

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 02/28/23

ASSETS

OPERATING CASH			
1100	SOUTH STATE OPER	\$	68,462.66
			68,462.66
	TOTAL OPERATING CASH	\$	68,462.66
RESERVE CASH			
1600	SOUTH STATE RESERVES	\$	1,173,508.36
			1,173,508.36
	TOTAL RESERVE CASH	\$	1,173,508.36
OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	\$	2,711.00
2200	PREPAID INSURANCE		67,273.40
2300	PREPAID EXPENSES		950.00
			70,934.40
	TOTAL OTHER ASSETS	\$	70,934.40
	TOTAL ASSETS		\$ 1,312,905.42

LIABILITY/RESERVE/EQUITY

LIABILITIES			
3007	ACCRUED AUDIT	\$	850.00
3010	INSURANCE A/P		41,888.81
3100	PREPAID ASSESSMENTS		26,655.00
			69,393.81
	TOTAL LIABILITIES	\$	69,393.81
RESERVES			
3600	CLUBHOUSE RESERVES	\$	44,396.89
3680	ROOF RESERVES		1,050,281.58
3685	EXP ROOF RESERVES		(4,200.00)
3740	PAINTING RESERVES		10,833.42
3780	POOL RENOVATION RESERVES		37,125.90
3800	ROAD/PARKING RESERVES		20,913.75
3810	EXP ROAD/PAVING		(5,249.17)
3900	RESERVE INTEREST		19,405.98
			1,173,508.35
	TOTAL RESERVES	\$	1,173,508.35

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 02/28/23

EQUITY			
4020	RETAINED EARNINGS	\$	68,104.85
	NET INCOME/LOSS		1,898.41
	TOTAL EQUITY		<u>\$ 70,003.26</u>
	TOTAL LIABILITY/RESERVE/EQUITY		<u>\$ 1,312,905.42</u>

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 02/01/23 to 02/28/23

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)	87,360.00	87,399.34	(39.34)	524,396.00
05050 SOCIAL MEMBERSHIP INCOME	1,800.00	1,666.67	133.33	13,050.00	3,333.34	9,716.66	20,000.00
05400 C/H RENTAL INCOME	75.00	133.33	(58.33)	200.00	266.66	(66.66)	1,600.00
05500 OTHER INCOME	.00	125.00	(125.00)	.00	250.00	(250.00)	1,500.00
TOTAL INCOME	45,555.00	45,624.67	(69.67)	100,610.00	91,249.34	9,360.66	547,496.00
EXPENSES							
UTILITIES							
06000 ELECTRIC	2,047.84	1,833.33	(214.51)	4,042.02	3,666.66	(375.36)	22,000.00
06005 WATER SEWER	5,982.10	5,416.67	(565.43)	11,305.19	10,833.34	(471.85)	65,000.00
06020 TELEPHONE	118.37	135.75	17.38	118.37	271.50	153.13	1,629.00
TOTAL UTILITIES	8,148.31	7,385.75	(762.56)	15,465.58	14,771.50	(694.08)	88,629.00
OPERATING EXPENSES							
06050 LANDSCAPE CONTRACT	5,000.00	5,005.00	5.00	10,000.00	10,010.00	10.00	60,060.00
06060 IRRIGATION CONTRACT	.00	562.50	562.50	.00	1,125.00	1,125.00	6,750.00
06070 JANITORIAL SERVICE	600.00	650.00	50.00	1,200.00	1,300.00	100.00	7,800.00
06080 LAKE MAINT CONTRACT	180.00	200.00	20.00	360.00	400.00	40.00	2,400.00
06090 POOL SERVICE CONTRACT	560.00	541.67	(18.33)	1,120.00	1,083.34	(36.66)	6,500.00
TOTAL OPERATING EXPENSES	6,340.00	6,959.17	619.17	12,680.00	13,918.34	1,238.34	83,510.00
REPAIR/MAINTENANCE EXPENSES							
06100 BACKFLOW CERTIFICATION	.00	141.67	141.67	.00	283.34	283.34	1,700.00
06110 C/H REPAIR/MAINT	.00	208.33	208.33	.00	416.66	416.66	2,500.00
06120 EXTERMINATING/TERMITE	.00	791.67	791.67	580.00	1,583.34	1,003.34	9,500.00
06130 IRRIGATION REPAIRS	196.00	333.33	137.33	196.00	666.66	470.66	4,000.00
06140 LANDSCAPE OTHER	.00	450.00	450.00	.00	900.00	900.00	5,400.00
06150 POOL REPAIRS	39.00	416.65	377.65	1,036.00	833.30	(202.70)	5,000.00
06170 REPAIR & MAINTENANCE	11,415.00	2,145.83	(9,269.17)	17,429.67	4,291.66	(13,138.01)	25,750.00
06180 TREE TRIMMING	.00	1,500.00	1,500.00	.00	3,000.00	3,000.00	18,000.00
TOTAL REPAIR MAINT EXPENSES	11,650.00	5,987.48	(5,662.52)	19,241.67	11,974.96	(7,266.71)	71,850.00
ADMINISTRATIVE EXPENSES							
06200 ACCOUNTING AUDIT	425.00	425.00	.00	850.00	850.00	.00	5,100.00
06210 BAD DEBT ALLOC	.00	158.33	158.33	.00	316.66	316.66	1,900.00
06220 OFFICE EXPENSES	71.50	416.67	345.17	952.45	833.34	(119.11)	5,000.00
06230 FEES TO THE DIVISION	.00	62.50	62.50	.00	125.00	125.00	750.00
06240 INSURANCE	14,436.28	14,166.67	(269.61)	29,909.91	28,333.34	(1,576.57)	170,000.00
06250 LEGAL FEES	247.50	333.33	85.83	247.50	666.66	419.16	4,000.00
06260 MANAGEMENT	1,575.00	1,510.00	(65.00)	3,075.00	3,020.00	(55.00)	18,120.00
06280 TAXES/FEES/DUES	.00	75.00	75.00	.00	150.00	150.00	900.00
TOTAL ADMINISTRATIVE EXPENSES	16,755.28	17,147.50	392.22	35,034.86	34,295.00	(739.86)	205,770.00
RESERVES							
06300 C/H RENOVATIONS	228.33	228.33	.00	456.66	456.66	.00	2,740.00
06310 FLAT ROOF/TILE	6,168.08	6,168.08	.00	12,336.16	12,336.16	.00	74,017.00

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 02/01/23 to 02/28/23

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
06320 PAINTING	416.67	416.67	.00	833.34	833.34	.00	5,000.00
06330 POOL/SPA	999.08	999.08	.00	1,998.16	1,998.16	.00	11,989.00
06340 ROADS/PARKING	332.58	332.58	.00	665.16	665.16	.00	3,991.00
TOTAL RESERVES	8,144.74	8,144.74	.00	16,289.48	16,289.48	.00	97,737.00
TOTAL EXPENSES	51,038.33	45,624.64	(5,413.69)	98,711.59	91,249.28	(7,462.31)	547,496.00
NET INCOME/LOSS	(5,483.33)	.03	(5,483.36)	1,898.41	.06	1,898.35	.00

CASH DISBURSEMENTS

Starting Check Date: 2/01/23 Cash Account #: 1100

Ending Check Date: 2/28/23

Check Date	Check #	Vend #	Name	Check Amount	Reference			
2/01/23	21231	(M) IPFS	IPFS CORPORATION	10,388.29	FLT-332544			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1574	PYMT 8/11	2/01/23	3010	2/01/23	10,388.29	FLT-332544
2/01/23	21236	(M) IPFS	IPFS CORPORATION	1,131.66	FLT-339861			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1544	PYMT 2/11	2/01/23	3010	2/01/23	1,131.66	FLT-339861
2/02/23	2096	CITY	CITY OF DEERFIELD BEACH	5,982.10	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1542	12/19-1/19	2/02/23	6005	2/02/23	5,982.10	17 INVOICES
2/02/23	2097	DEBU	DE-BUGEM	580.00	JANUARY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1534	26353	1/31/23	6120	1/31/23	580.00	JANUARY SERVICE
2/02/23	2098	GERS	GERSTLE ROSEN & GOLDENBERG PA	3,100.00	2022 AUDIT PREP/TAX PREP			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1535	179445	1/31/23	3007	2/02/23	3,100.00	2022 AUDIT PREP/TAX PREP
2/02/23	2099	LONG	JOEY LONGO	425.00	DOUBLE PYMT #3101			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1536	REFUND	2/02/23	2300	2/02/23	425.00	DOUBLE PYMT #3101
2/02/23	2100	RICK	GARY RICKMAN	300.00	1/23 - 2/3			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1537	1/23 - 2/3	2/02/23	6070	2/02/23	300.00	1/23 - 2/3
2/02/23	2101	SEMI	SEMINOLE POOL SERVICES	560.00	FEBRUARY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1538	37724	2/02/23	6090	2/02/23	560.00	FEBRUARY SERVICE
2/02/23	2102	VICT	VICTORY ACCOUNTING SERVICES	596.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1539	10/1-12/31	2/02/23	6220	2/02/23	46.00	BLANK A/P CHECKS
		1540	FEBRUARY 2023	2/02/23	6260	2/02/23	550.00	FEBRUARY SERVICE
							Totals:	596.00

CASH DISBURSEMENTS

Starting Check Date: 2/01/23 Cash Account #: 1100

Ending Check Date: 2/28/23

Check Date	Check #	Vend #	Name	Check Amount	Reference			
2/03/23	20323	(M) COMC	COMCAST	118.37	8495-75-383-2161532			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1516	1/16-2/15	2/03/23	6020	2/03/23	118.37	8495-75-383-2161532
2/07/23	27231	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	FEBRUARY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1572	FEB 2023	2/07/23	6080	2/07/23	180.00	FEBRUARY SERVICE
2/16/23	2103	BENC	BENCHMARK PROPERTY MANAGEMENT	950.00	MARCH SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1547	00007289	2/15/23	2300	2/15/23	950.00	MARCH SERVICE
2/16/23	2104	COMP	COMPLETE OUTDOOR SERVICES, INC	5,000.00	FEBRUARY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1548	7003	2/15/23	6050	2/15/23	5,000.00	FEBRUARY SERVICE
2/16/23	2105	KONY	KONYK & LEMME PLLC	247.50	1389-00001 GENERAL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1550	11631	2/15/23	6250	2/15/23	247.50	1389-00001 GENERAL
2/16/23	2106	MCAM	SCOTT MCAMIS	765.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1551	2525	2/15/23	6170	2/15/23	450.00	3041,3025,3035,3069,3019
		1552	2526	2/15/23	6170	2/15/23	315.00	3019 VENT
				Totals:			765.00	
2/16/23	2107	RICK	GARY RICKMAN	300.00	2/6-2/17			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1553	2/6-2/17	2/15/23	6070	2/15/23	300.00	2/6-2/17
2/16/23	2108	SEMI	SEMINOLE POOL SERVICES	39.00	EXCESS SPA SOAP REMOVE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1554	37757	2/15/23	6150	2/15/23	39.00	EXCESS SPA SOAP REMOVE
2/16/23	2109	VICT	VICTORY ACCOUNTING SERVICES	96.00				

CASH DISBURSEMENTS

Starting Check Date: 2/01/23 Cash Account #: 1100

Ending Check Date: 2/28/23

Check Date	Check #	Vend #	Name	Check Amount		Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1557	2022	2/15/23	6260	2/15/23	75.00	1099 FILING & TAX	
		1558	8/1-12/31	2/15/23	6220	2/15/23	21.00	LATE NOTICE BILLING	
		-----						Totals:	96.00
2/16/23	2110	WESB	WEST BOCA IRRIGATION INC				716.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1555	71846	2/15/23	6130	2/15/23	196.00	12/13 REPAIRS	
		1556	71845	2/15/23	6060	2/15/23	520.00	DECEMBER SVC	
		-----						Totals:	716.00
2/24/23	22423	(M) FPL	FPL				2,047.84		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1559	1/12-2/13	2/24/23	6000	2/24/23	32.42	50513-18417	
		1560	1/12-2/13	2/24/23	6000	2/24/23	2,015.42	9 INVOICES	
		-----						Totals:	2,047.84
2/27/23	2111	CHAI	CHAIRAN ENGINEERING				5,850.00	BALANCE DUE 40 YR INSPECT	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1561	40 YR INSPECT	2/27/23	6170	2/27/23	5,850.00	BALANCE DUE 40 YR INSPECT	
2/27/23	2112	CITY	CITY OF DEERFIELD BEACH				4,800.00	16 BUILDINGS PERMIT FEES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1562	PERMIT FEES	2/27/23	6170	2/27/23	4,800.00	16 BUILDINGS PERMIT FEES	
		-----						Totals:	44,172.76

-- End of report --

DATE: 3/09/23
TIME: 12:53 PM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Feb. 28, 2023

ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0101	0101	QUIRINO D'ALESSANDRO	110.00	0.00	0.00	0.00	110.00	Called/ Sending
0405	0405	STEPHANIE SCHWARTZ	55.00	0.00	0.00	0.00	55.00	Called/ Sending
0505	0505	ELLEN SANBORN	55.00	0.00	0.00	0.00	55.00	Called/ Sending
2903	2903	ANGELA SALERNO ESTATE	480.00	480.00	425.00	425.00	1810.00	Called/ Sending
3201	3201	MICHAEL DORAN	406.00	0.00	0.00	0.00	406.00	
3401	3401	DONALD & AVENICE THOMPSON	110.00	0.00	0.00	0.00	110.00	
3604	3604	TIMOTHY ARSENEAULT	110.00	0.00	0.00	0.00	110.00	
3704	3704	RONALD TETREAULT	55.00	0.00	0.00	0.00	55.00	
TOTAL:			1381.00	480.00	425.00	425.00	2711.00	

DATE: 3/09/23
TIME: 12:53 PM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Feb. 28, 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	1381.00	480.00	425.00	425.00	2711.00
GRAND TOTAL:				1381.00	480.00	425.00	425.00	2711.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	2711.00
T O T A L		\$2711.00

-- End of report --