

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 01/31/24

ASSETS

OPERATING CASH			
1100	SOUTH STATE OPER	\$	39,779.43
	TOTAL OPERATING CASH		\$ 39,779.43
RESERVE CASH			
1600	SOUTH STATE RESERVES	\$	192,576.19
1610	SOUTHSTATE CDARS 5% 10/31/24		1,012,238.46
	TOTAL RESERVE CASH		\$ 1,204,814.65
OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	\$	6,542.50
2200	PREPAID INSURANCE		108,274.92
2300	PREPAID EXPENSES		1,041.00
	TOTAL OTHER ASSETS		\$ 115,858.42
	TOTAL ASSETS		\$ 1,360,452.50

LIABILITY/RESERVE/EQUITY

LIABILITIES			
3000	ACCOUNTS PAYABLE	\$	580.00
3007	ACCRUED AUDIT		5,625.00
3010	INSURANCE A/P		52,180.59
3100	PREPAID ASSESSMENTS		32,486.50
	TOTAL LIABILITIES		\$ 90,872.09
RESERVES			
3600	CLUBHOUSE RESERVES	\$	11,379.55
3680	ROOF RESERVES		1,053,444.55
3740	PAINTING RESERVES		15,574.12
3780	POOL RENOVATION RESERVES		47,535.28
3790	MAILBX/MONUMENT/SGN/GLF CRT		345.67
3800	ROAD/PARKING RESERVES		19,916.63
3900	RESERVE INTEREST		56,618.78
	TOTAL RESERVES		\$ 1,204,814.58

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 01/31/24

EQUITY				
4020	RETAINED EARNINGS	\$	81,528.05	
	NET INCOME/LOSS		(16,762.22)	
	TOTAL EQUITY		<u>64,765.83</u>	
	TOTAL LIABILITY/RESERVE/EQUITY			<u>\$ 1,360,452.50</u>

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

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

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	56,056.00	56,021.00	35.00	672,252.00
05050 SOCIAL MEMBERSHIP INCOME	9,000.00	1,833.33	7,166.67	9,000.00	1,833.33	7,166.67	22,000.00
05400 C/H RENTAL INCOME	125.00	375.00	(250.00)	125.00	375.00	(250.00)	4,500.00
TOTAL INCOME	65,181.00	58,229.33	6,951.67	65,181.00	58,229.33	6,951.67	698,752.00
EXPENSES							
UTILITIES							
06000 ELECTRIC	2,146.17	2,041.67	(104.50)	2,146.17	2,041.67	(104.50)	24,500.00
06005 WATER SEWER	6,157.30	5,916.67	(240.63)	6,157.30	5,916.67	(240.63)	71,000.00
06020 TELEPHONE	140.59	108.33	(32.26)	140.59	108.33	(32.26)	1,300.00
TOTAL UTILITIES	8,444.06	8,066.67	(377.39)	8,444.06	8,066.67	(377.39)	96,800.00
OPERATING EXPENSES							
06050 LANDSCAPE CONTRACT	5,000.00	5,225.00	225.00	5,000.00	5,225.00	225.00	62,700.00
06060 IRRIGATION CONTRACT	.00	416.67	416.67	.00	416.67	416.67	5,000.00
06070 JANITORIAL SERVICE	1,400.00	1,516.67	116.67	1,400.00	1,516.67	116.67	18,200.00
06080 LAKE MAINT CONTRACT	180.00	195.83	15.83	180.00	195.83	15.83	2,350.00
06090 POOL SERVICE CONTRACT	625.00	666.67	41.67	625.00	666.67	41.67	8,000.00
TOTAL OPERATING EXPENSES	7,205.00	8,020.84	815.84	7,205.00	8,020.84	815.84	96,250.00
REPAIR/MAINTENANCE EXPENSES							
06100 BACKFLOW CERTIFICATION	.00	200.00	200.00	.00	200.00	200.00	2,400.00
06110 C/H REPAIR/MAINT	.00	208.33	208.33	.00	208.33	208.33	2,500.00
06120 EXTERMINATING/TERMITE	580.00	833.33	253.33	580.00	833.33	253.33	10,000.00
06130 IRRIGATION REPAIRS	.00	416.67	416.67	.00	416.67	416.67	5,000.00
06140 LANDSCAPE OTHER	2,600.00	791.67	(1,808.33)	2,600.00	791.67	(1,808.33)	9,500.00
06150 POOL REPAIRS	680.00	416.65	(263.35)	680.00	416.65	(263.35)	5,000.00
06170 REPAIR & MAINTENANCE	15,023.64	2,500.00	(12,523.64)	15,023.64	2,500.00	(12,523.64)	30,000.00
06180 TREE TRIMMING	6,375.00	1,500.00	(4,875.00)	6,375.00	1,500.00	(4,875.00)	18,000.00
06190 ROOF CLEANING	10,010.00	1,541.67	(8,468.33)	10,010.00	1,541.67	(8,468.33)	18,500.00
TOTAL REPAIR MAINT EXPENSES	35,268.64	8,408.32	(26,860.32)	35,268.64	8,408.32	(26,860.32)	100,900.00
ADMINISTRATIVE EXPENSES							
06200 ACCOUNTING AUDIT	425.00	425.00	.00	425.00	425.00	.00	5,100.00
06210 BAD DEBT ALLOC	.00	63.75	63.75	.00	63.75	63.75	765.00
06220 OFFICE EXPENSES	215.51	333.33	117.82	215.51	333.33	117.82	4,000.00
06230 FEES TO THE DIVISION	.00	83.33	83.33	.00	83.33	83.33	1,000.00
06240 INSURANCE	20,649.26	22,750.00	2,100.74	20,649.26	22,750.00	2,100.74	273,000.00
06250 LEGAL FEES	.00	250.00	250.00	.00	250.00	250.00	3,000.00
06260 MANAGEMENT	1,591.00	1,608.33	17.33	1,591.00	1,608.33	17.33	19,300.00
06280 TAXES/FEES/DUES	.00	75.00	75.00	.00	75.00	75.00	900.00
TOTAL ADMINISTRATIVE EXPENSES	22,880.77	25,588.74	2,707.97	22,880.77	25,588.74	2,707.97	307,065.00

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

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

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
RESERVES								
06300	C/H RENOVATIONS	648.08	648.08	.00	648.08	648.08	.00	7,777.00
06310	FLAT ROOF/TILE	5,232.17	5,232.17	.00	5,232.17	5,232.17	.00	62,786.00
06320	PAINTING	574.00	574.00	.00	574.00	574.00	.00	6,888.00
06330	POOL/SPA	418.58	418.58	.00	418.58	418.58	.00	5,023.00
06335	MAILBX/MONUMENT/SGN/GLF CRT	345.67	345.67	.00	345.67	345.67	.00	4,148.00
06340	ROADS/PARKING	926.25	926.25	.00	926.25	926.25	.00	11,115.00
TOTAL RESERVES		8,144.75	8,144.75	.00	8,144.75	8,144.75	.00	97,737.00
TOTAL EXPENSES		81,943.22	58,229.32	(23,713.90)	81,943.22	58,229.32	(23,713.90)	698,752.00
NET INCOME/LOSS		(16,762.22)	.01	(16,762.23)	(16,762.22)	.01	(16,762.23)	.00

CASH DISBURSEMENTS

Starting Check Date: 1/01/24 Cash Account #: 1100

Ending Check Date: 1/31/24

Check Date	Check #	Vend #	Name	Check Amount	Reference				
1/03/24	1324	(M) IPFS	IPFS CORPORATION	17,393.53	FLT-346435				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1810	PYMT 7/10	1/03/24	3010	1/03/24	17,393.53	FLT-346435	
1/03/24	10324	(M) COMC	COMCAST	140.59	8495-75-383-2161532				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1851	12/16-1/15	1/03/24	6020	1/03/24	140.59	8495-75-383-2161532	
1/05/24	15241	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	JANUARY SERVICE				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1860	JAN 2024	1/05/24	6080	1/05/24	180.00	JANUARY SERVICE	
1/08/24	2255	ABSO	ABSOLUTE POWER COATING	1,516.19	50% DEP - POOL CHAIR REPR				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1811	414478	1/05/24	6170	1/05/24	1,516.19	50% DEP - POOL CHAIR REPR	
1/08/24	2256	BENC	BENCHMARK PROPERTY MANAGEMENT	1,041.00	JANUARY SERVICE				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1812	10243	1/05/24	6260	1/05/24	1,041.00	JANUARY SERVICE	
1/08/24	2257	VOID		.00	Void				
1/08/24	2258	VOID		.00	Void				
1/08/24	2259	COMP	COMPLETE OUTDOOR SERVICES, INC	11,375.00					
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1813	TT2	1/05/24	6180	1/05/24	6,375.00	50% DEP - TREE TRIMMING	
		1814	7018	12/31/23	6050	12/31/23	5,000.00	DECEMBER SERVICE	
		-----						Totals:	11,375.00
1/08/24	2260	DEBU	DE-BUGEM	580.00	DECEMBER SERVICE				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1815	27475	12/31/23	6120	12/31/23	580.00	DECEMBER SERVICE	
1/08/24	2261	GENE	GENERAL POOL & SPA, INC.	1,305.00					
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1819	20917	12/31/23	6150	1/05/24	680.00	12/19 SPA MOTOR INSTALL	
		1820	21089	1/05/24	6090	1/05/24	625.00	JANUARY SERVICE	
		-----						Totals:	1,305.00

CASH DISBURSEMENTS

Starting Check Date: 1/01/24 Cash Account #: 1100

Ending Check Date: 1/31/24

Check Date	Check #	Vend #	Name	Check Amount		Reference			
1/08/24	2262	LAGA	MICHAEL LAGAN	38.45		OFFICE SUPPLIES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1821	REIMBURSEMENT	12/31/23	6220	12/31/23	38.45	OFFICE SUPPLIES	
1/08/24	2263	PETI	PETITO ROOFING INC.	1,275.00		ROOF LEAK REPAIR			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1822	16458	1/05/24	6170	1/05/24	1,275.00	ROOF LEAK REPAIR	
1/08/24	2264	VICT	VICTORY ACCOUNTING SERVICES	550.00		JANUARY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1823	JAN 2024	1/05/24	6260	1/05/24	550.00	JANUARY SERVICE	
1/08/24	2265	XTRE	XTREME CLEANING SERVICES	11,410.00					
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1824	50% DEPOSIT	1/05/24	6190	1/05/24	10,010.00	ROOF CLEANING	
		1825	122023-2	12/31/23	6070	12/31/23	1,400.00	DECEMBER SERVICE	
		-----						Totals:	11,410.00
1/09/24	2266	CITY	CITY OF DEERFIELD BEACH	12,153.11					
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1817	10/18-11/16	None	6005	12/31/23	5,995.81	17 INVOICES	
		1818	11/16-12/18	None	6005	1/05/24	6,157.30	17 INVOICES	
		-----						Totals:	12,153.11
1/19/24	2267	ABSO	ABSOLUTE POWER COATING	1,516.19		BAL DUE - POOL CHAIR REPR			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1826	414478	1/18/24	6170	1/18/24	1,516.19	BAL DUE - POOL CHAIR REPR	
1/19/24	2268	BENC	BENCHMARK PROPERTY MANAGEMENT	1,176.77					
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1827	10486	1/18/24	2300	1/18/24	1,041.00	FEBRUARY SERVICE	
		1828	10478	1/18/24	6220	1/18/24	135.77	DEC POSTAGE REIMB	
		-----						Totals:	1,176.77
1/19/24	2269	CITD	CITY OF DEERFIELD BEACH	84.76		12/29 OCCUPANCY INSPECT			

CASH DISBURSEMENTS

Starting Check Date: 1/01/24 Cash Account #: 1100

Ending Check Date: 1/31/24

Check Date	Check #	Vend #	Name	Check Amount		Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1830	025841	1/18/24	6170	1/18/24	84.76	12/29 OCCUPANCY INSPECT	
1/19/24	2270	COMP	COMPLETE OUTDOOR SERVICES, INC				5,000.00	JANUARY SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1831	7019	1/18/24	6050	1/18/24	5,000.00	JANUARY SERVICE	
1/19/24	2271	LAGA	MICHAEL LAGAN				44.49	OFFICE SUPPLIES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1833	REIMB	1/18/24	6220	1/18/24	44.49	OFFICE SUPPLIES	
1/19/24	2272	SCEI	SOUTHERN COAST ENTERPRISES INC				5,175.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1834	27861	1/18/24	6170	1/18/24	1,550.00	1/17 LEAK REPAIR 3026	
		1837	27868	1/18/24	6170	1/18/24	1,975.00	1/18 LEAK REPAIR 3041	
		1838	27869	1/18/24	6170	1/18/24	1,650.00	1/18 LEAK REPAIR 3038	
		-----						Totals:	5,175.00
1/19/24	2273	TELE	TELE-VAC SOUTH, INC.				1,087.50	BASIN CLEAN/MUDWORK RPR	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1835	122323	1/18/24	6170	1/18/24	1,087.50	BASIN CLEAN/MUDWORK RPR	
1/19/24	2274	VETE	VETERANS PLUMBING INC				120.00	1/5 HOSE BIB REPAIR	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1836	76490	1/18/24	6170	1/18/24	120.00	1/5 HOSE BIB REPAIR	
1/22/24	12224	(M) FPL	FPL				2,146.17	10 INVOICES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1852	12/12-1/11	1/22/24	6000	1/22/24	2,146.17	10 INVOICES	
1/26/24	126241	(M) CARD	CARDMEMBER SERVICE				2,117.80	3048 C/C SUPPLIES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1850	3408 C/C	1/26/24	6220	1/26/24	2,117.80	3048 C/C SUPPLIES	
1/30/24	2275	CHAI	CHAIBAN ENGINEERING				250.00	DIGITAL REPORTS INSPECT	

CASH DISBURSEMENTS

Starting Check Date: 1/01/24 Cash Account #: 1100

Ending Check Date: 1/31/24

Check Date	Check #	Vend #	Name	Check Amount	Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1840	INVOICE-2	1/30/24	6170	1/30/24	250.00	DIGITAL REPORTS INSPECT
1/30/24	2276	COMP	COMPLETE OUTDOOR SERVICES, INC	9,543.55				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1841	REMOVE PALMS	1/30/24	6140	1/30/24	2,600.00	REMOVE PALMS/HRDWD 1/17
		1842	TT3	1/30/24	6180	1/30/24	6,375.00	BAL TREE TRIMMING
		1843	WC12	12/31/23	6130	12/31/23	568.55	DEC IRRIG/REPAIRS

				Totals:			9,543.55	
1/30/24	2277	PETI	PETITO ROOFING INC.	1,275.00			1/15 REP BATHROOM WALL	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1844	16483	1/30/24	6170	1/30/24	1,275.00	1/15 REP BATHROOM WALL
1/30/24	2278	SCEI	SOUTHERN COAST ENTERPRISES INC	750.00			ROOF REPAIRS 1/25	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1846	27891	1/30/24	6170	1/30/24	750.00	ROOF REPAIRS 1/25
1/30/24	2279	VICT	VICTORY ACCOUNTING SERVICES	21.00			LATE NOTICE BILLING	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1847	LATE NOTICES	1/30/24	6220	1/30/24	21.00	LATE NOTICE BILLING
1/30/24	2280	XTRE	XTREME CLEANING SERVICES	3,374.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1848	11224-3	1/30/24	6170	1/30/24	1,824.00	REPAIR PAVERS
		1849	1-30-24#4	1/30/24	6070	1/30/24	1,400.00	JAN SERVICE/SIGN INSTALL
		1849	1-30-24#4	1/30/24	6170	1/30/24	150.00	

				Totals:			3,374.00	
				Totals:			92,640.10	

-- End of report --

DATE: 2/13/24
 TIME: 10:48 AM

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

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0101	0101	QUIRINO D'ALESSANDRO	0.00	136.00	0.00	0.00	136.00	
0201	0201	REGINALD J COOTE III	0.00	0.00	396.50	308.50	705.00	
0205	0205	LISA OLSON	0.00	6.00	0.00	0.00	6.00	Called/ Sending
0404	0404	JAN JOHNSON	0.00	136.00	0.00	0.00	136.00	
0405	0405	STEPHEN & DONNA CHERRY	0.00	0.00	396.50	0.00	396.50	
0503	0503	GREGG A. HIRSCHFIELD	0.00	136.00	368.00	0.00	504.00	Called/ Sending
0505	0505	ELLEN SANBORN	616.00	0.00	0.00	0.00	616.00	
0506	0506	JEANNE MARIE BEHNKE	0.00	235.00	0.00	0.00	235.00	
2901	2901	EDSON SANTA LUCIA	0.00	0.00	396.50	396.50	793.00	
3104	3104	DAVID RAPPA	0.00	136.00	0.00	0.00	136.00	
3201	3201	MICHAEL DORAN	0.00	406.00	396.50	396.50	1199.00	
3305	3305	TONETTA R. PARKER	0.00	135.00	396.50	396.50	928.00	
3501	3501	LINDA ROURKE	0.00	616.00	0.00	0.00	616.00	
3702	3702	JAMES RHOADES	0.00	136.00	0.00	0.00	136.00	
TOTAL:			616.00	2078.00	2350.50	1498.00	6542.50	

DATE: 2/13/24
 TIME: 10:48 AM

LAKES OF DEER CREEK CONDO ASSOCIATION
 AGED OWNER BALANCES: AS OF Jan. 31, 2024

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	616.00	2078.00	0.00	0.00	2694.00
C1		S/A 2023	2000	0.00	0.00	2350.50	1498.00	3848.50
GRAND TOTAL:				616.00	2078.00	2350.50	1498.00	6542.50

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	6542.50
T O T A L		\$6542.50

-- End of report --