LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 12/31/24

	ASSETS			
	OPERATING CASH			
1100	SOUTH STATE OPER	$ 121,679.64		
	TOTAL OPERATING CASH		$ 121,679.64	
	RESERVE CASH			
1600	SOUTH STATE RESERVES	$ 237,539.18		
1610	SOUTHSTATE CDARS 4.5% 5/1/25	1,057,738.92		
	TOTAL RESERVE CASH		$ 1,295,278.10	
	OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	$ 616.00		
2200	PREPAID INSURANCE	133,630.01		
	TOTAL OTHER ASSETS		$ 134,246.01	
	TOTAL ASSETS			$ 1,551,203.75
	LIABILITY/RESERVE/EQUITY			
	LIABILITIES			
3000	ACCOUNTS PAYABLE	$ 41,497.89		
3007	ACCRUED AUDIT	5,200.00		
3010	INSURANCE A/P	92,551.77		
3100	PREPAID ASSESSMENTS	25,821.50		
	TOTAL LIABILITIES		$ 165,071.16	
	RESERVES			
3600	CLUBHOUSE RESERVES	$ 18,508.43		
3610	EXP C/H RESERVES	(10,984.55)		
3680	ROOF RESERVES	1,135,998.42		
3685	EXP ROOF RESERVES	(16,975.00)		
3740	PAINTING RESERVES	21,888.12		
3780	POOL RENOVATION RESERVES	52,139.66		
3790	MAILBX/MONUMENT/SGN/GLF CRT	4,148.04		
3795	EXP MAILBX/MONU/SIGN/GCART	(2,375.63)		
3800	ROAD/PARKING RESERVES	40,105.38		
3810	EXP ROAD/PAVING	(21,549.00)		
3900	RESERVE INTEREST	74,374.23		
	TOTAL RESERVES		$ 1,295,278.10	

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 12/31/24

	EQUITY			
4020	**RETAINED EARNINGS**	$ 81,528.05		
	NET INCOME/LOSS	9,326.44		
	TOTAL EQUITY		$ 90,854.49	
	TOTAL LIABILITY/RESERVE/EQUITY			$ 1,551,203.75

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 12/01/24 to 12/31/24

	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	56,056.00	56,021.00	35.00	672,672.00	672,252.00	420.00	672,252.00
05050	SOCIAL MEMBERSHIP INCOME	2,625.00	1,833.37	791.63	22,575.00	22,000.00	575.00	22,000.00
05300	LATE FEES	.00	.00	.00	263.39	.00	263.39	.00
05400	C/H RENTAL INCOME	125.00	375.00	(250.00)	1,875.00	4,500.00	(2,625.00)	4,500.00
	TOTAL INCOME	58,806.00	58,229.37	576.63	697,385.39	698,752.00	(1,366.61)	698,752.00
	EXPENSES							
UTILITIES								
06000	ELECTRIC	1,940.26	2,041.63	101.37	21,850.49	24,500.00	2,649.51	24,500.00
06005	WATER SEWER	6,162.63	5,916.63	(246.00)	73,341.72	71,000.00	(2,341.72)	71,000.00
06020	TELEPHONE	167.82	108.37	(59.45)	1,769.97	1,300.00	(469.97)	1,300.00
	TOTAL UTILITIES	8,270.71	8,066.63	(204.08)	96,962.18	96,800.00	(162.18)	96,800.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,000.00	5,225.00	225.00	60,000.00	62,700.00	2,700.00	62,700.00
06060	IRRIGATION CONTRACT	.00	416.63	416.63	4,680.00	5,000.00	320.00	5,000.00
06070	JANTORIAL SERVICE	1,650.00	1,516.63	(133.37)	17,050.00	18,200.00	1,150.00	18,200.00
06080	LAKE MAINT CONTRACT	180.00	195.87	15.87	1,749.00	2,350.00	601.00	2,350.00
06090	POOL SERVICE CONTRACT	625.00	666.63	41.63	7,950.00	8,000.00	50.00	8,000.00
	TOTAL OPERATING EXPENSES	7,455.00	8,020.76	565.76	91,429.00	96,250.00	4,821.00	96,250.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	.00	200.00	200.00	.00	2,400.00	2,400.00	2,400.00
06110	C/H REPAIR/MAINT	185.00	208.37	23.37	2,109.04	2,500.00	390.96	2,500.00
06120	EXTERMINATING/TERMITE	2,000.00	833.37	(1,166.63)	11,670.00	10,000.00	(1,670.00)	10,000.00
06130	IRRIGATION REPAIRS	.00	416.63	416.63	7,483.73	5,000.00	(2,483.73)	5,000.00
06140	LANDSCAPE OTHER	2,681.00	791.63	(1,889.37)	11,094.29	9,500.00	(1,594.29)	9,500.00
06150	POOL REPAIRS	280.00	416.85	136.85	8,365.00	5,000.00	(3,365.00)	5,000.00
06170	REPAIR & MAINTENANCE	2,090.00	2,500.00	410.00	48,429.61	30,000.00	(18,429.61)	30,000.00
06180	TREE TRIMMING	2,000.00	1,500.00	(500.00)	11,175.00	18,000.00	6,825.00	18,000.00
06190	ROOF CLEANING	.00	1,541.63	1,541.63	21,220.00	18,500.00	(2,720.00)	18,500.00
	TOTAL REPAIR MAINT EXPENSES	9,236.00	8,408.48	(827.52)	121,546.67	100,900.00	(20,646.67)	100,900.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	525.00	425.00	(100.00)	5,200.00	5,100.00	(100.00)	5,100.00
06210	BAD DEBT ALLOC	.00	63.75	63.75	.00	765.00	765.00	765.00
06220	OFFICE EXPENSES	1,107.79	333.37	(774.42)	3,959.67	4,000.00	40.33	4,000.00
06230	FEES TO THE DIVISION	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
06240	INSURANCE	21,897.88	22,750.00	852.12	252,470.18	273,000.00	20,529.82	273,000.00
06250	LEGAL FEES	.00	250.00	250.00	(1,524.00)	3,000.00	4,524.00	3,000.00
06260	MANAGEMENT	1,591.00	1,608.37	17.37	19,167.00	19,300.00	133.00	19,300.00
06280	TAXES/FEES/DUES	.00	75.00	75.00	1,111.25	900.00	(211.25)	900.00
	TOTAL ADMINISTRATIVE EXPENSES	25,121.67	25,588.86	467.19	280,384.10	307,065.00	26,680.90	307,065.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 12/01/24 to 12/31/24

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	648.08	648.12	.04	7,776.96	7,777.00	.04	7,777.00
06310	FLAT ROOF/TILE	5,232.17	5,232.13	(.04)	62,786.04	62,786.00	(.04)	62,786.00
06320	PAINTING	574.00	574.00	.00	6,888.00	6,888.00	.00	6,888.00
06330	POOL/SPA	418.58	418.62	.04	5,022.96	5,023.00	.04	5,023.00
06335	MAILBX/MONUMENT/SGN/GLF CRT	345.67	345.63	(.04)	4,148.04	4,148.00	(.04)	4,148.00
06340	ROADS/PARKING	926.25	926.25	.00	11,115.00	11,115.00	.00	11,115.00
	TOTAL RESERVES	8,144.75	8,144.75	.00	97,737.00	97,737.00	.00	97,737.00
	TOTAL EXPENSES	58,228.13	58,229.48	1.35	688,058.95	698,752.00	10,693.05	698,752.00
	NET INCOME/LOSS	577.87	(.11)	577.98	9,326.44	.00	9,326.44	.00

CASH DISBURSEMENTS

Starting Check Date: 12/01/24 Cash Account #: 1100
Ending Check Date: 12/31/24

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/03/24	120324	(M) COMC	COMCAST	167.82	2161532

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2109	11/16-12/15	12/03/24	6020	12/03/24	167.82	2161532

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/03/24	120324	(M) IPFS	IPFS CORPORATION	18,433.33	FLS-232429

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2153	PYMT 7/11	12/03/24	3010	12/03/24	18,433.33	FLS-232429

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/05/24	2437	BENC	BENCHMARK PROPERTY MANAGEMENT	268.42	BUDGET MAIL OUT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2107	4513063	12/02/24	6220	12/02/24	268.42	BUDGET MAIL OUT

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/05/24	2438	COMP	COMPLETE OUTDOOR SERVICES, INC	15,300.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2108	7028	12/02/24	6050	12/02/24	5,000.00	OCTOBER SERVICE
2110	7029	12/02/24	6050	12/02/24	5,000.00	NOVEMBER SERVICE
2111	7030	12/02/24	6050	12/02/24	5,000.00	DECEMBER SERVICE
2112	7031	12/02/24	6170	12/02/24	300.00	INST MAMMY CROTONS@3119
				Totals:	15,300.00	

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/05/24	2439	GENE	GENERAL POOL & SPA, INC.	905.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2113	26354	12/02/24	6090	12/02/24	625.00	DECEMBER SERVICE
2114	26015	12/02/24	6150	12/02/24	280.00	REPLACED LIGHT BULB
				Totals:	905.00	

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/05/24	2440	PROP	PRO PEST CONTROL, INC.	700.00	PERIMETER SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2116	894507	12/02/24	6120	12/02/24	700.00	PERIMETER SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/05/24	2441	VICT	VICTORY ACCOUNTING SERVICES	550.00	DECEMBER SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2119	DEC 2024	12/02/24	6260	12/02/24	550.00	DECEMBER SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/05/24	2442	XTRE	XTREME CLEANING SERVICES	100.00	DEAD TREE REMOVAL

CASH DISBURSEMENTS

Starting Check Date: 12/01/24 Cash Account #: 1100
Ending Check Date: 12/31/24

Check Date	Check #	Vend #	Name	Check Amount	Reference

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2117	24-25-11#5	12/02/24	6140	12/02/24	100.00	DEAD TREE REMOVAL

12/05/24	2443	XTRE	XTREME CLEANING SERVICES	1,600.00	NOVEMBER SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2118	11-25-24#1	11/30/24	6140	11/30/24	200.00	NOVEMBER SERVICE
2118	11-25-24#1	11/30/24	6070	11/30/24	1,400.00	
				Totals:	1,600.00	

12/05/24	2444	VOID		.00	Void
12/05/24	120524	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	DECEMBER SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2154	12/5	12/05/24	6080	12/05/24	180.00	DECEMBER SERVICE

12/09/24	120924	(M) AMTR	AMTRUST NORTH AMERICA	509.00	TWC4515726

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2122	12/1/24-25	12/09/24	6240	12/09/24	509.00	TWC4515726

12/19/24	2445	VOID		.00	Void
12/19/24	2446	CITY	CITY OF DEERFIELD BEACH	6,162.63	18 INVOICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2125	18 11/18-11/27	12/17/24	6005	12/17/24	6,162.63	18 INVOICES

12/19/24	2447	LAGA	MICHAEL LAGAN	185.00	REIMB- WINDOW CLEANING

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2132	REIMBURSEMENT	12/17/24	6110	12/17/24	185.00	REIMB- WINDOW CLEANING

12/19/24	2448	PROP	PRO PEST CONTROL, INC.	1,300.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2130	895808	12/17/24	6120	12/17/24	950.00	12/11
2134	896146	12/18/24	6120	12/18/24	350.00	12/17 RODENT BAIT
				Totals:	1,300.00	

12/19/24	2449	ABSO	ABSOLUTE POWDER COATING	1,790.00	50% DEP- CHAISE LOUNGE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2133	37402	None	6170	12/18/24	1,790.00	50% DEP- CHAISE LOUNGE

CASH DISBURSEMENTS

Starting Check Date: 12/01/24 Cash Account #: 1100
Ending Check Date: 12/31/24

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/23/24	2450	THEE	THE ELECTION MONITOR GUY, LLC	375.37	ELECTION MONITORING

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2135	50% DEPOSIT	12/23/24	6220	12/23/24	375.37	ELECTION MONITORING

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/23/24	122324	(M) FPL	FPL	1,940.26	10 INVOICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2136	11/12-12/12	12/23/24	6000	12/23/24	1,940.26	10 INVOICES

Totals: 50,466.83

-- End of report --

DATE: 1/20/25
TIME: 4:09 PM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Dec. 31, 2024
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0205	0205	LISA OLSON	0.00	616.00	0.00	0.00	616.00	
		TOTAL:	0.00	616.00	0.00	0.00	616.00	

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Dec. 31, 2024

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	616.00	0.00	0.00	616.00
			GRAND TOTAL:	0.00	616.00	0.00	0.00	616.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	616.00
	T O T A L	$616.00

-- End of report --