

**LAKES OF DEER CREEK CONDO ASSOCIATION**

**BALANCE SHEET**

As of 03/31/24

**ASSETS**

<b>OPERATING CASH</b>			
1100	SOUTH STATE OPER	\$	61,219.38
			61,219.38
	<b>TOTAL OPERATING CASH</b>	<b>\$</b>	<b>61,219.38</b>
<b>RESERVE CASH</b>			
1600	SOUTH STATE RESERVES	\$	192,802.64
1610	SOUTHSTATE CDARS 5% 10/31/24		1,020,389.59
			1,213,192.23
	<b>TOTAL RESERVE CASH</b>	<b>\$</b>	<b>1,213,192.23</b>
<b>OTHER ASSETS</b>			
2000	ACCOUNTS RECEIVABLE	\$	2,573.50
2200	PREPAID INSURANCE		66,976.40
			69,549.90
	<b>TOTAL OTHER ASSETS</b>	<b>\$</b>	<b>69,549.90</b>
	<b>TOTAL ASSETS</b>		<b>\$ 1,343,961.51</b>

**LIABILITY/RESERVE/EQUITY**

<b>LIABILITIES</b>			
3000	ACCOUNTS PAYABLE	\$	1,980.00
3007	ACCRUED AUDIT		1,275.00
3010	INSURANCE A/P		17,393.53
3100	PREPAID ASSESSMENTS		26,449.50
			47,098.03
	<b>TOTAL LIABILITIES</b>	<b>\$</b>	<b>47,098.03</b>
<b>RESERVES</b>			
3600	CLUBHOUSE RESERVES	\$	12,675.71
3610	EXP C/H RESERVES		(3,244.78)
3680	ROOF RESERVES		1,088,908.89
3685	EXP ROOF RESERVES		(7,650.00)
3740	PAINTING RESERVES		16,722.12
3780	POOL RENOVATION RESERVES		48,372.44
3790	MAILEX/MONUMENT/SGN/GLF CRT		1,037.01
3800	ROAD/PARKING RESERVES		21,769.13
3810	EXP ROAD/PAVING		(6,447.50)
3900	RESERVE INTEREST		41,049.21
			1,213,192.23
	<b>TOTAL RESERVES</b>	<b>\$</b>	<b>1,213,192.23</b>

LAKES OF DEER CREEK CONDO ASSOCIATION  
BALANCE SHEET  
As of 03/31/24

EQUITY			
4020	RETAINED EARNINGS	\$	81,528.05
	NET INCOME/LOSS		2,143.20
	TOTAL EQUITY		<u>83,671.25</u>
	TOTAL LIABILITY/RESERVE/EQUITY		<u>\$ 1,343,961.51</u>

**LAKES OF DEER CREEK CONDO ASSOCIATION**  
**INCOME/EXPENSE STATEMENT**  
 Period: 03/01/24 to 03/31/24

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME</b>								
05000	MAINTENANCE INCOME	56,056.00	56,021.00	35.00	168,168.00	168,063.00	105.00	672,252.00
05050	SOCIAL MEMBERSHIP INCOME	1,350.00	1,833.33	(483.33)	15,300.00	5,499.99	9,800.01	22,000.00
05400	C/H RENTAL INCOME	.00	375.00	(375.00)	125.00	1,125.00	(1,000.00)	4,500.00
<b>TOTAL INCOME</b>		<b>57,406.00</b>	<b>58,229.33</b>	<b>(823.33)</b>	<b>183,593.00</b>	<b>174,687.99</b>	<b>8,905.01</b>	<b>698,752.00</b>
<b>EXPENSES</b>								
<b>UTILITIES</b>								
06000	ELECTRIC	1,945.45	2,041.67	96.22	6,231.94	6,125.01	(106.93)	24,500.00
06005	WATER SEWER	6,297.24	5,916.67	(380.57)	19,104.96	17,750.01	(1,354.95)	71,000.00
06020	TELEPHONE	146.10	108.33	(37.77)	432.79	324.99	(107.80)	1,300.00
<b>TOTAL UTILITIES</b>		<b>8,388.79</b>	<b>8,066.67</b>	<b>(322.12)</b>	<b>25,769.69</b>	<b>24,200.01</b>	<b>(1,569.68)</b>	<b>96,800.00</b>
<b>OPERATING EXPENSES</b>								
06050	LANDSCAPE CONTRACT	5,000.00	5,225.00	225.00	15,000.00	15,675.00	675.00	62,700.00
06060	IRRIGATION CONTRACT	520.00	416.67	(103.33)	1,040.00	1,250.01	210.01	5,000.00
06070	JANTORIAL SERVICE	1,400.00	1,516.67	116.67	4,200.00	4,550.01	350.01	18,200.00
06080	LAKE MAINT CONTRACT	180.00	195.83	15.83	540.00	587.49	47.49	2,350.00
06090	POOL SERVICE CONTRACT	625.00	666.67	41.67	1,875.00	2,000.01	125.01	8,000.00
<b>TOTAL OPERATING EXPENSES</b>		<b>7,725.00</b>	<b>8,020.84</b>	<b>295.84</b>	<b>22,655.00</b>	<b>24,062.52</b>	<b>1,407.52</b>	<b>96,250.00</b>
<b>REPAIR/MAINTENANCE EXPENSES</b>								
06100	BACKFLOW CERTIFICATION	.00	200.00	200.00	.00	600.00	600.00	2,400.00
06110	C/H REPAIR/MAINT	.00	208.33	208.33	58.82	624.99	566.17	2,500.00
06120	EXTERMINATING/TERMITE	580.00	833.33	253.33	1,790.00	2,499.99	709.99	10,000.00
06130	IRRIGATION REPAIRS	823.47	416.67	(406.80)	953.08	1,250.01	296.93	5,000.00
06140	LANDSCAPE OTHER	.00	791.67	791.67	2,600.00	2,375.01	(224.99)	9,500.00
06150	POOL REPAIRS	.00	416.65	416.65	2,205.00	1,249.95	(955.05)	5,000.00
06170	REPAIR & MAINTENANCE	2,241.10	2,500.00	258.90	17,539.74	7,500.00	(10,039.74)	30,000.00
06180	TREE TRIMMING	.00	1,500.00	1,500.00	6,375.00	4,500.00	(1,875.00)	18,000.00
06190	ROOF CLEANING	.00	1,541.67	1,541.67	10,010.00	4,625.01	(5,384.99)	18,500.00
<b>TOTAL REPAIR MAINT EXPENSES</b>		<b>3,644.57</b>	<b>8,408.32</b>	<b>4,763.75</b>	<b>41,531.64</b>	<b>25,224.96</b>	<b>(16,306.68)</b>	<b>100,900.00</b>
<b>ADMINISTRATIVE EXPENSES</b>								
06200	ACCOUNTING AUDIT	425.00	425.00	.00	1,275.00	1,275.00	.00	5,100.00
06210	BAD DEBT ALLOC	.00	63.75	63.75	.00	191.25	191.25	765.00
06220	OFFICE EXPENSES	822.00	333.33	(488.67)	1,161.69	999.99	(161.70)	4,000.00
06230	FEEES TO THE DIVISION	.00	83.33	83.33	.00	249.99	249.99	1,000.00
06240	INSURANCE	20,649.26	22,750.00	2,100.74	61,947.78	68,250.00	6,302.22	273,000.00
06250	LEGAL FEES	(2,234.50)	250.00	2,484.50	(2,234.50)	750.00	2,984.50	3,000.00
06260	MANAGEMENT	1,666.00	1,608.33	(57.67)	4,848.00	4,824.99	(23.01)	19,300.00
06280	TAXES/FEES/DUES	61.25	75.00	13.75	61.25	225.00	163.75	900.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>21,389.01</b>	<b>25,588.74</b>	<b>4,199.73</b>	<b>67,059.22</b>	<b>76,766.22</b>	<b>9,707.00</b>	<b>307,065.00</b>

**LAKES OF DEER CREEK CONDO ASSOCIATION**  
**INCOME/EXPENSE STATEMENT**  
 Period: 03/01/24 to 03/31/24

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>RESERVES</b>							
06300 C/H RENOVATIONS	648.08	648.08	.00	1,944.24	1,944.24	.00	7,777.00
06310 FLAT ROOF/TILE	5,232.17	5,232.17	.00	15,696.51	15,696.51	.00	62,786.00
06320 PAINTING	574.00	574.00	.00	1,722.00	1,722.00	.00	6,888.00
06330 POOL/SPA	418.58	418.58	.00	1,255.74	1,255.74	.00	5,023.00
06335 MAILEX/MONUMENT/SGN/GLF CRT	345.67	345.67	.00	1,037.01	1,037.01	.00	4,148.00
06340 ROADS/PARKING	926.25	926.25	.00	2,778.75	2,778.75	.00	11,115.00
<b>TOTAL RESERVES</b>	<b>8,144.75</b>	<b>8,144.75</b>	<b>.00</b>	<b>24,434.25</b>	<b>24,434.25</b>	<b>.00</b>	<b>97,737.00</b>
<b>TOTAL EXPENSES</b>	<b>49,292.12</b>	<b>58,229.32</b>	<b>8,937.20</b>	<b>181,449.80</b>	<b>174,687.96</b>	<b>(6,761.84)</b>	<b>698,752.00</b>
<b>NET INCOME/LOSS</b>	<b>8,113.88</b>	<b>.01</b>	<b>8,113.87</b>	<b>2,143.20</b>	<b>.03</b>	<b>2,143.17</b>	<b>.00</b>

## CASH DISBURSEMENTS

Starting Check Date: 3/01/24 Cash Account #: 1100

Ending Check Date: 3/31/24

Check Date	Check #	Vend #	Name	Check Amount	Reference			
3/01/24	3124	(M) IPFS	IPFS CORPORATION	17,393.53	FLT-346435			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1884	PYMT 9/10	3/01/24	3010	3/01/24	17,393.53	FLT-346435
3/01/24	30124	(M) CARD	CARDMEMBER SERVICE	176.59	3408 C/C SUPPLIES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1899	1/11-2/8	3/01/24	6170	3/01/24	176.59	3408 C/C SUPPLIES
3/03/24	30324	(M) COMC	COMCAST	146.10	8495-75-383-2161532			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1886	2/16-3/15	3/03/24	6020	3/03/24	146.10	8495-75-383-2161532
3/05/24	2293	BUGD	BUG DOCTOR OF FLORIDA INC.	50.00	2/22 INT PEST CLUB HOUSE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1873	11314	2/29/24	6120	2/29/24	50.00	2/22 INT PEST CLUB HOUSE
3/05/24	2294	CITY	CITY OF DEERFIELD BEACH	6,297.24	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1883	1/18-2/16	3/04/24	6005	3/04/24	6,297.24	17 INVOICES
3/05/24	2295	COMP	COMPLETE OUTDOOR SERVICES, INC	5,000.00	FEBRUARY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1872	7020	2/29/24	6050	2/29/24	5,000.00	FEBRUARY SERVICE
3/05/24	2296	DEBU	DE-BUGEM	580.00	FEBRUARY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1874	27657	2/29/24	6120	2/29/24	580.00	FEBRUARY SERVICE
3/05/24	2297	GENE	GENERAL POOL & SPA, INC.	625.00	MARCH SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1875	22050	3/04/24	6090	3/04/24	625.00	MARCH SERVICE
3/05/24	2298	KUSH	PAUL KUSHCH	400.00	BAL DUE REPL DRYWALL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1871	257	3/04/24	6310	3/04/24	400.00	BAL DUE REPL DRYWALL
3/05/24	2299	REDR	RED RHINO	595.00	2/19 SPA LEAK REPR			

## CASH DISBURSEMENTS

Starting Check Date: 3/01/24 Cash Account #: 1100

Ending Check Date: 3/31/24

Check Date	Check #	Vend #	Name	Check Amount	Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1876	367902	2/29/24	6150	2/29/24	595.00	2/19 SPA LEAK REPR
3/05/24	2300	SCEI	SOUTHERN COAST ENTERPRISES INC	1,250.00		2/29	ROOF REPAIRS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1877	27982	3/04/24	6170	3/04/24	1,250.00	2/29 ROOF REPAIRS
3/05/24	2301	VICT	VICTORY ACCOUNTING SERVICES	1,220.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1878	11/1,12/1	3/04/24	6220	3/04/24	546.00	S/A PROCESSING
		1879	4/1-12/31	3/04/24	6220	3/04/24	124.00	BLANK A/P CHECKS
		1880	MAR 2024	3/04/24	6260	3/04/24	550.00	MARCH SERVICE
							-----	
						Totals:	1,220.00	
3/05/24	2302	XTRE	XTREME CLEANING SERVICES	6,447.50		50%	DEP SIDEWALKS REPR	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1881	24-4-3#1	3/04/24	3810	3/04/24	6,447.50	50% DEP SIDEWALKS REPR
3/05/24	2303	XTRE	XTREME CLEANING SERVICES	1,400.00			FEBRUARY SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1882	2-27-24#2	2/29/24	6070	2/29/24	1,400.00	FEBRUARY SERVICE
3/05/24	35241	(M)THDC	TOWNHOMES OF DEER CREEK	180.00			MARCH SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1927	MARCH 2024	3/05/24	6080	3/05/24	180.00	MARCH SERVICE
3/08/24	2304	LOCS	LOCKMAN SECURITY	3,244.78		50%	DEP SYSTEM UPGRADE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1887	58583	3/08/24	3610	3/08/24	3,244.78	50% DEP SYSTEM UPGRADE
3/08/24	2305	BENC	BENCHMARK PROPERTY MANAGEMENT	1,041.00			MARCH SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1888	10487	3/01/24	6260	3/01/24	1,041.00	MARCH SERVICE
3/18/24	2306	COMP	COMPLETE OUTDOOR SERVICES, INC	6,343.47				

## CASH DISBURSEMENTS

Starting Check Date: 3/01/24 Cash Account #: 1100

Ending Check Date: 3/31/24

Check Date	Check #	Vend #	Name	Check Amount		Reference	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1890	WC14	3/15/24	6060	3/15/24	520.00	FEB IRRIG/REPAIRS
	1890	WC14	3/15/24	6130	3/15/24	823.47	
	1891	7021	3/15/24	6050	3/15/24	5,000.00	MARCH SERVICE
						-----	
Totals:						6,343.47	
3/18/24	2307	DEPT	FLORIDA DEPARTMENT OF STATE		61.25	2024 ANNUAL REPORT	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1892	758868	3/15/24	6280	3/15/24	61.25	2024 ANNUAL REPORT
3/18/24	2308	ISLA	CARLOS ISLAS		864.51	1/26 CEILING/TOILET REPR	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1889	1701024	3/15/24	6170	3/15/24	864.51	1/26 CEILING/TOILET REPR
3/18/24	2309	KONY	KONYK & LEMME PLLC		265.50	1389-00015 GENERAL WHELAN	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1894	12910	3/15/24	6250	3/15/24	265.50	1389-00015 GENERAL WHELAN
3/18/24	2310	POST	POSTMASTER		136.00	2 ROLLS STAMPS	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1895	STAMPS	3/15/24	6220	3/15/24	136.00	2 ROLLS STAMPS
3/18/24	2311	VICT	VICTORY ACCOUNTING SERVICES		75.00	1099 TAX FILING	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1896	2023	3/15/24	6260	3/15/24	75.00	1099 TAX FILING
3/24/24	32424	(M) FPL	FPL		1,945.45	10 INVOICES	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1897	2/13-3/13	3/24/24	6000	3/24/24	1,945.45	10 INVOICES
3/27/24	2209	VOID			.00	Void	
Totals:					55,737.92		

-- End of report --

DATE: 4/19/24  
TIME: 2:12 PM

LAKES OF DEER CREEK CONDO ASSOCIATION  
AGED OWNER BALANCES: AS OF Mar. 31, 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	699.00	699.00	
0405	0405	STEPHEN & DONNA CHERRY	0.00	0.00	0.00	396.50	396.50	Called/ Sending
0503	0503	GREGG A. HIRSCHFELD	0.00	1.00	0.00	0.00	1.00	
3201	3201	MICHAEL DORAN	0.00	406.00	0.00	793.00	1199.00	
3305	3305	TONETTA R. PARKER	0.00	272.00	0.00	0.00	272.00	
3404	3404	C LYNNE SILVERMAN	0.00	6.00	0.00	0.00	6.00	
TOTAL:			0.00	685.00	0.00	1888.50	2573.50	



DATE: 4/19/24  
TIME: 2:12 PM

LAKES OF DEER CREEK CONDO ASSOCIATION  
AGED OWNER BALANCES: AS OF Mar. 31, 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	0.00	679.00	0.00	0.00	679.00
C1		S/A 2023	2000	0.00	0.00	0.00	1888.50	1888.50
02		NSF charges	2000	0.00	6.00	0.00	0.00	6.00
GRAND TOTAL:				0.00	685.00	0.00	1888.50	2573.50

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	2573.50
T O T A L		\$2573.50

-- End of report --