

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 08/31/22

ASSETS

OPERATING CASH			
1100	SOUTH STATE OPER	\$	92,470.72
	TOTAL OPERATING CASH		<u>\$ 92,470.72</u>
RESERVE CASH			
1600	SOUTH STATE RESERVES	\$	1,231,575.08
	TOTAL RESERVE CASH		<u>\$ 1,231,575.08</u>
OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	\$	1,131.00
2200	PREPAID INSURANCE		101,323.00
	TOTAL OTHER ASSETS		<u>\$ 102,454.00</u>
	TOTAL ASSETS		<u><u>\$ 1,426,499.80</u></u>

LIABILITY/RESERVE/EQUITY

LIABILITIES			
3000	ACCOUNTS PAYABLE	\$	1,856.46
3007	ACCRUED AUDIT		2,333.36
3010	INSURANCE A/P		94,033.61
3100	PREPAID ASSESSMENTS		23,938.25
	TOTAL LIABILITIES		<u>\$ 122,161.68</u>
RESERVES			
3600	CLUBHOUSE RESERVES	\$	18,026.91
3680	FLAT ROOF RESERVE		40,583.40
3685	EXP FLAT ROOF RESERVES		(34,682.80)
3740	PAINTING RESERVES		8,333.40
3780	POOL RENOVATION RESERVES		31,131.42
3800	ROAD/PARKING RESERVES		222,882.68
3810	EXP ROAD/PAVING		(45,744.09)
3840	TILED ROOF RESERVES		975,206.46
3900	RESERVE INTEREST		15,837.70
	TOTAL RESERVES		<u>\$ 1,231,575.08</u>

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 08/31/22

EQUITY			
4020	RETAINED EARNINGS	\$	86,805.32
4030	BUDGET FUNDING		(16,666.64)
	NET INCOME/LOSS		2,624.36
	TOTAL EQUITY		<u>\$ 72,763.04</u>
	TOTAL LIABILITY/RESERVE/EQUITY		<u>\$ 1,426,499.80</u>

**LAKES OF DEER CREEK CONDO ASSOCIATION**

**INCOME/EXPENSE STATEMENT**

Period: 08/01/22 to 08/31/22

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME</b>							
05000 MAINTENANCE INCOME	38,675.00	38,675.00	.00	309,400.00	309,400.00	.00	464,100.00
05050 SOCIAL MEMBERSHIP INCOME	.00	1,666.67	(1,666.67)	9,450.00	13,333.36	(3,883.36)	20,000.00
05300 LATE FEES	.00	.00	.00	150.00	.00	150.00	.00
05350 BUDGET FUNDING	2,083.33	2,083.33	.00	16,666.64	16,666.64	.00	25,000.00
05400 C/H RENTAL INCOME	75.00	112.50	(37.50)	1,025.00	900.00	125.00	1,350.00
05500 OTHER INCOME	.00	125.00	(125.00)	3,602.20	1,000.00	2,602.20	1,500.00
<b>TOTAL INCOME</b>	<b>40,833.33</b>	<b>42,662.50</b>	<b>(1,829.17)</b>	<b>340,293.84</b>	<b>341,300.00</b>	<b>(1,006.16)</b>	<b>511,950.00</b>
<b>EXPENSES</b>							
<b>UTILITIES</b>							
06000 ELECTRIC	1,740.20	1,666.67	(73.53)	14,469.77	13,333.36	(1,136.41)	20,000.00
06005 WATER SEWER	5,597.73	5,333.33	(264.40)	42,856.82	42,666.64	(190.18)	64,000.00
06020 TELEPHONE	246.41	166.67	(79.74)	1,934.12	1,333.36	(600.76)	2,000.00
<b>TOTAL UTILITIES</b>	<b>7,584.34</b>	<b>7,166.67</b>	<b>(417.67)</b>	<b>59,260.71</b>	<b>57,333.36</b>	<b>(1,927.35)</b>	<b>86,000.00</b>
<b>OPERATING EXPENSES</b>							
06050 LANDSCAPE CONTRACT	4,549.99	4,550.00	.01	36,399.92	36,400.00	.08	54,600.00
06060 IRRIGATION CONTRACT	520.00	520.00	.00	4,160.00	4,160.00	.00	6,240.00
06070 JANITORIAL SERVICE	1,140.00	1,733.33	593.33	14,400.00	13,866.64	(533.36)	20,800.00
06080 LAKE MAINT CONTRACT	180.00	208.33	28.33	1,440.00	1,666.64	226.64	2,500.00
06090 POOL SERVICE CONTRACT	500.00	459.00	(41.00)	3,936.00	3,672.00	(264.00)	5,508.00
<b>TOTAL OPERATING EXPENSES</b>	<b>6,889.99</b>	<b>7,470.66</b>	<b>580.67</b>	<b>60,335.92</b>	<b>59,765.28</b>	<b>(570.64)</b>	<b>89,648.00</b>
<b>REPAIR/MAINTENANCE EXPENSES</b>							
06100 BACKFLOW CERTIFICATION	.00	166.67	166.67	.00	1,333.36	1,333.36	2,000.00
06110 C/H REPAIR/MAINT	.00	250.00	250.00	.00	2,000.00	2,000.00	3,000.00
06120 EXTERMINATING/TERMITE	580.00	708.33	128.33	5,765.00	5,666.64	(98.36)	8,500.00
06130 IRRIGATION REPAIRS	1,336.46	333.33	(1,003.13)	3,393.97	2,666.64	(727.33)	4,000.00
06140 LANDSCAPE OTHER	300.00	616.67	316.67	1,640.37	4,933.36	3,292.99	7,400.00
06150 POOL REPAIRS	.00	416.65	416.65	2,606.50	3,333.20	726.70	5,000.00
06160 PATIO FURNITURE REPLACE	.00	125.00	125.00	.00	1,000.00	1,000.00	1,500.00
06170 REPAIR & MAINTENANCE	2,966.07	1,850.00	(1,116.07)	14,006.00	14,800.00	794.00	22,200.00
06180 TREE TRIMMING	4,500.00	625.00	(3,875.00)	4,500.00	5,000.00	500.00	7,500.00
<b>TOTAL REPAIR MAINT EXPENSES</b>	<b>9,682.53</b>	<b>5,091.65</b>	<b>(4,590.88)</b>	<b>31,911.84</b>	<b>40,733.20</b>	<b>8,821.36</b>	<b>61,100.00</b>
<b>ADMINISTRATIVE EXPENSES</b>							
06200 ACCOUNTING AUDIT	291.67	291.67	.00	2,333.36	2,333.36	.00	3,500.00
06210 BAD DEBT ALLOC	.00	416.67	416.67	425.00	3,333.36	2,908.36	5,000.00
06220 OFFICE EXPENSES	24.00	416.67	392.67	3,655.97	3,333.36	(322.61)	5,000.00
06230 FEES TO THE DIVISION	.00	63.75	63.75	.00	510.00	510.00	765.00
06240 INSURANCE	12,994.96	11,833.33	(1,161.63)	100,880.77	94,666.64	(6,214.13)	142,000.00
06250 LEGAL FEES	.00	333.33	333.33	3,577.70	2,666.64	(911.06)	4,000.00
06260 MANAGEMENT	925.00	1,350.00	425.00	9,600.00	10,800.00	1,200.00	16,200.00
06280 TAXES/FEES/DUES	204.86	83.35	(121.51)	530.21	666.80	136.59	1,000.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>14,440.49</b>	<b>14,788.77</b>	<b>348.28</b>	<b>121,003.01</b>	<b>118,310.16</b>	<b>(2,692.85)</b>	<b>177,465.00</b>

**LAKES OF DEER CREEK CONDO ASSOCIATION**  
**INCOME/EXPENSE STATEMENT**  
 Period: 08/01/22 to 08/31/22

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>RESERVES</b>							
06300 C/H RENOVATIONS	228.33	228.33	.00	1,826.64	1,826.64	.00	2,740.00
06310 FLAT ROOF/DECKS	2,029.17	2,029.17	.00	16,233.36	16,233.36	.00	24,350.00
06320 PAINTING	416.67	416.67	.00	3,333.36	3,333.36	.00	5,000.00
06330 POOL/SPA	999.08	999.08	.00	7,992.64	7,992.64	.00	11,989.00
06340 ROADS/PARKING	332.58	332.58	.00	2,660.64	2,660.64	.00	3,991.00
06350 TILE ROOF	4,138.92	4,138.92	.00	33,111.36	33,111.36	.00	49,667.00
<b>TOTAL RESERVES</b>	<b>8,144.75</b>	<b>8,144.75</b>	<b>.00</b>	<b>65,158.00</b>	<b>65,158.00</b>	<b>.00</b>	<b>97,737.00</b>
<b>TOTAL EXPENSES</b>	<b>46,742.10</b>	<b>42,662.50</b>	<b>(4,079.60)</b>	<b>337,669.48</b>	<b>341,300.00</b>	<b>3,630.52</b>	<b>511,950.00</b>
<b>NET INCOME/LOSS</b>	<b>(5,908.77)</b>	<b>.00</b>	<b>(5,908.77)</b>	<b>2,624.36</b>	<b>.00</b>	<b>2,624.36</b>	<b>.00</b>

## CASH DISBURSEMENTS

Starting Check Date: 8/01/22 Cash Account #: 1100

Ending Check Date: 8/31/22

Check Date	Check #	Vend #	Name	Check Amount	Reference			
8/01/22	2005	MCAM	SCOTT MCAMIS	1,040.00	52 HOURS EXTRA JULY			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1355	JULY EXTRA HRS	7/31/22	6070	7/31/22	1,040.00	52 HOURS EXTRA JULY
8/01/22	731221	(M)IPFS	IPFS CORPORATION	54.00-	FLT-332544 PMT 2/11			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1395	ADJ PMT 2/11	8/01/22	3010	8/01/22	54.00-	FLT-332544 PMT 2/11
8/02/22	2006	CITY	CITY OF DEERFIELD BEACH	5,597.73	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1356	6/17-7/19	8/02/22	6005	8/02/22	5,597.73	17 INVOICES
8/02/22	2007	DEBU	DE-BUGEM	580.00	JULY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1357	28636	7/31/22	6120	7/31/22	580.00	JULY SERVICE
8/02/22	2008	FYVE	FYVE PROPERTY MANAGEMENT	425.00	1/2 AUGUST-FINAL PMT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1358	15738	8/02/22	6260	8/02/22	425.00	1/2 AUGUST-FINAL PMT
8/02/22	2009	GOLD	THE GOLDEN HAMMER & BRUSH	400.00	3018 LAKESHORE, 633 LAKEPO			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1359	7/20/22	8/02/22	6170	8/02/22	400.00	3018 LAKESHORE, 633 LAKEPO
8/02/22	2010	JARR	JARRIEL COMMERCIAL LANDSCAPE	4,549.99	AUGUST SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1360	2416	8/02/22	6050	8/02/22	4,549.99	AUGUST SERVICE
8/02/22	2011	SEMI	SEMINOLE POOL SERVICES	500.00	AUGUST SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1361	37019	8/02/22	6090	8/02/22	500.00	AUGUST SERVICE
8/02/22	2012	VICT	VICTORY ACCOUNTING SERVICES	500.00	AUGUST SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1366	AUGUST 2022	8/02/22	6260	8/02/22	500.00	AUGUST SERVICE
8/02/22	2013	WESB	WEST BOCA IRRIGATION INC	1,183.51				

## CASH DISBURSEMENTS

Starting Check Date: 8/01/22 Cash Account #: 1100

Ending Check Date: 8/31/22

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1363	71240	7/31/22	6130	7/31/22	510.51	7/22 REPLC PUMP "A"
		1364	71241	7/31/22	6060	7/31/22	520.00	JULY SERVICE
		1365	71242	7/31/22	6130	7/31/22	153.00	7/22 REPAIRS AND MATERIAL
							Totals:	1,183.51
8/03/22	80322	(M) CARD	CARDMEMBER SERVICE			888.01	4798-5100-6384-4019	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1347	7/7	8/03/22	6170	8/03/22	888.01	4798-5100-6384-4019
8/03/22	80322	(M) COMC	COMCAST			246.41	8495-75-383-2161532	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1349	7/16-8/15	8/03/22	6020	8/03/22	246.41	8495-75-383-2161532
8/03/22	80322	(M) CARD	CARDMEMBER SERVICE			888.01-	REV DUPLICATE ENTRY	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1368	REV 7/7	8/03/22	6170	8/03/22	888.01-	REV DUPLICATE ENTRY
8/06/22	86221	(M) THDC	TOWNHOMES OF DEER CREEK			180.00	AUGUST	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1370	AUGUST	8/06/22	6080	8/06/22	180.00	AUGUST
8/12/22	2003	MCAM	SCOTT MCAMIS			800.00	40 HOURS 8/1-8/12	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1352	8/1-8/12	8/12/22	6070	8/12/22	800.00	40 HOURS 8/1-8/12
8/18/22	2014	MCAM	SCOTT MCAMIS			200.00	ADDITIONAL PAY 8/15-8/26	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1371	8/15-8/26	8/18/22	6070	8/18/22	200.00	ADDITIONAL PAY 8/15-8/26
8/22/22	822225	(M) CARD	CARDMEMBER SERVICE			2,770.93	4798-5100-6384-4019	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1383	8/5	8/22/22	6280	8/22/22	204.86	4798-5100-6384-4019
		1383	8/5	8/22/22	6170	8/22/22	2,566.07	
							Totals:	2,770.93
8/23/22	82322	(M) FPL	FPL			1,740.20	10 INVOICES	

## CASH DISBURSEMENTS

Starting Check Date: 8/01/22 Cash Account #: 1100

Ending Check Date: 8/31/22

Check Date	Check #	Vend #	Name	Check Amount		Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1372	6/17-8/12	8/23/22	6000	8/23/22	1,740.20	10 INVOICES	
8/26/22	2004	VOID					.00	Void	
8/29/22	2015	AAST	AASTRO ROOFING				11,000.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1375	5272	8/25/22	3685	8/25/22	1,000.00	633 LAKE POINT N	
		1376	5154	8/25/22	3685	8/25/22	10,000.00	3069 LAKE SHORE DR.	
		Totals:						11,000.00	
8/29/22	2016	CPM	COMPLETE PROPERTY MAINTENANCE				4,500.00	2022 PALM TRIMMING	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1377	500901	8/25/22	6180	8/25/22	4,500.00	2022 PALM TRIMMING	
8/29/22	2017	DEBU	DE-BUGEM				580.00	AUGUST SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1378	25830	8/25/22	6120	8/25/22	580.00	AUGUST SERVICE	
8/29/22	2018	JARR	JARRIEL COMMERCIAL LANDSCAPE				300.00	1/2 PAL SOD/LAKESHORE DR	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1379	2410	8/25/22	6140	8/25/22	300.00	1/2 PAL SOD/LAKESHORE DR	
8/29/22	2019	MCAM	SCOTT MCAMIS				140.00	BALANCE DUE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1382	8/15-8/18	8/29/22	6070	8/29/22	140.00	BALANCE DUE	
8/29/22	2020	VICT	VICTORY ACCOUNTING SERVICES				24.00	LATE NOTICE BILLING	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1381	5/1-7/31	8/25/22	6220	8/25/22	24.00	LATE NOTICE BILLING	
		Totals:						37,203.77	

-- End of report --

DATE: 9/16/22  
TIME: 10:23 AM

LAKES OF DEER CREEK CONDO ASSOCIATION  
AGED OWNER BALANCES: AS OF Aug. 31, 2022  
ACCOUNT NUMBER SEQUENCE

\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0402	0402	FRED & GRACE MACCHIAROLI	0.00	300.00	0.00	0.00	300.00	
3201	3201	MICHAEL DORAN	0.00	406.00	0.00	0.00	406.00	
3205	3205	JAIME EZRA ZUMAN	0.00	425.00	0.00	0.00	425.00	
TOTAL:			0.00	1131.00	0.00	0.00	1131.00	



DATE: 9/16/22  
TIME: 10:23 AM

LAKES OF DEER CREEK CONDO ASSOCIATION  
AGED OWNER BALANCES: AS OF Aug. 31, 2022

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	1131.00	0.00	0.00	1131.00
GRAND TOTAL:				0.00	1131.00	0.00	0.00	1131.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	1131.00
T O T A L		\$1131.00

-- End of report --