LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 07/31/25

	ASSETS			
	OPERATING CASH			
1100	SOUTH STATE OPER 7871	$ 144,629.43		
	TOTAL OPERATING CASH		$ 144,629.43	
	RESERVE CASH			
1600	SOUTH STATE RESERVES	$ 245,401.35		
1610	SOUTHSTATE CDARS 3.44% 1/2/26	1,103,010.70		
	TOTAL RESERVE CASH		$ 1,348,412.05	
	OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	$ 8,263.00		
2200	PREPAID INSURANCE	164,433.74		
2300	PREPAID EXPENSES	1,132.00		
	TOTAL OTHER ASSETS		$ 173,828.74	
	TOTAL ASSETS			$ 1,666,870.22
	LIABILITY/RESERVE/EQUITY			
	LIABILITIES			
3000	ACCOUNTS PAYABLE	$ 7,687.50		
3003	ADMIN-LATE	225.00		
3007	ACCRUED AUDIT	8,408.31		
3010	INSURANCE A/P	159,974.70		
3100	PREPAID ASSESSMENTS	28,759.50		
	TOTAL LIABILITIES		$ 205,055.01	
	RESERVES			
3600	CLUBHOUSE RESERVES	$ 11,607.19		
3680	ROOF RESERVES	1,162,773.42		
3685	EXP ROOF RESERVES	(21,533.20)		
3740	PAINTING RESERVES	25,971.43		
3780	POOL RENOVATION RESERVES	56,806.35		
3790	MAILBX/MONUMENT/SGN/GLF CRT	4,689.10		
3800	ROAD/PARKING RESERVES	22,056.38		
3810	EXP ROAD/PAVING	(16,862.13)		
3900	RESERVE INTEREST	102,903.51		
	TOTAL RESERVES		$ 1,348,412.05	

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 07/31/25

	EQUITY			
4020	RETAINED EARNINGS	$ 80,157.49		
4025	PRIOR PERIOD ADJUSTMENT	(2,000.00)		
	NET INCOME/LOSS	35,245.67		
	TOTAL EQUITY		$ 113,403.16	
	TOTAL LIABILITY/RESERVE/EQUITY			$ 1,666,870.22

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 07/01/25 to 07/31/25

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)	412,139.00	412,249.81	(110.81)	706,714.00
05050	SOCIAL MEMBERSHIP INCOME	1,050.00	1,916.67	(866.67)	17,850.00	13,416.69	4,433.31	23,000.00
05400	C/H RENTAL INCOME	225.00	250.00	(25.00)	2,375.00	1,750.00	625.00	3,000.00
	TOTAL INCOME	60,152.00	61,059.50	(907.50)	432,364.00	427,416.50	4,947.50	732,714.00
			EXPENSES					
UTILITIES								
06000	ELECTRIC	1,672.61	2,041.67	369.06	13,317.98	14,291.69	973.71	24,500.00
06005	WATER SEWER	6,524.72	6,375.00	(149.72)	45,020.60	44,625.00	(395.60)	76,500.00
06020	TELEPHONE	178.56	150.00	(28.56)	1,235.77	1,050.00	(185.77)	1,800.00
	TOTAL UTILITIES	8,375.89	8,566.67	190.78	59,574.35	59,966.69	392.34	102,800.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,250.00	5,333.33	83.33	36,750.00	37,333.31	583.31	64,000.00
06060	IRRIGATION CONTRACT	550.00	562.50	12.50	3,300.00	3,937.50	637.50	6,750.00
06070	JANTORIAL SERVICE	1,362.50	1,750.00	387.50	16,052.50	12,250.00	(3,802.50)	21,000.00
06080	LAKE MAINT CONTRACT	180.00	200.00	20.00	1,260.00	1,400.00	140.00	2,400.00
06090	POOL SERVICE CONTRACT	725.00	733.33	8.33	4,751.00	5,133.31	382.31	8,800.00
	TOTAL OPERATING EXPENSES	8,067.50	8,579.16	511.66	62,113.50	60,054.12	(2,059.38)	102,950.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	(1,385.00)	208.33	1,593.33	1,989.00	1,458.31	(530.69)	2,500.00
06110	C/H REPAIR/MAINT	.00	416.67	416.67	95.77	2,916.69	2,820.92	5,000.00
06120	EXTERMINATING/TERMITE	(2,700.00)	1,125.00	3,825.00	7,350.00	7,875.00	525.00	13,500.00
06130	IRRIGATION REPAIRS	175.33	583.33	408.00	3,939.46	4,083.31	143.85	7,000.00
06140	LANDSCAPE OTHER	.00	650.00	650.00	2,993.99	4,550.00	1,556.01	7,800.00
06150	POOL REPAIRS	310.00	666.67	356.67	3,683.00	4,666.69	983.69	8,000.00
06160	PATIO FURNITURE REPLACE	.00	416.67	416.67	.00	2,916.69	2,916.69	5,000.00
06170	REPAIR & MAINTENANCE	416.39	3,333.33	2,916.94	18,576.64	23,333.31	4,756.67	40,000.00
06180	TREE TRIMMING	.00	2,000.00	2,000.00	8,090.00	14,000.00	5,910.00	24,000.00
	TOTAL REPAIR MAINT EXPENSES	(3,183.28)	9,400.00	12,583.28	46,717.86	65,800.00	19,082.14	112,800.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	458.33	458.33	.00	3,208.31	3,208.31	.00	5,500.00
06210	BAD DEBT ALLOC	.00	83.33	83.33	.00	583.31	583.31	1,000.00
06220	OFFICE EXPENSES	184.07	375.00	190.93	2,295.14	2,625.00	329.86	4,500.00
06230	FEES TO THE DIVISION	.00	63.67	63.67	364.00	445.69	81.69	764.00
06240	INSURANCE	19,111.92	22,500.00	3,388.08	144,793.32	157,500.00	12,706.68	270,000.00
06250	LEGAL FEES	227.50	166.67	(60.83)	2,657.50	1,166.69	(1,490.81)	2,000.00
06260	MANAGEMENT	1,682.00	1,791.67	109.67	11,774.00	12,541.69	767.69	21,500.00
06280	TAXES/FEES/DUES	.00	75.00	75.00	620.35	525.00	(95.35)	900.00
	TOTAL ADMINISTRATIVE EXPENSES	21,663.82	25,513.67	3,849.85	165,712.62	178,595.69	12,883.07	306,164.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 07/01/25 to 07/31/25

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	4,083.31	4,083.31	.00	7,000.00
06310	FLAT ROOF/TILE	6,250.00	6,250.00	.00	43,750.00	43,750.00	.00	75,000.00
06320	PAINTING	583.33	583.33	.00	4,083.31	4,083.31	.00	7,000.00
06330	POOL/SPA	666.67	666.67	.00	4,666.69	4,666.69	.00	8,000.00
06335	MAILBX/MONUMENT/SGN/GLF CRT	416.67	416.67	.00	2,916.69	2,916.69	.00	5,000.00
06340	ROADS/PARKING	500.00	500.00	.00	3,500.00	3,500.00	.00	6,000.00
	TOTAL RESERVES	9,000.00	9,000.00	.00	63,000.00	63,000.00	.00	108,000.00
	TOTAL EXPENSES	43,923.93	61,059.50	17,135.57	397,118.33	427,416.50	30,298.17	732,714.00
	NET INCOME/LOSS	16,228.07	.00	16,228.07	35,245.67	.00	35,245.67	.00

CASH DISBURSEMENTS

Starting Check Date: 7/01/25 Cash Account #: 1100
Ending Check Date: 7/31/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/01/25	71253	(M) IPFS	IPFS CORPORATION	15,997.47	FLS-279245

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2374	PMT 1	7/01/25	3010	7/01/25	15,997.47	FLS-279245

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/02/25	70225	(M) COMC	COMCAST	178.56	8495-75-383-2161532

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2342	6/16-7/15	7/02/25	6020	7/02/25	178.56	8495-75-383-2161532

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/08/25	2556	CITY	CITY OF DEERFIELD BEACH	6,524.72	17 INVOICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2344	5/14-6/16	7/02/25	6005	7/02/25	6,524.72	17 INVOICES

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/08/25	2557	COMP	COMPLETE OUTDOOR SERVICES, INC	7,940.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2334	7038	6/30/25	6050	6/30/25	5,250.00	JUNE SERVICES
2335	7039	6/30/25	6140	6/30/25	2,690.00	6/11 PLANT RVML/INSTALL
				Totals:	7,940.00	

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/08/25	2558	FERG	RICKEY FERGUSON	1,775.00	JUNE SERVICE/EXTRA MAINT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2338	100	6/30/25	6070	6/30/25	1,000.00	JUNE SERVICE/EXTRA MAINT
2338	100	6/30/25	6070	6/30/25	775.00	
				Totals:	1,775.00	

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/08/25	2559	VOID		.00	Void
7/08/25	2560	PROP	PRO PEST CONTROL, INC.	700.00	6/20

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2337	909042	6/30/25	6120	6/30/25	700.00	6/20

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/08/25	2561	VETE	VETERANS PLUMBING INC	816.39	6/16 MAIN VALVE LEAK

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2340	78013	7/02/25	6170	7/02/25	816.39	6/16 MAIN VALVE LEAK

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/08/25	2562	VICT	VICTORY ACCOUNTING SERVICES	550.00	JULY SERVICE

CASH DISBURSEMENTS

Starting Check Date: 7/01/25 Cash Account #: 1100
Ending Check Date: 7/31/25

Check Date	Check #	Vend #	Name			Check Amount	Reference	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2341	JULY 2025	7/02/25	6260	7/02/25	550.00	JULY SERVICE
7/08/25	2569	POST	POSTMASTER			156.00	2 ROLLS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2356	STAMPS	7/08/25	6220	7/08/25	156.00	2 ROLLS
7/08/25	78253	(M)THDC	TOWNHOMES OF DEER CREEK			180.00	JULY SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2372	JULY 2025	7/08/25	6080	7/08/25	180.00	JULY SERVICE
7/19/25	2563	BENC	BENCHMARK PROPERTY MANAGEMENT			1,160.07		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2348	4513488	7/17/25	2300	7/17/25	1,132.00	AUGUST SERVICE
		2349	00391531	7/17/25	6220	7/17/25	28.07	REIMBURSE MAILINGS
						Totals:	1,160.07	
7/19/25	2564	COMP	COMPLETE OUTDOOR SERVICES, INC			725.33	JUNE IRRIG/REPAIRS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2350	WC30	7/17/25	6060	7/17/25	550.00	JUNE IRRIG/REPAIRS
		2350	WC30	7/17/25	6130	7/17/25	175.33	
						Totals:	725.33	
7/19/25	2565	JMCP	JMC POOLS			310.00	6/26 AUTOFILL ROBERTS VAL	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2352	893137	7/17/25	6150	7/17/25	310.00	6/26 AUTOFILL ROBERTS VAL
7/19/25	2566	KONY	KONYK & LEMME PLLC			227.50	1389-00018 XTREME CLEANIN	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2353	14542	7/17/25	6250	7/17/25	227.50	1389-00018 XTREME CLEANIN
7/19/25	2567	PROP	PRO PEST CONTROL, INC.			1,800.00	7/11 FERTILIZE LAWN	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2354	910519	7/17/25	6120	7/17/25	1,800.00	7/11 FERTILIZE LAWN
7/19/25	2568	RENE	DARLANDE FABRE RENELIUS			2,000.00	7/17 DEPOSIT REFUND	

CASH DISBURSEMENTS

Starting Check Date: 7/01/25 Cash Account #: 1100
Ending Check Date: 7/31/25

Check Date	Check #	Vend #	Name			Check Amount	Reference	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2351	UNIT# 633	7/17/25	4025	7/17/25	2,000.00	7/17 DEPOSIT REFUND
7/25/25	72525	(M) FPL	FPL			1,672.61	10 INVOICES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2355	6/12-7/14	7/25/25	6000	7/25/25	1,672.61	10 INVOICES
					Totals:	42,713.65		

-- End of report --

DATE: 8/18/25

TIME: 2:01 PM

LAKES OF DEER CREEK CONDO ASSOCIATION

AGED OWNER BALANCES: AS OF July 31, 2025

ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
3002	3002	MANUEL PEREIRA	25.00	647.00	0.00	0.00	672.00	Called/ Sending
3106	3106	TONY PRUMMEL	25.00	197.00	0.00	0.00	222.00	
3201	3201	MICHAEL DORAN	653.00	647.00	0.00	31.00	1331.00	
3206	3206	ROGERS RESULTS LLC	25.00	444.00	0.00	0.00	469.00	
3701	3701	PHYLLIS ROTTMAN	0.00	5569.00	0.00	0.00	5569.00	Payment Plan
		TOTAL:	728.00	7504.00	0.00	31.00	8263.00	

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	647.00	1935.00	0.00	0.00	2582.00
02		NSF charges	2000	6.00	0.00	0.00	6.00	12.00
07		Misc. Charges	2000	0.00	5569.00	0.00	0.00	5569.00
11		ADMIN-LATE	2000	75.00	0.00	0.00	25.00	100.00
			GRAND TOTAL:	728.00	7504.00	0.00	31.00	8263.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	8263.00
	T O T A L	$8263.00

-- End of report --