

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 04/30/23

ASSETS

	OPERATING CASH	
1100	SOUTH STATE OPER	\$ 82,214.64

	TOTAL OPERATING CASH	\$ 82,214.64
	RESERVE CASH	
1600	SOUTH STATE RESERVES	\$ 1,194,450.89

	TOTAL RESERVE CASH	\$ 1,194,450.89
	OTHER ASSETS	
2000	ACCOUNTS RECEIVABLE	\$ 2,381.00
2200	PREPAID INSURANCE	38,400.84
2300	PREPAID EXPENSES	950.00

	TOTAL OTHER ASSETS	\$ 41,731.84

	TOTAL ASSETS	\$ 1,318,397.37
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LIABILITY/RESERVE/EQUITY

	LIABILITIES	
3000	ACCOUNTS PAYABLE	\$ 2,936.22
3007	ACCRUED AUDIT	1,700.00
3010	INSURANCE A/P	18,848.91
3100	PREPAID ASSESSMENTS	28,155.00

	TOTAL LIABILITIES	\$ 51,640.13
	RESERVES	
3600	CLUBHOUSE RESERVES	\$ 44,853.55
3680	ROOF RESERVES	1,062,617.74
3685	EXP ROOF RESERVES	(4,200.00)
3740	PAINTING RESERVES	11,666.76
3780	POOL RENOVATION RESERVES	39,124.06
3800	ROAD/PARKING RESERVES	21,578.91
3810	EXP ROAD/PAVING	(5,249.17)
3900	RESERVE INTEREST	24,059.01

	TOTAL RESERVES	\$ 1,194,450.86

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 04/30/23

EQUITY	
4020	RETAINED EARNINGS \$ 68,104.85
	NET INCOME/LOSS 4,201.53
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	TOTAL EQUITY \$ 72,306.38
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	TOTAL LIABILITY/RESERVE/EQUITY \$ 1,318,397.37
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LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 04/01/23 to 04/30/23

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME								
05000	MAINTENANCE INCOME	43,680.00	43,699.67	(19.67)	174,720.00	174,798.68	(78.68)	524,396.00
05050	SOCIAL MEMBERSHIP INCOME	1,800.00	1,666.67	133.33	18,000.00	6,666.68	11,333.32	20,000.00
05400	C/H RENTAL INCOME	75.00	133.33	(58.33)	475.00	533.32	(58.32)	1,600.00
05500	OTHER INCOME	.00	125.00	(125.00)	.00	500.00	(500.00)	1,500.00
	TOTAL INCOME	45,555.00	45,624.67	(69.67)	193,195.00	182,498.68	10,696.32	547,496.00
EXPENSES								
UTILITIES								
06000	ELECTRIC	1,984.30	1,833.33	(150.97)	7,872.45	7,333.32	(539.13)	22,000.00
06005	WATER SEWER	6,036.29	5,416.67	(619.62)	23,161.96	21,666.68	(1,495.28)	65,000.00
06020	TELEPHONE	118.37	135.75	17.38	355.11	543.00	187.89	1,629.00
	TOTAL UTILITIES	8,138.96	7,385.75	(753.21)	31,389.52	29,543.00	(1,846.52)	88,629.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,000.00	5,005.00	5.00	20,000.00	20,020.00	20.00	60,060.00
06060	IRRIGATION CONTRACT	520.00	562.50	42.50	1,040.00	2,250.00	1,210.00	6,750.00
06070	JANTORIAL SERVICE	900.00	650.00	(250.00)	2,700.00	2,600.00	(100.00)	7,800.00
06080	LAKE MAINT CONTRACT	180.00	200.00	20.00	720.00	800.00	80.00	2,400.00
06090	POOL SERVICE CONTRACT	608.75	541.67	(67.08)	2,288.75	2,166.68	(122.07)	6,500.00
	TOTAL OPERATING EXPENSES	7,208.75	6,959.17	(249.58)	26,748.75	27,836.68	1,087.93	83,510.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	.00	141.67	141.67	.00	566.68	566.68	1,700.00
06110	C/H REPAIR/MAINT	.00	208.33	208.33	497.55	833.32	335.77	2,500.00
06120	EXTERMINATING/TERMITE	1,160.00	791.67	(368.33)	2,320.00	3,166.68	846.68	9,500.00
06130	IRRIGATION REPAIRS	1,236.22	333.33	(902.89)	1,985.41	1,333.32	(652.09)	4,000.00
06140	LANDSCAPE OTHER	.00	450.00	450.00	.00	1,800.00	1,800.00	5,400.00
06150	POOL REPAIRS	137.00	416.65	279.65	1,307.00	1,666.60	359.60	5,000.00
06170	REPAIR & MAINTENANCE	6,086.81	2,145.83	(3,940.98)	23,947.61	8,583.32	(15,364.29)	25,750.00
06180	TREE TRIMMING	.00	1,500.00	1,500.00	.00	6,000.00	6,000.00	18,000.00
	TOTAL REPAIR MAINT EXPENSES	8,620.03	5,987.48	(2,632.55)	30,057.57	23,949.92	(6,107.65)	71,850.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	425.00	425.00	.00	1,700.00	1,700.00	.00	5,100.00
06210	BAD DEBT ALLOC	.00	158.33	158.33	.00	633.32	633.32	1,900.00
06220	OFFICE EXPENSES	31.00	416.67	385.67	1,027.45	1,666.68	639.23	5,000.00
06230	FEES TO THE DIVISION	.00	62.50	62.50	61.25	250.00	188.75	750.00
06240	INSURANCE	14,436.28	14,166.67	(269.61)	58,782.47	56,666.68	(2,115.79)	170,000.00
06250	LEGAL FEES	.00	333.33	333.33	247.50	1,333.32	1,085.82	4,000.00
06260	MANAGEMENT	1,500.00	1,510.00	10.00	6,075.00	6,040.00	(35.00)	18,120.00
06280	TAXES/FEES/DUES	325.00	75.00	(250.00)	325.00	300.00	(25.00)	900.00
	TOTAL ADMINISTRATIVE EXPENSES	16,717.28	17,147.50	430.22	68,218.67	68,590.00	371.33	205,770.00
RESERVES								
06300	C/H RENOVATIONS	228.33	228.33	.00	913.32	913.32	.00	2,740.00
06310	FLAT ROOF/TILE	6,168.08	6,168.08	.00	24,672.32	24,672.32	.00	74,017.00

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 04/01/23 to 04/30/23

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
06320	PAINTING	416.67	416.67	.00	1,666.68	1,666.68	.00	5,000.00
06330	POOL/SPA	999.08	999.08	.00	3,996.32	3,996.32	.00	11,989.00
06340	ROADS/PARKING	332.58	332.58	.00	1,330.32	1,330.32	.00	3,991.00
	TOTAL RESERVES	<u>8,144.74</u>	<u>8,144.74</u>	<u>.00</u>	<u>32,578.96</u>	<u>32,578.96</u>	<u>.00</u>	<u>97,737.00</u>
	TOTAL EXPENSES	48,829.76	45,624.64	(3,205.12)	188,993.47	182,498.56	(6,494.91)	547,496.00
	NET INCOME/LOSS	<u>(3,274.76)</u>	<u>.03</u>	<u>(3,274.79)</u>	<u>4,201.53</u>	<u>.12</u>	<u>4,201.41</u>	<u>.00</u>

CASH DISBURSEMENTS

Starting Check Date: 4/01/23 Cash Account #: 1100

Ending Check Date: 4/30/23

Check Date	Check #	Vend #	Name	Check Amount	Reference			
4/03/23	4323	(M) COMC	COMCAST	118.37	8495-75-383-2161532			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1585	3/16-4/15	4/03/23	6020	4/03/23	118.37	8495-75-383-2161532
4/03/23	40323	(M) IPFS	IPFS CORPORATION	10,388.29	PYMT 10/11			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1617	PYMT 10/11	4/03/23	3010	4/03/23	10,388.29	PYMT 10/11
4/04/23	44236	(M) IPFS	IPFS CORPORATION	1,131.66	FLT-339861			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1587	PYMT 4/11	4/04/23	3010	4/04/23	1,131.66	FLT-339861
4/05/23	40523	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	APRIL LAKE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1618	APRIL 2023	4/05/23	6080	4/05/23	180.00	APRIL LAKE
4/06/23	2131	CITY	CITY OF DEERFIELD BEACH	6,036.29	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1588	2/17-3/17	4/05/23	6005	4/05/23	6,036.29	17 INVOICES
4/06/23	2132	DEBU	DE-BUGEM	580.00	MARCH SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1589	26608	4/05/23	6120	4/05/23	580.00	MARCH SERVICE
4/06/23	2133	VOID		.00	50-60-01386			
4/06/23	2134	MCAM	SCOTT MCAMIS	120.00	8 HOURS MAINTENANCE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1591	3/21-3/24	4/05/23	6070	4/05/23	120.00	8 HOURS MAINTENANCE
4/06/23	2135	RICK	GARY RICKMAN	180.00	3/20, 3/27-3/31			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1592	3/20-3/31	4/05/23	6070	4/05/23	180.00	3/20, 3/27-3/31
4/06/23	2136	VOID		.00				
4/06/23	2137	SOUP	SOUTH FLORIDA PLUMBING AND	4,847.50				

CASH DISBURSEMENTS

Starting Check Date: 4/01/23 Cash Account #: 1100

Ending Check Date: 4/30/23

Check Date	Check #	Vend #	Name	Check Amount	Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1595	4977	4/05/23	6170	4/05/23	2,305.00	3/21 BACKFLOW TESTING
		1596	50% DEPOSIT	4/05/23	6170	4/05/23	2,542.50	REPL BACKLOW DEVICES

				Totals:			4,847.50	
4/06/23	2138	VICT	VICTORY ACCOUNTING SERVICES	550.00				APRIL SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1597	APRIL 2023	4/05/23	6260	4/05/23	550.00	APRIL SERVICE
4/20/23	2139	SEMI	SEMINOLE POOL SERVICES	277.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1593	37952	None	6150	4/05/23	137.00	3/21 STABILIZER
		1599	37906	4/20/23	6090	4/20/23	140.00	PRORATED APRIL SERVICE

				Totals:			277.00	
4/24/23	2140	BENC	BENCHMARK PROPERTY MANAGEMENT	950.00				MAY SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1600	7291	4/21/23	2300	4/21/23	950.00	MAY SERVICE
4/24/23	2141	COMP	COMPLETE OUTDOOR SERVICES, INC	5,000.00				APRIL SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1601	7005	4/21/23	6050	4/21/23	5,000.00	APRIL SERVICE
4/24/23	2142	GENE	GENERAL POOL & SPA, INC.	468.75				PARTIAL APRIL SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1603	17100	4/21/23	6090	4/21/23	468.75	PARTIAL APRIL SERVICE
4/24/23	2143	HEAL	FL DEPT OF HEALTH BROWARD CTY	325.00				06-BID-6447900 POOL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1602	66950	4/21/23	6280	4/21/23	325.00	06-BID-6447900 POOL
4/24/23	2144	VICT	VICTORY ACCOUNTING SERVICES	31.00				LATE NOTICE BILLING
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1605	1/1-3/31	4/21/23	6220	4/21/23	31.00	LATE NOTICE BILLING
4/24/23	42423	(M) FPL	FPL	1,984.30				10 INVOICES

CASH DISBURSEMENTS

Starting Check Date: 4/01/23 Cash Account #: 1100

Ending Check Date: 4/30/23

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1606	3/14-4/13	4/24/23	6000	4/24/23	1,984.30	10 INVOICES
4/26/23	426236	(M) CARD	CARDMEMBER SERVICE				1,239.31	4798-5100-6384-4019
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1615	4/6	4/26/23	6170	4/26/23	1,239.31	4798-5100-6384-4019
Totals:							34,407.47	

-- End of report --

DATE: 5/12/23
TIME: 12:18 PM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Apr. 30, 2023
ACCOUNT NUMBER SEQUENCE

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* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0405	0405	STEPHANIE SCHWARTZ	55.00	0.00	0.00	0.00	55.00	Called/ Sending
2903	2903	ANGELA SALERNO ESTATE	480.00	0.00	960.00	480.00	1920.00	Called/ Sending
3201	3201	MICHAEL DORAN	406.00	0.00	0.00	0.00	406.00	
TOTAL:			941.00	0.00	960.00	480.00	2381.00	

DATE: 5/12/23
TIME: 12:18 PM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Apr. 30, 2023

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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	941.00	0.00	960.00	480.00	2381.00
GRAND TOTAL:				941.00	0.00	960.00	480.00	2381.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	2381.00
T O T A L		\$2381.00

-- End of report --