

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 02/29/24

ASSETS

OPERATING CASH

1100	SOUTH STATE OPER	\$	58,764.70	
	TOTAL OPERATING CASH			\$ 58,764.70

RESERVE CASH

1600	SOUTH STATE RESERVES	\$	193,691.04	
1610	SOUTHSTATE CDARS 5% 10/31/24		1,016,170.02	
	TOTAL RESERVE CASH			\$ 1,209,861.06

OTHER ASSETS

2000	ACCOUNTS RECEIVABLE	\$	2,439.50	
2200	PREPAID INSURANCE		87,625.66	
	TOTAL OTHER ASSETS			\$ 90,065.16

TOTAL ASSETS				\$ <u>1,358,690.92</u>
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LIABILITY/RESERVE/EQUITY

LIABILITIES

3000	ACCOUNTS PAYABLE	\$	7,625.00	
3007	ACCRUED AUDIT		850.00	
3010	INSURANCE A/P		34,787.06	
3100	PREPAID ASSESSMENTS		30,010.50	
	TOTAL LIABILITIES			\$ 73,272.56

RESERVES

3600	CLUBHOUSE RESERVES	\$	12,027.63	
3680	ROOF RESERVES		1,083,676.72	
3685	EXP ROOF RESERVES		(7,650.00)	
3740	PAINTING RESERVES		16,148.12	
3780	POOL RENOVATION RESERVES		47,953.86	
3790	MAILBX/MONUMENT/SGN/GLF CRT		691.34	
3800	ROAD/PARKING RESERVES		20,842.88	
3900	RESERVE INTEREST		36,170.44	
	TOTAL RESERVES			\$ 1,209,860.99

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 02/29/24

EQUITY			
4020	RETAINED EARNINGS	\$	81,528.05
	NET INCOME/LOSS		(5,970.68)
	TOTAL EQUITY		<u>\$ 75,557.37</u>
	TOTAL LIABILITY/RESERVE/EQUITY		<u>\$ 1,358,690.92</u>

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 02/01/24 to 02/29/24

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	112,112.00	112,042.00	70.00	672,252.00
05050 SOCIAL MEMBERSHIP INCOME	4,950.00	1,833.33	3,116.67	13,950.00	3,666.66	10,283.34	22,000.00
05400 C/H RENTAL INCOME	.00	375.00	(375.00)	125.00	750.00	(625.00)	4,500.00
TOTAL INCOME	61,006.00	58,229.33	2,776.67	126,187.00	116,458.66	9,728.34	698,752.00
EXPENSES							
UTILITIES							
06000 ELECTRIC	2,140.32	2,041.67	(98.65)	4,286.49	4,083.34	(203.15)	24,500.00
06005 WATER SEWER	6,650.42	5,916.67	(733.75)	12,807.72	11,833.34	(974.38)	71,000.00
06020 TELEPHONE	146.10	108.33	(37.77)	286.69	216.66	(70.03)	1,300.00
TOTAL UTILITIES	8,936.84	8,066.67	(870.17)	17,380.90	16,133.34	(1,247.56)	96,800.00
OPERATING EXPENSES							
06050 LANDSCAPE CONTRACT	5,000.00	5,225.00	225.00	10,000.00	10,450.00	450.00	62,700.00
06060 IRRIGATION CONTRACT	520.00	416.67	(103.33)	520.00	833.34	313.34	5,000.00
06070 JANITORIAL SERVICE	1,400.00	1,516.67	116.67	2,800.00	3,033.34	233.34	18,200.00
06080 LAKE MAINT CONTRACT	180.00	195.83	15.83	360.00	391.66	31.66	2,350.00
06090 POOL SERVICE CONTRACT	625.00	666.67	41.67	1,250.00	1,333.34	83.34	8,000.00
TOTAL OPERATING EXPENSES	7,725.00	8,020.84	295.84	14,930.00	16,041.68	1,111.68	96,250.00
REPAIR/MAINTENANCE EXPENSES							
06100 BACKFLOW CERTIFICATION	.00	200.00	200.00	.00	400.00	400.00	2,400.00
06110 C/H REPAIR/MAINT	58.82	208.33	149.51	58.82	416.66	357.84	2,500.00
06120 EXTERMINATING/TERMITE	630.00	833.33	203.33	1,210.00	1,666.66	456.66	10,000.00
06130 IRRIGATION REPAIRS	129.61	416.67	287.06	129.61	833.34	703.73	5,000.00
06140 LANDSCAPE OTHER	.00	791.67	791.67	2,600.00	1,583.34	(1,016.66)	9,500.00
06150 POOL REPAIRS	1,525.00	416.65	(1,108.35)	2,205.00	833.30	(1,371.70)	5,000.00
06170 REPAIR & MAINTENANCE	275.00	2,500.00	2,225.00	15,298.64	5,000.00	(10,298.64)	30,000.00
06180 TREE TRIMMING	.00	1,500.00	1,500.00	6,375.00	3,000.00	(3,375.00)	18,000.00
06190 ROOF CLEANING	.00	1,541.67	1,541.67	10,010.00	3,083.34	(6,926.66)	18,500.00
TOTAL REPAIR MAINT EXPENSES	2,618.43	8,408.32	5,789.89	37,887.07	16,816.64	(21,070.43)	100,900.00
ADMINISTRATIVE EXPENSES							
06200 ACCOUNTING AUDIT	425.00	425.00	.00	850.00	850.00	.00	5,100.00
06210 BAD DEBT ALLOC	.00	63.75	63.75	.00	127.50	127.50	765.00
06220 OFFICE EXPENSES	124.18	333.33	209.15	339.69	666.66	326.97	4,000.00
06230 FEES TO THE DIVISION	.00	83.33	83.33	.00	166.66	166.66	1,000.00
06240 INSURANCE	20,649.26	22,750.00	2,100.74	41,298.52	45,500.00	4,201.48	273,000.00
06250 LEGAL FEES	.00	250.00	250.00	.00	500.00	500.00	3,000.00
06260 MANAGEMENT	1,591.00	1,608.33	17.33	3,182.00	3,216.66	34.66	19,300.00
06280 TAXES/FEES/DUES	.00	75.00	75.00	.00	150.00	150.00	900.00
TOTAL ADMINISTRATIVE EXPENSES	22,789.44	25,588.74	2,799.30	45,670.21	51,177.48	5,507.27	307,065.00

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 02/01/24 to 02/29/24

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
RESERVES							
06300 C/H RENOVATIONS	648.08	648.08	.00	1,296.16	1,296.16	.00	7,777.00
06310 FLAT ROOF/TILE	5,232.17	5,232.17	.00	10,464.34	10,464.34	.00	62,786.00
06320 PAINTING	574.00	574.00	.00	1,148.00	1,148.00	.00	6,888.00
06330 POOL/SPA	418.58	418.58	.00	837.16	837.16	.00	5,023.00
06335 MAILEX/MONUMENT/SGN/CLF CRT	345.67	345.67	.00	691.34	691.34	.00	4,148.00
06340 ROADS/PARKING	926.25	926.25	.00	1,852.50	1,852.50	.00	11,115.00
TOTAL RESERVES	8,144.75	8,144.75	.00	16,289.50	16,289.50	.00	97,737.00
TOTAL EXPENSES	50,214.46	58,229.32	8,014.86	132,157.68	116,458.64	(15,699.04)	698,752.00
NET INCOME/LOSS	10,791.54	.01	10,791.53	(5,970.68)	.02	(5,970.70)	.00

CASH DISBURSEMENTS

Starting Check Date: 2/01/24 Cash Account #: 1100

Ending Check Date: 2/29/24

Check Date	Check #	Vend #	Name	Check Amount	Reference			
2/01/24	2124	(M) IPFS	IPFS CORPORATION	17,393.53	FLT-346435			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1853	PYMT 8/10	2/01/24	3010	2/01/24	17,393.53	FLT-346435
2/03/24	20324	(M) COMC	COMCAST	146.10	8495-75-383-2161532			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1870	1/16-2/15	2/03/24	6020	2/03/24	146.10	8495-75-383-2161532
2/05/24	25241	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	FEBRUARY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1861	FEB 2024	2/05/24	6080	2/05/24	180.00	FEBRUARY SERVICE
2/08/24	2281	CITY	CITY OF DEERFIELD BEACH	6,650.42	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1854	12/18-1/18	2/05/24	6005	2/05/24	6,650.42	17 INVOICES
2/08/24	2282	DEBU	DE-BUGEM	580.00	JANUARY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1855	27557	1/31/24	6120	1/31/24	580.00	JANUARY SERVICE
2/08/24	2283	GENE	GENERAL POOL & SPA, INC.	1,275.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1856	20660	2/05/24	6150	2/05/24	650.00	CIRCUIT BREAKERS
		1857	21581	2/05/24	6090	2/05/24	625.00	FEBRUARY SERVICE
				Totals:			1,275.00	
2/08/24	2284	LAGA	MICHAEL LAGAN	51.34	LOCK BOX			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1858	REIMB	2/05/24	6110	2/05/24	51.34	LOCK BOX
2/08/24	2285	VICT	VICTORY ACCOUNTING SERVICES	550.00	FEBRUARY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1859	FEB 2024	2/05/24	6260	2/05/24	550.00	FEBRUARY SERVICE
2/16/24	2286	VOID		.00	Void			
2/21/24	2287	KUSH	PAUL KUSHCH	275.00	DEP-REPL DRYWALL			

CASH DISBURSEMENTS

Starting Check Date: 2/01/24 Cash Account #: 1100

Ending Check Date: 2/29/24

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1864	254	2/21/24	6170	2/21/24	275.00	DEP-REPL DRYWALL
2/23/24	2288	COMP	COMPLETE OUTDOOR SERVICES, INC			649.61		JANUARY IRRIG/REPAIRS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1865	WC13	2/22/24	6130	2/22/24	129.61	JANUARY IRRIG/REPAIRS
		1865	WC13	2/22/24	6060	2/22/24	520.00	

Totals:							649.61	
2/23/24	2289	GENE	GENERAL POOL & SPA, INC.			280.00		1/25 VALVE REPAIR
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1866	21352	2/22/24	6150	2/22/24	280.00	1/25 VALVE REPAIR
2/23/24	2290	GERS	GERSTLE ROSEN & GOLDENBERG PA			5,200.00		2023 AUDIT PREP/TAX PREP
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1867	186194	2/22/24	3007	2/22/24	5,200.00	2023 AUDIT PREP/TAX PREP
2/23/24	2291	LAGA	MICHAEL LAGAN			131.66		OFFICE SUPPLIES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1868	REIMBURSEMENT	2/22/24	6110	2/22/24	7.48	OFFICE SUPPLIES
		1868	REIMBURSEMENT	2/22/24	6220	2/22/24	124.18	

Totals:							131.66	
2/23/24	2292	PETI	PETITO ROOFING INC.			7,650.00		2/2 FLAT ROOF
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1869	16503	2/22/24	3685	2/22/24	7,650.00	2/2 FLAT ROOF
2/24/24	22424	(M) FPL	FPL			2,140.32		10 INVOICES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1885	1/11-2/13	2/24/24	6000	2/24/24	2,140.32	10 INVOICES
Totals:							43,152.98	

-- End of report --

DATE: 3/13/24
TIME: 4:42 PM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Feb. 29, 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	702.00	702.00	
0405	0405	STEPHEN & DONNA CHERRY	0.00	0.00	0.00	396.50	396.50	
3201	3201	MICHAEL DORAN	406.00	0.00	0.00	793.00	1199.00	
3305	3305	TONETTA R. PARKER	136.00	0.00	0.00	0.00	136.00	
3404	3404	C LYNNE SILVERMAN	6.00	0.00	0.00	0.00	6.00	
TOTAL:			548.00	0.00	0.00	1891.50	2439.50	

DATE: 3/13/24
TIME: 4:42 PM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Feb. 29, 2024

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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	542.00	0.00	0.00	0.00	542.00
C1		S/A 2023	2000	0.00	0.00	0.00	1891.50	1891.50
02		NSF charges	2000	6.00	0.00	0.00	0.00	6.00
GRAND TOTAL:				548.00	0.00	0.00	1891.50	2439.50

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	2439.50
T O T A L		\$2439.50

-- End of report --