

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 07/31/23

ASSETS

OPERATING CASH			
1100	SOUTH STATE OPER	\$	67,189.32
	TOTAL OPERATING CASH		<u>\$ 67,189.32</u>
RESERVE CASH			
1600	SOUTH STATE RESERVES	\$	1,199,082.83
	TOTAL RESERVE CASH		<u>\$ 1,199,082.83</u>
OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	\$	886.00
2200	PREPAID INSURANCE		179,672.46
2300	PREPAID EXPENSES		950.00
	TOTAL OTHER ASSETS		<u>\$ 181,508.46</u>
	TOTAL ASSETS		<u><u>\$ 1,447,780.61</u></u>

LIABILITY/RESERVE/EQUITY

LIABILITIES			
3000	ACCOUNTS PAYABLE	\$	580.00
3007	ACCRUED AUDIT		2,975.00
3010	INSURANCE A/P		161,068.41
3100	PREPAID ASSESSMENTS		26,865.00
	TOTAL LIABILITIES		<u>\$ 191,488.41</u>
RESERVES			
3600	CLUBHOUSE RESERVES	\$	45,538.54
3610	EXP C/H RESERVES		(20,026.72)
3680	ROOF RESERVES		1,081,121.98
3685	EXP ROOF RESERVES		(13,050.00)
3740	PAINTING RESERVES		12,916.77
3780	POOL RENOVATION RESERVES		42,121.30
3800	ROAD/PARKING RESERVES		22,576.65
3810	EXP ROAD/PAVING		(5,249.17)
3900	RESERVE INTEREST		33,133.46
	TOTAL RESERVES		<u>\$ 1,199,082.81</u>

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 07/31/23

EQUITY	
4020	RETAINED EARNINGS \$ 68,104.85
	NET INCOME/LOSS (10,895.46)
	<hr/>
	TOTAL EQUITY \$ 57,209.39
	<hr/>
	TOTAL LIABILITY/RESERVE/EQUITY \$ 1,447,780.61
	<hr/> <hr/>

**LAKES OF DEER CREEK CONDO ASSOCIATION**

**INCOME/EXPENSE STATEMENT**

Period: 07/01/23 to 07/31/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME</b>							
05000 MAINTENANCE INCOME	43,680.00	43,699.67	(19.67)	305,760.00	305,897.69	(137.69)	524,396.00
05050 SOCIAL MEMBERSHIP INCOME	450.00	1,666.67	(1,216.67)	19,800.00	11,666.69	8,133.31	20,000.00
05400 C/H RENTAL INCOME	325.00	133.33	191.67	2,600.00	933.31	1,666.69	1,600.00
05500 OTHER INCOME	.00	125.00	(125.00)	.00	875.00	(875.00)	1,500.00
<b>TOTAL INCOME</b>	<b>44,455.00</b>	<b>45,624.67</b>	<b>(1,169.67)</b>	<b>328,160.00</b>	<b>319,372.69</b>	<b>8,787.31</b>	<b>547,496.00</b>
<b>EXPENSES</b>							
<b>UTILITIES</b>							
06000 ELECTRIC	1,699.70	1,833.33	133.63	13,054.38	12,833.31	(221.07)	22,000.00
06005 WATER SEWER	5,423.26	5,416.67	(6.59)	40,399.33	37,916.69	(2,482.64)	65,000.00
06020 TELEPHONE	118.31	135.75	17.44	710.04	950.25	240.21	1,629.00
<b>TOTAL UTILITIES</b>	<b>7,241.27</b>	<b>7,385.75</b>	<b>144.48</b>	<b>54,163.75</b>	<b>51,700.25</b>	<b>(2,463.50)</b>	<b>88,629.00</b>
<b>OPERATING EXPENSES</b>							
06050 LANDSCAPE CONTRACT	5,000.00	5,005.00	5.00	35,000.00	35,035.00	35.00	60,060.00
06060 IRRIGATION CONTRACT	520.00	562.50	42.50	2,600.00	3,937.50	1,337.50	6,750.00
06070 JANITORIAL SERVICE	600.00	650.00	50.00	4,500.00	4,550.00	50.00	7,800.00
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	625.00	541.67	(83.33)	4,163.75	3,791.69	(372.06)	6,500.00
<b>TOTAL OPERATING EXPENSES</b>	<b>6,925.00</b>	<b>6,959.17</b>	<b>34.17</b>	<b>47,523.75</b>	<b>48,714.19</b>	<b>1,190.44</b>	<b>83,510.00</b>
<b>REPAIR/MAINTENANCE EXPENSES</b>							
06100 BACKFLOW CERTIFICATION	.00	141.67	141.67	.00	991.69	991.69	1,700.00
06110 C/H REPAIR/MAINT	.00	208.33	208.33	497.55	1,458.31	960.76	2,500.00
06120 EXTERMINATING/TERMITE	1,705.00	791.67	(913.33)	4,605.00	5,541.69	936.69	9,500.00
06130 IRRIGATION REPAIRS	222.12	333.33	111.21	2,904.99	2,333.31	(571.68)	4,000.00
06140 LANDSCAPE OTHER	5,000.00	450.00	(4,550.00)	6,500.00	3,150.00	(3,350.00)	5,400.00
06150 POOL REPAIRS	150.00	416.65	266.65	2,357.00	2,916.55	559.55	5,000.00
06170 REPAIR & MAINTENANCE	3,967.80	2,145.83	(1,821.97)	34,413.09	15,020.81	(19,392.28)	25,750.00
06180 TREE TRIMMING	.00	1,500.00	1,500.00	.00	10,500.00	10,500.00	18,000.00
<b>TOTAL REPAIR MAINT EXPENSES</b>	<b>11,044.92</b>	<b>5,987.48</b>	<b>(5,057.44)</b>	<b>51,277.63</b>	<b>41,912.36</b>	<b>(9,365.27)</b>	<b>71,850.00</b>
<b>ADMINISTRATIVE EXPENSES</b>							
06200 ACCOUNTING AUDIT	425.00	425.00	.00	2,975.00	2,975.00	.00	5,100.00
06210 BAD DEBT ALLOC	.00	158.33	158.33	.00	1,108.31	1,108.31	1,900.00
06220 OFFICE EXPENSES	50.49	416.67	366.18	1,485.90	2,916.69	1,430.79	5,000.00
06230 FEES TO THE DIVISION	.00	62.50	62.50	61.25	437.50	376.25	750.00
06240 INSURANCE	20,363.70	14,166.67	(6,197.03)	113,407.15	99,166.69	(14,240.46)	170,000.00
06250 LEGAL FEES	.00	333.33	333.33	247.50	2,333.31	2,085.81	4,000.00
06260 MANAGEMENT	1,500.00	1,510.00	10.00	10,575.00	10,570.00	(5.00)	18,120.00
06280 TAXES/FEES/DUES	.35	75.00	74.65	325.35	525.00	199.65	900.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>22,339.54</b>	<b>17,147.50</b>	<b>(5,192.04)</b>	<b>129,077.15</b>	<b>120,032.50</b>	<b>(9,044.65)</b>	<b>205,770.00</b>
<b>RESERVES</b>							
06300 C/H RENOVATIONS	228.33	228.33	.00	1,598.31	1,598.31	.00	2,740.00
06310 FLAT ROOF/TILE	6,168.08	6,168.08	.00	43,176.56	43,176.56	.00	74,017.00

**LAKES OF DEER CREEK CONDO ASSOCIATION**

**INCOME/EXPENSE STATEMENT**

Period: 07/01/23 to 07/31/23

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
06320	PAINTING	416.67	416.67	.00	2,916.69	2,916.69	.00	5,000.00
06330	POOL/SPA	999.08	999.08	.00	6,993.56	6,993.56	.00	11,989.00
06340	ROADS/PARKING	332.58	332.58	.00	2,328.06	2,328.06	.00	3,991.00
	<b>TOTAL RESERVES</b>	<b>8,144.74</b>	<b>8,144.74</b>	<b>.00</b>	<b>57,013.18</b>	<b>57,013.18</b>	<b>.00</b>	<b>97,737.00</b>
	<b>TOTAL EXPENSES</b>	<b>55,695.47</b>	<b>45,624.64</b>	<b>(10,070.83)</b>	<b>339,055.46</b>	<b>319,372.48</b>	<b>(19,682.98)</b>	<b>547,496.00</b>
	<b>NET INCOME/LOSS</b>	<b>(11,240.47)</b>	<b>.03</b>	<b>(11,240.50)</b>	<b>(10,895.46)</b>	<b>.21</b>	<b>(10,895.67)</b>	<b>.00</b>

CASH DISBURSEMENTS

Starting Check Date: 7/01/23 Cash Account #: 1100

Ending Check Date: 7/31/23

Check Date	Check #	Vend #	Name	Check Amount	Reference			
7/01/23	71231	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	JULY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1697	JULY 2023	7/01/23	6080	7/01/23	180.00	JULY SERVICE
7/03/23	7323	(M) IPFS	IPFS CORPORATION	17,393.53	FLT-346435			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1664	PYMT 1/10	7/03/23	3010	7/03/23	17,393.53	FLT-346435
7/03/23	70323	(M) COMC	COMCAST	118.31	8495-75-383-2161532			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1684	6/16-7/15	7/03/23	6020	7/03/23	118.31	8495-75-383-2161532
7/05/23	75236	(M) IPFS	IPFS CORPORATION	1,131.66	FLT-339861			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1663	PYMT 7/11	7/05/23	3010	7/05/23	1,131.66	FLT-339861
7/06/23	2177	CITY	CITY OF DEERFIELD BEACH	5,423.26	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1665	5/17-6/16	7/05/23	6005	7/05/23	5,423.26	17 INVOICES
7/06/23	2178	COMP	COMPLETE OUTDOOR SERVICES, INC	5,000.00	6/22 TREE REMOVAL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1666	7009	7/05/23	6140	7/05/23	5,000.00	6/22 TREE REMOVAL
7/06/23	2179	GENE	GENERAL POOL & SPA, INC.	625.00	JULY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1667	18195	7/05/23	6090	7/05/23	625.00	JULY SERVICE
7/06/23	2180	RICK	GARY RICKMAN	300.00	6/26-7/7			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1668	6/26-7/7	7/05/23	6070	7/05/23	300.00	6/26-7/7
7/06/23	2181	SCEI	SOUTHERN COAST ENTERPRISES INC	3,225.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1671	27489	7/05/23	6170	7/05/23	1,975.00	6/29 ROOF REPAIRS 648
		1672	27490	7/05/23	6170	7/05/23	1,250.00	6/29 ROOF REPAIR 3026
				Totals:			3,225.00	

CASH DISBURSEMENTS

Starting Check Date: 7/01/23 Cash Account #: 1100

Ending Check Date: 7/31/23

Check Date	Check #	Vend #	Name	Check Amount	Reference				
7/06/23	2182	VICT	VICTORY ACCOUNTING SERVICES	550.00	JULY SERVICE				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1673	JULY 2023	7/05/23	6260	7/05/23	550.00	JULY SERVICE	
7/12/23	2183	KING	KINGS AIR CONDITIONING	15,922.00	DEP AIR HANDLER/CONDENSOR				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1674	QUOTE 4025	7/12/23	3610	7/12/23	15,922.00	DEP AIR HANDLER/CONDENSOR	
7/14/23	714236	(M)HEAL	FL DEPT OF HEALTH BROWARD CTY	325.35	06-60-02059 POOL				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1693	2023	7/14/23	6280	7/14/23	325.35	06-60-02059 POOL	
7/20/23	2184	BENC	BENCHMARK PROPERTY MANAGEMENT	950.00	AUGUST SERVICE				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1675	7294	7/19/23	2300	7/19/23	950.00	AUGUST SERVICE	
7/20/23	2185	COMP	COMPLETE OUTDOOR SERVICES, INC	5,742.12					
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1676	7010	7/19/23	6050	7/19/23	5,000.00	JULY SERVICE	
		1677	WC5	7/19/23	6060	7/19/23	520.00	JUNE WET CHECK/REPAIRS	
		1677	WC5	7/19/23	6130	7/19/23	222.12		
		-----						Totals:	-5,742.12
7/20/23	2186	DEBU	DE-BUGEM	1,125.00	6/9 ANT CONTROL				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1678	26955	7/19/23	6120	7/19/23	1,125.00	6/9 ANT CONTROL	
7/20/23	2187	GENE	GENERAL POOL & SPA, INC.	150.00	7/19 IMPELLER CLEANING				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1679	18415	7/19/23	6150	7/19/23	150.00	7/19 IMPELLER CLEANING	
7/20/23	2188	KUSH	PAUL KUSHCH	250.00	7/11 DRYWALL REPAIRS				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1681	250	7/19/23	6170	7/19/23	250.00	7/11 DRYWALL REPAIRS	
7/20/23	2189	RICK	GARY RICKMAN	300.00	7/10-7/21				

## CASH DISBURSEMENTS

Starting Check Date: 7/01/23 Cash Account #: 1100

Ending Check Date: 7/31/23

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1682	7/10-7/21	7/19/23	6070	7/19/23	300.00	7/10-7/21
7/20/23	2190	VETE	VETERANS PLUMBING INC			492.80		7/10 HOSE BIB REPAIRS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1683	76066	7/19/23	6170	7/19/23	492.80	7/10 HOSE BIB REPAIRS
7/24/23	72423	(M) FPL	FPL			1,699.70		10 INVOICES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1685	6/13-7/13	7/24/23	6000	7/24/23	1,699.70	10 INVOICES
7/31/23	2143	VOID				.00		Void
				Totals:		60,903.73		

-- End of report --

DATE: 8/14/23  
TIME: 10:37 AM

LAKES OF DEER CREEK CONDO ASSOCIATION  
AGED OWNER BALANCES: AS OF July 31, 2023  
ACCOUNT NUMBER SEQUENCE

PAGE 1

\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
2903	2903	ANGELA SALERNO ESTATE	0.00	480.00	0.00	0.00	480.00	Called/ Sending
3201	3201	MICHAEL DORAN	0.00	406.00	0.00	0.00	406.00	
TOTAL:			0.00	886.00	0.00	0.00	886.00	



DATE: 8/14/23  
TIME: 10:37 AM

LAKES OF DEER CREEK CONDO ASSOCIATION  
AGED OWNER BALANCES: AS OF July 31, 2023

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	886.00	0.00	0.00	886.00
GRAND TOTAL:				0.00	886.00	0.00	0.00	886.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	886.00
T O T A L		\$886.00

-- End of report --