		
3100	PREPAID ASSESSMENTS	27,203.50		
	TOTAL LIABILITIES		$ 76,280.27	
	RESERVES			
3600	CLUBHOUSE RESERVES	$ 9,273.87		
3680	ROOF RESERVES	1,137,773.42		
3685	EXP ROOF RESERVES	(10,280.00)		
3740	PAINTING RESERVES	23,638.11		
3780	POOL RENOVATION RESERVES	54,139.67		
3790	MAILBX/MONUMENT/SGN/GLF CRT	3,022.42		
3800	ROAD/PARKING RESERVES	20,056.38		
3810	EXP ROAD/PAVING	(16,862.13)		
3900	RESERVE INTEREST	87,765.09		
	TOTAL RESERVES		$ 1,308,526.83	

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 03/31/25

	EQUITY			
4020	RETAINED EARNINGS	$ 90,854.49		
	NET INCOME/LOSS	26,425.41		
	TOTAL EQUITY		$ 117,279.90	
	TOTAL LIABILITY/RESERVE/EQUITY			$ 1,502,087.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 03/01/25 to 03/31/25

	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)	176,631.00	176,678.49	(47.49)	706,714.00
05050	SOCIAL MEMBERSHIP INCOME	2,100.00	1,916.67	183.33	15,750.00	5,750.01	9,999.99	23,000.00
05400	C/H RENTAL INCOME	1,500.00	250.00	1,250.00	1,925.00	750.00	1,175.00	3,000.00
	TOTAL INCOME	62,477.00	61,059.50	1,417.50	194,306.00	183,178.50	11,127.50	732,714.00
			EXPENSES					
UTILITIES								
06000	ELECTRIC	1,886.23	2,041.67	155.44	6,117.94	6,125.01	7.07	24,500.00
06005	WATER SEWER	7,091.37	6,375.00	(716.37)	19,719.37	19,125.00	(594.37)	76,500.00
06020	TELEPHONE	178.74	150.00	(28.74)	521.35	450.00	(71.35)	1,800.00
	TOTAL UTILITIES	9,156.34	8,566.67	(589.67)	26,358.66	25,700.01	(658.65)	102,800.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,250.00	5,333.33	83.33	15,750.00	15,999.99	249.99	64,000.00
06060	IRRIGATION CONTRACT	550.00	562.50	12.50	1,100.00	1,687.50	587.50	6,750.00
06070	JANTORIAL SERVICE	1,000.00	1,750.00	750.00	2,750.00	5,250.00	2,500.00	21,000.00
06080	LAKE MAINT CONTRACT	180.00	200.00	20.00	540.00	600.00	60.00	2,400.00
06090	POOL SERVICE CONTRACT	669.00	733.33	64.33	1,963.00	2,199.99	236.99	8,800.00
	TOTAL OPERATING EXPENSES	7,649.00	8,579.16	930.16	22,103.00	25,737.48	3,634.48	102,950.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	1,989.00	208.33	(1,780.67)	1,989.00	624.99	(1,364.01)	2,500.00
06110	C/H REPAIR/MAINT	.00	416.67	416.67	95.77	1,250.01	1,154.24	5,000.00
06120	EXTERMINATING/TERMITE	350.00	1,125.00	775.00	3,100.00	3,375.00	275.00	13,500.00
06130	IRRIGATION REPAIRS	213.52	583.33	369.81	1,083.48	1,749.99	666.51	7,000.00
06140	LANDSCAPE OTHER	.00	650.00	650.00	303.99	1,950.00	1,646.01	7,800.00
06150	POOL REPAIRS	125.00	666.67	541.67	955.00	2,000.01	1,045.01	8,000.00
06160	PATIO FURNITURE REPLACE	.00	416.67	416.67	.00	1,250.01	1,250.01	5,000.00
06170	REPAIR & MAINTENANCE	2,524.80	3,333.33	808.53	6,305.10	9,999.99	3,694.89	40,000.00
06180	TREE TRIMMING	3,500.00	2,000.00	(1,500.00)	3,740.00	6,000.00	2,260.00	24,000.00
	TOTAL REPAIR MAINT EXPENSES	8,702.32	9,400.00	697.68	17,572.34	28,200.00	10,627.66	112,800.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	458.33	458.33	.00	1,374.99	1,374.99	.00	5,500.00
06210	BAD DEBT ALLOC	.00	83.33	83.33	.00	249.99	249.99	1,000.00
06220	OFFICE EXPENSES	1,078.00	375.00	(703.00)	1,849.84	1,125.00	(724.84)	4,500.00
06230	FEES TO THE DIVISION	.00	63.67	63.67	364.00	191.01	(172.99)	764.00
06240	INSURANCE	21,388.92	22,500.00	1,111.08	64,166.76	67,500.00	3,333.24	270,000.00
06250	LEGAL FEES	1,619.50	166.67	(1,452.83)	1,975.00	500.01	(1,474.99)	2,000.00
06260	MANAGEMENT	1,682.00	1,791.67	109.67	5,046.00	5,375.01	329.01	21,500.00
06280	TAXES/FEES/DUES	70.00	75.00	5.00	70.00	225.00	155.00	900.00
	TOTAL ADMINISTRATIVE EXPENSES	26,296.75	25,513.67	(783.08)	74,846.59	76,541.01	1,694.42	306,164.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 03/01/25 to 03/31/25

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	1,749.99	1,749.99	.00	7,000.00
06310	FLAT ROOF/TILE	6,250.00	6,250.00	.00	18,750.00	18,750.00	.00	75,000.00
06320	PAINTING	583.33	583.33	.00	1,749.99	1,749.99	.00	7,000.00
06330	POOL/SPA	666.67	666.67	.00	2,000.01	2,000.01	.00	8,000.00
06335	MAILBX/MONUMENT/SGN/GLF CRT	416.67	416.67	.00	1,250.01	1,250.01	.00	5,000.00
06340	ROADS/PARKING	500.00	500.00	.00	1,500.00	1,500.00	.00	6,000.00
	TOTAL RESERVES	9,000.00	9,000.00	.00	27,000.00	27,000.00	.00	108,000.00
	TOTAL EXPENSES	60,804.41	61,059.50	255.09	167,880.59	183,178.50	15,297.91	732,714.00
	NET INCOME/LOSS	1,672.59	.00	1,672.59	26,425.41	.00	26,425.41	.00

CASH DISBURSEMENTS

Starting Check Date: 3/01/25 Cash Account #: 1100
Ending Check Date: 3/31/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/03/25	30325	(M) COMC	COMCAST	178.74	2161532

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2229	2/16-3/15	3/03/25	6020	3/03/25	178.74	2161532

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/03/25	30325	(M) IPFS	IPFS CORPORATION	18,433.33	FLS-232429

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2252	PYMT 10/11	3/03/25	3010	3/03/25	18,433.33	FLS-232429

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/05/25	30525	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	MARCH SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2253	3/5	3/05/25	6080	3/05/25	180.00	MARCH SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/10/25	2480	ALLC	ALL COUNTY PAVING	15,112.13	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2202	094594	3/07/25	3810	3/07/25	2,956.13	PERMITS
2203	094453	3/07/25	3810	3/07/25	12,156.00	SEALCOATING PMT
				Totals:	15,112.13	

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/10/25	2481	CITY	CITY OF DEERFIELD BEACH	7,091.37	17 INVOICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2216	1/17-2/18/25	3/07/25	6005	3/07/25	7,091.37	17 INVOICES

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/10/25	2482	COMP	COMPLETE OUTDOOR SERVICES, INC	9,513.52	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2204	7034	3/07/25	6050	3/07/25	5,250.00	FEBRUARY SERVICE
2205	TT4 DEPOSIT	3/07/25	6180	3/07/25	3,500.00	50% DEP TRIM PALMS
2206	WC25	3/07/25	6060	3/07/25	550.00	FEB IRRIGATION
2206	WC25	3/07/25	6130	3/07/25	213.52	
				Totals:	9,513.52	

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/10/25	2483	EMER	PHILLIP J. EMERMAN	66.00	3003 REFUND OVER PMT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2207	3003 REFUND	3/07/25	2300	3/07/25	66.00	3003 REFUND OVER PMT

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/10/25	2484	FERG	RICKEY FERGUSON	250.00	10 HOURS

CASH DISBURSEMENTS

Starting Check Date: 3/01/25 Cash Account #: 1100
Ending Check Date: 3/31/25

Check Date	Check #	Vend #	Name	Check Amount	Reference

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2201	2/24-2/28	3/07/25	6070	3/07/25	250.00	10 HOURS

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/10/25	2485	FERG	RICKEY FERGUSON	250.00	10 HOURS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2218	3/3-3/7	3/10/25	6070	3/10/25	250.00	10 HOURS

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/10/25	2486	FERG	RICKEY FERGUSON	250.00	10 HOURS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2219	3/10-3/14	3/10/25	6070	3/10/25	250.00	10 HOURS

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/10/25	2487	FERG	RICKEY FERGUSON	250.00	10 HOURS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2220	3/17-3/21	3/10/25	6070	3/10/25	250.00	10 HOURS

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/10/25	2488	FERG	RICKEY FERGUSON	250.00	10 HOURS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2221	3/24-3/28	3/10/25	6070	3/10/25	250.00	10 HOURS

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/10/25	2489	KONY	KONYK & LEMME PLLC	1,619.50	1389-00001 GENERAL LEGAL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2208	14132	3/07/25	6250	3/07/25	1,619.50	1389-00001 GENERAL LEGAL

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/10/25	2490	MCAM	SCOTT MCAMIS	1,200.00	40 HOURS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2200	2/3-2/28	3/07/25	6070	3/07/25	1,200.00	40 HOURS

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/10/25	2491	PROP	PRO PEST CONTROL, INC.	950.00	2/27

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2209	900961	2/28/25	6120	2/28/25	950.00	2/27

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/10/25	2492	SEMI	SEMINOLE POOL SERVICES	794.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2210	39909	3/07/25	6090	3/07/25	669.00	MARCH SERVICE
2211	39942	3/07/25	6150	3/07/25	125.00	REPL CHEMICAL FEEDER
				Totals:	794.00	

CASH DISBURSEMENTS

Starting Check Date: 3/01/25 Cash Account #: 1100
Ending Check Date: 3/31/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/10/25	2493	SOUP	SOUTH FLORIDA PLUMBING AND	1,989.00	BACKFLOW TESTING/CERTIFY

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2212	7874	3/07/25	6100	3/07/25	1,989.00	BACKFLOW TESTING/CERTIFY

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/10/25	2494	VICT	VICTORY ACCOUNTING SERVICES	650.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2213	MARCH 2025	3/07/25	6260	3/07/25	550.00	MARCH SERVICE
2214	DIG SIG	3/07/25	6220	3/07/25	100.00	2 DIGITAL SIGNATURES
				Totals:	650.00	

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/10/25	2495	VINT	VINTEUM SOFTWARE	928.00	2/28/2025-2026

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2215	02205-3387	3/07/25	6220	3/07/25	928.00	2/28/2025-2026

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/24/25	2496	ALLC	ALL COUNTY PAVING	1,750.00	SEALCOATING BAL DUE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2225	094453	3/21/25	3810	3/21/25	1,750.00	SEALCOATING BAL DUE

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/24/25	2497	BENC	BENCHMARK PROPERTY MANAGEMENT	1,132.00	APRIL SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2224	4513484	3/21/25	2300	3/21/25	1,132.00	APRIL SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/24/25	2498	PROP	PRO PEST CONTROL, INC.	350.00	3/19 RODENT BOX MAINT.

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2226	902430	3/21/25	6120	3/21/25	350.00	3/19 RODENT BOX MAINT.

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/24/25	2499	SOUP	SOUTH FLORIDA PLUMBING AND	1,785.00	BACKFLOW REPAIR

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2227	7894	3/21/25	6170	3/21/25	1,785.00	BACKFLOW REPAIR

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/24/25	2500	VICT	VICTORY ACCOUNTING SERVICES	50.00	SET UP DIGITAL SIGNATURE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2228	DIG. SIGNATURE	3/21/25	6220	3/21/25	50.00	SET UP DIGITAL SIGNATURE

Check Date	Check #	Vend #	Name	Check Amount	Reference
3/25/25	32525	(M)FPL	FPL	1,886.23	10 INVOICES

CASH DISBURSEMENTS

Starting Check Date: 3/01/25 Cash Account #: 1100
Ending Check Date: 3/31/25

Check Date	Check #	Vend #	Name			Check Amount	Reference	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2254	2/13-3/13	3/25/25	6000	3/25/25	1,886.23	10 INVOICES
3/28/25	328252	(M)CARD	CARD SERVICES CENTER			809.80	3408 C/C SUPPLIES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2230	2/8-3/10	3/28/25	6280	3/28/25	70.00	3408 C/C SUPPLIES
		2230	2/8-3/10	3/28/25	6170	3/28/25	739.80	
						Totals:	809.80	

Totals:	67,718.62	

-- End of report --

DATE: 4/14/25

TIME: 3:08 PM

LAKES OF DEER CREEK CONDO ASSOCIATION

AGED OWNER BALANCES: AS OF Mar. 31, 2025

ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0503	0503	GREGG A. HIRSCHFIELD	0.00	41.00	0.00	0.00	41.00	
2804	2804	MARCIANA LOBO	0.00	51.00	0.00	0.00	51.00	Called/ Sending
3106	3106	TONY PRUMMEL	0.00	73.00	0.00	0.00	73.00	
3201	3201	MICHAEL DORAN	0.00	653.00	0.00	0.00	653.00	Called/ Sending
3204	3204	JENNY LOPEZ	0.00	31.00	0.00	0.00	31.00	Called/ Sending
3401	3401	JACQUELINE FRENCH	0.00	647.00	0.00	0.00	647.00	
		TOTAL:	0.00	1496.00	0.00	0.00	1496.00	

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	0.00	1470.00	0.00	0.00	1470.00
02		NSF charges	2000	0.00	26.00	0.00	0.00	26.00
			GRAND TOTAL:	0.00	1496.00	0.00	0.00	1496.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	1496.00
	T O T A L	$1496.00

-- End of report --