

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 08/31/23

ASSETS

OPERATING CASH			
1100	SOUTH STATE OPER	\$	65,060.25
	TOTAL OPERATING CASH		\$ 65,060.25
RESERVE CASH			
1600	SOUTH STATE RESERVES	\$	1,210,293.86
	TOTAL RESERVE CASH		\$ 1,210,293.86
OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	\$	1,366.00
2200	PREPAID INSURANCE		159,308.76
2300	PREPAID EXPENSES		950.00
	TOTAL OTHER ASSETS		\$ 161,624.76
	TOTAL ASSETS		\$ 1,436,978.87

LIABILITY/RESERVE/EQUITY

LIABILITIES			
3000	ACCOUNTS PAYABLE	\$	580.00
3007	ACCRUED AUDIT		3,400.00
3010	INSURANCE A/P		142,543.22
3100	PREPAID ASSESSMENTS		27,235.00
	TOTAL LIABILITIES		\$ 173,758.22
RESERVES			
3600	CLUBHOUSE RESERVES	\$	45,766.87
3610	EXP C/H RESERVES		(20,026.72)
3680	ROOF RESERVES		1,087,290.06
3685	EXP ROOF RESERVES		(13,050.00)
3740	PAINTING RESERVES		13,333.44
3780	POOL RENOVATION RESERVES		43,120.38
3800	ROAD/PARKING RESERVES		22,909.23
3810	EXP ROAD/PAVING		(5,249.17)
3900	RESERVE INTEREST		36,199.74
	TOTAL RESERVES		\$ 1,210,293.83

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 08/31/23

EQUITY	
4020	RETAINED EARNINGS \$ 68,104.85
	NET INCOME/LOSS (15,178.03)
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	TOTAL EQUITY \$ 52,926.82
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	TOTAL LIABILITY/RESERVE/EQUITY \$ 1,436,978.87
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LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 08/01/23 to 08/31/23

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)	349,440.00	349,597.36	(157.36)	524,396.00
05050 SOCIAL MEMBERSHIP INCOME	450.00	1,666.67	(1,216.67)	20,250.00	13,333.36	6,916.64	20,000.00
05400 C/H RENTAL INCOME	75.00	133.33	(58.33)	2,675.00	1,066.64	1,608.36	1,600.00
05500 OTHER INCOME	.00	125.00	(125.00)	.00	1,000.00	(1,000.00)	1,500.00
TOTAL INCOME	44,205.00	45,624.67	(1,419.67)	372,365.00	364,997.36	7,367.64	547,496.00
EXPENSES							
UTILITIES							
06000 ELECTRIC	1,811.36	1,833.33	21.97	14,865.74	14,666.64	(199.10)	22,000.00
06005 WATER SEWER	5,591.34	5,416.67	(174.67)	45,990.67	43,333.36	(2,657.31)	65,000.00
06020 TELEPHONE	118.86	135.75	16.89	828.90	1,086.00	257.10	1,629.00
TOTAL UTILITIES	7,521.56	7,385.75	(135.81)	61,685.31	59,086.00	(2,599.31)	88,629.00
OPERATING EXPENSES							
06050 LANDSCAPE CONTRACT	5,000.00	5,005.00	5.00	40,000.00	40,040.00	40.00	60,060.00
06060 IRRIGATION CONTRACT	.00	562.50	562.50	2,600.00	4,500.00	1,900.00	6,750.00
06070 JANITORIAL SERVICE	600.00	650.00	50.00	5,100.00	5,200.00	100.00	7,800.00
06080 LAKE MAINT CONTRACT	180.00	200.00	20.00	1,440.00	1,600.00	160.00	2,400.00
06090 POOL SERVICE CONTRACT	625.00	541.67	(83.33)	4,788.75	4,333.36	(455.39)	6,500.00
TOTAL OPERATING EXPENSES	6,405.00	6,959.17	554.17	53,928.75	55,673.36	1,744.61	83,510.00
REPAIR/MAINTENANCE EXPENSES							
06100 BACKFLOW CERTIFICATION	.00	141.67	141.67	.00	1,133.36	1,133.36	1,700.00
06110 C/H REPAIR/MAINT	250.00	208.33	(41.67)	747.55	1,666.64	919.09	2,500.00
06120 EXTERMINATING/TERMITE	580.00	791.67	211.67	5,185.00	6,333.36	1,148.36	9,500.00
06130 IRRIGATION REPAIRS	.00	333.33	333.33	2,904.99	2,666.64	(238.35)	4,000.00
06140 LANDSCAPE OTHER	600.00	450.00	(150.00)	7,100.00	3,600.00	(3,500.00)	5,400.00
06150 POOL REPAIRS	13.95	416.65	402.70	2,370.95	3,333.20	962.25	5,000.00
06170 REPAIR & MAINTENANCE	2,418.27	2,145.83	(272.44)	36,831.36	17,166.64	(19,664.72)	25,750.00
06180 TREE TRIMMING	.00	1,500.00	1,500.00	.00	12,000.00	12,000.00	18,000.00
TOTAL REPAIR MAINT EXPENSES	3,862.22	5,987.48	2,125.26	55,139.85	47,899.84	(7,240.01)	71,850.00
ADMINISTRATIVE EXPENSES							
06200 ACCOUNTING AUDIT	425.00	425.00	.00	3,400.00	3,400.00	.00	5,100.00
06210 BAD DEBT ALLOC	.00	158.33	158.33	.00	1,266.64	1,266.64	1,900.00
06220 OFFICE EXPENSES	15.00	416.67	401.67	1,500.90	3,333.36	1,832.46	5,000.00
06230 FEES TO THE DIVISION	.00	62.50	62.50	61.25	500.00	438.75	750.00
06240 INSURANCE	20,363.70	14,166.67	(6,197.03)	133,770.85	113,333.36	(20,437.49)	170,000.00
06250 LEGAL FEES	.00	333.33	333.33	247.50	2,666.64	2,419.14	4,000.00
06260 MANAGEMENT	1,500.00	1,510.00	10.00	12,075.00	12,080.00	5.00	18,120.00
06280 TAXES/FEES/DUES	250.35	75.00	(175.35)	575.70	600.00	24.30	900.00
TOTAL ADMINISTRATIVE EXPENSES	22,554.05	17,147.50	(5,406.55)	151,631.20	137,180.00	(14,451.20)	205,770.00
RESERVES							
06300 C/H RENOVATIONS	228.33	228.33	.00	1,826.64	1,826.64	.00	2,740.00
06310 FLAT ROOF/TILE	6,168.08	6,168.08	.00	49,344.64	49,344.64	.00	74,017.00

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 08/01/23 to 08/31/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
06320 PAINTING	416.67	416.67	.00	3,333.36	3,333.36	.00	5,000.00
06330 POOL/SPA	999.08	999.08	.00	7,992.64	7,992.64	.00	11,989.00
06340 ROADS/PARKING	332.58	332.58	.00	2,660.64	2,660.64	.00	3,991.00
TOTAL RESERVES	<u>8,144.74</u>	<u>8,144.74</u>	<u>.00</u>	<u>65,157.92</u>	<u>65,157.92</u>	<u>.00</u>	<u>97,737.00</u>
TOTAL EXPENSES	48,487.57	45,624.64	(2,862.93)	387,543.03	364,997.12	(22,545.91)	547,496.00
NET INCOME/LOSS	<u>(4,282.57)</u>	<u>.03</u>	<u>(4,282.60)</u>	<u>(15,178.03)</u>	<u>.24</u>	<u>(15,178.27)</u>	<u>.00</u>

CASH DISBURSEMENTS

Starting Check Date: 8/01/23 Cash Account #: 1100

Ending Check Date: 8/31/23

Check Date	Check #	Vend #	Name	Check Amount	Reference			
8/01/23	81236	(M)HEAL	FL DEPT OF HEALTH BROWARD CTY	250.35	06-60-02060 SPA			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1694	2023	8/01/23	6280	8/01/23	250.35	06-60-02060 SPA
8/01/23	81236	(M)IPFS	IPFS CORPORATION	17,393.53	FLT-346435			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1695	PYMT 2/10	8/01/23	3010	8/01/23	17,393.53	FLT-346435
8/02/23	82236	(M)IPFS	IPFS CORPORATION	1,131.66	FLT-339861			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1696	PYMT 8/11	8/02/23	3010	8/02/23	1,131.66	FLT-339861
8/03/23	80323	(M)COMC	COMCAST	118.86	8495-75-383-2161532			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1710	7/16-8/15	8/03/23	6020	8/03/23	118.86	8495-75-383-2161532
8/07/23	87231	(M)THDC	TOWNHOMES OF DEER CREEK	180.00	AUGUST SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1698	AUG 2023	8/07/23	6080	8/07/23	180.00	AUGUST SERVICE
8/08/23	2191	CITY	CITY OF DEERFIELD BEACH	5,591.34	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1686	6/16-7/19	8/01/23	6005	8/01/23	5,591.34	17 INVOICES
8/08/23	2192	DEBU	DE-BUGEM	580.00	JULY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1687	26982	7/30/23	6120	7/30/23	580.00	JULY SERVICE
8/08/23	2193	GENE	GENERAL POOL & SPA, INC.	625.00	AUGUST SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1688	18600	8/01/23	6090	8/01/23	625.00	AUGUST SERVICE
8/08/23	2194	RICK	GARY RICKMAN	300.00	7/24-8/4			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1689	7/24-8/4	8/01/23	6070	8/01/23	300.00	7/24-8/4
8/08/23	2195	VICT	VICTORY ACCOUNTING SERVICES	550.00	AUGUST SERVICE			

CASH DISBURSEMENTS

Starting Check Date: 8/01/23 Cash Account #: 1100

Ending Check Date: 8/31/23

Check Date	Check #	Vend #	Name	Check Amount	Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1690	AUG 2023	8/01/23	6260	8/01/23	550.00	AUGUST SERVICE
8/16/23	2196	BENC	BENCHMARK PROPERTY MANAGEMENT	950.00			950.00	SEPTEMBER SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1699	7295	8/15/23	2300	8/15/23	950.00	SEPTEMBER SERVICE
8/16/23	2197	COMP	COMPLETE OUTDOOR SERVICES, INC	5,600.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1700	7011	8/15/23	6140	8/15/23	600.00	8/10 BRANCH REMOVAL
		1701	7012	8/15/23	6050	8/15/23	5,000.00	AUGUST SERVICE
							Totals:	5,600.00
8/16/23	2198	PREZ	ROBIN PREZIOSI	1,600.00				DRYWALL REPAIRS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1703	REIMBURSEMENT	8/15/23	6170	8/15/23	1,600.00	DRYWALL REPAIRS
8/16/23	2199	RICK	GARY RICKMAN	300.00				8/7-8/18
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1704	8/7-8/18	8/15/23	6070	8/15/23	300.00	8/7-8/18
8/16/23	2200	RICK	GARY RICKMAN	20.00				GOLF CART TIRE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1705	REIMB	8/15/23	6170	8/15/23	20.00	GOLF CART TIRE
8/16/23	2201	SANB	ELLEN SANBORN	13.95				POOL HANDRAIL COVER
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1706	REIMBURSEMENT	8/15/23	6150	8/15/23	13.95	POOL HANDRAIL COVER
8/16/23	2202	VETE	VETERANS PLUMBING INC	798.27				8/15 REPL HOSE BIB/VALVE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1708	76213	8/16/23	6170	8/16/23	798.27	8/15 REPL HOSE BIB/VALVE
8/16/23	2203	VICT	VICTORY ACCOUNTING SERVICES	9.00				LATE NOTICE BILLING
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1707	4/1-6/30	8/15/23	6220	8/15/23	9.00	LATE NOTICE BILLING

CASH DISBURSEMENTS

Starting Check Date: 8/01/23 Cash Account #: 1100

Ending Check Date: 8/31/23

Check Date	Check #	Vend #	Name	Check Amount	Reference			
8/17/23	2204	EMER	PHILLIP J. EMERMAN	250.00	C/H CLEANING			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1709	REIMBURSEMENT	8/17/23	6110	8/17/23	250.00	C/H CLEANING
8/25/23	82523	(M)FPL	FPL	1,811.36	10 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1711	7/13-8/14	8/25/23	6000	8/25/23	1,811.36	10 INVOICES
Totals:				38,073.32				

-- End of report --

DATE: 9/12/23
TIME: 1:01 PM

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

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0105	0105	IRA & CAROLE PHILLIPS	0.00	480.00	0.00	0.00	480.00	
0305	0305	DONALD WHELAN	480.00	0.00	0.00	0.00	480.00	Called/ Sending
3201	3201	MICHAEL DORAN	0.00	406.00	0.00	0.00	406.00	
TOTAL:			480.00	886.00	0.00	0.00	1366.00	

DATE: 9/12/23
TIME: 1:01 PM

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

PAGE 2

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	480.00	886.00	0.00	0.00	1366.00
GRAND TOTAL:				480.00	886.00	0.00	0.00	1366.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	1366.00
T O T A L		\$1366.00

-- End of report --