LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 05/31/25

	ASSETS			
	OPERATING CASH			
1100	SOUTH STATE OPER 7871	$ 105,566.19		
	TOTAL OPERATING CASH		$ 105,566.19	
	RESERVE CASH			
1600	SOUTH STATE RESERVES	$ 1,324,998.54		
	TOTAL RESERVE CASH		$ 1,324,998.54	
	OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	$ 2,355.00		
2200	PREPAID INSURANCE	26,685.41		
2300	PREPAID EXPENSES	1,132.00		
	TOTAL OTHER ASSETS		$ 30,172.41	
	TOTAL ASSETS			$ 1,460,737.14
	LIABILITY/RESERVE/EQUITY			
	LIABILITIES			
3000	ACCOUNTS PAYABLE	$ 5,919.00		
3003	ADMIN-LATE	175.00		
3007	ACCRUED AUDIT	7,491.65		
3015	INCOME TAX PAYABLE	(10,697.00)		
3100	PREPAID ASSESSMENTS	27,877.50		
	TOTAL LIABILITIES		$ 30,766.15	
	RESERVES			
3600	CLUBHOUSE RESERVES	$ 10,440.53		
3680	ROOF RESERVES	1,150,273.42		
3685	EXP ROOF RESERVES	(19,533.20)		
3740	PAINTING RESERVES	24,804.77		
3780	POOL RENOVATION RESERVES	55,473.01		
3790	MAILBX/MONUMENT/SGN/GLF CRT	3,855.76		
3800	ROAD/PARKING RESERVES	21,056.38		
3810	EXP ROAD/PAVING	(16,862.13)		
3900	RESERVE INTEREST	95,490.00		
	TOTAL RESERVES		$ 1,324,998.54	

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 05/31/25

	EQUITY			
4020	RETAINED EARNINGS	$ 90,854.49		
	NET INCOME/LOSS	14,117.96		
	TOTAL EQUITY		$ 104,972.45	
	TOTAL LIABILITY/RESERVE/EQUITY			$ 1,460,737.14

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 05/01/25 to 05/31/25

	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)	294,385.00	294,464.15	(79.15)	706,714.00
05050	SOCIAL MEMBERSHIP INCOME	.00	1,916.67	(1,916.67)	16,800.00	9,583.35	7,216.65	23,000.00
05400	C/H RENTAL INCOME	225.00	250.00	(25.00)	2,150.00	1,250.00	900.00	3,000.00
	TOTAL INCOME	59,102.00	61,059.50	(1,957.50)	313,335.00	305,297.50	8,037.50	732,714.00
			EXPENSES					
UTILITIES								
06000	ELECTRIC	1,889.13	2,041.67	152.54	9,927.63	10,208.35	280.72	24,500.00
06005	WATER SEWER	5,803.90	6,375.00	571.10	31,844.38	31,875.00	30.62	76,500.00
06020	TELEPHONE	178.56	150.00	(28.56)	878.65	750.00	(128.65)	1,800.00
	TOTAL UTILITIES	7,871.59	8,566.67	695.08	42,650.66	42,833.35	182.69	102,800.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,250.00	5,333.33	83.33	26,250.00	26,666.65	416.65	64,000.00
06060	IRRIGATION CONTRACT	550.00	562.50	12.50	2,200.00	2,812.50	612.50	6,750.00
06070	JANTORIAL SERVICE	2,850.00	1,750.00	(1,100.00)	11,277.50	8,750.00	(2,527.50)	21,000.00
06080	LAKE MAINT CONTRACT	180.00	200.00	20.00	900.00	1,000.00	100.00	2,400.00
06090	POOL SERVICE CONTRACT	669.00	733.33	64.33	3,301.00	3,666.65	365.65	8,800.00
	TOTAL OPERATING EXPENSES	9,499.00	8,579.16	(919.84)	43,928.50	42,895.80	(1,032.70)	102,950.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	1,385.00	208.33	(1,176.67)	3,374.00	1,041.65	(2,332.35)	2,500.00
06110	C/H REPAIR/MAINT	.00	416.67	416.67	95.77	2,083.35	1,987.58	5,000.00
06120	EXTERMINATING/TERMITE	6,250.00	1,125.00	(5,125.00)	9,350.00	5,625.00	(3,725.00)	13,500.00
06130	IRRIGATION REPAIRS	1,888.85	583.33	(1,305.52)	3,541.04	2,916.65	(624.39)	7,000.00
06140	LANDSCAPE OTHER	.00	650.00	650.00	303.99	3,250.00	2,946.01	7,800.00
06150	POOL REPAIRS	456.00	666.67	210.67	3,098.00	3,333.35	235.35	8,000.00
06160	PATIO FURNITURE REPLACE	.00	416.67	416.67	.00	2,083.35	2,083.35	5,000.00
06170	REPAIR & MAINTENANCE	1,417.89	3,333.33	1,915.44	17,558.90	16,666.65	(892.25)	40,000.00
06180	TREE TRIMMING	.00	2,000.00	2,000.00	8,090.00	10,000.00	1,910.00	24,000.00
	TOTAL REPAIR MAINT EXPENSES	11,397.74	9,400.00	(1,997.74)	45,411.70	47,000.00	1,588.30	112,800.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	458.33	458.33	.00	2,291.65	2,291.65	.00	5,500.00
06210	BAD DEBT ALLOC	.00	83.33	83.33	.00	416.65	416.65	1,000.00
06220	OFFICE EXPENSES	94.00	375.00	281.00	1,995.70	1,875.00	(120.70)	4,500.00
06230	FEES TO THE DIVISION	.00	63.67	63.67	364.00	318.35	(45.65)	764.00
06240	INSURANCE	21,013.80	22,500.00	1,486.20	106,569.48	112,500.00	5,930.52	270,000.00
06250	LEGAL FEES	.00	166.67	166.67	1,975.00	833.35	(1,141.65)	2,000.00
06260	MANAGEMENT	1,682.00	1,791.67	109.67	8,410.00	8,958.35	548.35	21,500.00
06280	TAXES/FEES/DUES	.00	75.00	75.00	620.35	375.00	(245.35)	900.00
	TOTAL ADMINISTRATIVE EXPENSES	23,248.13	25,513.67	2,265.54	122,226.18	127,568.35	5,342.17	306,164.00

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 05/01/25 to 05/31/25

	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	2,916.65	2,916.65	.00	7,000.00
06310	FLAT ROOF/TILE	6,250.00	6,250.00	.00	31,250.00	31,250.00	.00	75,000.00
06320	PAINTING	583.33	583.33	.00	2,916.65	2,916.65	.00	7,000.00
06330	POOL/SPA	666.67	666.67	.00	3,333.35	3,333.35	.00	8,000.00
06335	MAILBX/MONUMENT/SGN/GLF CRT	416.67	416.67	.00	2,083.35	2,083.35	.00	5,000.00
06340	ROADS/PARKING	500.00	500.00	.00	2,500.00	2,500.00	.00	6,000.00
	TOTAL RESERVES	9,000.00	9,000.00	.00	45,000.00	45,000.00	.00	108,000.00
	TOTAL EXPENSES	61,016.46	61,059.50	43.04	299,217.04	305,297.50	6,080.46	732,714.00
	NET INCOME/LOSS	(1,914.46)	.00	(1,914.46)	14,117.96	.00	14,117.96	.00

CASH DISBURSEMENTS

Starting Check Date: 5/01/25 Cash Account #: 1100
Ending Check Date: 5/31/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
5/01/25	2525	GOLD	THE GOLDEN HAMMER & BRUSH	850.00	3242 REPAIRS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2280	4/14/25	5/01/25	6170	5/01/25	850.00	3242 REPAIRS

Check Date	Check #	Vend #	Name	Check Amount	Reference
5/01/25	50125	(M) IPFS	IPFS CORPORATION	18,433.33	FLS-232429

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2322	PMYT	5/01/25	3010	5/01/25	18,433.33	FLS-232429

Check Date	Check #	Vend #	Name	Check Amount	Reference
5/03/25	50325	(M) COMC	COMCAST	178.56	8495 75 383 2161532

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2307	4/16-5/15	5/03/25	6020	5/03/25	178.56	8495 75 383 2161532

Check Date	Check #	Vend #	Name	Check Amount	Reference
5/06/25	50625	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	MAY SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2324	MAY 2025	5/06/25	6080	5/06/25	180.00	MAY SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
5/12/25	2526	COMP	COMPLETE OUTDOOR SERVICES, INC	6,606.61	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2282	7036	5/07/25	6050	5/07/25	5,250.00	MARCH SERVICE
2283	WC27	5/07/25	6130	5/07/25	1,356.61	IRRIG REPAIRS
				Totals:	6,606.61	

Check Date	Check #	Vend #	Name	Check Amount	Reference
5/12/25	2527	FERG	RICKEY FERGUSON	1,000.00	APRIL SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2284	APRIL 2025	5/07/25	6070	5/07/25	1,000.00	APRIL SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
5/12/25	2528	FERG	RICKEY FERGUSON	1,850.00	EXTRA MAINT & P/C APR 25

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2285	APRIL EXTRAS	5/07/25	6070	5/07/25	1,850.00	EXTRA MAINT & P/C APR 25

Check Date	Check #	Vend #	Name	Check Amount	Reference
5/12/25	2529	MCAM	SCOTT MCAMIS	16.00	GAS 4/24

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2286	REIMBURSEMENT	5/07/25	6170	5/07/25	16.00	GAS 4/24

Check Date	Check #	Vend #	Name	Check Amount	Reference
5/12/25	2530	MULT	MULTI-SURFACE PROS, INC.	202.23	ENTRANCE SIGN CLEANING

CASH DISBURSEMENTS

Starting Check Date: 5/01/25 Cash Account #: 1100
Ending Check Date: 5/31/25

Check Date	Check #	Vend #	Name	Check Amount	Reference

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2287	46	5/07/25	6170	5/07/25	202.23	ENTRANCE SIGN CLEANING

5/12/25	2531	PROP	PRO PEST CONTROL, INC.	1,400.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2289	902023	5/07/25	6120	5/07/25	700.00	3/14
2290	905672	5/07/25	6120	5/07/25	700.00	5/6
				Totals:	1,400.00	

5/12/25	2532	RAWA	RAW ATTIC SOLUTIONS	4,850.00	5/7 RODENT REMOVAL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2293	519	5/07/25	6120	5/07/25	4,850.00	5/7 RODENT REMOVAL

5/12/25	2533	VICT	VICTORY ACCOUNTING SERVICES	644.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2291	MAY 2025	5/07/25	6260	5/07/25	550.00	MAY SERVICE
2292	3/31	5/07/25	6220	5/07/25	94.00	REIMB BLANK A/P CHECKS
				Totals:	644.00	

5/19/25	2534	VOID		.00	Void
5/19/25	2535	CITY	CITY OF DEERFIELD BEACH	5,803.90	14 INVOICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2299	3/14-4/18	None	6005	5/19/25	5,803.90	14 INVOICES

5/22/25	2536	BENC	BENCHMARK PROPERTY MANAGEMENT	1,132.00	JUNE SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2300	4513486	5/20/25	2300	5/20/25	1,132.00	JUNE SERVICE

5/22/25	2537	COMP	COMPLETE OUTDOOR SERVICES, INC	1,082.24	APRIL IRRIG/REPAIRS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2301	WC28	5/20/25	6060	5/20/25	550.00	APRIL IRRIG/REPAIRS
2301	WC28	5/20/25	6130	5/20/25	532.24	
				Totals:	1,082.24	

5/22/25	2538	GOLD	THE GOLDEN HAMMER & BRUSH	325.00	VENTS FOR UNITS 3113,3115

CASH DISBURSEMENTS

Starting Check Date: 5/01/25 Cash Account #: 1100
Ending Check Date: 5/31/25

Check Date	Check #	Vend #	Name			Check Amount	Reference	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2302	5/9/2025	5/20/25	6170	5/20/25	325.00	VENTS FOR UNITS 3113,3115
5/22/25	2539	NEED	NEED A PLUMBER INC.			1,385.00	PIPE REPAIRS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2303	97414342	5/20/25	6100	5/20/25	1,385.00	PIPE REPAIRS
5/22/25	2540	SEMI	SEMINOLE POOL SERVICES			456.00	FILTER GRID ELEMENTS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2304	40142	5/20/25	6150	5/20/25	456.00	FILTER GRID ELEMENTS
5/24/25	52425	(M) FPL	FPL			1,889.13	10 INVOICES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2306	4/11-5/13	5/24/25	6000	5/24/25	1,889.13	10 INVOICES
5/28/25	528253	(M) CARD	CARD SERVICES CENTER			24.66	C/C SUPPLIES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2308	5/9/25	5/28/25	6170	5/28/25	24.66	C/C SUPPLIES
5/30/25	53025	(M) IPFS	IPFS CORPORATION			10.00	PAYMENT	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2323	279245	5/30/25	3010	5/30/25	10.00	PAYMENT

Totals: 48,318.66

-- End of report --

DATE: 6/12/25
TIME: 12:39 PM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF May 31, 2025
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
2804	2804	MARCIANA LOBO	25.00	0.00	0.00	0.00	25.00	Called/ Sending
2901	2901	EDSON SANTA LUCIA	25.00	672.00	647.00	0.00	1344.00	
3003	3003	PHILLIP & MARTHA EMERMAN	25.00	0.00	0.00	0.00	25.00	
3106	3106	TONY PRUMMEL	0.00	135.00	0.00	0.00	135.00	
3201	3201	MICHAEL DORAN	0.00	672.00	0.00	6.00	678.00	
3206	3206	ROGERS RESULTS LLC	0.00	148.00	0.00	0.00	148.00	
		TOTAL:	75.00	1627.00	647.00	6.00	2355.00	

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	1577.00	647.00	0.00	2224.00
02		NSF charges	2000	0.00	0.00	0.00	6.00	6.00
11		ADMIN-LATE	2000	75.00	50.00	0.00	0.00	125.00
			GRAND TOTAL:	75.00	1627.00	647.00	6.00	2355.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	2355.00
	T O T A L	$2355.00

-- End of report --