LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 04/30/25

ASSETS

	OPERATING CASH			
1100	SOUTH STATE OPER	$ 107,344.85		
	TOTAL OPERATING CASH		$ 107,344.85	
	RESERVE CASH			
1600	SOUTH STATE RESERVES	$ 239,579.81		
1610	SOUTHSTATE CDARS 4.5% 5/1/25	1,073,157.10		
	TOTAL RESERVE CASH		$ 1,312,736.91	
	OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	$ 1,520.00		
2200	PREPAID INSURANCE	48,074.33		
2300	PREPAID EXPENSES	1,132.00		
	TOTAL OTHER ASSETS		$ 50,726.33	
	TOTAL ASSETS			$ 1,470,808.09

LIABILITY/RESERVE/EQUITY

	LIABILITIES		
3000	ACCOUNTS PAYABLE	$ 5,250.00	
3003	ADMIN-LATE	100.00	
3007	ACCRUED AUDIT	7,033.32	
3010	INSURANCE A/P	18,818.45	
3015	INCOME TAX PAYABLE	(10,697.00)	
3100	PREPAID ASSESSMENTS	30,679.50	
	TOTAL LIABILITIES		$ 51,184.27
	RESERVES		
3600	CLUBHOUSE RESERVES	$ 9,857.20	
3680	ROOF RESERVES	1,144,023.42	
3685	EXP ROOF RESERVES	(19,533.20)	
3740	PAINTING RESERVES	24,221.44	
3780	POOL RENOVATION RESERVES	54,806.34	
3790	MAILBX/MONUMENT/SGN/GLF CRT	3,439.09	
3800	ROAD/PARKING RESERVES	20,556.38	
3810	EXP ROAD/PAVING	(16,862.13)	
3900	RESERVE INTEREST	92,228.37	
	TOTAL RESERVES		$ 1,312,736.91

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 04/30/25

	EQUITY			
4020	RETAINED EARNINGS	$ 90,854.49		
	NET INCOME/LOSS	16,032.42		
	TOTAL EQUITY		$ 106,886.91	
	TOTAL LIABILITY/RESERVE/EQUITY			$ 1,470,808.09

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 04/01/25 to 04/30/25

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)	235,508.00	235,571.32	(63.32)	706,714.00
05050	SOCIAL MEMBERSHIP INCOME	1,050.00	1,916.67	(866.67)	16,800.00	7,666.68	9,133.32	23,000.00
05400	C/H RENTAL INCOME	.00	250.00	(250.00)	1,925.00	1,000.00	925.00	3,000.00
	TOTAL INCOME	59,927.00	61,059.50	(1,132.50)	254,233.00	244,238.00	9,995.00	732,714.00
			EXPENSES					
UTILITIES								
06000	ELECTRIC	1,920.56	2,041.67	121.11	8,038.50	8,166.68	128.18	24,500.00
06005	WATER SEWER	6,321.11	6,375.00	53.89	26,040.48	25,500.00	(540.48)	76,500.00
06020	TELEPHONE	178.74	150.00	(28.74)	700.09	600.00	(100.09)	1,800.00
	TOTAL UTILITIES	8,420.41	8,566.67	146.26	34,779.07	34,266.68	(512.39)	102,800.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,250.00	5,333.33	83.33	21,000.00	21,333.32	333.32	64,000.00
06060	IRRIGATION CONTRACT	550.00	562.50	12.50	1,650.00	2,250.00	600.00	6,750.00
06070	JANTORIAL SERVICE	5,677.50	1,750.00	(3,927.50)	8,427.50	7,000.00	(1,427.50)	21,000.00
06080	LAKE MAINT CONTRACT	180.00	200.00	20.00	720.00	800.00	80.00	2,400.00
06090	POOL SERVICE CONTRACT	669.00	733.33	64.33	2,632.00	2,933.32	301.32	8,800.00
	TOTAL OPERATING EXPENSES	12,326.50	8,579.16	(3,747.34)	34,429.50	34,316.64	(112.86)	102,950.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	.00	208.33	208.33	1,989.00	833.32	(1,155.68)	2,500.00
06110	C/H REPAIR/MAINT	.00	416.67	416.67	95.77	1,666.68	1,570.91	5,000.00
06120	EXTERMINATING/TERMITE	.00	1,125.00	1,125.00	3,100.00	4,500.00	1,400.00	13,500.00
06130	IRRIGATION REPAIRS	568.71	583.33	14.62	1,652.19	2,333.32	681.13	7,000.00
06140	LANDSCAPE OTHER	.00	650.00	650.00	303.99	2,600.00	2,296.01	7,800.00
06150	POOL REPAIRS	1,687.00	666.67	(1,020.33)	2,642.00	2,666.68	24.68	8,000.00
06160	PATIO FURNITURE REPLACE	.00	416.67	416.67	.00	1,666.68	1,666.68	5,000.00
06170	REPAIR & MAINTENANCE	9,835.91	3,333.33	(6,502.58)	16,141.01	13,333.32	(2,807.69)	40,000.00
06180	TREE TRIMMING	4,350.00	2,000.00	(2,350.00)	8,090.00	8,000.00	(90.00)	24,000.00
	TOTAL REPAIR MAINT EXPENSES	16,441.62	9,400.00	(7,041.62)	34,013.96	37,600.00	3,586.04	112,800.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	458.33	458.33	.00	1,833.32	1,833.32	.00	5,500.00
06210	BAD DEBT ALLOC	.00	83.33	83.33	.00	333.32	333.32	1,000.00
06220	OFFICE EXPENSES	51.86	375.00	323.14	1,901.70	1,500.00	(401.70)	4,500.00
06230	FEES TO THE DIVISION	.00	63.67	63.67	364.00	254.68	(109.32)	764.00
06240	INSURANCE	21,388.92	22,500.00	1,111.08	85,555.68	90,000.00	4,444.32	270,000.00
06250	LEGAL FEES	.00	166.67	166.67	1,975.00	666.68	(1,308.32)	2,000.00
06260	MANAGEMENT	1,682.00	1,791.67	109.67	6,728.00	7,166.68	438.68	21,500.00
06280	TAXES/FEES/DUES	550.35	75.00	(475.35)	620.35	300.00	(320.35)	900.00
	TOTAL ADMINISTRATIVE EXPENSES	24,131.46	25,513.67	1,382.21	98,978.05	102,054.68	3,076.63	306,164.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 04/01/25 to 04/30/25

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	2,333.32	2,333.32	.00	7,000.00
06310	FLAT ROOF/TILE	6,250.00	6,250.00	.00	25,000.00	25,000.00	.00	75,000.00
06320	PAINTING	583.33	583.33	.00	2,333.32	2,333.32	.00	7,000.00
06330	POOL/SPA	666.67	666.67	.00	2,666.68	2,666.68	.00	8,000.00
06335	MAILBX/MONUMENT/SGN/GLF CRT	416.67	416.67	.00	1,666.68	1,666.68	.00	5,000.00
06340	ROADS/PARKING	500.00	500.00	.00	2,000.00	2,000.00	.00	6,000.00
	TOTAL RESERVES	9,000.00	9,000.00	.00	36,000.00	36,000.00	.00	108,000.00
	TOTAL EXPENSES	70,319.99	61,059.50	(9,260.49)	238,200.58	244,238.00	6,037.42	732,714.00
	NET INCOME/LOSS	(10,392.99)	.00	(10,392.99)	16,032.42	.00	16,032.42	.00

CASH DISBURSEMENTS

Starting Check Date: 4/01/25 Cash Account #: 1100
Ending Check Date: 4/30/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
4/01/25	40125	(M) IPFS	IPFS CORPORATION	18,433.33	FLS-232429

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2294	PYMT 11/11	4/01/25	3010	4/01/25	18,433.33	FLS-232429

Check Date	Check #	Vend #	Name	Check Amount	Reference
4/04/25	2501	AAST	AASTRO ROOFING	7,020.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2231	8115	4/04/25	3685	4/04/25	3,120.00	3042-40% DEPOSIT
2232	8116	4/04/25	3685	4/04/25	3,120.00	3042-40% PMT
2233	8117	4/04/25	3685	4/04/25	780.00	3042-10% BAL DUE
				Totals:	7,020.00	

Check Date	Check #	Vend #	Name	Check Amount	Reference
4/04/25	2502	BENC	BENCHMARK PROPERTY MANAGEMENT	36.86	REIMB MAILINGS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2251	4514136	4/04/25	6220	4/04/25	36.86	REIMB MAILINGS

Check Date	Check #	Vend #	Name	Check Amount	Reference
4/04/25	2503	CITY	CITY OF DEERFIELD BEACH	6,321.11	17 INVOICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2250	2/18-3/14	4/04/25	6005	4/04/25	6,321.11	17 INVOICES

Check Date	Check #	Vend #	Name	Check Amount	Reference
4/04/25	2504	COMP	COMPLETE OUTDOOR SERVICES, INC	5,250.00	MARCH SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2235	7035	3/31/25	6050	3/31/25	5,250.00	MARCH SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
4/04/25	2505	CREST	CREST ROOFING	3,050.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2236	1505	4/04/25	6170	4/04/25	1,575.00	ROOF REPAIR 3021
2237	1464	4/04/25	6170	4/04/25	1,475.00	3019-ROOF REPAIR
				Totals:	3,050.00	

Check Date	Check #	Vend #	Name	Check Amount	Reference
4/04/25	2506	VOID		.00	Void
4/04/25	2507	FERG	RICKEY FERGUSON	112.50	BAL DUE MARCH 4.5 HRS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2241	4.5 HRS MARCH	3/31/25	6070	4/04/25	112.50	BAL DUE MARCH 4.5 HRS

Check Date	Check #	Vend #	Name	Check Amount	Reference
4/04/25	2508	LOCS	LOCKMAN SECURITY	1,540.80	APRIL BRIVO ONAIR 48 DOOR

CASH DISBURSEMENTS

Starting Check Date: 4/01/25 Cash Account #: 1100
Ending Check Date: 4/30/25

Check Date	Check #	Vend #	Name	Check Amount	Reference

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2240	65253	4/04/25	6170	4/04/25	1,540.80	APRIL BRIVO ONAIR 48 DOOR

Check Date	Check #	Vend #	Name	Check Amount	Reference
4/04/25	2509	SEMI	SEMINOLE POOL SERVICES	1,165.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2242	39986	4/04/25	6090	4/04/25	669.00	APRIL SERVICE
2243	39998	4/04/25	6150	4/04/25	135.00	STABILIZER
2244	40028	4/04/25	6150	4/04/25	95.00	ALGICIDE TREATMENT QTRLY
2245	40070	4/04/25	6150	4/04/25	266.00	CHEMICAL FEEDER REPAIR
				Totals:	1,165.00	

Check Date	Check #	Vend #	Name	Check Amount	Reference
4/04/25	2510	VICT	VICTORY ACCOUNTING SERVICES	550.00	APRIL SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2249	APRIL 2025	4/04/25	6260	4/04/25	550.00	APRIL SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
4/04/25	2511	XTRE	XTREME CLEANING SERVICES	1,855.00	JANUARY SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2246	1-24-25#1	4/04/25	6070	4/04/25	1,855.00	JANUARY SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
4/04/25	2512	XTRE	XTREME CLEANING SERVICES	500.00	25-8-1#4/25-6-1#2 FULL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2247	2 INVOICES	4/04/25	6170	4/04/25	500.00	25-8-1#4/25-6-1#2 FULL

Check Date	Check #	Vend #	Name	Check Amount	Reference
4/04/25	2513	XTRE	XTREME CLEANING SERVICES	3,710.00	CANCELLATION FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2248	60 DAY CANCEL	4/04/25	6070	4/04/25	3,710.00	CANCELLATION FEE

Check Date	Check #	Vend #	Name	Check Amount	Reference
4/07/25	40725	(M) COMC	COMCAST	178.74	2161532

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2295	3/15-4/14	4/07/25	6020	4/07/25	178.74	2161532

Check Date	Check #	Vend #	Name	Check Amount	Reference
4/07/25	40725	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	APRIL SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2296	APRIL 2025	4/07/25	6080	4/07/25	180.00	APRIL SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
4/22/25	2514	AAST	AASTRO ROOFING	2,233.20	ROOF REPAIRS

CASH DISBURSEMENTS

Starting Check Date: 4/01/25 Cash Account #: 1100
Ending Check Date: 4/30/25

Check Date	Check #	Vend #	Name			Check Amount	Reference	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2256	8228	4/22/25	3685	4/22/25	2,233.20	ROOF REPAIRS
4/22/25	2515	ABSO	ABSOLUTE POWDER COATING			2,040.60	BAL DUE - POOL CHAIR RPR	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2274	616654	4/22/25	6170	4/22/25	2,040.60	BAL DUE - POOL CHAIR RPR
4/22/25	2516	BENC	BENCHMARK PROPERTY MANAGEMENT			1,132.00	MAY SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2258	4513485	4/22/25	2300	4/22/25	1,132.00	MAY SERVICE
4/22/25	2517	CAPO	ROBERT CAPOZIELLO			530.35		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2259	REIMBURSE	4/22/25	6170	4/22/25	224.67	CLOCKS-POOL & BAT CH.
		2260	REIMBURSE	4/22/25	6170	4/22/25	79.46	KEYS/KNOBS/LOCKS
		2275	REIMBURSE	4/22/25	6170	4/22/25	226.22	MAINTENANCE SUPPLIES
						Totals:	530.35	
4/22/25	2518	COMP	COMPLETE OUTDOOR SERVICES, INC			5,468.71		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2261	WC26	4/22/25	6060	4/22/25	550.00	WET CHECK & REPAIRS
		2261	WC26	4/22/25	6130	4/22/25	568.71	
		2262	TT5	4/22/25	6180	4/22/25	4,350.00	BAL DUE PALM TRIM + EXTRA
						Totals:	5,468.71	
4/22/25	2519	DCIA	DEER CREEK IMPROVEMENT ASSOC.			15.88	#3702 PAID WRONG ASSOC.	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2263	1464	4/22/25	2300	4/22/25	15.88	#3702 PAID WRONG ASSOC.
4/22/25	2520	GOLD	THE GOLDEN HAMMER & BRUSH			1,620.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2266	4/14	4/22/25	6170	4/22/25	970.00	MAINTENANCE & REPAIRS
		2276	4/18	4/22/25	6170	4/22/25	650.00	REPLACE VENT SCREENS
						Totals:	1,620.00	
4/22/25	2521	IMPA	IMPACT PRINTZ LLC			137.05	5 SHIRTS	

CASH DISBURSEMENTS

Starting Check Date: 4/01/25 Cash Account #: 1100
Ending Check Date: 4/30/25

Check Date	Check #	Vend #	Name				Check Amount	Reference	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		2268	2623	4/22/25	6170	4/22/25	137.05	5 SHIRTS	
4/22/25	2522	MCAM	SCOTT MCAMIS				112.25		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		2269	REIMBURSE	4/22/25	6170	4/22/25	20.25	7 GALLONS FUEL	
		2270	REIMBURSE	4/22/25	6170	4/22/25	92.00	PAINT - 3042 & SIGN RPR	
						Totals:	112.25		
4/22/25	2523	SEMI	SEMINOLE POOL SERVICES				1,191.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		2271	40079	4/22/25	6150	4/22/25	129.00	NEW RFL POOL WATER VALVE	
		2272	40088	4/22/25	6150	4/22/25	1,062.00	NEW POOL FILTER	
						Totals:	1,191.00		
4/22/25	2524	VICT	VICTORY ACCOUNTING SERVICES				15.00	LATE NOTICE BILLING	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		2273	1/1-3/31	4/22/25	6220	4/22/25	15.00	LATE NOTICE BILLING	
4/22/25	42225	(M) FPL	FPL				1,920.56	10 INVOICES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		2278	3/13-4/11	4/22/25	6000	4/22/25	1,920.56	10 INVOICES	
4/23/25	423251	(M) HEAL	FL DEPT OF HEALTH BROWARD CTY				550.35	06-60-02059/02060	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		2277	POOL/SPA 25-26	4/23/25	6280	4/23/25	550.35	06-60-02059/02060	
4/28/25	428251	(M) CARD	CARD SERVICES CENTER				304.86	3408 C/C SUPPLIES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		2279	3/11-4/9	4/28/25	6170	4/28/25	304.86	3408 C/C SUPPLIES	
4/29/25	42925	(M) IRS	INTERNAL REVENUE SERVICE				10,697.00	2024 1120H PAYMENT	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		2298	042925	4/29/25	3015	4/29/25	10,697.00	2024 1120H PAYMENT	
				Totals:		77,872.15			

-- End of report --

DATE: 5/13/25

TIME: 4:29 PM

LAKES OF DEER CREEK CONDO ASSOCIATION

AGED OWNER BALANCES: AS OF Apr. 30, 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	41.00	0.00	0.00	0.00	41.00	
2901	2901	EDSON SANTA LUCIA	672.00	0.00	0.00	0.00	672.00	
3106	3106	TONY PRUMMEL	104.00	0.00	0.00	0.00	104.00	
3201	3201	MICHAEL DORAN	672.00	0.00	6.00	0.00	678.00	
3401	3401	JACQUELINE FRENCH	25.00	0.00	0.00	0.00	25.00	
		TOTAL:	1514.00	0.00	6.00	0.00	1520.00	

LAKES OF DEER CREEK CONDO ASSOCIATION

AGED OWNER BALANCES: AS OF Apr. 30, 2025

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	1439.00	0.00	0.00	0.00	1439.00
02		NSF charges	2000	0.00	0.00	6.00	0.00	6.00
11		ADMIN-LATE	2000	75.00	0.00	0.00	0.00	75.00
			GRAND TOTAL:	1514.00	0.00	6.00	0.00	1520.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	1520.00
	T O T A L	$1520.00

-- End of report --