

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 10/31/23

ASSETS

OPERATING CASH			
1100	SOUTH STATE OPER	\$	63,430.06
	TOTAL OPERATING CASH		<u>\$ 63,430.06</u>
RESERVE CASH			
1600	SOUTH STATE RESERVES	\$	1,166,126.48
	TOTAL RESERVE CASH		<u>\$ 1,166,126.48</u>
OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	\$	1,366.00
2200	PREPAID INSURANCE		118,581.36
2300	PREPAID EXPENSES		950.00
	TOTAL OTHER ASSETS		<u>\$ 120,897.36</u>
	TOTAL ASSETS		<u><u>\$ 1,350,453.90</u></u>

LIABILITY/RESERVE/EQUITY

LIABILITIES			
3000	ACCOUNTS PAYABLE	\$	6,280.00
3007	ACCRUED AUDIT		4,250.00
3010	INSURANCE A/P		105,492.84
3100	PREPAID ASSESSMENTS		29,373.00
	TOTAL LIABILITIES		<u>\$ 145,395.84</u>
RESERVES			
3600	CLUBHOUSE RESERVES	\$	46,223.53
3610	EXP C/H RESERVES		(35,948.72)
3680	ROOF RESERVES		1,099,626.22
3685	EXP ROOF RESERVES		(63,750.00)
3740	PAINTING RESERVES		14,166.78
3780	POOL RENOVATION RESERVES		45,118.54
3800	ROAD/PARKING RESERVES		23,574.39
3810	EXP ROAD/PAVING		(5,249.17)
3900	RESERVE INTEREST		42,364.86
	TOTAL RESERVES		<u>\$ 1,166,126.43</u>

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 10/31/23

EQUITY	
4020	RETAINED EARNINGS \$ 68,104.85
	NET INCOME/LOSS (29,173.22)
	TOTAL EQUITY \$ 38,931.63
	TOTAL LIABILITY/RESERVE/EQUITY \$ 1,350,453.90

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
 Period: 10/01/23 to 10/31/23

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)	436,800.00	436,996.70	(196.70)	524,396.00
05050 SOCIAL MEMBERSHIP INCOME	.00	1,666.67	(1,666.67)	20,250.00	16,666.70	3,583.30	20,000.00
05400 C/H RENTAL INCOME	775.00	133.33	641.67	3,525.00	1,333.30	2,191.70	1,600.00
05500 OTHER INCOME	.00	125.00	(125.00)	.00	1,250.00	(1,250.00)	1,500.00
TOTAL INCOME	44,455.00	45,624.67	(1,169.67)	460,575.00	456,246.70	4,328.30	547,496.00
EXPENSES							
UTILITIES							
06000 ELECTRIC	1,769.86	1,833.33	63.47	18,319.16	18,333.30	14.14	22,000.00
06005 WATER SEWER	5,595.04	5,416.67	(178.37)	56,950.83	54,166.70	(2,784.13)	65,000.00
06020 TELEPHONE	118.85	135.75	16.90	1,066.61	1,357.50	290.89	1,629.00
TOTAL UTILITIES	7,483.75	7,385.75	(98.00)	76,336.60	73,857.50	(2,479.10)	88,629.00
OPERATING EXPENSES							
06050 LANDSCAPE CONTRACT	5,000.00	5,005.00	5.00	50,000.00	50,050.00	50.00	60,060.00
06060 IRRIGATION CONTRACT	.00	562.50	562.50	3,120.00	5,625.00	2,505.00	6,750.00
06070 JANITORIAL SERVICE	850.00	650.00	(200.00)	6,850.00	6,500.00	(350.00)	7,800.00
06080 LAKE MAINT CONTRACT	180.00	200.00	20.00	1,800.00	2,000.00	200.00	2,400.00
06090 POOL SERVICE CONTRACT	625.00	541.67	(83.33)	6,038.75	5,416.70	(622.05)	6,500.00
TOTAL OPERATING EXPENSES	6,655.00	6,959.17	304.17	67,808.75	69,591.70	1,782.95	83,510.00
REPAIR/MAINTENANCE EXPENSES							
06100 BACKFLOW CERTIFICATION	.00	141.67	141.67	(2,305.00)	1,416.70	3,721.70	1,700.00
06110 C/H REPAIR/MAINT	.00	208.33	208.33	957.55	2,083.30	1,125.75	2,500.00
06120 EXTERMINATING/TERMITE	580.00	791.67	211.67	6,345.00	7,916.70	1,571.70	9,500.00
06130 IRRIGATION REPAIRS	.00	333.33	333.33	3,214.94	3,333.30	118.36	4,000.00
06140 LANDSCAPE OTHER	.00	450.00	450.00	9,775.00	4,500.00	(5,275.00)	5,400.00
06150 POOL REPAIRS	120.00	416.65	296.65	2,590.95	4,166.50	1,575.55	5,000.00
06170 REPAIR & MAINTENANCE	.00	2,145.83	2,145.83	46,026.36	21,458.30	(24,568.06)	25,750.00
06180 TREE TRIMMING	.00	1,500.00	1,500.00	.00	15,000.00	15,000.00	18,000.00
TOTAL REPAIR MAINT EXPENSES	700.00	5,987.48	5,287.48	66,604.80	59,874.80	(6,730.00)	71,850.00
ADMINISTRATIVE EXPENSES							
06200 ACCOUNTING AUDIT	425.00	425.00	.00	4,250.00	4,250.00	.00	5,100.00
06210 BAD DEBT ALLOC	.00	158.33	158.33	.00	1,583.30	1,583.30	1,900.00
06220 OFFICE EXPENSES	118.07	416.67	298.60	1,750.97	4,166.70	2,415.73	5,000.00
06230 FEES TO THE DIVISION	1,092.00	62.50	(1,029.50)	1,153.25	625.00	(528.25)	750.00
06240 INSURANCE	20,363.70	14,166.67	(6,197.03)	174,498.25	141,666.70	(32,831.55)	170,000.00
06250 LEGAL FEES	.00	333.33	333.33	247.50	3,333.30	3,085.80	4,000.00
06260 MANAGEMENT	1,500.00	1,510.00	10.00	15,075.00	15,100.00	25.00	18,120.00
06280 TAXES/FEES/DUES	.00	75.00	75.00	575.70	750.00	174.30	900.00
TOTAL ADMINISTRATIVE EXPENSES	23,498.77	17,147.50	(6,351.27)	197,550.67	171,475.00	(26,075.67)	205,770.00
RESERVES							
06300 C/H RENOVATIONS	228.33	228.33	.00	2,283.30	2,283.30	.00	2,740.00
06310 FLAT ROOF/FILE	6,168.08	6,168.08	.00	61,680.80	61,680.80	.00	74,017.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
 Period: 10/01/23 to 10/31/23

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06320	PAINTING	416.67	416.67	.00	4,166.70	4,166.70	.00	5,000.00
06330	POOL/SPA	999.08	999.08	.00	9,990.80	9,990.80	.00	11,989.00
06340	ROADS/PARKING	332.58	332.58	.00	3,325.80	3,325.80	.00	3,991.00
TOTAL RESERVES		8,144.74	8,144.74	.00	81,447.40	81,447.40	.00	97,737.00
TOTAL EXPENSES		46,482.26	45,624.64	(857.62)	489,748.22	456,246.40	(33,501.82)	547,496.00
NET INCOME/LOSS		(2,027.26)	.03	(2,027.29)	(29,173.22)	.30	(29,173.52)	.00

CASH DISBURSEMENTS

Starting Check Date: 10/01/23 Cash Account #: 1100
 Ending Check Date: 10/31/23

Check Date	Check #	Vend #	Name	Check Amount	Reference				
10/03/23	100323	(M) COMC	COMCAST	118.85	8495-75-383-2161532				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1762	9/16-10/15	10/03/23	6020	10/03/23	118.85	8495-75-383-2161532	
10/03/23	103236	(M) IPFS	IPFS CORPORATION	1,131.66	FLT-339861				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1737	PYMT 10/11	10/03/23	3010	10/03/23	1,131.66	FLT-339861	
10/03/23	103237	(M) IPFS	IPFS CORPORATION	17,393.53	FLT-346435				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1739	PYMT 4/10	10/03/23	3010	10/03/23	17,393.53	FLT-346435	
10/06/23	106231	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	OCTOBER SERVICE				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1750	OCT 2023	10/06/23	6080	10/06/23	180.00	OCTOBER SERVICE	
10/09/23	2224	BENC	BENCHMARK PROPERTY MANAGEMENT	18.24					
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1740	7750	10/06/23	6220	10/06/23	3.26	FEB POSTAGE REIMB	
		1741	9287	10/06/23	6220	10/06/23	14.98	AUG POSTAGE REIMB	
		-----						Totals:	18.24
10/09/23	2225	CITY	CITY OF DEERFIELD BEACH	5,595.04	17 INVOICES				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1742	8/18-9/19	10/06/23	6005	10/06/23	5,595.04	17 INVOICES	
10/09/23	2226	GENE	GENERAL POOL & SPA, INC.	745.00	OCT SERVICE/GAUGE				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1743	19830	10/06/23	6090	10/06/23	625.00	OCT SERVICE/GAUGE	
		1743	19830	10/06/23	6150	10/06/23	120.00		
		-----						Totals:	745.00
10/09/23	2227	VOID		.00	10/2-10/13				
10/09/23	2228	VICT	VICTORY ACCOUNTING SERVICES	560.00					

CASH DISBURSEMENTS

Starting Check Date: 10/01/23 Cash Account #: 1100
 Ending Check Date: 10/31/23

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1746	OCT 2023	10/06/23	6260	10/06/23	550.00	OCTOBER SERVICE
		1747	7/1-9/30	10/06/23	6220	10/06/23	10.00	LATE NOTICE BILLING

							Totals:	560.00
10/20/23	2229	BENC	BENCHMARK PROPERTY MANAGEMENT			950.00	NOVEMBER SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1751	7297	10/19/23	2300	10/19/23	950.00	NOVEMBER SERVICE
10/20/23	2230	KING	KINGS AIR CONDITIONING			15,922.00	BAL DUE AIR HANDLER	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1753	3207	10/19/23	3610	10/19/23	15,922.00	BAL DUE AIR HANDLER
10/20/23	2231	PETI	PETITO ROOFING INC.			50,700.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1754	16357	10/19/23	3685	10/19/23	5,800.00	ROOF LEAK REPAIR
		1755	16356	10/19/23	3685	10/19/23	44,900.00	RE-ROOF CLUBHOUSE

							Totals:	50,700.00
10/20/23	2232	SANB	ELLEN SANBORN			41.83	PRINTER INK/SUPPLIES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1756	REIMBURSEMENT	10/19/23	6220	10/19/23	41.83	PRINTER INK/SUPPLIES
10/20/23	2233	XTRE	XTREME CLEANING SERVICES			1,050.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1757	101123-1	10/19/23	6070	10/19/23	350.00	9/25-9/29
		1758	101223-2	10/19/23	6070	10/19/23	700.00	10/2-10/13

							Totals:	1,050.00
10/23/23	2234	VOID				.00		
10/23/23	2235	VOID				.00		
10/23/23	2236	VOID				.00	Void	
10/23/23	2237	VOID				.00	Void	
10/24/23	102423	(M) FPL	FPL			1,769.86	10 INVOICES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1763	9/13-10/13	10/24/23	6000	10/24/23	1,769.86	10 INVOICES

CASH DISBURSEMENTS

Starting Check Date: 10/01/23 Cash Account #: 1100
 Ending Check Date: 10/31/23

Check Date	Check #	Vend #	Name	Check Amount	Reference			
10/27/23	102723	(M)DBPR	DBPR - DIV OF FL CONDOS	1,092.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1764	2022	10/27/23	6230	10/27/23	364.00	ANNUAL FEE PR1P004049
		1765	2023	10/27/23	6230	10/27/23	364.00	ANNUAL FEE PR1P004049
		1766	2024	10/27/23	6230	10/27/23	364.00	ANNUAL FEE PR1P004049

						Totals:	1,092.00	
10/31/23	2211	VOID				.00	Void	
10/31/23	2222	VOID				.00	Void	
10/31/23	2223	VOID				.00	Void	
						Totals:	97,268.01	

-- End of report --

DATE: 11/08/23
TIME: 9:49 AM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Oct. 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	
2901	2901	EDSON SANTA LUCIA	0.00	480.00	0.00	0.00	480.00	
3201	3201	MICHAEL DORAN	0.00	406.00	0.00	0.00	406.00	
TOTAL:			0.00	1366.00	0.00	0.00	1366.00	

DATE: 11/08/23
TIME: 9:49 AM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Oct. 31, 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	0.00	1366.00	0.00	0.00	1366.00
GRAND TOTAL:				0.00	1366.00	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 --