

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 04/30/24

ASSETS

OPERATING CASH			
1100	SOUTH STATE OPER	\$	57,547.76
	TOTAL OPERATING CASH		\$ 57,547.76
RESERVE CASH			
1600	SOUTH STATE RESERVES	\$	182,038.05
1610	SOUTHSTATE CDARS 5% 10/31/24		1,024,489.72
	TOTAL RESERVE CASH		\$ 1,206,527.77
OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	\$	3,442.59
2200	PREPAID INSURANCE		46,327.14
2300	PREPAID EXPENSES		1,041.00
	TOTAL OTHER ASSETS		\$ 50,810.73
	TOTAL ASSETS		\$ 1,314,886.26

LIABILITY/RESERVE/EQUITY

LIABILITIES			
3000	ACCOUNTS PAYABLE	\$	7,212.50
3007	ACCRUED AUDIT		1,700.00
3100	PREPAID ASSESSMENTS		27,736.50
	TOTAL LIABILITIES		\$ 36,649.00
RESERVES			
3600	CLUBHOUSE RESERVES	\$	13,323.79
3610	EXP C/H RESERVES		(6,489.55)
3680	ROOF RESERVES		1,094,141.06
3685	EXP ROOF RESERVES		(16,975.00)
3740	PAINTING RESERVES		17,296.12
3780	POOL RENOVATION RESERVES		48,791.02
3790	MAILEX/MONUMENT/SGN/GLF CRT		1,382.68
3800	ROAD/PARKING RESERVES		22,695.38
3810	EXP ROAD/PAVING		(13,445.00)
3900	RESERVE INTEREST		45,807.27
	TOTAL RESERVES		\$ 1,206,527.77

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 04/30/24

EQUITY			
4020	RETAINED EARNINGS	\$	81,528.05
	NET INCOME/LOSS		(9,818.56)
	TOTAL EQUITY		<u>\$ 71,709.49</u>
	TOTAL LIABILITY/RESERVE/EQUITY		<u>\$ 1,314,886.26</u>

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 04/01/24 to 04/30/24

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME								
05000	MAINTENANCE INCOME	56,056.00	56,021.00	35.00	224,224.00	224,084.00	140.00	672,252.00
05050	SOCIAL MEMBERSHIP INCOME	2,250.00	1,833.33	416.67	17,550.00	7,333.32	10,216.68	22,000.00
05400	C/H RENTAL INCOME	125.00	375.00	(250.00)	250.00	1,500.00	(1,250.00)	4,500.00
	TOTAL INCOME	58,431.00	58,229.33	201.67	242,024.00	232,917.32	9,106.68	698,752.00
EXPENSES								
UTILITIES								
06000	ELECTRIC	1,809.51	2,041.67	232.16	8,041.45	8,166.68	125.23	24,500.00
06005	WATER SEWER	6,546.70	5,916.67	(630.03)	25,651.66	23,666.68	(1,984.98)	71,000.00
06020	TELEPHONE	146.10	108.33	(37.77)	578.89	433.32	(145.57)	1,300.00
	TOTAL UTILITIES	8,502.31	8,066.67	(435.64)	34,272.00	32,266.68	(2,005.32)	96,800.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,000.00	5,225.00	225.00	20,000.00	20,900.00	900.00	62,700.00
06060	IRRIGATION CONTRACT	520.00	416.67	(103.33)	1,560.00	1,666.68	106.68	5,000.00
06070	JANITORIAL SERVICE	1,400.00	1,516.67	116.67	5,600.00	6,066.68	466.68	18,200.00
06080	LAKE MAINT CONTRACT	180.00	195.83	15.83	720.00	783.32	63.32	2,350.00
06090	POOL SERVICE CONTRACT	775.00	666.67	(108.33)	2,650.00	2,666.68	16.68	8,000.00
	TOTAL OPERATING EXPENSES	7,875.00	8,020.84	145.84	30,530.00	32,083.36	1,553.36	96,250.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	.00	200.00	200.00	.00	800.00	800.00	2,400.00
06110	C/H REPAIR/MAINT	286.84	208.33	(78.51)	345.66	833.32	487.66	2,500.00
06120	EXTERMINATING/TERMITE	2,380.00	833.33	(1,546.67)	4,170.00	3,333.32	(836.68)	10,000.00
06130	IRRIGATION REPAIRS	1,065.26	416.67	(648.59)	2,018.34	1,666.68	(351.66)	5,000.00
06140	LANDSCAPE OTHER	(300.09)	791.67	1,091.76	2,299.91	3,166.68	866.77	9,500.00
06150	POOL REPAIRS	910.00	416.65	(493.35)	3,115.00	1,666.60	(1,448.40)	5,000.00
06170	REPAIR & MAINTENANCE	6,632.58	2,500.00	(4,132.58)	24,172.32	10,000.00	(14,172.32)	30,000.00
06180	TREE TRIMMING	.00	1,500.00	1,500.00	6,375.00	6,000.00	(375.00)	18,000.00
06190	ROOF CLEANING	11,210.00	1,541.67	(9,668.33)	21,220.00	6,166.68	(15,053.32)	18,500.00
	TOTAL REPAIR MAINT EXPENSES	22,184.59	8,408.32	(13,776.27)	63,716.23	33,633.28	(30,082.95)	100,900.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	425.00	425.00	.00	1,700.00	1,700.00	.00	5,100.00
06210	BAD DEBT ALLOC	.00	63.75	63.75	.00	255.00	255.00	765.00
06220	OFFICE EXPENSES	19.35	333.33	313.98	1,181.04	1,333.32	152.28	4,000.00
06230	FEES TO THE DIVISION	.00	83.33	83.33	.00	333.32	333.32	1,000.00
06240	INSURANCE	20,649.26	22,750.00	2,100.74	82,597.04	91,000.00	8,402.96	273,000.00
06250	LEGAL FEES	501.50	250.00	(251.50)	(1,733.00)	1,000.00	2,733.00	3,000.00
06260	MANAGEMENT	1,591.00	1,608.33	17.33	6,439.00	6,433.32	(5.68)	19,300.00
06280	TAXES/FEES/DUES	500.00	75.00	(425.00)	561.25	300.00	(261.25)	900.00
	TOTAL ADMINISTRATIVE EXPENSES	23,686.11	25,588.74	1,902.63	90,745.33	102,354.96	11,609.63	307,065.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 04/01/24 to 04/30/24

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
RESERVES								
06300	C/H RENOVATIONS	648.08	648.08	.00	2,592.32	2,592.32	.00	7,777.00
06310	FLAT ROOF/TILE	5,232.17	5,232.17	.00	20,928.68	20,928.68	.00	62,786.00
06320	PAINTING	574.00	574.00	.00	2,296.00	2,296.00	.00	6,888.00
06330	POOL/SPA	418.58	418.58	.00	1,674.32	1,674.32	.00	5,023.00
06335	MAILEX/MONUMENT/SGN/GLF CRT	345.67	345.67	.00	1,382.68	1,382.68	.00	4,148.00
06340	ROADS/PARKING	926.25	926.25	.00	3,705.00	3,705.00	.00	11,115.00
TOTAL RESERVES		8,144.75	8,144.75	.00	32,579.00	32,579.00	.00	97,737.00
TOTAL EXPENSES		70,392.76	58,229.32	(12,163.44)	251,842.56	232,917.28	(18,925.28)	698,752.00
NET INCOME/LOSS		(11,961.76)	.01	(11,961.77)	(9,818.56)	.04	(9,818.60)	.00

CASH DISBURSEMENTS

Starting Check Date: 4/01/24 Cash Account #: 1100

Ending Check Date: 4/30/24

Check Date	Check #	Vend #	Name	Check Amount		Reference		
4/01/24	2312	DEBU	DE-BUGEM	1,160.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1900	27765	3/31/24	6120	4/01/24	580.00	MARCH SERVICE
		1901	26890	4/01/24	6120	4/01/24	580.00	JUNE SERVICE

		Totals:						1,160.00
4/01/24	2313	GENE	GENERAL POOL & SPA, INC.	910.00		SKIMMER DOOR/VACLESS SYS		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1902	22469	4/01/24	6150	4/01/24	910.00	SKIMMER DOOR/VACLESS SYS
4/01/24	2314	HEAL	FL DEPT OF HEALTH BROWARD CTY	500.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1903	2024	4/01/24	6280	4/01/24	175.00	06-60-02060 SPA
		1904	2024	4/01/24	6280	4/01/24	325.00	06-60-02059 POOL

		Totals:						500.00
4/01/24	2315	SOUP	SOUTH FLORIDA PLUMBING AND	2,779.00		BACKFLOW TESTING		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1905	6322	4/01/24	6170	4/01/24	2,779.00	BACKFLOW TESTING
4/01/24	2316	VICT	VICTORY ACCOUNTING SERVICES	550.00		APRIL SERVICE		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1906	APR 2024	4/01/24	6260	4/01/24	550.00	APRIL SERVICE
4/01/24	2317	XTRE	XTREME CLEANING SERVICES	1,400.00		MARCH SERVICE		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1907	3-22-24 #1	3/31/24	6070	3/31/24	1,400.00	MARCH SERVICE
4/01/24	2318	XTRE	XTREME CLEANING SERVICES	6,997.50		BAL DUE SIDEWALK REPRS		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1908	24-4-3#1	4/01/24	3810	4/01/24	6,997.50	BAL DUE SIDEWALK REPRS
4/01/24	4124	(M) CARD	CARDMEMBER SERVICE	303.58		3408		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1910	2/9-3/10	4/01/24	6170	4/01/24	303.58	3408

CASH DISBURSEMENTS

Starting Check Date: 4/01/24 Cash Account #: 1100

Ending Check Date: 4/30/24

Check Date	Check #	Vend #	Name	Check Amount		Reference		
4/02/24	4224	(M) IPFS	IPFS CORPORATION	17,393.53		FLT-346435		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1919	PYMT 10/10	4/02/24	3010	4/02/24	17,393.53	FLT-346435
4/03/24	40324	(M) COMC	COMCAST	146.10		8495-75-383-2161532		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1898	3/16-4/15	4/03/24	6020	4/03/24	146.10	8495-75-383-2161532
4/05/24	2319	BENC	BENCHMARK PROPERTY MANAGEMENT	1,060.35				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1911	10488	4/04/24	6260	4/04/24	1,041.00	APRIL SERVICE
		1912	11158	4/04/24	6220	4/04/24	19.35	APRIL POSTAGE
		Totals:					1,060.35	
4/05/24	2320	CITY	CITY OF DEERFIELD BEACH	6,546.70		17 INVOICES		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1914	2/16-3/18	4/04/24	6005	4/04/24	6,546.70	17 INVOICES
4/05/24	2321	GENE	GENERAL POOL & SPA, INC.	775.00		APR SVC/STABILIZER		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1915	22438	4/04/24	6090	4/04/24	775.00	APR SVC/STABILIZER
4/05/24	2322	KONY	KONYK & LEMME PLLC	501.50		1389-00015 WHELAN		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1916	13010	4/04/24	6250	4/04/24	501.50	1389-00015 WHELAN
4/05/24	2323	KUSH	PAUL KUSCH	350.00		REMOVE/REPL DRYWALL		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1913	259	4/04/24	6170	4/04/24	350.00	REMOVE/REPL DRYWALL
4/05/24	2324	LAGA	MICHAEL LAGAN	61.75		#'S GARB BINS/METAL TRP		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1917	REIMBURSEMENT	4/04/24	6110	4/04/24	61.75	#'S GARB BINS/METAL TRP
4/05/24	2325	PETI	PETITO ROOFING INC.	7,650.00		3/5 FLAT ROOF		

CASH DISBURSEMENTS

Starting Check Date: 4/01/24 Cash Account #: 1100

Ending Check Date: 4/30/24

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1918	16535	4/04/24	3685	4/04/24	7,650.00	3/5 FLAT ROOF
4/05/24	45241	(M)THDC	TOWNHOMES OF DEER CREEK			180.00	APRIL SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1928	APRIL 2024	4/05/24	6080	4/05/24	180.00	APRIL SERVICE
4/16/24	2326	BENC	BENCHMARK PROPERTY MANAGEMENT			1,041.00	MAY SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1920	10489	4/15/24	2300	4/15/24	1,041.00	MAY SERVICE
4/16/24	2327	COMP	COMPLETE OUTDOOR SERVICES, INC			1,585.26	MARCH IRRIG/REPAIRS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1921	WC15	4/15/24	6060	4/15/24	520.00	MARCH IRRIG/REPAIRS
		1921	WC15	4/15/24	6130	4/15/24	1,065.26	
						Totals:	1,585.26	
4/16/24	2328	LOCS	LOCKMAN SECURITY			3,244.77	BAL DUE SYSTEM UPGRADE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1922	58583	4/15/24	3610	4/15/24	3,244.77	BAL DUE SYSTEM UPGRADE
4/16/24	2329	PETI	PETITO ROOFING INC.			3,250.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1923	16587	4/15/24	3685	4/15/24	1,675.00	4/10 FLAT ROOF
		1924	16588	4/15/24	6170	4/15/24	1,575.00	4/10 REPR BATHROOM/EX FAN
						Totals:	3,250.00	
4/16/24	2330	PROP	PRO PEST CONTROL, INC.			1,800.00	4/12 FERTILIZE LAWN	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1925	878775	4/15/24	6120	4/15/24	1,800.00	4/12 FERTILIZE LAWN
4/18/24	2331	LAGA	MICHAEL LAGAN			150.00	TIMER/INSTL ELS ELECTRIC	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1926	REIMBURSEMENT	4/18/24	6110	4/18/24	150.00	TIMER/INSTL ELS ELECTRIC
4/19/24	2332	KUSH	PAUL KUSHCH			812.50	DEP 636 LAKE PT REPAIR	

CASH DISBURSEMENTS

Starting Check Date: 4/01/24 Cash Account #: 1100

Ending Check Date: 4/30/24

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1929	202	4/19/24	6170	4/19/24	812.50	DEP 636 LAKE PT REPAIR
4/19/24	2333	XTRE	XTREME CLEANING SERVICES			11,210.00		ROOF CLEANING
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1930	BALANCE DUE	4/19/24	6190	4/19/24	11,210.00	ROOF CLEANING
4/22/24	2334	LAGA	MICHAEL LAGAN			75.09		TIMER FOR POOL LIGHTS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1931	REIMBURSEMENT	4/22/24	6110	4/22/24	75.09	TIMER FOR POOL LIGHTS
4/23/24	42324	(M) FPL	FPL			1,809.51		10 INVOICES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1932	3/13-4/12	4/23/24	6000	4/23/24	1,809.51	10 INVOICES
Totals:						74,243.14		

-- End of report --

DATE: 5/16/24

TIME: 2:56 PM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Apr. 30, 2024
ACCOUNT NUMBER SEQUENCE

PAGE 1

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0201	0201	REGINALD J COOTE III	0.00	0.00	0.00	696.00	696.00	
0203	0203	DARLENE PFEIFFER	300.09	0.00	0.00	0.00	300.09	
0204	0204	OLIVERIO FERREIRA	464.00	0.00	0.00	0.00	464.00	
0405	0405	STEPHEN & DONNA CHERRY	0.00	0.00	0.00	46.50	46.50	
3106	3106	TONY PRUMMEL	596.00	0.00	0.00	0.00	596.00	
3201	3201	MICHAEL DORAN	406.00	0.00	0.00	793.00	1199.00	
3305	3305	TONETTA R. PARKER	135.00	0.00	0.00	0.00	135.00	Called/ Sending
3404	3404	C LYNNE SILVERMAN	0.00	0.00	6.00	0.00	6.00	
TOTAL:			1901.09	0.00	6.00	1535.50	3442.59	

DATE: 5/16/24

TIME: 2:56 PM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Apr. 30, 2024

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	1601.00	0.00	0.00	0.00	1601.00
C1		S/A 2023	2000	0.00	0.00	0.00	1535.50	1535.50
02		NSF charges	2000	0.00	0.00	6.00	0.00	6.00
07		Misc. Charges	2000	300.09	0.00	0.00	0.00	300.09
GRAND TOTAL:				1901.09	0.00	6.00	1535.50	3442.59

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	3442.59
T O T A L		\$3442.59

-- End of report --