LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 08/31/24

ASSETS

	OPERATING CASH			
1100	SOUTH STATE OPER	$ 116,521.35		
	TOTAL OPERATING CASH		$ 116,521.35	
	RESERVE CASH			
1600	SOUTH STATE RESERVES	$ 204,713.24		
1610	SOUTHSTATE CDARS 5% 10/31/24	1,041,473.30		
	TOTAL RESERVE CASH		$ 1,246,186.54	
	OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	$ 1,232.00		
2200	PREPAID INSURANCE	165,311.05		
2300	PREPAID EXPENSES	1,041.00		
	TOTAL OTHER ASSETS		$ 167,584.05	
	TOTAL ASSETS			$ 1,530,291.94

LIABILITY/RESERVE/EQUITY

	LIABILITIES		
3000	ACCOUNTS PAYABLE	$ 6,920.00	
3007	ACCRUED AUDIT	3,400.00	
3010	INSURANCE A/P	166,333.23	
3100	PREPAID ASSESSMENTS	27,640.50	
	TOTAL LIABILITIES		$ 204,293.73
	RESERVES		
3600	CLUBHOUSE RESERVES	$ 15,916.11	
3610	EXP C/H RESERVES	(10,984.55)	
3680	ROOF RESERVES	1,115,069.74	
3685	EXP ROOF RESERVES	(16,975.00)	
3740	PAINTING RESERVES	19,592.12	
3780	POOL RENOVATION RESERVES	50,465.34	
3790	MAILBX/MONUMENT/SGN/GLF CRT	2,765.36	
3800	ROAD/PARKING RESERVES	36,400.38	
3810	EXP ROAD/PAVING	(21,549.00)	
3900	RESERVE INTEREST	55,486.04	
	TOTAL RESERVES		$ 1,246,186.54

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 08/31/24

	EQUITY			
4020	RETAINED EARNINGS	$ 81,528.05		
	NET INCOME/LOSS	(1,716.38)		
	TOTAL EQUITY		$ 79,811.67	
	TOTAL LIABILITY/RESERVE/EQUITY			$ 1,530,291.94

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 08/01/24 to 08/31/24

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME								
05000	MAINTENANCE INCOME	56,056.00	56,021.00	35.00	448,448.00	448,168.00	280.00	672,252.00
05050	SOCIAL MEMBERSHIP INCOME	.00	1,833.33	(1,833.33)	19,800.00	14,666.64	5,133.36	22,000.00
05300	LATE FEES	.00	.00	.00	73.39	.00	73.39	.00
05400	C/H RENTAL INCOME	.00	375.00	(375.00)	1,300.00	3,000.00	(1,700.00)	4,500.00
	TOTAL INCOME	56,056.00	58,229.33	(2,173.33)	469,621.39	465,834.64	3,786.75	698,752.00
			EXPENSES					
UTILITIES								
06000	ELECTRIC	1,652.57	2,041.67	389.10	14,947.05	16,333.36	1,386.31	24,500.00
06005	WATER SEWER	5,518.61	5,916.67	398.06	49,711.64	47,333.36	(2,378.28)	71,000.00
06020	TELEPHONE	146.31	108.33	(37.98)	1,163.11	866.64	(296.47)	1,300.00
	TOTAL UTILITIES	7,317.49	8,066.67	749.18	65,821.80	64,533.36	(1,288.44)	96,800.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,000.00	5,225.00	225.00	40,000.00	41,800.00	1,800.00	62,700.00
06060	IRRIGATION CONTRACT	520.00	416.67	(103.33)	3,640.00	3,333.36	(306.64)	5,000.00
06070	JANTORIAL SERVICE	1,400.00	1,516.67	116.67	11,200.00	12,133.36	933.36	18,200.00
06080	LAKE MAINT CONTRACT	180.00	195.83	15.83	1,029.00	1,566.64	537.64	2,350.00
06090	POOL SERVICE CONTRACT	625.00	666.67	41.67	5,150.00	5,333.36	183.36	8,000.00
	TOTAL OPERATING EXPENSES	7,725.00	8,020.84	295.84	61,019.00	64,166.72	3,147.72	96,250.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	.00	200.00	200.00	.00	1,600.00	1,600.00	2,400.00
06110	C/H REPAIR/MAINT	.00	208.33	208.33	428.22	1,666.64	1,238.42	2,500.00
06120	EXTERMINATING/TERMITE	350.00	833.33	483.33	6,520.00	6,666.64	146.64	10,000.00
06130	IRRIGATION REPAIRS	73.56	416.67	343.11	7,075.76	3,333.36	(3,742.40)	5,000.00
06140	LANDSCAPE OTHER	.00	791.67	791.67	2,355.12	6,333.36	3,978.24	9,500.00
06150	POOL REPAIRS	1,950.00	416.65	(1,533.35)	6,325.00	3,333.20	(2,991.80)	5,000.00
06170	REPAIR & MAINTENANCE	2,615.00	2,500.00	(115.00)	40,920.61	20,000.00	(20,920.61)	30,000.00
06180	TREE TRIMMING	.00	1,500.00	1,500.00	9,175.00	12,000.00	2,825.00	18,000.00
06190	ROOF CLEANING	.00	1,541.67	1,541.67	21,220.00	12,333.36	(8,886.64)	18,500.00
	TOTAL REPAIR MAINT EXPENSES	4,988.56	8,408.32	3,419.76	94,019.71	67,266.56	(26,753.15)	100,900.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	425.00	425.00	.00	3,400.00	3,400.00	.00	5,100.00
06210	BAD DEBT ALLOC	.00	63.75	63.75	.00	510.00	510.00	765.00
06220	OFFICE EXPENSES	146.00	333.33	187.33	2,619.71	2,666.64	46.93	4,000.00
06230	FEES TO THE DIVISION	.00	83.33	83.33	.00	666.64	666.64	1,000.00
06240	INSURANCE	21,221.00	22,750.00	1,529.00	166,909.30	182,000.00	15,090.70	273,000.00
06250	LEGAL FEES	.00	250.00	250.00	(1,524.00)	2,000.00	3,524.00	3,000.00
06260	MANAGEMENT	1,591.00	1,608.33	17.33	12,803.00	12,866.64	63.64	19,300.00
06280	TAXES/FEES/DUES	500.00	75.00	(425.00)	1,111.25	600.00	(511.25)	900.00
	TOTAL ADMINISTRATIVE EXPENSES	23,883.00	25,588.74	1,705.74	185,319.26	204,709.92	19,390.66	307,065.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 08/01/24 to 08/31/24

Description		Current Period Actual	Budget	Variance	Year-To-Date Actual	Budget	Variance	Yearly Budget
RESERVES								
06300	C/H RENOVATIONS	648.08	648.08	.00	5,184.64	5,184.64	.00	7,777.00
06310	FLAT ROOF/TILE	5,232.17	5,232.17	.00	41,857.36	41,857.36	.00	62,786.00
06320	PAINTING	574.00	574.00	.00	4,592.00	4,592.00	.00	6,888.00
06330	POOL/SPA	418.58	418.58	.00	3,348.64	3,348.64	.00	5,023.00
06335	MAILBX/MONUMENT/SGN/GLF CRT	345.67	345.67	.00	2,765.36	2,765.36	.00	4,148.00
06340	ROADS/PARKING	926.25	926.25	.00	7,410.00	7,410.00	.00	11,115.00
	TOTAL RESERVES	8,144.75	8,144.75	.00	65,158.00	65,158.00	.00	97,737.00
	TOTAL EXPENSES	52,058.80	58,229.32	6,170.52	471,337.77	465,834.56	(5,503.21)	698,752.00
	NET INCOME/LOSS	3,997.20	.01	3,997.19	(1,716.38)	.08	(1,716.46)	.00

CASH DISBURSEMENTS

Starting Check Date: 8/01/24 Cash Account #: 1100
Ending Check Date: 8/31/24

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/02/24	2382	CITY	CITY OF DEERFIELD BEACH	5,518.61	17 INVOICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2009	6/18-7/17	8/01/24	6005	8/01/24	5,518.61	17 INVOICES

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/02/24	2383	GENE	GENERAL POOL & SPA, INC.	625.00	AUGUST SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2010	24383	8/01/24	6090	8/01/24	625.00	AUGUST SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/02/24	2384	KUSH	PAUL KUSHCH	2,247.50	BAL DUE BATHROOM UPGRADE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2011	206 BALANCE	8/01/24	3610	8/01/24	2,247.50	BAL DUE BATHROOM UPGRADE

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/02/24	2385	POST	POSTMASTER	146.00	STAMPS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2012	STAMPS	8/01/24	6220	8/01/24	146.00	STAMPS

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/02/24	2386	VICT	VICTORY ACCOUNTING SERVICES	550.00	AUGUST SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2013	AUGUST 2024	8/01/24	6260	8/01/24	550.00	AUGUST SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/02/24	2387	XTRE	XTREME CLEANING SERVICES	715.00	SIDEWALK DEMO INSTL/REP

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2014	24-25-7#02	8/01/24	6170	8/01/24	715.00	SIDEWALK DEMO INSTL/REP

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/02/24	2388	XTRE	XTREME CLEANING SERVICES	1,400.00	JULY SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2015	7-25-24#5	7/31/24	6070	7/31/24	1,400.00	JULY SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/03/24	80324	(M) COMC	COMCAST	146.31	1532

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2008	7/16-8/15	8/03/24	6020	8/03/24	146.31	1532

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/06/24	80624	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	AUGUST 2024

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2044	AUGUST	8/06/24	6080	8/06/24	180.00	AUGUST 2024

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/15/24	2353	VOID		.00	Void

CASH DISBURSEMENTS

Starting Check Date: 8/01/24 Cash Account #: 1100
Ending Check Date: 8/31/24

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/15/24	81524	(M) HEAL	FL DEPT OF HEALTH BROWARD CTY	50.00	REINSPECT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2045	REINSPECT	8/15/24	6280	8/15/24	50.00	REINSPECT

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/16/24	8124	(M) IPFS	IPFS CORPORATION	18,481.47	FLS-232429

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2017	PYMT 2/11	8/16/24	3010	8/16/24	18,481.47	FLS-232429

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/16/24	81624	(M) IPFS	IPFS CORPORATION	18,481.47-	DUP ENTRY

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2043	DUP ENTRY	8/16/24	3010	8/16/24	18,481.47-	DUP ENTRY

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/16/24	83124	(M) IPFS	IPFS CORPORATION	18,481.47	FLS-232429

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2018	2/11	8/16/24	3010	8/16/24	18,481.47	FLS-232429

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/20/24	2389	ALLC	ALL COUNTY PAVING	8,104.00	DEPOSIT MILL & PAVE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2025	92937	8/16/24	3810	8/16/24	8,104.00	DEPOSIT MILL & PAVE

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/20/24	2390	BENC	BENCHMARK PROPERTY MANAGEMENT	1,541.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2019	12053	8/16/24	6280	8/16/24	500.00	MISC BECNHMARK FILE BOI
2020	10493	8/16/24	2300	8/16/24	1,041.00	SEPTEMBER SERVICE
				Totals:	1,541.00	

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/20/24	2391	COMP	COMPLETE OUTDOOR SERVICES, INC	5,593.56	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2021	7025	8/16/24	6050	8/16/24	5,000.00	JULY SERVICE
2022	WC18	8/16/24	6050	8/16/24	593.56	JULY IRRIG/REPAIRS
				Totals:	5,593.56	

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/20/24	2392	GENE	GENERAL POOL & SPA, INC.	1,950.00	SPA PUMP

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2024	24536	8/16/24	6150	8/16/24	1,950.00	SPA PUMP

CASH DISBURSEMENTS

Starting Check Date: 8/01/24 Cash Account #: 1100
Ending Check Date: 8/31/24

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/20/24	2393	PETI	PETITO ROOFING INC.	1,900.00	8/12 ROOF REPAIR

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2027	16758	8/16/24	6170	8/16/24	1,900.00	8/12 ROOF REPAIR

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/20/24	2394	PROP	PRO PEST CONTROL, INC.	350.00	8/13 RODENT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2028	887264	8/16/24	6120	8/16/24	350.00	8/13 RODENT

Check Date	Check #	Vend #	Name	Check Amount	Reference
8/24/24	82424	(M) FPL	FPL	1,652.57	10 INVOCIES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2030	7/15-8/13	8/24/24	6000	8/24/24	1,652.57	10 INVOCIES

Totals: 51,151.02

-- End of report --

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Aug. 31, 2024
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
2901	2901	EDSON SANTA LUCIA	0.00	616.00	0.00	0.00	616.00	
2902	2902	SHEILA & ALEX JAFFE	0.00	616.00	0.00	0.00	616.00	Called/ Sending
		TOTAL:	0.00	1232.00	0.00	0.00	1232.00	

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	1232.00	0.00	0.00	1232.00
			GRAND TOTAL:	0.00	1232.00	0.00	0.00	1232.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	1232.00
	T O T A L	$1232.00

-- End of report --