

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 09/30/23

ASSETS

OPERATING CASH			
1100	SOUTH STATE OPER	\$	50,340.82
			50,340.82
	TOTAL OPERATING CASH		\$ 50,340.82
RESERVE CASH			
1600	SOUTH STATE RESERVES	\$	1,221,432.30
			1,221,432.30
	TOTAL RESERVE CASH		\$ 1,221,432.30
OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	\$	411.00
2200	PREPAID INSURANCE		138,945.06
2300	PREPAID EXPENSES		950.00
			140,306.06
	TOTAL OTHER ASSETS		\$ 140,306.06
	TOTAL ASSETS		\$ 1,412,079.18

LIABILITY/RESERVE/EQUITY

LIABILITIES			
3007	ACCRUED AUDIT	\$	3,825.00
3010	INSURANCE A/P		124,018.03
3100	PREPAID ASSESSMENTS		21,845.00
			149,688.03
	TOTAL LIABILITIES		\$ 149,688.03
RESERVES			
3600	CLUBHOUSE RESERVES	\$	45,995.20
3610	EXP C/H RESERVES		(20,026.72)
3680	ROOF RESERVES		1,093,458.14
3685	EXP ROOF RESERVES		(13,050.00)
3740	PAINTING RESERVES		13,750.11
3780	POOL RENOVATION RESERVES		44,119.46
3800	ROAD/PARKING RESERVES		23,241.81
3810	EXP ROAD/PAVING		(5,249.17)
3900	RESERVE INTEREST		39,193.43
			1,221,432.26
	TOTAL RESERVES		\$ 1,221,432.26

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 09/30/23

EQUITY	
4020	RETAINED EARNINGS \$ 68,104.85
	NET INCOME/LOSS (27,145.96)
	<hr/>
	TOTAL EQUITY \$ 40,958.89
	<hr/>
	TOTAL LIABILITY/RESERVE/EQUITY \$ 1,412,079.18
	<hr/> <hr/>

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 09/01/23 to 09/30/23

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)	393,120.00	393,297.03	(177.03)	524,396.00
05050 SOCIAL MEMBERSHIP INCOME	.00	1,666.67	(1,666.67)	20,250.00	15,000.03	5,249.97	20,000.00
05400 C/H RENTAL INCOME	75.00	133.33	(58.33)	2,750.00	1,199.97	1,550.03	1,600.00
05500 OTHER INCOME	.00	125.00	(125.00)	.00	1,125.00	(1,125.00)	1,500.00
TOTAL INCOME	43,755.00	45,624.67	(1,869.67)	416,120.00	410,622.03	5,497.97	547,496.00
EXPENSES							
UTILITIES							
06000 ELECTRIC	1,683.56	1,833.33	149.77	16,549.30	16,499.97	(49.33)	22,000.00
06005 WATER SEWER	5,365.12	5,416.67	51.55	51,355.79	48,750.03	(2,605.76)	65,000.00
06020 TELEPHONE	118.86	135.75	16.89	947.76	1,221.75	273.99	1,629.00
TOTAL UTILITIES	7,167.54	7,385.75	218.21	68,852.85	66,471.75	(2,381.10)	88,629.00
OPERATING EXPENSES							
06050 LANDSCAPE CONTRACT	5,000.00	5,005.00	5.00	45,000.00	45,045.00	45.00	60,060.00
06060 IRRIGATION CONTRACT	520.00	562.50	42.50	3,120.00	5,062.50	1,942.50	6,750.00
06070 JANITORIAL SERVICE	900.00	650.00	(250.00)	6,000.00	5,850.00	(150.00)	7,800.00
06080 LAKE MAINT CONTRACT	180.00	200.00	20.00	1,620.00	1,800.00	180.00	2,400.00
06090 POOL SERVICE CONTRACT	625.00	541.67	(83.33)	5,413.75	4,875.03	(538.72)	6,500.00
TOTAL OPERATING EXPENSES	7,225.00	6,959.17	(265.83)	61,153.75	62,632.53	1,478.78	83,510.00
REPAIR/MAINTENANCE EXPENSES							
06100 BACKFLOW CERTIFICATION	(2,305.00)	141.67	2,446.67	(2,305.00)	1,275.03	3,580.03	1,700.00
06110 C/H REPAIR/MAINT	210.00	208.33	(1.67)	957.55	1,874.97	917.42	2,500.00
06120 EXTERMINATING/TERMITE	580.00	791.67	211.67	5,765.00	7,125.03	1,360.03	9,500.00
06130 IRRIGATION REPAIRS	309.95	333.33	23.38	3,214.94	2,999.97	(214.97)	4,000.00
06140 LANDSCAPE OTHER	2,675.00	450.00	(2,225.00)	9,775.00	4,050.00	(5,725.00)	5,400.00
06150 POOL REPAIRS	100.00	416.65	316.65	2,470.95	3,749.85	1,278.90	5,000.00
06170 REPAIR & MAINTENANCE	9,195.00	2,145.83	(7,049.17)	46,026.36	19,312.47	(26,713.89)	25,750.00
06180 TREE TRIMMING	.00	1,500.00	1,500.00	.00	13,500.00	13,500.00	18,000.00
TOTAL REPAIR MAINT EXPENSES	10,764.95	5,987.48	(4,777.47)	65,904.80	53,887.32	(12,017.48)	71,850.00
ADMINISTRATIVE EXPENSES							
06200 ACCOUNTING AUDIT	425.00	425.00	.00	3,825.00	3,825.00	.00	5,100.00
06210 BAD DEBT ALLOC	.00	158.33	158.33	.00	1,424.97	1,424.97	1,900.00
06220 OFFICE EXPENSES	132.00	416.67	284.67	1,632.90	3,750.03	2,117.13	5,000.00
06230 FEES TO THE DIVISION	.00	62.50	62.50	61.25	562.50	501.25	750.00
06240 INSURANCE	20,363.70	14,166.67	(6,197.03)	154,134.55	127,500.03	(26,634.52)	170,000.00
06250 LEGAL FEES	.00	333.33	333.33	247.50	2,999.97	2,752.47	4,000.00
06260 MANAGEMENT	1,500.00	1,510.00	10.00	13,575.00	13,590.00	15.00	18,120.00
06280 TAXES/FEES/DUES	.00	75.00	75.00	575.70	675.00	99.30	900.00
TOTAL ADMINISTRATIVE EXPENSES	22,420.70	17,147.50	(5,273.20)	174,051.90	154,327.50	(19,724.40)	205,770.00
RESERVES							
06300 C/H RENOVATIONS	228.33	228.33	.00	2,054.97	2,054.97	.00	2,740.00
06310 FLAT ROOF/TILE	6,168.08	6,168.08	.00	55,512.72	55,512.72	.00	74,017.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
 Period: 09/01/23 to 09/30/23

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
06320 PAINTING	416.67	416.67	.00	3,750.03	3,750.03	.00	5,000.00
06330 POOL/SPA	999.08	999.08	.00	8,991.72	8,991.72	.00	11,989.00
06340 ROADS/PARKING	332.58	332.58	.00	2,993.22	2,993.22	.00	3,991.00
TOTAL RESERVES	8,144.74	8,144.74	.00	73,302.66	73,302.66	.00	97,737.00
TOTAL EXPENSES	55,722.93	45,624.64	(10,098.29)	443,265.96	410,621.76	(32,644.20)	547,496.00
NET INCOME/LOSS	(11,967.93)	.03	(11,967.96)	(27,145.96)	.27	(27,146.23)	.00

CASH DISBURSEMENTS

Starting Check Date: 9/01/23 Cash Account #: 1100
 Ending Check Date: 9/30/23

Check Date	Check #	Vend #	Name	Check Amount	Reference			
9/01/23	91236	(M) IPFS	IPFS CORPORATION	17,393.53	FLT-346435			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1738	PYMT 3/10	9/01/23	3010	9/01/23	17,393.53	FLT-346435
9/03/23	93234	(M) COMC	COMCAST	118.86	8495-75-383-2161532			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1712	8/16-9/15	9/03/23	6020	9/03/23	118.86	8495-75-383-2161532
9/05/23	2205	CITY	CITY OF DEERFIELD BEACH	5,365.12	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1713	7/19-8/18	9/01/23	6005	9/01/23	5,365.12	17 INVOICES
9/05/23	2206	DEBU	DE-BUGEM	580.00	AUGUST SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1714	27092	8/31/23	6120	8/31/23	580.00	AUGUST SERVICE
9/05/23	2207	DIAM	DIAMOND BRITE MAINTENANCE	1,500.00	8/22 PRESSURE CLEANING			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1715	7487	9/01/23	6170	9/01/23	1,500.00	8/22 PRESSURE CLEANING
9/05/23	2208	GENE	GENERAL POOL & SPA, INC.	625.00	SEPTEMBER SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1716	19434	9/01/23	6090	9/01/23	625.00	SEPTEMBER SERVICE
9/05/23	2209	KING	KINGS AIR CONDITIONING	450.00	8/24 EVAPORATOR COIL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1717	3176	9/01/23	6170	9/01/23	450.00	8/24 EVAPORATOR COIL
9/05/23	2210	MCAM	SCOTT MCAMIS	225.00	THERMO COVER/HINGE INSTL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1718	2528	9/01/23	6170	9/01/23	225.00	THERMO COVER/HINGE INSTL
9/05/23	2211	RICK	GARY RICKMAN	300.00	8/21-9/1			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1719	8/21-9/1	9/01/23	6070	9/01/23	300.00	8/21-9/1
9/05/23	2212	SCEI	SOUTHERN COAST ENTERPRISES INC	4,325.00				

CASH DISBURSEMENTS

Starting Check Date: 9/01/23 Cash Account #: 1100

Ending Check Date: 9/30/23

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1720	27618	9/01/23	6170	9/01/23	1,675.00	8/23 ROOF REPAIR 3052
		1721	27623	9/01/23	6170	9/01/23	2,650.00	8/25 ROOF REPAIR 3038

						Totals:	4,325.00	
9/05/23	2213	VICT	VICTORY ACCOUNTING SERVICES			550.00	SEPTEMBER SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1722	SEPT 2023	9/01/23	6260	9/01/23	550.00	SEPTEMBER SERVICE
9/05/23	95236	(M)IPFS	IPFS CORPORATION			1,131.66	FLT-339861	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1736	PYMT 9/11	9/05/23	3010	9/05/23	1,131.66	FLT-339861
9/06/23	96231	(M)THDC	TOWNHOMES OF DEER CREEK			180.00	SEPTEMBER SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1749	SEPT 2023	9/06/23	6080	9/06/23	180.00	SEPTEMBER SERVICE
9/24/23	92423	(M)FPL	FPL			1,683.56	10 INVOICES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1735	8/14-9/13	9/24/23	6000	9/24/23	1,683.56	10 INVOICES
9/26/23	2214	ACME	ACME GATES INC			210.00	9/19 C/H LOCKS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1723	103502	9/26/23	6110	9/26/23	210.00	9/19 C/H LOCKS
9/26/23	2215	BENC	BENCHMARK PROPERTY MANAGEMENT			950.00	OCTOBER SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1724	7296	9/26/23	2300	9/26/23	950.00	OCTOBER SERVICE
9/26/23	2216	COMP	COMPLETE OUTDOOR SERVICES, INC			8,504.95		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1725	WC7	9/26/23	6060	9/26/23	520.00	AUGUST WET CHECK/REPAIRS
		1725	WC7	9/26/23	6130	9/26/23	309.95	
		1726	7013	9/26/23	6050	9/26/23	5,000.00	SEPTEMBER SERVICE
		1727	7014	9/26/23	6140	9/26/23	2,675.00	INSTALL TREES

						Totals:	8,504.95	

CASH DISBURSEMENTS

Starting Check Date: 9/01/23 Cash Account #: 1100

Ending Check Date: 9/30/23

Check Date	Check #	Vend #	Name	Check Amount	Reference			
9/26/23	2217	DEBU	DE-BUGEM	580.00	SEPTEMBER SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1728	27194	9/26/23	6120	9/26/23	580.00	SEPTEMBER SERVICE
9/26/23	2218	GENE	GENERAL POOL & SPA, INC.	100.00	STABILIZER			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1729	19434	9/26/23	6150	9/26/23	100.00	STABILIZER
9/26/23	2219	KUSH	PAUL KUSHCH	350.00	MAINTENANCE 1 WEEK			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1730	251	9/26/23	6170	9/26/23	350.00	MAINTENANCE 1 WEEK
9/26/23	2220	MCAM	SCOTT MCAMIS	40.00	STACK REPAIR			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1731	2529	9/26/23	6170	9/26/23	40.00	STACK REPAIR
9/26/23	2221	POST	POSTMASTER	132.00	STAMPS			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1732	STAMPS	9/26/23	6220	9/26/23	132.00	STAMPS
9/26/23	2222	RICK	GARY RICKMAN	300.00	9/4-9/15			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1733	9/4-9/15	9/26/23	6070	9/26/23	300.00	9/4-9/15
9/26/23	2223	RICK	GARY RICKMAN	300.00	9/18-9/29			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1734	9/18-9/29	9/26/23	6070	9/26/23	300.00	9/18-9/29
Totals:				45,894.68				

-- End of report --

DATE: 10/10/23
TIME: 10:15 AM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Sept. 30, 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	5.00	0.00	0.00	0.00	5.00	pend sale
3201	3201	MICHAEL DORAN	406.00	0.00	0.00	0.00	406.00	
TOTAL:			411.00	0.00	0.00	0.00	411.00	

DATE: 10/10/23
TIME: 10:15 AM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Sept. 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
AI		ASSESSMENT	2000	411.00	0.00	0.00	0.00	411.00
GRAND TOTAL:				411.00	0.00	0.00	0.00	411.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	411.00
T O T A L		\$411.00

-- End of report --