

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 11/30/23

ASSETS

OPERATING CASH			
1100	SOUTH STATE OPER	\$	106,858.55
	TOTAL OPERATING CASH		\$ 106,858.55
RESERVE CASH			
1600	SOUTH STATE RESERVES	\$	175,046.99
1610	SOUTHSTATE CDARS 5% 10/31/24		1,003,884.01
	TOTAL RESERVE CASH		\$ 1,178,931.00
OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	\$	5,691.00
2200	PREPAID INSURANCE		98,217.66
2300	PREPAID EXPENSES		950.00
	TOTAL OTHER ASSETS		\$ 104,858.66
	TOTAL ASSETS		\$ 1,390,648.21

LIABILITY/RESERVE/EQUITY

LIABILITIES			
3000	ACCOUNTS PAYABLE	\$	16,069.78
3007	ACCRUED AUDIT		4,675.00
3010	INSURANCE A/P		86,967.65
3100	PREPAID ASSESSMENTS		42,247.00
3200	S/A 2023 MISC		36,081.50
3210	EXP S/A INSURANCE 37,500		(37,500.00)
3215	EXP S/A 40 YR INSPECT 19,000		(16,800.00)
3220	EXP S/A TREE REMOVE 9,500		(6,500.00)
3225	EXP S/A BACKFLOW 6,163		(7,858.00)
	TOTAL LIABILITIES		\$ 117,382.93
RESERVES			
3600	CLUBHOUSE RESERVES	\$	46,451.86
3610	EXP C/H RESERVES		(35,948.72)
3680	ROOF RESERVES		1,105,794.30
3685	EXP ROOF RESERVES		(63,750.00)
3740	PAINTING RESERVES		14,583.45
3780	POOL RENOVATION RESERVES		46,117.62
3800	ROAD/PARKING RESERVES		23,906.97
3810	EXP ROAD/PAVING		(5,249.17)
3900	RESERVE INTEREST		47,024.63
	TOTAL RESERVES		\$ 1,178,930.94

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 11/30/23

EQUITY			
4020	RETAINED EARNINGS	\$	68,104.85
	NET INCOME/LOSS		26,229.49
	TOTAL EQUITY		<u>94,334.34</u>
	TOTAL LIABILITY/RESERVE/EQUITY		<u>\$ 1,390,648.21</u>

**LAKES OF DEER CREEK CONDO ASSOCIATION**  
**INCOME/EXPENSE STATEMENT**  
 Period: 11/01/23 to 11/30/23

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)	480,480.00	480,696.37	(216.37)	524,396.00
05040 S/A INSURANCE INCREASE	37,500.00	.00	37,500.00	37,500.00	.00	37,500.00	.00
05050 SOCIAL MEMBERSHIP INCOME	.00	1,666.67	(1,666.67)	20,250.00	18,333.37	1,916.63	20,000.00
05400 C/H RENTAL INCOME	900.00	133.33	766.67	4,425.00	1,466.63	2,958.37	1,600.00
05500 OTHER INCOME	.00	125.00	(125.00)	.00	1,375.00	(1,375.00)	1,500.00
<b>TOTAL INCOME</b>	<b>82,080.00</b>	<b>45,624.67</b>	<b>36,455.33</b>	<b>542,655.00</b>	<b>501,871.37</b>	<b>40,783.63</b>	<b>547,496.00</b>
<b>EXPENSES</b>							
<b>UTILITIES</b>							
06000 ELECTRIC	1,874.54	1,833.33	(41.21)	20,193.70	20,166.63	(27.07)	22,000.00
06005 WATER SEWER	5,929.07	5,416.67	(512.40)	62,879.90	59,583.37	(3,296.53)	65,000.00
06020 TELEPHONE	119.17	135.75	16.58	1,185.78	1,493.25	307.47	1,629.00
<b>TOTAL UTILITIES</b>	<b>7,922.78</b>	<b>7,385.75</b>	<b>(537.03)</b>	<b>84,259.38</b>	<b>81,243.25</b>	<b>(3,016.13)</b>	<b>88,629.00</b>
<b>OPERATING EXPENSES</b>							
06050 LANDSCAPE CONTRACT	5,000.00	5,005.00	5.00	55,000.00	55,055.00	55.00	60,060.00
06060 IRRIGATION CONTRACT	520.00	562.50	42.50	3,640.00	6,187.50	2,547.50	6,750.00
06070 JANITORIAL SERVICE	1,400.00	650.00	(750.00)	8,250.00	7,150.00	(1,100.00)	7,800.00
06080 LAKE MAINT CONTRACT	180.00	200.00	20.00	1,980.00	2,200.00	220.00	2,400.00
06090 POOL SERVICE CONTRACT	625.00	541.67	(83.33)	6,663.75	5,958.37	(705.38)	6,500.00
<b>TOTAL OPERATING EXPENSES</b>	<b>7,725.00</b>	<b>6,959.17</b>	<b>(765.83)</b>	<b>75,533.75</b>	<b>76,550.87</b>	<b>1,017.12</b>	<b>83,510.00</b>
<b>REPAIR/MAINTENANCE EXPENSES</b>							
06100 BACKFLOW CERTIFICATION	2,305.00	141.67	(2,163.33)	.00	1,558.37	1,558.37	1,700.00
06110 C/H REPAIR/MAINT	.00	208.33	208.33	957.55	2,291.63	1,334.08	2,500.00
06120 EXTERMINATING/TERMITE	580.00	791.67	211.67	6,925.00	8,708.37	1,783.37	9,500.00
06130 IRRIGATION REPAIRS	661.38	333.33	(328.05)	3,876.32	3,666.63	(209.69)	4,000.00
06140 LANDSCAPE OTHER	(5,461.00)	450.00	5,911.00	4,314.00	4,950.00	636.00	5,400.00
06150 POOL REPAIRS	.00	416.65	416.65	2,590.95	4,583.15	1,992.20	5,000.00
06170 REPAIR & MAINTENANCE	(26,362.00)	2,145.83	28,507.83	19,664.36	23,604.13	3,939.77	25,750.00
06180 TREE TRIMMING	7,900.00	1,500.00	(6,400.00)	7,900.00	16,500.00	8,600.00	18,000.00
<b>TOTAL REPAIR MAINT EXPENSES</b>	<b>(20,376.62)</b>	<b>5,987.48</b>	<b>26,364.10</b>	<b>46,228.18</b>	<b>65,862.28</b>	<b>19,634.10</b>	<b>71,850.00</b>
<b>ADMINISTRATIVE EXPENSES</b>							
06200 ACCOUNTING AUDIT	425.00	425.00	.00	4,675.00	4,675.00	.00	5,100.00
06210 BAD DEBT ALLOC	.00	158.33	158.33	.00	1,741.63	1,741.63	1,900.00
06220 OFFICE EXPENSES	407.69	416.67	8.98	2,158.66	4,583.37	2,424.71	5,000.00
06230 FEES TO THE DIVISION	.00	62.50	62.50	1,153.25	687.50	(465.75)	750.00
06240 INSURANCE	20,928.70	14,166.67	(6,762.03)	195,426.95	155,833.37	(39,593.58)	170,000.00
06250 LEGAL FEES	.00	333.33	333.33	247.50	3,666.63	3,419.13	4,000.00
06260 MANAGEMENT	1,500.00	1,510.00	10.00	16,575.00	16,610.00	35.00	18,120.00
06280 TAXES/FEES/DUES	.00	75.00	75.00	575.70	825.00	249.30	900.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>23,261.39</b>	<b>17,147.50</b>	<b>(6,113.89)</b>	<b>220,812.06</b>	<b>188,622.50</b>	<b>(32,189.56)</b>	<b>205,770.00</b>
<b>RESERVES</b>							
06300 C/H RENOVATIONS	228.33	228.33	.00	2,511.63	2,511.63	.00	2,740.00

**LAKES OF DEER CREEK CONDO ASSOCIATION**

**INCOME/EXPENSE STATEMENT**

Period: 11/01/23 to 11/30/23

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06310	FLAT ROOF/TILE	6,168.08	6,168.08	.00	67,848.88	67,848.88	.00	74,017.00
06320	PAINTING	416.67	416.67	.00	4,583.37	4,583.37	.00	5,000.00
06330	POOL/SPA	999.08	999.08	.00	10,989.88	10,989.88	.00	11,989.00
06340	ROADS/PARKING	332.58	332.58	.00	3,658.38	3,658.38	.00	3,991.00
<b>TOTAL RESERVES</b>		<b>8,144.74</b>	<b>8,144.74</b>	<b>.00</b>	<b>89,592.14</b>	<b>89,592.14</b>	<b>.00</b>	<b>97,737.00</b>
<b>TOTAL EXPENSES</b>		<b>26,677.29</b>	<b>45,624.64</b>	<b>18,947.35</b>	<b>516,425.51</b>	<b>501,871.04</b>	<b>(14,554.47)</b>	<b>547,496.00</b>
<b>NET INCOME/LOSS</b>		<b>55,402.71</b>	<b>.03</b>	<b>55,402.68</b>	<b>26,229.49</b>	<b>.33</b>	<b>26,229.16</b>	<b>.00</b>

## CASH DISBURSEMENTS

Starting Check Date: 11/01/23 Cash Account #: 1100

Ending Check Date: 11/30/23

Check Date	Check #	Vend #	Name	Check Amount	Reference			
11/01/23	11123	(M) IPFS	IPFS CORPORATION	17,393.53	FLT-346435			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1775	PYMT 5/10	11/01/23	3010	11/01/23	17,393.53	FLT-346435
11/02/23	2238	BENC	BENCHMARK PROPERTY MANAGEMENT	101.53	SEPT POSTAGE REIMB			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1767	9715	11/01/23	6220	11/01/23	101.53	SEPT POSTAGE REIMB
11/02/23	2239	CITY	CITY OF DEERFIELD BEACH	5,929.07	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1768	9/19-10/18	11/01/23	6005	11/01/23	5,929.07	17 INVOICES
11/02/23	2240	DEBU	DE-BUGEM	580.00	OCTOBER SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1769	27276	10/31/23	6120	10/31/23	580.00	OCTOBER SERVICE
11/02/23	2241	ROTT	PHYLLIS ROTTMAN	601.00	CLEAR STOPPAGE 656			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1770	REIMBURSEMENT	11/01/23	6170	11/01/23	601.00	CLEAR STOPPAGE 656
11/02/23	2242	VICT	VICTORY ACCOUNTING SERVICES	550.00	NOVEMBER SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1771	NOV 2023	11/01/23	6260	11/01/23	550.00	NOVEMBER SERVICE
11/02/23	2243	XTRE	XTREME CLEANING SERVICES	8,600.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1772	100923	11/01/23	6180	11/01/23	3,950.00	DEPOSIT - TREE TRIMMING
		1773	103123	11/01/23	6180	11/01/23	3,950.00	BAL DUE - TREE TRIMMING
		1774	102423-06	10/31/23	6070	10/31/23	700.00	10/16-10/31
							Totals:	8,600.00
11/02/23	11223	(M) IPFS	IPFS CORPORATION	1,131.66	FLT-339861			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1776	PYMT 11/11	11/02/23	3010	11/02/23	1,131.66	FLT-339861
11/03/23	110323	(M) COMC	COMCAST	119.17	8495-75-383-2161532			

CASH DISBURSEMENTS

Starting Check Date: 11/01/23 Cash Account #: 1100

Ending Check Date: 11/30/23

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1761	10/16-11/15	11/03/23	6020	11/03/23	119.17	8495-75-383-2161532
11/07/23	110723	(M)THDC	TOWNHOMES OF DEER CREEK				180.00	NOV SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1805	NOV 2023	11/07/23	6080	11/07/23	180.00	NOV SERVICE
11/21/23	112123	(M)AMTR	AMTRUST NORTH AMERICA				565.00	W/C TWC4337460
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1778	12/1/23-24	11/21/23	6240	11/21/23	565.00	W/C TWC4337460
11/24/23	112423	(M)FPL	FPL				1,874.54	10 INVOICES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1788	10/13-11/13	11/24/23	6000	11/24/23	1,874.54	10 INVOICES
11/30/23	113023	(M)CARD	CARDMEMBER SERVICE				11.76	3408 SUPPLIES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1803	10/11-11/9	11/30/23	6220	11/30/23	11.76	3408 SUPPLIES
				Totals:			37,637.26	

-- End of report --

DATE: 12/15/23

TIME: 4:43 PM

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

PAGE 1

\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0101	0101	QUIRINO D'ALESSANDRO	396.50	0.00	0.00	0.00	396.50	
0105	0105	IRA & CAROLE PHILLIPS	480.50	0.00	0.00	0.00	480.50	
0201	0201	REGINALD J COOTE III	311.50	0.00	0.00	0.00	311.50	
0405	0405	STEPHEN & DONNA CHERRY	396.50	0.00	0.00	0.00	396.50	
2804	2804	MARCIANA LOBO	396.50	0.00	0.00	0.00	396.50	
2901	2901	EDSON SANTA LUCIA	396.50	0.00	0.00	0.00	396.50	
3002	3002	MANUEL PEREIRA	396.50	0.00	0.00	0.00	396.50	
3101	3101	NICHOLAS PFEIFFER	396.50	0.00	0.00	0.00	396.50	
3201	3201	MICHAEL DORAN	802.50	0.00	0.00	0.00	802.50	
3302	3302	LUIS & GISELA TOUZARD	396.50	0.00	0.00	0.00	396.50	
3303	3303	LESLIE LANDY	396.50	0.00	0.00	0.00	396.50	
3305	3305	TONETTA R. PARKER	396.50	0.00	0.00	0.00	396.50	
3406	3406	BERNARD YANOWITZ	131.50	0.00	0.00	0.00	131.50	
3606	3606	KARINNE CRUSE	396.50	0.00	0.00	0.00	396.50	Called/ Sending
TOTAL:			5691.00	0.00	0.00	0.00	5691.00	

DATE: 12/15/23  
TIME: 4:43 PM

LAKES OF DEER CREEK CONDO ASSOCIATION  
AGED OWNER BALANCES: AS OF Nov. 30, 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	886.00	0.00	0.00	0.00	886.00
C1		S/A 2023	2000	4805.00	0.00	0.00	0.00	4805.00
GRAND TOTAL:				5691.00	0.00	0.00	0.00	5691.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	5691.00
T O T A L		\$5691.00

-- End of report --