LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 06/30/24

ASSETS

	OPERATING CASH			
1100	SOUTH STATE OPER	$ 67,193.86		
	TOTAL OPERATING CASH		$ 67,193.86	
	RESERVE CASH			
1600	SOUTH STATE RESERVES	$ 199,622.42		
1610	SOUTHSTATE CDARS 5% 10/31/24	1,032,877.57		
	TOTAL RESERVE CASH		$ 1,232,499.99	
	OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	$ 3,877.00		
2200	PREPAID INSURANCE	207,753.05		
2300	PREPAID EXPENSES	1,041.00		
	TOTAL OTHER ASSETS		$ 212,671.05	
	TOTAL ASSETS			$ 1,512,364.90

LIABILITY/RESERVE/EQUITY

	LIABILITIES			
3007	ACCRUED AUDIT	$ 2,550.00		
3010	INSURANCE A/P	184,814.70		
3100	PREPAID ASSESSMENTS	23,064.50		
	TOTAL LIABILITIES		$ 210,429.20	
	RESERVES			
3600	CLUBHOUSE RESERVES	$ 14,619.95		
3610	EXP C/H RESERVES	(6,489.55)		
3680	ROOF RESERVES	1,104,605.40		
3685	EXP ROOF RESERVES	(16,975.00)		
3740	PAINTING RESERVES	18,444.12		
3780	POOL RENOVATION RESERVES	49,628.18		
3790	MAILBX/MONUMENT/SGN/GLF CRT	2,074.02		
3800	ROAD/PARKING RESERVES	24,547.88		
3810	EXP ROAD/PAVING	(13,445.00)		
3900	RESERVE INTEREST	55,489.99		
	TOTAL RESERVES		$ 1,232,499.99	

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 06/30/24

	EQUITY			
4020	RETAINED EARNINGS	$ 81,528.05		
	NET INCOME/LOSS	(12,092.34)		
	TOTAL EQUITY		$ 69,435.71	
	TOTAL LIABILITY/RESERVE/EQUITY			$ 1,512,364.90

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 06/01/24 to 06/30/24

	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	336,336.00	336,126.00	210.00	672,252.00
05050	SOCIAL MEMBERSHIP INCOME	900.00	1,833.33	(933.33)	18,900.00	10,999.98	7,900.02	22,000.00
05400	C/H RENTAL INCOME	100.00	375.00	(275.00)	350.00	2,250.00	(1,900.00)	4,500.00
	TOTAL INCOME	57,056.00	58,229.33	(1,173.33)	355,586.00	349,375.98	6,210.02	698,752.00
			EXPENSES					
UTILITIES								
06000	ELECTRIC	1,750.25	2,041.67	291.42	11,639.06	12,250.02	610.96	24,500.00
06005	WATER SEWER	6,038.27	5,916.67	(121.60)	38,014.89	35,500.02	(2,514.87)	71,000.00
06020	TELEPHONE	145.97	108.33	(37.64)	870.83	649.98	(220.85)	1,300.00
	TOTAL UTILITIES	7,934.49	8,066.67	132.18	50,524.78	48,400.02	(2,124.76)	96,800.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,000.00	5,225.00	225.00	30,000.00	31,350.00	1,350.00	62,700.00
06060	IRRIGATION CONTRACT	520.00	416.67	(103.33)	2,600.00	2,500.02	(99.98)	5,000.00
06070	JANTORIAL SERVICE	1,400.00	1,516.67	116.67	8,400.00	9,100.02	700.02	18,200.00
06080	LAKE MAINT CONTRACT	(51.00)	195.83	246.83	669.00	1,174.98	505.98	2,350.00
06090	POOL SERVICE CONTRACT	625.00	666.67	41.67	3,900.00	4,000.02	100.02	8,000.00
	TOTAL OPERATING EXPENSES	7,494.00	8,020.84	526.84	45,569.00	48,125.04	2,556.04	96,250.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	.00	200.00	200.00	.00	1,200.00	1,200.00	2,400.00
06110	C/H REPAIR/MAINT	.00	208.33	208.33	428.22	1,249.98	821.76	2,500.00
06120	EXTERMINATING/TERMITE	950.00	833.33	(116.67)	5,470.00	4,999.98	(470.02)	10,000.00
06130	IRRIGATION REPAIRS	491.37	416.67	(74.70)	7,002.20	2,500.02	(4,502.18)	5,000.00
06140	LANDSCAPE OTHER	27.71	791.67	763.96	2,355.12	4,750.02	2,394.90	9,500.00
06150	POOL REPAIRS	.00	416.65	416.65	4,375.00	2,499.90	(1,875.10)	5,000.00
06170	REPAIR & MAINTENANCE	672.38	2,500.00	1,827.62	34,899.93	15,000.00	(19,899.93)	30,000.00
06180	TREE TRIMMING	2,800.00	1,500.00	(1,300.00)	9,175.00	9,000.00	(175.00)	18,000.00
06190	ROOF CLEANING	.00	1,541.67	1,541.67	21,220.00	9,250.02	(11,969.98)	18,500.00
	TOTAL REPAIR MAINT EXPENSES	4,941.46	8,408.32	3,466.86	84,925.47	50,449.92	(34,475.55)	100,900.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	425.00	425.00	.00	2,550.00	2,550.00	.00	5,100.00
06210	BAD DEBT ALLOC	.00	63.75	63.75	.00	382.50	382.50	765.00
06220	OFFICE EXPENSES	757.90	333.33	(424.57)	2,065.04	1,999.98	(65.06)	4,000.00
06230	FEES TO THE DIVISION	.00	83.33	83.33	.00	499.98	499.98	1,000.00
06240	INSURANCE	21,221.00	22,750.00	1,529.00	124,467.30	136,500.00	12,032.70	273,000.00
06250	LEGAL FEES	150.00	250.00	100.00	(1,524.00)	1,500.00	3,024.00	3,000.00
06260	MANAGEMENT	1,591.00	1,608.33	17.33	9,621.00	9,649.98	28.98	19,300.00
06280	TAXES/FEES/DUES	(450.00)	75.00	525.00	611.25	450.00	(161.25)	900.00
	TOTAL ADMINISTRATIVE EXPENSES	23,694.90	25,588.74	1,893.84	137,790.59	153,532.44	15,741.85	307,065.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 06/01/24 to 06/30/24

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	3,888.48	3,888.48	.00	7,777.00
06310	FLAT ROOF/TILE	5,232.17	5,232.17	.00	31,393.02	31,393.02	.00	62,786.00
06320	PAINTING	574.00	574.00	.00	3,444.00	3,444.00	.00	6,888.00
06330	POOL/SPA	418.58	418.58	.00	2,511.48	2,511.48	.00	5,023.00
06335	MAILBX/MONUMENT/SGN/GLF CRT	345.67	345.67	.00	2,074.02	2,074.02	.00	4,148.00
06340	ROADS/PARKING	926.25	926.25	.00	5,557.50	5,557.50	.00	11,115.00
	TOTAL RESERVES	8,144.75	8,144.75	.00	48,868.50	48,868.50	.00	97,737.00
	TOTAL EXPENSES	52,209.60	58,229.32	6,019.72	367,678.34	349,375.92	(18,302.42)	698,752.00
	NET INCOME/LOSS	4,846.40	.01	4,846.39	(12,092.34)	.06	(12,092.40)	.00

CASH DISBURSEMENTS

Starting Check Date: 6/01/24 Cash Account #: 1100
Ending Check Date: 6/30/24

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/01/24	45241	(M) THDC	TOWNHOMES OF DEER CREEK	180.00-	VOID 4/5/24

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1998	APRIL 2024	4/05/24	6080	6/01/24	180.00-	VOID 4/5/24

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/03/24	2350	ALLF	ALL FLORIDA APPRAISAL GROUP	900.00	INS VAL/RPL COST APPRAISL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1962	0524-P18734	6/03/24	6220	6/03/24	900.00	INS VAL/RPL COST APPRAISL

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/03/24	2351	COMP	COMPLETE OUTDOOR SERVICES, INC	5,000.00	MAY SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1963	7023	5/31/24	6050	5/31/24	5,000.00	MAY SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/03/24	2352	GENE	GENERAL POOL & SPA, INC.	715.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1964	23162	5/31/24	6150	5/31/24	90.00	5/31 ACID FOR CHLOR TANKS
1965	23264	6/03/24	6090	6/03/24	625.00	JUNE SERVICE
				Totals:	715.00	

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/03/24	2353	HEAL	FL DEPT OF HEALTH BROWARD CTY	50.00	REINSP 06-60-02060 SPA

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1966	6-BID-7213554	6/03/24	6280	6/03/24	50.00	REINSP 06-60-02060 SPA

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/03/24	2354	KUSH	PAUL KUSHCH	350.00	5/17 CEILING DRYWALL RPR

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1967	265	5/31/24	6170	5/31/24	350.00	5/17 CEILING DRYWALL RPR

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/03/24	2355	PROP	PRO PEST CONTROL, INC.	350.00	5/29 RODENT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1968	881858	5/31/24	6120	5/31/24	350.00	5/29 RODENT

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/03/24	2356	VETE	VETERANS PLUMBING INC	250.00	5/22 RPL HOSE BIB LEAK

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1969	76993	6/03/24	6170	6/03/24	250.00	5/22 RPL HOSE BIB LEAK

Check Date	Check #	Vend #	Name	Check Amount	Reference
6/03/24	2357	VICT	VICTORY ACCOUNTING SERVICES	550.00	JUNE SERVICE

CASH DISBURSEMENTS

Starting Check Date: 6/01/24 Cash Account #: 1100
Ending Check Date: 6/30/24

Check Date	Check #	Vend #	Name			Check Amount	Reference	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1970	JUNE 2024	6/03/24	6260	6/03/24	550.00	JUNE SERVICE
6/03/24	2358	XTRE	XTREME CLEANING SERVICES			1,400.00	MAY SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1971	5-23-24 #3	5/31/24	6070	5/31/24	1,400.00	MAY SERVICE
6/03/24	2359	XTRE	XTREME CLEANING SERVICES			545.00	5/23 SIDEWALK REPAIRS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1972	24-23-5 #4	5/31/24	6170	5/31/24	545.00	5/23 SIDEWALK REPAIRS
6/03/24	2360	XTRE	XTREME CLEANING SERVICES			850.00	5/23 SIDEWALK PRESS CLEAN	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1973	24-23-5 #5	5/31/24	6170	5/31/24	850.00	5/23 SIDEWALK PRESS CLEAN
6/03/24	60324	(M) COMC	COMCAST			145.97	8495-75-383-2161532	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1960	5/16-6/15	6/03/24	6020	6/03/24	145.97	8495-75-383-2161532
6/04/24	2361	CITY	CITY OF DEERFIELD BEACH			6,038.27	17 INVOICES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1974	4/16-5/16	6/03/24	6005	6/03/24	6,038.27	17 INVOICES
6/07/24	67241	(M) THDC	TOWNHOMES OF DEER CREEK			129.00	JUNE SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1999	JUNE 2024	6/07/24	6080	6/07/24	129.00	JUNE SERVICE
6/18/24	2362	BURR	BURRELL TREE SERVICE			1,400.00	50% DEP TREE TRIM/RMVL	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1975	DEPOSIT	6/18/24	6180	6/18/24	1,400.00	50% DEP TREE TRIM/RMVL
6/18/24	2363	BURR	BURRELL TREE SERVICE			1,400.00	BAL DUE TREE TRIM/RVML	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1976	BAL DUE	6/18/24	6180	6/18/24	1,400.00	BAL DUE TREE TRIM/RVML
6/18/24	2364	COMP	COMPLETE OUTDOOR SERVICES, INC			1,011.37	MAY IRRIG/REPAIRS	

CASH DISBURSEMENTS

Starting Check Date: 6/01/24 Cash Account #: 1100
Ending Check Date: 6/30/24

Check Date	Check #	Vend #	Name			Check Amount	Reference	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1977	WC17	6/18/24	6060	6/18/24	520.00	MAY IRRIG/REPAIRS
		1977	WC17	6/18/24	6130	6/18/24	491.37	
						Totals:	1,011.37	
6/18/24	2365	PROP	PRO PEST CONTROL, INC.			950.00	6/14 LAWN FERTILIZER	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1978	883138	6/18/24	6120	6/18/24	950.00	6/14 LAWN FERTILIZER
6/18/24	2366	PYEB	PYE BARKER FIRE & SAFETY LLC			359.76	5/10 FIRE EXT INSPECTION	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1979	PSI1043226	6/18/24	6170	6/18/24	359.76	5/10 FIRE EXT INSPECTION
6/18/24	2367	VICT	VICTORY ACCOUNTING SERVICES			150.00	2 ACCTS - #3201, #0201	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1980	LEGAL ADMIN	6/18/24	6250	6/18/24	150.00	2 ACCTS - #3201, #0201
6/20/24	62024	(M)CARD	CARDMEMBER SERVICE			90.33	3408	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1983	5/11-6/9	6/20/24	6140	6/20/24	27.71	3408
		1983	5/11-6/9	6/20/24	6170	6/20/24	62.62	
						Totals:	90.33	
6/24/24	2338	VOID				.00		
6/24/24	62424	(M)FPL	FPL			1,750.25	10 INVOICES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1984	5/14-6/13	6/24/24	6000	6/24/24	1,750.25	10 INVOICES
6/26/24	2368	BENC	BENCHMARK PROPERTY MANAGEMENT			1,048.90		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1985	11638	6/26/24	6220	6/26/24	7.90	JUNE POSTAGE
		1986	10491	6/26/24	2300	6/26/24	1,041.00	JULY SERVICE
						Totals:	1,048.90	
6/26/24	2369	COMP	COMPLETE OUTDOOR SERVICES, INC			5,000.00	JUNE SERVICE	

CASH DISBURSEMENTS

Starting Check Date: 6/01/24 Cash Account #: 1100
Ending Check Date: 6/30/24

Check Date	Check #	Vend #	Name			Check Amount	Reference	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1987	7024	6/26/24	6050	6/26/24	5,000.00	JUNE SERVICE
6/26/24	2370	XTRE	XTREME CLEANING SERVICES			1,400.00	JUNE SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1988	6-25-24 #4	6/26/24	6070	6/26/24	1,400.00	JUNE SERVICE
6/30/24	63024	(M) IPFS	IPFS CORPORATION			18,481.47	FLS-232429	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1990	PYMT 1/11	6/30/24	3010	6/30/24	18,481.47	FLS-232429
				Totals:		50,135.32		

-- End of report --

DATE: 7/09/24

TIME: 2:53 PM

LAKES OF DEER CREEK CONDO ASSOCIATION

AGED OWNER BALANCES: AS OF June 30, 2024

ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0201	0201	REGINALD J COOTE III	75.00	0.00	0.00	690.00	765.00	DEMAND LETTER
0204	0204	OLIVERIO FERREIRA	616.00	0.00	600.00	0.00	1216.00	
0205	0205	LISA OLSON	616.00	0.00	0.00	0.00	616.00	
3201	3201	MICHAEL DORAN	481.00	0.00	0.00	793.00	1274.00	DEMAND LETTER
3404	3404	C LYNNE SILVERMAN	0.00	0.00	0.00	6.00	6.00	Called/ Sending
		TOTAL:	1788.00	0.00	600.00	1489.00	3877.00	

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	1638.00	0.00	600.00	0.00	2238.00
C1		S/A 2023	2000	0.00	0.00	0.00	1483.00	1483.00
02		NSF charges	2000	0.00	0.00	0.00	6.00	6.00
03		Admin. Fees	2000	150.00	0.00	0.00	0.00	150.00
			GRAND TOTAL:	1788.00	0.00	600.00	1489.00	3877.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	3877.00
	T O T A L	$3877.00

-- End of report --