

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 05/31/24

ASSETS

OPERATING CASH

1100	SOUTH STATE OPER	\$	70,887.84	
	TOTAL OPERATING CASH			\$ 70,887.84

RESERVE CASH

1600	SOUTH STATE RESERVES	\$	190,842.58	
1610	SOUTHSTATE CDARS 5% 10/31/24		1,028,743.84	
	TOTAL RESERVE CASH			\$ 1,219,586.42

OTHER ASSETS

2000	ACCOUNTS RECEIVABLE	\$	3,414.09	
2200	PREPAID INSURANCE		25,677.88	
2300	PREPAID EXPENSES		1,041.00	
	TOTAL OTHER ASSETS			\$ 30,132.97

TOTAL ASSETS				\$ 1,320,607.23
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LIABILITY/RESERVE/EQUITY

LIABILITIES

3000	ACCOUNTS PAYABLE	\$	8,585.00	
3007	ACCRUED AUDIT		2,125.00	
3100	PREPAID ASSESSMENTS		25,721.50	
	TOTAL LIABILITIES			\$ 36,431.50

RESERVES

3600	CLUBHOUSE RESERVES	\$	13,971.87	
3610	EXP C/H RESERVES		(6,489.55)	
3680	ROOF RESERVES		1,099,373.23	
3685	EXP ROOF RESERVES		(16,975.00)	
3740	PAINTING RESERVES		17,870.12	
3780	POOL RENOVATION RESERVES		49,209.60	
3790	MAILBX/MONUMENT/SGN/GLF CRT		1,728.35	
3800	ROAD/PARKING RESERVES		23,621.63	
3810	EXP ROAD/PAVING		(13,445.00)	
3900	RESERVE INTEREST		50,721.17	
	TOTAL RESERVES			\$ 1,219,586.42

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 05/31/24

EQUITY	
4020	RETAINED EARNINGS \$ 81,528.05
	NET INCOME/LOSS (16,938.74)
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	TOTAL EQUITY \$ 64,589.31
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	TOTAL LIABILITY/RESERVE/EQUITY \$ 1,320,607.23
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LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 05/01/24 to 05/31/24

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	280,280.00	280,105.00	175.00	672,252.00
05050 SOCIAL MEMBERSHIP INCOME	450.00	1,833.33	(1,383.33)	18,000.00	9,166.65	8,833.35	22,000.00
05400 C/H RENTAL INCOME	.00	375.00	(375.00)	250.00	1,875.00	(1,625.00)	4,500.00
TOTAL INCOME	56,506.00	58,229.33	(1,723.33)	298,530.00	291,146.65	7,383.35	698,752.00
EXPENSES							
UTILITIES							
06000 ELECTRIC	1,847.36	2,041.67	194.31	9,888.81	10,208.35	319.54	24,500.00
06005 WATER SEWER	6,324.96	5,916.67	(408.29)	31,976.62	29,583.35	(2,393.27)	71,000.00
06020 TELEPHONE	145.97	108.33	(37.64)	724.86	541.65	(183.21)	1,300.00
TOTAL UTILITIES	8,318.29	8,066.67	(251.62)	42,590.29	40,333.35	(2,256.94)	96,800.00
OPERATING EXPENSES							
06050 LANDSCAPE CONTRACT	5,000.00	5,225.00	225.00	25,000.00	26,125.00	1,125.00	62,700.00
06060 IRRIGATION CONTRACT	520.00	416.67	(103.33)	2,080.00	2,083.35	3.35	5,000.00
06070 JANITORIAL SERVICE	1,400.00	1,516.67	116.67	7,000.00	7,583.35	583.35	18,200.00
06080 LAKE MAINT CONTRACT	.00	195.83	195.83	720.00	979.15	259.15	2,350.00
06090 POOL SERVICE CONTRACT	625.00	666.67	41.67	3,275.00	3,333.35	58.35	8,000.00
TOTAL OPERATING EXPENSES	7,545.00	8,020.84	475.84	38,075.00	40,104.20	2,029.20	96,250.00
REPAIR/MAINTENANCE EXPENSES							
06100 BACKFLOW CERTIFICATION	.00	200.00	200.00	.00	1,000.00	1,000.00	2,400.00
06110 C/H REPAIR/MAINT	82.56	208.33	125.77	428.22	1,041.65	613.43	2,500.00
06120 EXTERMINATING/TERMITE	350.00	833.33	483.33	4,520.00	4,166.65	(353.35)	10,000.00
06130 IRRIGATION REPAIRS	4,492.49	416.67	(4,075.82)	6,510.83	2,083.35	(4,427.48)	5,000.00
06140 LANDSCAPE OTHER	27.50	791.67	764.17	2,327.41	3,958.35	1,630.94	9,500.00
06150 POOL REPAIRS	1,260.00	416.65	(843.35)	4,375.00	2,083.25	(2,291.75)	5,000.00
06170 REPAIR & MAINTENANCE	10,055.23	2,500.00	(7,555.23)	34,227.55	12,500.00	(21,727.55)	30,000.00
06180 TREE TRIMMING	.00	1,500.00	1,500.00	6,375.00	7,500.00	1,125.00	18,000.00
06190 ROOF CLEANING	.00	1,541.67	1,541.67	21,220.00	7,708.35	(13,511.65)	18,500.00
TOTAL REPAIR MAINT EXPENSES	16,267.78	8,408.32	(7,859.46)	79,984.01	42,041.60	(37,942.41)	100,900.00
ADMINISTRATIVE EXPENSES							
06200 ACCOUNTING AUDIT	425.00	425.00	.00	2,125.00	2,125.00	.00	5,100.00
06210 BAD DEBT ALLOC	.00	63.75	63.75	.00	318.75	318.75	765.00
06220 OFFICE EXPENSES	126.10	333.33	207.23	1,307.14	1,666.65	359.51	4,000.00
06230 FEES TO THE DIVISION	.00	83.33	83.33	.00	416.65	416.65	1,000.00
06240 INSURANCE	20,649.26	22,750.00	2,100.74	103,246.30	113,750.00	10,503.70	273,000.00
06250 LEGAL FEES	59.00	250.00	191.00	(1,674.00)	1,250.00	2,924.00	3,000.00
06260 MANAGEMENT	1,591.00	1,608.33	17.33	8,030.00	8,041.65	11.65	19,300.00
06280 TAXES/FEES/DUES	500.00	75.00	(425.00)	1,061.25	375.00	(686.25)	900.00
TOTAL ADMINISTRATIVE EXPENSES	23,350.36	25,588.74	2,238.38	114,095.69	127,943.70	13,848.01	307,065.00

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 05/01/24 to 05/31/24

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
RESERVES							
06300 C/H RENOVATIONS	648.08	648.08	.00	3,240.40	3,240.40	.00	7,777.00
06310 FLAT ROOF/TILE	5,232.17	5,232.17	.00	26,160.85	26,160.85	.00	62,786.00
06320 PAINTING	574.00	574.00	.00	2,870.00	2,870.00	.00	6,888.00
06330 POOL/SPA	418.58	418.58	.00	2,092.90	2,092.90	.00	5,023.00
06335 MAILEX/MONUMENT/SGN/GLF CRT	345.67	345.67	.00	1,728.35	1,728.35	.00	4,148.00
06340 ROADS/PARKING	926.25	926.25	.00	4,631.25	4,631.25	.00	11,115.00
TOTAL RESERVES	8,144.75	8,144.75	.00	40,723.75	40,723.75	.00	97,737.00
TOTAL EXPENSES	63,626.18	58,229.32	(5,396.86)	315,468.74	291,146.60	(24,322.14)	698,752.00
NET INCOME/LOSS	(7,120.18)	.01	(7,120.19)	(16,938.74)	.05	(16,938.79)	.00

CASH DISBURSEMENTS

Starting Check Date: 5/01/24 Cash Account #: 1100

Ending Check Date: 5/31/24

Check Date	Check #	Vend #	Name	Check Amount	Reference			
5/02/24	2335	CITY	CITY OF DEERFIELD BEACH	6,324.96	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1934	3/18-4/16	5/01/24	6005	5/01/24	6,324.96	17 INVOICES
5/02/24	2336	COMP	COMPLETE OUTDOOR SERVICES, INC	5,000.00	APRIL SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1935	7022	4/30/24	6050	4/30/24	5,000.00	APRIL SERVICE
5/02/24	2337	GENE	GENERAL POOL & SPA, INC.	1,795.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1936	22660	5/01/24	6150	5/01/24	280.00	4/17 POOL LIGHT REPAIR
		1937	22678	5/01/24	6150	5/01/24	890.00	4/24 FILTER DISCS
		1948	22908	5/01/24	6090	5/01/24	625.00	MAY SERVICE

		Totals: 1,795.00						
5/02/24	2338	HEAL	FL DEPT OF HEALTH BROWARD CTY	500.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1938	06-BID-7115947	5/01/24	6280	5/01/24	175.00	06-60-0260 SPA
		1939	06-BID-7114590	5/01/24	6280	5/01/24	325.00	06-60-0259 POOL

		Totals: 500.00						
5/02/24	2339	KUSH	PAUL KUSHCH	812.50	BAL DUE 636 LAKE PT REPR			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1940	261	4/30/24	6170	4/30/24	812.50	BAL DUE 636 LAKE PT REPR
5/02/24	2340	SCEI	SOUTHERN COAST ENTERPRISES INC	2,575.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1941	27875	5/01/24	6170	5/01/24	950.00	1/19 ROOF REPAIRS
		1942	27979	5/01/24	6170	5/01/24	875.00	2/29 RPL ROOF VENT
		1943	27981	5/01/24	6170	5/01/24	750.00	2/29 REPR DOOR/FLAT ROOF

		Totals: 2,575.00						
5/02/24	2341	VETE	VETERANS PLUMBING INC	375.00	4/15 WATER LINES REPAIR			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1944	76883	5/01/24	6170	5/01/24	375.00	4/15 WATER LINES REPAIR

CASH DISBURSEMENTS

Starting Check Date: 5/01/24 Cash Account #: 1100

Ending Check Date: 5/31/24

Check Date	Check #	Vend #	Name	Check Amount	Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1955	28094	5/15/24	6170	5/15/24	1,650.00	4/19 ROOF REPAIRS
		1956	28095	5/15/24	6170	5/15/24	1,650.00	4/22 ROOF REPAIRS

							Totals:	3,300.00
5/16/24	2348	XTRE	XTREME CLEANING SERVICES	1,400.00				APRIL SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1957	4-30-24 #2	5/15/24	6070	5/15/24	1,400.00	APRIL SERVICE
5/23/24	2349	ASSO	ASSOCIATION RESERVES	1,560.00				DEPOSIT RESERVE STUDY
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1959	36235-1	5/23/24	6170	5/23/24	1,560.00	DEPOSIT RESERVE STUDY
5/25/24	52524	(M) FPL	FPL	1,847.36				10 INVOICES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1958	4/12-5/14	5/25/24	6000	5/25/24	1,847.36	10 INVOICES
5/31/24	53124	(M) CARD	CARDMEMBER SERVICE	241.02				3408
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1961	4/10-5/10	5/31/24	6220	5/31/24	27.20	3408
		1961	4/10-5/10	5/31/24	6110	5/31/24	82.56	
		1961	4/10-5/10	5/31/24	6140	5/31/24	27.50	
		1961	4/10-5/10	5/31/24	6170	5/31/24	103.76	

							Totals:	241.02
				Totals:	33,034.67			

-- End of report --

DATE: 6/10/24
TIME: 11:18 AM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF May 31, 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	0.00	0.00	0.00	693.00	693.00	DEMAND LETTER
0203	0203	DARLENE PFEIFFER	0.00	300.09	0.00	0.00	300.09	
0204	0204	OLIVERIO FERREIRA	0.00	600.00	0.00	0.00	600.00	
2901	2901	EDSON SANTA LUCIA	0.00	616.00	0.00	0.00	616.00	
3201	3201	MICHAEL DORAN	0.00	406.00	0.00	793.00	1199.00	DEMAND LETTER
3404	3404	C LYNNE SILVERMAN	0.00	0.00	0.00	6.00	6.00	Called/ Sending
TOTAL:			0.00	1922.09	0.00	1492.00	3414.09	

DATE: 6/10/24
TIME: 11:18 AM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF May 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	1622.00	0.00	0.00	1622.00
C1		S/A 2023	2000	0.00	0.00	0.00	1486.00	1486.00
02		NSF charges	2000	0.00	0.00	0.00	6.00	6.00
07		Misc. Charges	2000	0.00	300.09	0.00	0.00	300.09
GRAND TOTAL:				0.00	1922.09	0.00	1492.00	3414.09

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	3414.09
T O T A L		\$3414.09

-- End of report --