

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 12/31/22

ASSETS

OPERATING CASH			
1100	SOUTH STATE OPER	\$	60,323.09
	TOTAL OPERATING CASH		\$ 60,323.09
RESERVE CASH			
1600	SOUTH STATE RESERVES	\$	1,164,966.74
	TOTAL RESERVE CASH		\$ 1,164,966.74
OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	\$	1,910.75
2200	PREPAID INSURANCE		84,735.05
	TOTAL OTHER ASSETS		\$ 86,645.80
	TOTAL ASSETS		\$ 1,311,935.63

LIABILITY/RESERVE/EQUITY

LIABILITIES			
3000	ACCOUNTS PAYABLE	\$	1,888.59
3007	ACCRUED AUDIT		3,100.00
3010	INSURANCE A/P		52,480.45
3100	PREPAID ASSESSMENTS		21,395.00
	TOTAL LIABILITIES		\$ 78,864.04
RESERVES			
3600	CLUBHOUSE RESERVES	\$	18,940.23
3680	FLAT ROOF RESERVE		48,700.08
3685	EXP FLAT ROOF RESERVES		(41,132.80)
3740	PAINTING RESERVES		10,000.08
3780	POOL RENOVATION RESERVES		35,127.74
3800	ROAD/PARKING RESERVES		224,213.00
3810	EXP ROAD/PAVING		(140,348.41)
3840	TILED ROOF RESERVES		991,762.14
3900	RESERVE INTEREST		17,704.68
	TOTAL RESERVES		\$ 1,164,966.74

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 12/31/22

EQUITY				
4020	RETAINED EARNINGS	\$	86,805.32	
4030	BUDGET FUNDING		(25,000.00)	
	NET INCOME/LOSS		6,299.53	
	TOTAL EQUITY		<u>68,104.85</u>	
	TOTAL LIABILITY/RESERVE/EQUITY			<u>\$ 1,311,935.63</u>

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 12/01/22 to 12/31/22

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME								
05000	MAINTENANCE INCOME	38,675.00	38,675.00	.00	464,100.00	464,100.00	.00	464,100.00
05050	SOCIAL MEMBERSHIP INCOME	.00	1,666.63	(1,666.63)	9,900.00	20,000.00	(10,100.00)	20,000.00
05300	LATE FEES	.00	.00	.00	150.00	.00	150.00	.00
05350	BUDGET FUNDING	2,083.37	2,083.37	.00	25,000.00	25,000.00	.00	25,000.00
05400	C/H RENTAL INCOME	175.00	112.50	62.50	2,325.00	1,350.00	975.00	1,350.00
05500	OTHER INCOME	.00	125.00	(125.00)	3,527.20	1,500.00	2,027.20	1,500.00
	TOTAL INCOME	40,933.37	42,662.50	(1,729.13)	505,002.20	511,950.00	(6,947.80)	511,950.00
EXPENSES								
UTILITIES								
06000	ELECTRIC	1,822.88	1,666.63	(156.25)	21,602.12	20,000.00	(1,602.12)	20,000.00
06005	WATER SEWER	5,254.25	5,333.37	79.12	63,690.76	64,000.00	309.24	64,000.00
06020	TELEPHONE	113.59	166.63	53.04	2,600.94	2,000.00	(600.94)	2,000.00
	TOTAL UTILITIES	7,190.72	7,166.63	(24.09)	87,893.82	86,000.00	(1,893.82)	86,000.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,000.00	4,550.00	(450.00)	55,049.89	54,600.00	(449.89)	54,600.00
06060	IRRIGATION CONTRACT	520.00	520.00	.00	6,240.00	6,240.00	.00	6,240.00
06070	JANTORIAL SERVICE	600.00	1,733.37	1,133.37	17,100.00	20,800.00	3,700.00	20,800.00
06080	LAKE MAINT CONTRACT	180.00	208.37	28.37	2,160.00	2,500.00	340.00	2,500.00
06090	POOL SERVICE CONTRACT	500.00	459.00	(41.00)	5,936.00	5,508.00	(428.00)	5,508.00
	TOTAL OPERATING EXPENSES	6,800.00	7,470.74	670.74	86,485.89	89,648.00	3,162.11	89,648.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	.00	166.63	166.63	.00	2,000.00	2,000.00	2,000.00
06110	C/H REPAIR/MAINT	1,374.65	250.00	(1,124.65)	1,749.65	3,000.00	1,250.35	3,000.00
06120	EXTERMINATING/TERMITE	580.00	708.37	128.37	9,210.00	8,500.00	(710.00)	8,500.00
06130	IRRIGATION REPAIRS	.00	333.37	333.37	3,586.47	4,000.00	413.53	4,000.00
06140	LANDSCAPE OTHER	.00	616.63	616.63	2,165.37	7,400.00	5,234.63	7,400.00
06150	POOL REPAIRS	752.00	416.85	(335.15)	3,719.50	5,000.00	1,280.50	5,000.00
06160	PATIO FURNITURE REPLACE	.00	125.00	125.00	.00	1,500.00	1,500.00	1,500.00
06170	REPAIR & MAINTENANCE	1,072.72	1,850.00	777.28	18,864.61	22,200.00	3,335.39	22,200.00
06180	TREE TRIMMING	.00	625.00	625.00	4,500.00	7,500.00	3,000.00	7,500.00
	TOTAL REPAIR MAINT EXPENSES	3,779.37	5,091.85	1,312.48	43,795.60	61,100.00	17,304.40	61,100.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	1,891.63	291.63	(1,600.00)	5,100.00	3,500.00	(1,600.00)	3,500.00
06210	BAD DEBT ALLOC	.00	416.63	416.63	425.00	5,000.00	4,575.00	5,000.00
06220	OFFICE EXPENSES	499.42	416.63	(82.79)	4,301.39	5,000.00	698.61	5,000.00
06230	FEES TO THE DIVISION	.00	63.75	63.75	.00	765.00	765.00	765.00
06240	INSURANCE	14,022.91	11,833.37	(2,189.54)	153,573.56	142,000.00	(11,573.56)	142,000.00
06250	LEGAL FEES	.00	333.37	333.37	3,935.20	4,000.00	64.80	4,000.00
06260	MANAGEMENT	1,450.00	1,350.00	(100.00)	14,925.00	16,200.00	1,275.00	16,200.00
06280	TAXES/FEES/DUES	.00	83.15	83.15	530.21	1,000.00	469.79	1,000.00
	TOTAL ADMINISTRATIVE EXPENSES	17,863.96	14,788.53	(3,075.43)	182,790.36	177,465.00	(5,325.36)	177,465.00

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 12/01/22 to 12/31/22

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVES							
06300 C/H RENOVATIONS	228.33	228.37	.04	2,739.96	2,740.00	.04	2,740.00
06310 FLAT ROOF/DECKS	2,029.17	2,029.13	(.04)	24,350.04	24,350.00	(.04)	24,350.00
06320 PAINTING	416.67	416.63	(.04)	5,000.04	5,000.00	(.04)	5,000.00
06330 POOL/SPA	999.08	999.12	.04	11,988.96	11,989.00	.04	11,989.00
06340 ROADS/PARKING	332.58	332.62	.04	3,990.96	3,991.00	.04	3,991.00
06350 TILE ROOF	4,138.92	4,138.88	(.04)	49,667.04	49,667.00	(.04)	49,667.00
TOTAL RESERVES	8,144.75	8,144.75	.00	97,737.00	97,737.00	.00	97,737.00
TOTAL EXPENSES	43,778.80	42,662.50	(1,116.30)	498,702.67	511,950.00	13,247.33	511,950.00
NET INCOME/LOSS	(2,845.43)	.00	(2,845.43)	6,299.53	.00	6,299.53	.00

CASH DISBURSEMENTS

Starting Check Date: 12/01/22 Cash Account #: 1100

Ending Check Date: 12/31/22

Check Date	Check #	Vend #	Name	Check Amount		Reference		
12/01/22	121226	(M) IPFS	IPFS CORPORATION		10,388.29	FLT-332544		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1513	PYMT 6/11	12/01/22	3010	12/01/22	10,388.29	FLT-332544
12/02/22	12222	(M) CARD	CARDMEMBER SERVICE		170.06	4798-5100-6384-4019		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1483	11/4	12/02/22	6220	12/02/22	97.34	4798-5100-6384-4019
		1483	11/4	12/02/22	6170	12/02/22	72.72	
					Totals:		170.06	
12/03/22	12322	(M) COMC	COMCAST		60.39	8495-75-383-216532		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1459	11/16-12/15	12/03/22	6020	12/03/22	60.39	8495-75-383-216532
12/06/22	12622	(M) AMTR	AMTRUST NORTH AMERICA		624.00	28657617/TWC4177450		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1471	12/6	12/06/22	2200	12/06/22	624.00	28657617/TWC4177450
12/06/22	126221	(M) THDC	TOWNHOMES OF DEER CREEK		180.00	DECEMBER SERVICE		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1514	DEC 2022	12/06/22	6080	12/06/22	180.00	DECEMBER SERVICE
12/14/22	2068	BENC	BENCHMARK PROPERTY MANAGEMENT		1,320.55			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1473	6977	12/12/22	6220	12/12/22	370.55	10/17-11/11 MAILING
		1474	7109	12/12/22	6260	12/12/22	950.00	DECEMBER SERVICE
					Totals:		1,320.55	
12/14/22	2069	CITY	CITY OF DEERFIELD BEACH		5,254.25	17 INVOICES		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1475	10/19-11/17	12/12/22	6005	12/12/22	5,254.25	17 INVOICES
12/14/22	2070	MCAM	SCOTT MCAMIS		625.00	REPL SCREENS/VENT		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1476	2524	12/12/22	6170	12/12/22	625.00	REPL SCREENS/VENT

CASH DISBURSEMENTS

Starting Check Date: 12/01/22 Cash Account #: 1100

Ending Check Date: 12/31/22

Check Date	Check #	Vend #	Name	Check Amount	Reference			
12/14/22	2071	RICK	GARY RICKMAN	300.00	11/28-12/9			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1477	11/28-12/9	12/12/22	6070	12/12/22	300.00	11/28-12/9
12/14/22	2072	SEMI	SEMINOLE POOL SERVICES	595.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1478	37547	12/12/22	6150	12/12/22	95.00	12/1 ALGICIDE TREATMENT
		1479	37496	12/12/22	6090	12/12/22	500.00	DECEMBER SERVICE
				Totals:			595.00	
12/14/22	2073	VETE	VETERANS PLUMBING INC	196.02	11/28 SVC CALL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1480	75168	12/12/22	6110	12/12/22	196.02	11/28 SVC CALL
12/14/22	2074	VICT	VICTORY ACCOUNTING SERVICES	500.00	DECEMBER SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1481	DEC 2022	12/12/22	6260	12/12/22	500.00	DECEMBER SERVICE
12/21/22	12216	(M)PHIL	PHILADELPHIA INSURANCE CO	29,346.02	PHPK2491716 PKG			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1486	12/1/22-23	12/21/22	2200	12/21/22	29,346.02	PHPK2491716 PKG
12/23/22	2075	PETT	PETTINEO INSURANCE AGENCY INC	2,334.82	CRIME/UMB RENEWAL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1488	12/1/22-23	12/23/22	2200	12/23/22	2,334.82	CRIME/UMB RENEWAL
12/24/22	122422	(M)FPL	FPL	1,822.88	9 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1487	11/11-12/13	12/24/22	6000	12/24/22	1,822.88	9 INVOICES
12/28/22	2076	BENC	BENCHMARK PROPERTY MANAGEMENT	30.03	POSTAGE, COPIES, ENVELOPE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1489	7226	12/28/22	6220	12/28/22	30.03	POSTAGE, COPIES, ENVELOPE
12/28/22	2077	COMP	COMPLETE OUTDOOR SERVICES, INC	5,000.00	DECEMBER SERVICE			

CASH DISBURSEMENTS

Starting Check Date: 12/01/22 Cash Account #: 1100

Ending Check Date: 12/31/22

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1490	7001	12/28/22	6050	12/28/22	5,000.00	DECEMBER SERVICE
12/28/22	2078	SEMI	SEMINOLE POOL SERVICES				657.00	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1492	37588	12/28/22	6150	12/28/22	520.00	12/15 SPA HEATER REPAIR
		1493	37609	12/28/22	6150	12/28/22	137.00	CYANURIC ACID STABILIZER
							Totals:	657.00
12/28/22	2079	VETE	VETERANS PLUMBING INC				1,178.63	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1495	75157	12/28/22	6110	12/28/22	333.63	11/8 SVC CALL
		1496	75286	12/28/22	6110	12/28/22	845.00	12/12 HALL BATH REPAIR
							Totals:	1,178.63
							Totals:	60,582.94

-- End of report --

DATE: 1/13/23
TIME: 4:48 PM

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

PAGE 1

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0204	0204	OLIVERIO FERREIRA	0.00	324.75	0.00	0.00	324.75	
2902	2902	ADAM & JULIE SPIROS	0.00	330.00	0.00	0.00	330.00	
2903	2903	ANGELA SALERNO ESTATE	0.00	425.00	425.00	0.00	850.00	Called/ Sending
3201	3201	MICHAEL DORAN	0.00	406.00	0.00	0.00	406.00	
TOTAL:			0.00	1485.75	425.00	0.00	1910.75	

DATE: 1/13/23
 TIME: 4:48 PM

LAKES OF DEER CREEK CONDO ASSOCIATION
 AGED OWNER BALANCES: AS OF Dec. 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	1485.75	425.00	0.00	1910.75
GRAND TOTAL:				0.00	1485.75	425.00	0.00	1910.75

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	1910.75
T O T A L		\$1910.75

-- End of report --