

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 01/31/23

ASSETS

OPERATING CASH			
1100	SOUTH STATE OPER	\$	77,909.67
	TOTAL OPERATING CASH		<u>\$ 77,909.67</u>
RESERVE CASH			
1600	SOUTH STATE RESERVES	\$	1,164,555.40
	TOTAL RESERVE CASH		<u>\$ 1,164,555.40</u>
OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	\$	3,191.00
2200	PREPAID INSURANCE		81,709.68
2300	PREPAID EXPENSES		950.00
	TOTAL OTHER ASSETS		<u>\$ 85,850.68</u>
	TOTAL ASSETS		<u>\$ 1,328,315.75</u> =====

LIABILITY/RESERVE/EQUITY

LIABILITIES			
3000	ACCOUNTS PAYABLE	\$	1,100.00
3007	ACCRUED AUDIT		3,525.00
3010	INSURANCE A/P		53,408.76
3100	PREPAID ASSESSMENTS		30,240.00
	TOTAL LIABILITIES		<u>\$ 88,273.76</u>
RESERVES			
3600	CLUBHOUSE RESERVES	\$	44,168.56
3680	ROOF RESERVES		1,044,113.50
3685	EXP ROOF RESERVES		(4,200.00)
3740	PAINTING RESERVES		10,416.75
3780	POOL RENOVATION RESERVES		36,126.82
3800	ROAD/PARKING RESERVES		20,581.17
3810	EXP ROAD/PAVING		(5,249.17)
3900	RESERVE INTEREST		18,597.77
	TOTAL RESERVES		<u>\$ 1,164,555.40</u>

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 01/31/23

EQUITY				
4020	RETAINED EARNINGS	\$	68,104.85	
	NET INCOME/LOSS		7,381.74	
	TOTAL EQUITY		<u>75,486.59</u>	
	TOTAL LIABILITY/RESERVE/EQUITY			<u>\$ 1,328,315.75</u> =====

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

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

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)	43,680.00	43,699.67	(19.67)	524,396.00
05050	SOCIAL MEMBERSHIP INCOME	11,250.00	1,666.67	9,583.33	11,250.00	1,666.67	9,583.33	20,000.00
05400	C/H RENTAL INCOME	125.00	133.33	(8.33)	125.00	133.33	(8.33)	1,600.00
05500	OTHER INCOME	.00	125.00	(125.00)	.00	125.00	(125.00)	1,500.00
	<b>TOTAL INCOME</b>	<b>55,055.00</b>	<b>45,624.67</b>	<b>9,430.33</b>	<b>55,055.00</b>	<b>45,624.67</b>	<b>9,430.33</b>	<b>547,496.00</b>
<b>EXPENSES</b>								
<b>UTILITIES</b>								
06000	ELECTRIC	1,994.18	1,833.33	(160.85)	1,994.18	1,833.33	(160.85)	22,000.00
06005	WATER SEWER	5,323.09	5,416.67	93.58	5,323.09	5,416.67	93.58	65,000.00
06020	TELEPHONE	.00	135.75	135.75	.00	135.75	135.75	1,629.00
	<b>TOTAL UTILITIES</b>	<b>7,317.27</b>	<b>7,385.75</b>	<b>68.48</b>	<b>7,317.27</b>	<b>7,385.75</b>	<b>68.48</b>	<b>88,629.00</b>
<b>OPERATING EXPENSES</b>								
06050	LANDSCAPE CONTRACT	5,000.00	5,005.00	5.00	5,000.00	5,005.00	5.00	60,060.00
06060	IRRIGATION CONTRACT	.00	562.50	562.50	.00	562.50	562.50	6,750.00
06070	JANTORIAL SERVICE	600.00	650.00	50.00	600.00	650.00	50.00	7,800.00
06080	LAKE MAINT CONTRACT	180.00	200.00	20.00	180.00	200.00	20.00	2,400.00
06090	POOL SERVICE CONTRACT	560.00	541.67	(18.33)	560.00	541.67	(18.33)	6,500.00
	<b>TOTAL OPERATING EXPENSES</b>	<b>6,340.00</b>	<b>6,959.17</b>	<b>619.17</b>	<b>6,340.00</b>	<b>6,959.17</b>	<b>619.17</b>	<b>83,510.00</b>
<b>REPAIR/MAINTENANCE EXPENSES</b>								
06100	BACKFLOW CERTIFICATION	.00	141.67	141.67	.00	141.67	141.67	1,700.00
06110	C/H REPAIR/MAINT	.00	208.33	208.33	.00	208.33	208.33	2,500.00
06120	EXTERMINATING/TERMITE	580.00	791.67	211.67	580.00	791.67	211.67	9,500.00
06130	IRRIGATION REPAIRS	.00	333.33	333.33	.00	333.33	333.33	4,000.00
06140	LANDSCAPE OTHER	.00	450.00	450.00	.00	450.00	450.00	5,400.00
06150	POOL REPAIRS	997.00	416.65	(580.35)	997.00	416.65	(580.35)	5,000.00
06170	REPAIR & MAINTENANCE	6,014.67	2,145.83	(3,868.84)	6,014.67	2,145.83	(3,868.84)	25,750.00
06180	TREE TRIMMING	.00	1,500.00	1,500.00	.00	1,500.00	1,500.00	18,000.00
	<b>TOTAL REPAIR MAINT EXPENSES</b>	<b>7,591.67</b>	<b>5,987.48</b>	<b>(1,604.19)</b>	<b>7,591.67</b>	<b>5,987.48</b>	<b>(1,604.19)</b>	<b>71,850.00</b>
<b>ADMINISTRATIVE EXPENSES</b>								
06200	ACCOUNTING AUDIT	425.00	425.00	.00	425.00	425.00	.00	5,100.00
06210	BAD DEBT ALLOC	.00	158.33	158.33	.00	158.33	158.33	1,900.00
06220	OFFICE EXPENSES	880.95	416.67	(464.28)	880.95	416.67	(464.28)	5,000.00
06230	FEES TO THE DIVISION	.00	62.50	62.50	.00	62.50	62.50	750.00
06240	INSURANCE	15,473.63	14,166.67	(1,306.96)	15,473.63	14,166.67	(1,306.96)	170,000.00
06250	LEGAL FEES	.00	333.33	333.33	.00	333.33	333.33	4,000.00
06260	MANAGEMENT	1,500.00	1,510.00	10.00	1,500.00	1,510.00	10.00	18,120.00
06280	TAXES/FEES/DUES	.00	75.00	75.00	.00	75.00	75.00	900.00
	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>18,279.58</b>	<b>17,147.50</b>	<b>(1,132.08)</b>	<b>18,279.58</b>	<b>17,147.50</b>	<b>(1,132.08)</b>	<b>205,770.00</b>
<b>RESERVES</b>								
06300	C/H RENOVATIONS	228.33	228.33	.00	228.33	228.33	.00	2,740.00
06310	FLAT ROOF/TILE	6,168.08	6,168.08	.00	6,168.08	6,168.08	.00	74,017.00

**LAKES OF DEER CREEK CONDO ASSOCIATION**

**INCOME/EXPENSE STATEMENT**

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

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
06320 PAINTING	416.67	416.67	.00	416.67	416.67	.00	5,000.00
06330 POOL/SPA	999.08	999.08	.00	999.08	999.08	.00	11,989.00
06340 ROADS/PARKING	332.58	332.58	.00	332.58	332.58	.00	3,991.00
<b>TOTAL RESERVES</b>	<u>8,144.74</u>	<u>8,144.74</u>	<u>.00</u>	<u>8,144.74</u>	<u>8,144.74</u>	<u>.00</u>	<u>97,737.00</u>
<b>TOTAL EXPENSES</b>	47,673.26	45,624.64	(2,048.62)	47,673.26	45,624.64	(2,048.62)	547,496.00
<b>NET INCOME/LOSS</b>	<u>7,381.74</u>	<u>.03</u>	<u>7,381.71</u>	<u>7,381.74</u>	<u>.03</u>	<u>7,381.71</u>	<u>.00</u>

CASH DISBURSEMENTS

Starting Check Date: 1/01/23 Cash Account #: 1100  
 Ending Check Date: 1/31/23

Check Date	Check #	Vend #	Name	Check Amount		Reference		
1/01/23	1123	(M) IPFS	IPFS CORPORATION		1,131.66	FLT-339861		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1499	PYMT 1/11	1/01/23	3010	1/01/23	1,131.66	FLT-339861
1/01/23	11236	(M) IPFS	IPFS CORPORATION		.00			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1497	PYMT 1/11	1/01/23	3010	1/01/23	44,348.91	GAA-D24905
		1498	VOID PYMT 1/11	1/01/23	3010	1/01/23	44,348.91-	VOID GAA-D24905
				Totals:			.00	
1/03/23	10323	(M) COMC	COMCAST		113.59	8495-75-383-2161532		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1510	12/16-1/15	1/03/23	6020	1/03/23	113.59	8495-75-383-2161532
1/03/23	13231	(M) IPFS	IPFS CORPORATION		10,388.29	FLT-332544		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1545	PYMT 7/11	1/03/23	3010	1/03/23	10,388.29	FLT-332544
1/03/23	13235	(M) CARD	CARDMEMBER SERVICE		203.83	4798-5100-6384-4019		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1543	12/6	1/03/23	6220	1/03/23	39.16	4798-5100-6384-4019
		1543	12/6	1/03/23	6170	1/03/23	164.67	
				Totals:			203.83	
1/05/23	15231	(M) THDC	TOWNHOMES OF DEER CREEK		180.00	JANUARY SERVICE		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1546	JANUARY	1/05/23	6080	1/05/23	180.00	JANUARY SERVICE
1/13/23	2080	BENC	BENCHMARK PROPERTY MANAGEMENT		950.00	JANUARY SERVICE		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1502	7287	1/09/23	6260	1/09/23	950.00	JANUARY SERVICE
1/13/23	2081	CITY	CITY OF DEERFIELD BEACH		5,323.09	17 INVOICES		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1503	11/17-12/19	1/09/23	6005	1/09/23	5,323.09	17 INVOICES

## CASH DISBURSEMENTS

Starting Check Date: 1/01/23 Cash Account #: 1100

Ending Check Date: 1/31/23

Check Date	Check #	Vend #	Name	Check Amount			Reference	
1/13/23	2082	DEBU	DE-BUGEM	580.00			DECEMBER SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1504	26264	12/31/22	6120	12/31/22	580.00	DECEMBER SERVICE
1/13/23	2083	GONZ	JAMES GONZALEZ	545.00			ELECTION MONITORING	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1509	1/17/23	1/09/23	6220	1/09/23	545.00	ELECTION MONITORING
1/13/23	2084	KKHO	K&K HOME SERVICES CORP	375.00			REPAIR 3 SCREENS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1512	100	12/31/22	6170	12/31/22	375.00	REPAIR 3 SCREENS
1/13/23	2085	RICK	GARY RICKMAN	300.00			12/12-12/23	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1505	12/12-12/23	12/31/22	6070	12/31/22	300.00	12/12-12/23
1/13/23	2086	RICK	GARY RICKMAN	300.00			12/26-1/6	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1506	12/26-1/6	1/09/23	6070	1/09/23	300.00	12/26-1/6
1/13/23	2087	SEMI	SEMINOLE POOL SERVICES	560.00			JANUARY SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1507	37656	1/09/23	6090	1/09/23	560.00	JANUARY SERVICE
1/13/23	2088	VICT	VICTORY ACCOUNTING SERVICES	550.00			JANUARY SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1508	JAN 2023	1/09/23	6260	1/09/23	550.00	JANUARY SERVICE
1/14/23	11423	(M) FPL	FPL	32.07			14343-40111	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1500	11/11-12/13	1/14/23	6000	1/14/23	32.07	14343-40111
1/23/23	12323	(M) FPL	FPL	1,994.18			10 INVOICES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1515	12/13-1/12	1/23/23	6000	1/23/23	1,994.18	10 INVOICES
1/25/23	2089	AAST	AASTRO ROOFING	4,200.00			3002 ROOF REPAIR	

## CASH DISBURSEMENTS

Starting Check Date: 1/01/23 Cash Account #: 1100

Ending Check Date: 1/31/23

Check Date	Check #	Vend #	Name	Check Amount	Reference				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1517	5642	1/24/23	3685	1/24/23	4,200.00	3002 ROOF REPAIR	
1/25/23	2090	ALLC	ALL COUNTY PAVING				5,249.17	BAL DUE - MILL & PAVE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1526	21006	1/25/23	3810	1/25/23	5,249.17	BAL DUE - MILL & PAVE	
1/25/23	2091	BENC	BENCHMARK PROPERTY MANAGEMENT				1,246.79		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1518	7556	1/24/23	6220	1/24/23	296.79	POSTAGE,COPIES,ENVELOPES	
		1519	7288	1/24/23	2300	1/24/23	950.00	FEBRUARY SERVICE	
		-----						Totals:	1,246.79
1/25/23	2092	COMP	COMPLETE OUTDOOR SERVICES, INC				5,000.00	JANUARY SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1521	7002	1/24/23	6050	1/24/23	5,000.00	JANUARY SERVICE	
1/25/23	2093	RICK	GARY RICKMAN				300.00	1/9-1/20	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1522	1/9-1/20	1/24/23	6070	1/24/23	300.00	1/9-1/20	
1/25/23	2094	SEMI	SEMINOLE POOL SERVICES				997.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1523	37697	1/24/23	6150	1/24/23	164.00	REPLACE 3HP MOTOR	
		1524	37704	1/24/23	6150	1/24/23	833.00	NEW DE FILTER GRID ELEMEN	
		-----						Totals:	997.00
1/30/23	2095	CHAI	CHAIBAN ENGINEERING				5,850.00	1/2 DOWNPAYMENT	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1527	40 YR INSPECT	1/30/23	6170	1/30/23	5,850.00	1/2 DOWNPAYMENT	
		-----						Totals:	46,369.67

-- End of report --

DATE: 2/09/23  
 TIME: 2:54 PM

LAKES OF DEER CREEK CONDO ASSOCIATION  
 AGED OWNER BALANCES: AS OF Jan. 31, 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	0.00	55.00	0.00	0.00	55.00	
0205	0205	HERBERT BUESSER	0.00	55.00	0.00	0.00	55.00	
0505	0505	ELLEN SANBORN	0.00	55.00	0.00	0.00	55.00	
2804	2804	MARCIANA LOBO	0.00	55.00	0.00	0.00	55.00	
2902	2902	ADAM & JULIE SPIROS	0.00	480.00	0.00	0.00	480.00	Called/ Sending
2903	2903	ANGELA SALERNO ESTATE	0.00	480.00	425.00	425.00	1330.00	Called/ Sending
3104	3104	DAVID RAPPA	0.00	55.00	0.00	0.00	55.00	Called/ Sending
3106	3106	TONY PRUMMEL	0.00	55.00	0.00	0.00	55.00	
3201	3201	MICHAEL DORAN	0.00	406.00	0.00	0.00	406.00	
3205	3205	JAIME EZRA ZUMAN	0.00	480.00	0.00	0.00	480.00	
3401	3401	DONALD & AVENICE THOMPSON	0.00	55.00	0.00	0.00	55.00	
3604	3604	TIMOTHY ARSENEAULT	0.00	55.00	0.00	0.00	55.00	
3704	3704	RONALD TETREAULT	0.00	55.00	0.00	0.00	55.00	
TOTAL:			0.00	2341.00	425.00	425.00	3191.00	



DATE: 2/09/23  
TIME: 2:54 PM

LAKES OF DEER CREEK CONDO ASSOCIATION  
AGED OWNER BALANCES: AS OF Jan. 31, 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	0.00	2341.00	425.00	425.00	3191.00
GRAND TOTAL:				0.00	2341.00	425.00	425.00	3191.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	3191.00
T O T A L		\$3191.00

-- End of report --