

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 03/31/23

ASSETS

	OPERATING CASH	
1100	SOUTH STATE OPER	\$ 80,221.86
	TOTAL OPERATING CASH	\$ 80,221.86
	RESERVE CASH	
1600	SOUTH STATE RESERVES	\$ 1,183,379.76
	TOTAL RESERVE CASH	\$ 1,183,379.76
	OTHER ASSETS	
2000	ACCOUNTS RECEIVABLE	\$ 1,906.00
2200	PREPAID INSURANCE	52,837.12
2300	PREPAID EXPENSES	950.00
	TOTAL OTHER ASSETS	\$ 55,693.12
	TOTAL ASSETS	\$ 1,319,294.74

LIABILITY/RESERVE/EQUITY

	LIABILITIES	
3007	ACCRUED AUDIT	\$ 1,275.00
3010	INSURANCE A/P	30,368.86
3100	PREPAID ASSESSMENTS	28,690.00
	TOTAL LIABILITIES	\$ 60,333.86
	RESERVES	
3600	CLUBHOUSE RESERVES	\$ 44,625.22
3680	ROOF RESERVES	1,056,449.66
3685	EXP ROOF RESERVES	(4,200.00)
3740	PAINTING RESERVES	11,250.09
3780	POOL RENOVATION RESERVES	38,124.98
3800	ROAD/PARKING RESERVES	21,246.33
3810	EXP ROAD/PAVING	(5,249.17)
3900	RESERVE INTEREST	21,132.63
	TOTAL RESERVES	\$ 1,183,379.74

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 03/31/23

EQUITY	
4020	RETAINED EARNINGS \$ 68,104.85
	NET INCOME/LOSS 7,476.29
	<hr/>
	TOTAL EQUITY \$ 75,581.14
	<hr/>
	TOTAL LIABILITY/RESERVE/EQUITY \$ 1,319,294.74
	<hr/> <hr/>

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
 Period: 03/01/23 to 03/31/23

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)	131,040.00	131,099.01	(59.01)	524,396.00
05050	SOCIAL MEMBERSHIP INCOME	3,150.00	1,666.67	1,483.33	16,200.00	5,000.01	11,199.99	20,000.00
05400	C/H RENTAL INCOME	200.00	133.33	66.67	400.00	399.99	.01	1,600.00
05500	OTHER INCOME	.00	125.00	(125.00)	.00	375.00	(375.00)	1,500.00
	TOTAL INCOME	47,030.00	45,624.67	1,405.33	147,640.00	136,874.01	10,765.99	547,496.00
EXPENSES								
UTILITIES								
06000	ELECTRIC	1,846.13	1,833.33	(12.80)	5,888.15	5,499.99	(388.16)	22,000.00
06005	WATER SEWER	5,820.48	5,416.67	(403.81)	17,125.67	16,250.01	(875.66)	65,000.00
06020	TELEPHONE	118.37	135.75	17.38	236.74	407.25	170.51	1,629.00
	TOTAL UTILITIES	7,784.98	7,385.75	(399.23)	23,250.56	22,157.25	(1,093.31)	88,629.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,000.00	5,005.00	5.00	15,000.00	15,015.00	15.00	60,060.00
06060	IRRIGATION CONTRACT	520.00	562.50	42.50	520.00	1,687.50	1,167.50	6,750.00
06070	JANITORIAL SERVICE	600.00	650.00	50.00	1,800.00	1,950.00	150.00	7,800.00
06080	LAKE MAINT CONTRACT	180.00	200.00	20.00	540.00	600.00	60.00	2,400.00
06090	POOL SERVICE CONTRACT	560.00	541.67	(18.33)	1,680.00	1,625.01	(54.99)	6,500.00
	TOTAL OPERATING EXPENSES	6,860.00	6,959.17	99.17	19,540.00	20,877.51	1,337.51	83,510.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	.00	141.67	141.67	.00	425.01	425.01	1,700.00
06110	C/H REPAIR/MAINT	497.55	208.33	(289.22)	497.55	624.99	127.44	2,500.00
06120	EXTERMINATING/TERMITE	580.00	791.67	211.67	1,160.00	2,375.01	1,215.01	9,500.00
06130	IRRIGATION REPAIRS	553.19	333.33	(219.86)	749.19	999.99	250.80	4,000.00
06140	LANDSCAPE OTHER	.00	450.00	450.00	.00	1,350.00	1,350.00	5,400.00
06150	POOL REPAIRS	134.00	416.65	282.65	1,170.00	1,249.95	79.95	5,000.00
06170	REPAIR & MAINTENANCE	431.13	2,145.83	1,714.70	17,860.80	6,437.49	(11,423.31)	25,750.00
06180	TREE TRIMMING	.00	1,500.00	1,500.00	.00	4,500.00	4,500.00	18,000.00
	TOTAL REPAIR MAINT EXPENSES	2,195.87	5,987.48	3,791.61	21,437.54	17,962.44	(3,475.10)	71,850.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	425.00	425.00	.00	1,275.00	1,275.00	.00	5,100.00
06210	BAD DEBT ALLOC	.00	158.33	158.33	.00	474.99	474.99	1,900.00
06220	OFFICE EXPENSES	44.00	416.67	372.67	996.45	1,250.01	253.56	5,000.00
06230	FEES TO THE DIVISION	61.25	62.50	1.25	61.25	187.50	126.25	750.00
06240	INSURANCE	14,436.28	14,166.67	(269.61)	44,346.19	42,500.01	(1,846.18)	170,000.00
06250	LEGAL FEES	.00	333.33	333.33	247.50	999.99	752.49	4,000.00
06260	MANAGEMENT	1,500.00	1,510.00	10.00	4,575.00	4,530.00	(45.00)	18,120.00
06280	TAXES/FEES/DUES	.00	75.00	75.00	.00	225.00	225.00	900.00
	TOTAL ADMINISTRATIVE EXPENSES	16,466.53	17,147.50	680.97	51,501.39	51,442.50	(58.89)	205,770.00
RESERVES								
06300	C/H RENOVATIONS	228.33	228.33	.00	684.99	684.99	.00	2,740.00
06310	FLAT ROOF/TILE	6,168.08	6,168.08	.00	18,504.24	18,504.24	.00	74,017.00

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 03/01/23 to 03/31/23

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
06320	PAINTING	416.67	416.67	.00	1,250.01	1,250.01	.00	5,000.00
06330	POOL/SPA	999.08	999.08	.00	2,997.24	2,997.24	.00	11,989.00
06340	ROADS/PARKING	332.58	332.58	.00	997.74	997.74	.00	3,991.00
	TOTAL RESERVES	8,144.74	8,144.74	.00	24,434.22	24,434.22	.00	97,737.00
	TOTAL EXPENSES	41,452.12	45,624.64	4,172.52	140,163.71	136,873.92	(3,289.79)	547,496.00
	NET INCOME/LOSS	5,577.88	.03	5,577.85	7,476.29	.09	7,476.20	.00

CASH DISBURSEMENTS

Starting Check Date: 3/01/23 Cash Account #: 1100

Ending Check Date: 3/31/23

Check Date	Check #	Vend #	Name	Check Amount	Reference			
3/01/23	31233	(M) IPFS	IPFS CORPORATION	10,388.29	FLT-332544			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1598	PYMT 9/11	3/01/23	3010	3/01/23	10,388.29	FLT-332544
3/02/23	32236	(M) IPFS	IPFS CORPORATION	1,131.66	FLT-339861			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1563	PYMT 3/11	3/02/23	3010	3/02/23	1,131.66	FLT-339861
3/02/23	32236	(M) CARD	CARDMEMBER SERVICE	91.56	4798-5100-6384-4019			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1564	2/6	3/02/23	6170	3/02/23	91.56	4798-5100-6384-4019
3/03/23	2113	CITY	CITY OF DEERFIELD BEACH	5,820.48	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1565	1/19-2/17	3/03/23	6005	3/03/23	5,820.48	17 INVOICES
3/03/23	2114	DEBU	DE-BUGEM	580.00	FEBRUARY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1566	26482	3/03/23	6120	3/03/23	580.00	FEBRUARY SERVICE
3/03/23	2115	RICK	GARY RICKMAN	300.00	2/20-3/3			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1567	2/20-3/3	3/03/23	6070	3/03/23	300.00	2/20-3/3
3/03/23	2116	SEMI	SEMINOLE POOL SERVICES	694.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1568	37776	3/03/23	6150	3/03/23	39.00	EXCESS SPA SOAP REMOVE
		1569	37794	3/03/23	6150	3/03/23	95.00	3/1 ALGICIDE TREATMENT
		1570	378398	3/03/23	6090	3/03/23	560.00	MARCH SERVICE
						Totals:	694.00	
3/03/23	2117	VICT	VICTORY ACCOUNTING SERVICES	550.00	MARCH SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1571	MARCH 2023	3/03/23	6260	3/03/23	550.00	MARCH SERVICE
3/03/23	30323	(M) COMC	COMCAST	118.37	8495-75-383-2161532			

CASH DISBURSEMENTS

Starting Check Date: 3/01/23 Cash Account #: 1100

Ending Check Date: 3/31/23

Check Date	Check #	Vend #	Name	Check Amount	Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1582	2/16-3/15	3/03/23	6020	3/03/23	118.37	8495-75-383-2161532
3/09/23	39231	(M)THDC	TOWNHOMES OF DEER CREEK			180.00		MARCH SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1573	MARCH 2023	3/09/23	6080	3/09/23	180.00	MARCH SERVICE
3/15/23	2118	VOID				.00		
3/15/23	2119	VOID				.00		
3/15/23	2120	VOID				.00		
3/15/23	2121	VOID				.00		
3/15/23	2122	VOID				.00		
3/15/23	2123	VOID				.00		
3/16/23	2124	BENC	BENCHMARK PROPERTY MANAGEMENT			950.00		APRIL SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1575	7290	3/15/23	2300	3/15/23	950.00	APRIL SERVICE
3/16/23	2125	COMP	COMPLETE OUTDOOR SERVICES, INC			6,073.19		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1576	WC1	3/15/23	6060	3/15/23	520.00	FEB WET CHECK/REPAIRS
		1576	WC1	3/15/23	6130	3/15/23	553.19	
		1577	7004	3/15/23	6050	3/15/23	5,000.00	MARCH SERVICE
						Totals:	6,073.19	
3/16/23	2126	DBPR	DBPR - DIV OF FL CONDOS			61.25		ANNUAL REPORT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1578	2023	3/15/23	6230	3/15/23	61.25	ANNUAL REPORT
3/16/23	2127	RICK	GARY RICKMAN			300.00		3/6-3/17
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1579	3/6-3/17	3/15/23	6070	3/15/23	300.00	3/6-3/17
3/16/23	2128	TETR	RON TETREAUULT			300.00		40 YR INSPECTION RPT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1580	REIMB	3/15/23	6170	3/15/23	300.00	40 YR INSPECTION RPT
3/16/23	2129	VICT	VICTORY ACCOUNTING SERVICES			50.00		DIGITAL SIGNATURE SET UP

CASH DISBURSEMENTS

Starting Check Date: 3/01/23 Cash Account #: 1100

Ending Check Date: 3/31/23

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1581	ADMIN	3/15/23	6220	3/15/23	50.00	DIGITAL SIGNATURE SET UP
3/21/23	2130	CRUN	CRUNCHIE'S LOCKSMITH INC.				497.55	3/20 C/H DOOR REPAIR
		1583	9504	3/21/23	6110	3/21/23	497.55	3/20 C/H DOOR REPAIR
3/24/23	32423	(M) CARD	CARDMEMBER SERVICE				39.57	4798-5100-6384-4019
		1586	3/7	3/24/23	6170	3/24/23	39.57	4798-5100-6384-4019
3/25/23	32523	(M) FPL	FPL				1,846.13	10 INVOICES
		1584	2/13-3/14	3/25/23	6000	3/25/23	1,846.13	10 INVOICES
				Totals:			29,972.05	

-- End of report --

DATE: 4/11/23
TIME: 4:45 PM

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

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
2903	2903	ANGELA SALERNO ESTATE	0.00	960.00	480.00	0.00	1440.00	Called/ Sending
3201	3201	MICHAEL DORAN	0.00	406.00	0.00	0.00	406.00	
3704	3704	RONALD TETREULT	0.00	60.00	0.00	0.00	60.00	Called/ Sending
TOTAL:			0.00	1426.00	480.00	0.00	1906.00	

DATE: 4/11/23
TIME: 4:45 PM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Mar. 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	0.00	1426.00	480.00	0.00	1906.00
GRAND TOTAL:				0.00	1426.00	480.00	0.00	1906.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	1906.00
T O T A L		\$1906.00

-- End of report --