LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 02/28/25

ASSETS

	OPERATING CASH			
1100	SOUTH STATE OPER	$ 120,390.41		
	TOTAL OPERATING CASH		$ 120,390.41	
	RESERVE CASH			
1600	SOUTH STATE RESERVES	$ 246,467.27		
1610	SOUTHSTATE CDARS 4.5% 5/1/25	1,065,291.63		
	TOTAL RESERVE CASH		$ 1,311,758.90	
	OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	$ 1,519.00		
2200	PREPAID INSURANCE	90,852.17		
2300	PREPAID EXPENSES	1,066.00		
	TOTAL OTHER ASSETS		$ 93,437.17	
	TOTAL ASSETS			$ 1,525,586.48

LIABILITY/RESERVE/EQUITY

	LIABILITIES		
3000	ACCOUNTS PAYABLE	$ 7,650.00	
3007	ACCRUED AUDIT	6,116.66	
3010	INSURANCE A/P	55,685.11	
3100	PREPAID ASSESSMENTS	28,768.50	
	TOTAL LIABILITIES		$ 98,220.27
	RESERVES		
3600	CLUBHOUSE RESERVES	$ 8,690.54	
3680	ROOF RESERVES	1,131,523.42	
3685	EXP ROOF RESERVES	(10,280.00)	
3740	PAINTING RESERVES	23,054.78	
3780	POOL RENOVATION RESERVES	53,473.00	
3790	MAILBX/MONUMENT/SGN/GLF CRT	2,605.75	
3800	ROAD/PARKING RESERVES	19,556.38	
3900	RESERVE INTEREST	83,135.03	
	TOTAL RESERVES		$ 1,311,758.90

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 02/28/25

	EQUITY			
4020	RETAINED EARNINGS	$ 90,854.49		
	NET INCOME/LOSS	24,752.82		
	TOTAL EQUITY		$ 115,607.31	
	TOTAL LIABILITY/RESERVE/EQUITY			$ 1,525,586.48

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 02/01/25 to 02/28/25

	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME								
05000	MAINTENANCE INCOME	58,877.00	58,892.83	(15.83)	117,754.00	117,785.66	(31.66)	706,714.00
05050	SOCIAL MEMBERSHIP INCOME	1,575.00	1,916.67	(341.67)	13,650.00	3,833.34	9,816.66	23,000.00
05400	C/H RENTAL INCOME	300.00	250.00	50.00	425.00	500.00	(75.00)	3,000.00
	TOTAL INCOME	60,752.00	61,059.50	(307.50)	131,829.00	122,119.00	9,710.00	732,714.00
			EXPENSES					
UTILITIES								
06000	ELECTRIC	2,075.75	2,041.67	(34.08)	4,231.71	4,083.34	(148.37)	24,500.00
06005	WATER SEWER	7,392.98	6,375.00	(1,017.98)	12,628.00	12,750.00	122.00	76,500.00
06020	TELEPHONE	174.79	150.00	(24.79)	342.61	300.00	(42.61)	1,800.00
	TOTAL UTILITIES	9,643.52	8,566.67	(1,076.85)	17,202.32	17,133.34	(68.98)	102,800.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,250.00	5,333.33	83.33	10,500.00	10,666.66	166.66	64,000.00
06060	IRRIGATION CONTRACT	.00	562.50	562.50	550.00	1,125.00	575.00	6,750.00
06070	JANTORIAL SERVICE	1,450.00	1,750.00	300.00	1,750.00	3,500.00	1,750.00	21,000.00
06080	LAKE MAINT CONTRACT	180.00	200.00	20.00	360.00	400.00	40.00	2,400.00
06090	POOL SERVICE CONTRACT	669.00	733.33	64.33	1,294.00	1,466.66	172.66	8,800.00
	TOTAL OPERATING EXPENSES	7,549.00	8,579.16	1,030.16	14,454.00	17,158.32	2,704.32	102,950.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	.00	208.33	208.33	.00	416.66	416.66	2,500.00
06110	C/H REPAIR/MAINT	95.77	416.67	320.90	95.77	833.34	737.57	5,000.00
06120	EXTERMINATING/TERMITE	2,750.00	1,125.00	(1,625.00)	2,750.00	2,250.00	(500.00)	13,500.00
06130	IRRIGATION REPAIRS	.00	583.33	583.33	869.96	1,166.66	296.70	7,000.00
06140	LANDSCAPE OTHER	.00	650.00	650.00	303.99	1,300.00	996.01	7,800.00
06150	POOL REPAIRS	750.00	666.67	(83.33)	830.00	1,333.34	503.34	8,000.00
06160	PATIO FURNITURE REPLACE	.00	416.67	416.67	.00	833.34	833.34	5,000.00
06170	REPAIR & MAINTENANCE	2,482.30	3,333.33	851.03	3,780.30	6,666.66	2,886.36	40,000.00
06180	TREE TRIMMING	.00	2,000.00	2,000.00	240.00	4,000.00	3,760.00	24,000.00
	TOTAL REPAIR MAINT EXPENSES	6,078.07	9,400.00	3,321.93	8,870.02	18,800.00	9,929.98	112,800.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	458.33	458.33	.00	916.66	916.66	.00	5,500.00
06210	BAD DEBT ALLOC	.00	83.33	83.33	.00	166.66	166.66	1,000.00
06220	OFFICE EXPENSES	4.00	375.00	371.00	771.84	750.00	(21.84)	4,500.00
06230	FEES TO THE DIVISION	.00	63.67	63.67	364.00	127.34	(236.66)	764.00
06240	INSURANCE	21,388.92	22,500.00	1,111.08	42,777.84	45,000.00	2,222.16	270,000.00
06250	LEGAL FEES	355.50	166.67	(188.83)	355.50	333.34	(22.16)	2,000.00
06260	MANAGEMENT	1,682.00	1,791.67	109.67	3,364.00	3,583.34	219.34	21,500.00
06280	TAXES/FEES/DUES	.00	75.00	75.00	.00	150.00	150.00	900.00
	TOTAL ADMINISTRATIVE EXPENSES	23,888.75	25,513.67	1,624.92	48,549.84	51,027.34	2,477.50	306,164.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 02/01/25 to 02/28/25

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	1,166.66	1,166.66	.00	7,000.00
06310	FLAT ROOF/TILE	6,250.00	6,250.00	.00	12,500.00	12,500.00	.00	75,000.00
06320	PAINTING	583.33	583.33	.00	1,166.66	1,166.66	.00	7,000.00
06330	POOL/SPA	666.67	666.67	.00	1,333.34	1,333.34	.00	8,000.00
06335	MAILBX/MONUMENT/SGN/GLF CRT	416.67	416.67	.00	833.34	833.34	.00	5,000.00
06340	ROADS/PARKING	500.00	500.00	.00	1,000.00	1,000.00	.00	6,000.00
	TOTAL RESERVES	9,000.00	9,000.00	.00	18,000.00	18,000.00	.00	108,000.00
	TOTAL EXPENSES	56,159.34	61,059.50	4,900.16	107,076.18	122,119.00	15,042.82	732,714.00
	NET INCOME/LOSS	4,592.66	.00	4,592.66	24,752.82	.00	24,752.82	.00

CASH DISBURSEMENTS

Starting Check Date: 2/01/25 Cash Account #: 1100
Ending Check Date: 2/28/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/03/25	2467	CITY	CITY OF DEERFIELD BEACH	7,392.98	17 INVOICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2174	12/18-1/20/25	2/01/25	6005	2/01/25	7,392.98	17 INVOICES

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/03/25	20325	(M) COMC	COMCAST	174.79	2161532

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2157	1/16-2/15	2/03/25	6020	2/03/25	174.79	2161532

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/03/25	20325	(M) IPFS	IPFS CORPORATION	18,433.33	FLS-232429

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2222	PYMT 9/11	2/03/25	3010	2/03/25	18,433.33	FLS-232429

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/04/25	2468	PETI	PETITO ROOFING INC.	9,500.00	FLAT ROOF

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2177	16936	2/03/25	3685	2/03/25	9,500.00	FLAT ROOF

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/05/25	20525	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	FEB SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2223	2/5	2/05/25	6080	2/05/25	180.00	FEB SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/11/25	2469	COMP	COMPLETE OUTDOOR SERVICES, INC	1,189.01	JANUARY WET CHECK

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2179	WC24	1/31/25	6060	1/31/25	550.00	JANUARY WET CHECK
2179	WC24	1/31/25	6130	1/31/25	639.01	
				Totals:	1,189.01	

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/11/25	2470	KONY	KONYK & LEMME PLLC	355.50	GENERAL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2181	14016	2/10/25	6250	2/10/25	355.50	GENERAL

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/11/25	2471	SEMI	SEMINOLE POOL SERVICES	1,419.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2182	39887	2/10/25	6150	2/10/25	750.00	WALL PATCH
2183	39888	2/10/25	6090	2/10/25	669.00	FEBRUARY SERVICE
				Totals:	1,419.00	

CASH DISBURSEMENTS

Starting Check Date: 2/01/25 Cash Account #: 1100
Ending Check Date: 2/28/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/11/25	2472	VICT	VICTORY ACCOUNTING SERVICES	560.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2184	10/1-12/31	2/10/25	6220	2/10/25	10.00	LATE NOTICE BILLING
2185	FEB 2025	2/10/25	6260	2/10/25	550.00	FEBRUARY SERVICE
				Totals:	560.00	

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/21/25	2473	AAST	AASTRO ROOFING	780.00	REPAIRS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2191	8114	2/20/25	3685	2/20/25	780.00	REPAIRS

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/21/25	2474	ABFI	AB FIRE EQUIPMENT	95.77	SVC/INSP/DOCUMENTATION

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2192	21793021025	2/20/25	6110	2/20/25	95.77	SVC/INSP/DOCUMENTATION

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/21/25	2475	BENC	BENCHMARK PROPERTY MANAGEMENT	1,132.00	MARCH SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2193	4513483	2/20/25	2300	2/20/25	1,132.00	MARCH SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/21/25	2476	COAS	COASTLINE PC & MAINTENANCE	845.00	REPAIR CONCRETE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2194	251042	2/20/25	6170	2/20/25	845.00	REPAIR CONCRETE

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/21/25	2477	LOBO	MARCIANA LOBO	616.00	#2804 OVERPAYMENT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2195	REIMBURSE	2/20/25	2300	2/20/25	616.00	#2804 OVERPAYMENT

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/21/25	2478	PROP	PRO PEST CONTROL, INC.	1,800.00	1/23 FERTILIZE LAWN

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2196	898544	2/20/25	6120	2/20/25	1,800.00	1/23 FERTILIZE LAWN

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/21/25	2479	VETE	VETERANS PLUMBING INC	727.50	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2197	77692	2/20/25	6170	2/20/25	290.00	UNIT 645 REPLACE HOSE BIB
2198	77693	2/20/25	6170	2/20/25	437.50	#642 MAIN LINE STOPPAGE
				Totals:	727.50	

CASH DISBURSEMENTS

Starting Check Date: 2/01/25 Cash Account #: 1100
Ending Check Date: 2/28/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/24/25	22425	(M) FPL	FPL	2,075.75	10 INVOICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2217	1/13-2/13	2/24/25	6000	2/24/25	2,075.75	10 INVOICES

Check Date	Check #	Vend #	Name	Check Amount	Reference
2/27/25	227256	(M) CARD	CARD SERVICES CENTER	909.80	3408 C/C SUPPLIES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2199	1/11-2/7	2/27/25	6170	2/27/25	909.80	3408 C/C SUPPLIES

Totals: 48,186.43

-- End of report --

DATE: 3/14/25
TIME: 10:31 AM

LAKES OF DEER CREEK CONDO ASSOCIATION

AGED OWNER BALANCES: AS OF Feb. 28, 2025
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0402	0402	LORI-ANN SCHIFTER	31.00	0.00	0.00	0.00	31.00	
2703	2703	MICHAEL & LINDA LOTWICH	2.00	0.00	0.00	0.00	2.00	
2804	2804	MARCIANA LOBO	667.00	0.00	0.00	0.00	667.00	Called/ Sending
2902	2902	SHEILA & ALEX JAFFE	62.00	0.00	0.00	0.00	62.00	
3106	3106	TONY PRUMMEL	42.00	0.00	0.00	0.00	42.00	
3201	3201	MICHAEL DORAN	653.00	0.00	0.00	0.00	653.00	
3204	3204	JENNY LOPEZ	31.00	0.00	0.00	0.00	31.00	
3303	3303	LESLIE LANDY	31.00	0.00	0.00	0.00	31.00	
		TOTAL:	1519.00	0.00	0.00	0.00	1519.00	

LAKES OF DEER CREEK CONDO ASSOCIATION

AGED OWNER BALANCES: AS OF Feb. 28, 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	1493.00	0.00	0.00	0.00	1493.00
02		NSF charges	2000	26.00	0.00	0.00	0.00	26.00
			GRAND TOTAL:	1519.00	0.00	0.00	0.00	1519.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	1519.00
	T O T A L	$1519.00

-- End of report --