LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 07/31/24

ASSETS

	OPERATING CASH			
1100	SOUTH STATE OPER	$ 111,808.62		
	TOTAL OPERATING CASH		$ 111,808.62	
	RESERVE CASH			
1600	SOUTH STATE RESERVES	$ 206,210.01		
1610	SOUTHSTATE CDARS 5% 10/31/24	1,037,166.52		
	TOTAL RESERVE CASH		$ 1,243,376.53	
	OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	$ 800.00		
2200	PREPAID INSURANCE	186,532.05		
2300	PREPAID EXPENSES	1,041.00		
	TOTAL OTHER ASSETS		$ 188,373.05	
	TOTAL ASSETS			$ 1,543,558.20

LIABILITY/RESERVE/EQUITY

	LIABILITIES		
3000	ACCOUNTS PAYABLE	$ 6,920.00	
3007	ACCRUED AUDIT	2,975.00	
3010	INSURANCE A/P	184,814.70	
3100	PREPAID ASSESSMENTS	29,657.50	
	TOTAL LIABILITIES		$ 224,367.20
	RESERVES		
3600	CLUBHOUSE RESERVES	$ 15,268.03	
3610	EXP C/H RESERVES	(8,737.05)	
3680	ROOF RESERVES	1,109,837.57	
3685	EXP ROOF RESERVES	(16,975.00)	
3740	PAINTING RESERVES	19,018.12	
3780	POOL RENOVATION RESERVES	50,046.76	
3790	MAILBX/MONUMENT/SGN/GLF CRT	2,419.69	
3800	ROAD/PARKING RESERVES	25,474.13	
3810	EXP ROAD/PAVING	(13,445.00)	
3900	RESERVE INTEREST	60,469.28	
	TOTAL RESERVES		$ 1,243,376.53

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 07/31/24

	EQUITY			
4020	RETAINED EARNINGS	$ 81,528.05		
	NET INCOME/LOSS	(5,713.58)		
	TOTAL EQUITY		$ 75,814.47	
	TOTAL LIABILITY/RESERVE/EQUITY			$ 1,543,558.20

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 07/01/24 to 07/31/24

	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	392,392.00	392,147.00	245.00	672,252.00
05050	SOCIAL MEMBERSHIP INCOME	900.00	1,833.33	(933.33)	19,800.00	12,833.31	6,966.69	22,000.00
05300	LATE FEES	73.39	.00	73.39	73.39	.00	73.39	.00
05400	C/H RENTAL INCOME	950.00	375.00	575.00	1,300.00	2,625.00	(1,325.00)	4,500.00
	TOTAL INCOME	57,979.39	58,229.33	(249.94)	413,565.39	407,605.31	5,960.08	698,752.00
			EXPENSES					
UTILITIES								
06000	ELECTRIC	1,655.42	2,041.67	386.25	13,294.48	14,291.69	997.21	24,500.00
06005	WATER SEWER	6,178.14	5,916.67	(261.47)	44,193.03	41,416.69	(2,776.34)	71,000.00
06020	TELEPHONE	145.97	108.33	(37.64)	1,016.80	758.31	(258.49)	1,300.00
	TOTAL UTILITIES	7,979.53	8,066.67	87.14	58,504.31	56,466.69	(2,037.62)	96,800.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,000.00	5,225.00	225.00	35,000.00	36,575.00	1,575.00	62,700.00
06060	IRRIGATION CONTRACT	520.00	416.67	(103.33)	3,120.00	2,916.69	(203.31)	5,000.00
06070	JANTORIAL SERVICE	1,400.00	1,516.67	116.67	9,800.00	10,616.69	816.69	18,200.00
06080	LAKE MAINT CONTRACT	180.00	195.83	15.83	849.00	1,370.81	521.81	2,350.00
06090	POOL SERVICE CONTRACT	625.00	666.67	41.67	4,525.00	4,666.69	141.69	8,000.00
	TOTAL OPERATING EXPENSES	7,725.00	8,020.84	295.84	53,294.00	56,145.88	2,851.88	96,250.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	.00	200.00	200.00	.00	1,400.00	1,400.00	2,400.00
06110	C/H REPAIR/MAINT	.00	208.33	208.33	428.22	1,458.31	1,030.09	2,500.00
06120	EXTERMINATING/TERMITE	700.00	833.33	133.33	6,170.00	5,833.31	(336.69)	10,000.00
06130	IRRIGATION REPAIRS	.00	416.67	416.67	7,002.20	2,916.69	(4,085.51)	5,000.00
06140	LANDSCAPE OTHER	.00	791.67	791.67	2,355.12	5,541.69	3,186.57	9,500.00
06150	POOL REPAIRS	.00	416.65	416.65	4,375.00	2,916.55	(1,458.45)	5,000.00
06170	REPAIR & MAINTENANCE	3,405.68	2,500.00	(905.68)	38,305.61	17,500.00	(20,805.61)	30,000.00
06180	TREE TRIMMING	.00	1,500.00	1,500.00	9,175.00	10,500.00	1,325.00	18,000.00
06190	ROOF CLEANING	.00	1,541.67	1,541.67	21,220.00	10,791.69	(10,428.31)	18,500.00
	TOTAL REPAIR MAINT EXPENSES	4,105.68	8,408.32	4,302.64	89,031.15	58,858.24	(30,172.91)	100,900.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	425.00	425.00	.00	2,975.00	2,975.00	.00	5,100.00
06210	BAD DEBT ALLOC	.00	63.75	63.75	.00	446.25	446.25	765.00
06220	OFFICE EXPENSES	408.67	333.33	(75.34)	2,473.71	2,333.31	(140.40)	4,000.00
06230	FEES TO THE DIVISION	.00	83.33	83.33	.00	583.31	583.31	1,000.00
06240	INSURANCE	21,221.00	22,750.00	1,529.00	145,688.30	159,250.00	13,561.70	273,000.00
06250	LEGAL FEES	.00	250.00	250.00	(1,524.00)	1,750.00	3,274.00	3,000.00
06260	MANAGEMENT	1,591.00	1,608.33	17.33	11,212.00	11,258.31	46.31	19,300.00
06280	TAXES/FEES/DUES	.00	75.00	75.00	611.25	525.00	(86.25)	900.00
	TOTAL ADMINISTRATIVE EXPENSES	23,645.67	25,588.74	1,943.07	161,436.26	179,121.18	17,684.92	307,065.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 07/01/24 to 07/31/24

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
RESERVES								
06300	C/H RENOVATIONS	648.08	648.08	.00	4,536.56	4,536.56	.00	7,777.00
06310	FLAT ROOF/TILE	5,232.17	5,232.17	.00	36,625.19	36,625.19	.00	62,786.00
06320	PAINTING	574.00	574.00	.00	4,018.00	4,018.00	.00	6,888.00
06330	POOL/SPA	418.58	418.58	.00	2,930.06	2,930.06	.00	5,023.00
06335	MAILBX/MONUMENT/SGN/GLF CRT	345.67	345.67	.00	2,419.69	2,419.69	.00	4,148.00
06340	ROADS/PARKING	926.25	926.25	.00	6,483.75	6,483.75	.00	11,115.00
	TOTAL RESERVES	8,144.75	8,144.75	.00	57,013.25	57,013.25	.00	97,737.00
	TOTAL EXPENSES	51,600.63	58,229.32	6,628.69	419,278.97	407,605.24	(11,673.73)	698,752.00
	NET INCOME/LOSS	6,378.76	.01	6,378.75	(5,713.58)	.07	(5,713.65)	.00

CASH DISBURSEMENTS

Starting Check Date: 7/01/24 Cash Account #: 1100
Ending Check Date: 7/31/24

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/03/24	2371	CITY	CITY OF DEERFIELD BEACH	6,178.14	17 INVOICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1991	5/16-6/18	7/02/24	6005	7/02/24	6,178.14	17 INVOICES

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/03/24	2372	GENE	GENERAL POOL & SPA, INC.	625.00	JULY SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1992	23889	7/02/24	6090	7/02/24	625.00	JULY SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/03/24	2373	PETI	PETITO ROOFING INC.	1,100.00	7/2 ROOF REPAIR - 612

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1993	16693	7/02/24	6170	7/02/24	1,100.00	7/2 ROOF REPAIR - 612

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/03/24	2374	VICT	VICTORY ACCOUNTING SERVICES	609.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1994	4/1-6/30	7/02/24	6220	7/02/24	59.00	BLANK A/P CHECKS
1995	JULY 2024	7/02/24	6260	7/02/24	550.00	JULY SERVICE
				Totals:	609.00	

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/03/24	70324	(M) COMC	COMCAST	145.97	1532

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1989	6/16-7/15	7/03/24	6020	7/03/24	145.97	1532

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/08/24	2375	VOID		.00	Void
7/08/24	78243	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	JULY SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2016	JULY 2024	7/08/24	6080	7/08/24	180.00	JULY SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/09/24	2376	KUSH	PAUL KUSHCH	2,247.50	50% DEP BATHROOM UPGRADE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1997	206	7/09/24	3610	7/09/24	2,247.50	50% DEP BATHROOM UPGRADE

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/18/24	2377	BENC	BENCHMARK PROPERTY MANAGEMENT	1,041.00	AUGUST SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2000	10492	7/17/24	2300	7/17/24	1,041.00	AUGUST SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
7/18/24	2378	KONY	KONYK & LEMME PLLC	358.00	1389-00017 COOTE

CASH DISBURSEMENTS

Starting Check Date: 7/01/24 Cash Account #: 1100
Ending Check Date: 7/31/24

Check Date	Check #	Vend #	Name			Check Amount	Reference	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2001	13293	7/17/24	6250	7/17/24	358.00	1389-00017 COOTE
7/18/24	2379	PROP	PRO PEST CONTROL, INC.			700.00	7/9 PERIMETER	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2002	884728	7/17/24	6120	7/17/24	700.00	7/9 PERIMETER
7/18/24	2380	SCEI	SOUTHERN COAST ENTERPRISES INC			2,150.00	7/15 ROOF REPAIRS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2003	28225	7/17/24	6170	7/17/24	2,150.00	7/15 ROOF REPAIRS
7/18/24	2381	VICT	VICTORY ACCOUNTING SERVICES			14.00	LATE NOTICE BILLING	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2004	4/1-6/30	7/17/24	6220	7/17/24	14.00	LATE NOTICE BILLING
7/19/24	71924	(M)CARD	CARDMEMBER SERVICE			455.35	3408	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2006	6/10-7/10	7/19/24	6330	7/19/24	299.67	3408
		2006	6/10-7/10	7/19/24	6170	7/19/24	155.68	
						Totals:	455.35	
7/26/24	72624	(M)FPL	FPL			1,655.42	10 INVOICES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2007	6/13-7/15	7/26/24	6000	7/26/24	1,655.42	10 INVOICES
					Totals:	17,459.38		

-- End of report --

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

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0204	0204	OLIVERIO FERREIRA	0.00	616.00	184.00	0.00	800.00	
		TOTAL:	0.00	616.00	184.00	0.00	800.00	

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF July 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	0.00	616.00	184.00	0.00	800.00
			GRAND TOTAL:	0.00	616.00	184.00	0.00	800.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	800.00
	T O T A L	$800.00

-- End of report --