

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 07/31/22

ASSETS

OPERATING CASH			
1100	SOUTH STATE OPER	\$	85,489.33
	TOTAL OPERATING CASH	<u> </u>	\$ 85,489.33
RESERVE CASH			
1600	SOUTH STATE RESERVES	\$	1,234,219.25
	TOTAL RESERVE CASH	<u> </u>	\$ 1,234,219.25
OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	\$	716.00
2200	PREPAID INSURANCE		114,317.96
	TOTAL OTHER ASSETS	<u> </u>	\$ 115,033.96
	TOTAL ASSETS		<u> </u> \$ 1,434,742.54 =====

LIABILITY/RESERVE/EQUITY

LIABILITIES			
3000	ACCOUNTS PAYABLE	\$	2,803.51
3007	ACCRUED AUDIT		2,041.69
3010	INSURANCE A/P		93,979.71
3100	PREPAID ASSESSMENTS		20,943.25
	TOTAL LIABILITIES	<u> </u>	\$ 119,768.16
RESERVES			
3600	CLUBHOUSE RESERVES	\$	17,798.58
3680	FLAT ROOF RESERVE		38,554.23
3685	EXP FLAT ROOF RESERVES		(23,682.80)
3740	PAINTING RESERVES		7,916.73
3780	POOL RENOVATION RESERVES		30,132.34
3800	ROAD/PARKING RESERVES		222,550.10
3810	EXP ROAD/PAVING		(45,744.09)
3840	TILED ROOF RESERVES		971,067.54
3900	RESERVE INTEREST		15,626.61
	TOTAL RESERVES	<u> </u>	\$ 1,234,219.24

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 07/31/22

EQUITY			
4020	RETAINED EARNINGS	\$ 86,805.32	
4030	BUDGET FUNDING	(14,583.31)	
	NET INCOME/LOSS	8,533.13	
	TOTAL EQUITY	<u>80,755.14</u>	
	TOTAL LIABILITY/RESERVE/EQUITY		<u>\$ 1,434,742.54</u>

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
 Period: 07/01/22 to 07/31/22

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	270,725.00	270,725.00	.00	464,100.00
05050 SOCIAL MEMBERSHIP INCOME	450.00	1,666.67	(1,216.67)	9,450.00	11,666.69	(2,216.69)	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	14,583.31	14,583.31	.00	25,000.00
05400 C/H RENTAL INCOME	75.00	112.50	(37.50)	950.00	787.50	162.50	1,350.00
05500 OTHER INCOME	(130.28)	125.00	(255.28)	3,602.20	875.00	2,727.20	1,500.00
TOTAL INCOME	41,153.05	42,662.50	(1,509.45)	299,460.51	298,637.50	823.01	511,950.00
EXPENSES							
UTILITIES							
06000 ELECTRIC	1,760.19	1,666.67	(93.52)	12,729.57	11,666.69	(1,062.88)	20,000.00
06005 WATER SEWER	5,334.69	5,333.33	(1.36)	37,259.09	37,333.31	74.22	64,000.00
06020 TELEPHONE	244.99	166.67	(78.32)	1,687.71	1,166.69	(521.02)	2,000.00
TOTAL UTILITIES	7,339.87	7,166.67	(173.20)	51,676.37	50,166.69	(1,509.68)	86,000.00
OPERATING EXPENSES							
06050 LANDSCAPE CONTRACT	4,549.99	4,550.00	.01	31,849.93	31,850.00	.07	54,600.00
06060 IRRIGATION CONTRACT	520.00	520.00	.00	3,640.00	3,640.00	.00	6,240.00
06070 JANTORIAL SERVICE	3,540.00	1,733.33	(1,806.67)	13,260.00	12,133.31	(1,126.69)	20,800.00
06080 LAKE MAINT CONTRACT	180.00	208.33	28.33	1,260.00	1,458.31	198.31	2,500.00
06090 POOL SERVICE CONTRACT	500.00	459.00	(41.00)	3,436.00	3,213.00	(223.00)	5,508.00
TOTAL OPERATING EXPENSES	9,289.99	7,470.66	(1,819.33)	53,445.93	52,294.62	(1,151.31)	89,648.00
REPAIR/MAINTENANCE EXPENSES							
06100 BACKFLOW CERTIFICATION	.00	166.67	166.67	.00	1,166.69	1,166.69	2,000.00
06110 C/H REPAIR/MAINT	.00	250.00	250.00	.00	1,750.00	1,750.00	3,000.00
06120 EXTERMINATING/TERMITE	580.00	708.33	128.33	5,185.00	4,958.31	(226.69)	8,500.00
06130 IRRIGATION REPAIRS	905.51	333.33	(572.18)	2,057.51	2,333.31	275.80	4,000.00
06140 LANDSCAPE OTHER	.00	616.67	616.67	1,340.37	4,316.69	2,976.32	7,400.00
06150 POOL REPAIRS	464.00	416.65	(47.35)	2,606.50	2,916.55	310.05	5,000.00
06160 PATIO FURNITURE REPLACE	.00	125.00	125.00	.00	875.00	875.00	1,500.00
06170 REPAIR & MAINTENANCE	1,972.15	1,850.00	(122.15)	11,039.93	12,950.00	1,910.07	22,200.00
06180 TREE TRIMMING	.00	625.00	625.00	.00	4,375.00	4,375.00	7,500.00
TOTAL REPAIR MAINT EXPENSES	3,921.66	5,091.65	1,169.99	22,229.31	35,641.55	13,412.24	61,100.00
ADMINISTRATIVE EXPENSES							
06200 ACCOUNTING AUDIT	291.67	291.67	.00	2,041.69	2,041.69	.00	3,500.00
06210 BAD DEBT ALLOC	425.00	416.67	(8.33)	425.00	2,916.69	2,491.69	5,000.00
06220 OFFICE EXPENSES	480.76	416.67	(64.09)	3,631.97	2,916.69	(715.28)	5,000.00
06230 FEES TO THE DIVISION	.00	63.75	63.75	.00	446.25	446.25	765.00
06240 INSURANCE	13,517.07	11,833.33	(1,683.74)	87,885.81	82,833.31	(5,052.50)	142,000.00
06250 LEGAL FEES	.00	333.33	333.33	3,577.70	2,333.31	(1,244.39)	4,000.00
06260 MANAGEMENT	1,350.00	1,350.00	.00	8,675.00	9,450.00	775.00	16,200.00
06280 TAXES/FEES/DUES	.00	83.35	83.35	325.35	583.45	258.10	1,000.00
TOTAL ADMINISTRATIVE EXPENSES	16,064.50	14,788.77	(1,275.73)	106,562.52	103,521.39	(3,041.13)	177,465.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
 Period: 07/01/22 to 07/31/22

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
RESERVES							
06300 C/H RENOVATIONS	228.33	228.33	.00	1,598.31	1,598.31	.00	2,740.00
06310 FLAT ROOF/DECKS	2,029.17	2,029.17	.00	14,204.19	14,204.19	.00	24,350.00
06320 PAINTING	416.67	416.67	.00	2,916.69	2,916.69	.00	5,000.00
06330 POOL/SPA	999.08	999.08	.00	6,993.56	6,993.56	.00	11,989.00
06340 ROADS/PARKING	332.58	332.58	.00	2,328.06	2,328.06	.00	3,991.00
06350 TILE ROOF	4,138.92	4,138.92	.00	28,972.44	28,972.44	.00	49,667.00
TOTAL RESERVES	8,144.75	8,144.75	.00	57,013.25	57,013.25	.00	97,737.00
TOTAL EXPENSES	44,760.77	42,662.50	(2,098.27)	290,927.38	298,637.50	7,710.12	511,950.00
NET INCOME/LOSS	(3,607.72)	.00	(3,607.72)	8,533.13	.00	8,533.13	.00

CASH DISBURSEMENTS

Starting Check Date: 7/01/22 Cash Account #: 1100

Ending Check Date: 7/31/22

Check Date	Check #	Vend #	Name	Check Amount	Reference			
7/01/22	1973	MCAM	SCOTT MCAMIS	800.00	40 HOURS 6/20-7/1			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1301	6/20-7/1	7/01/22	6070	7/01/22	800.00	40 HOURS 6/20-7/1
7/01/22	71221	(M) IPFS	IPFS CORPORATION	10,964.30	FLT-332544 PMT 1/11			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1350	PMT 1/11	7/01/22	3010	7/01/22	10,964.30	FLT-332544 PMT 1/11
7/03/22	70322	(M) COMC	COMCAST	244.99	8495 75 383 2161532			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1316	06/16 - 07/15	7/03/22	6020	7/03/22	244.99	8495 75 383 2161532
7/06/22	76221	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	JULY			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1369	JULY	7/06/22	6080	7/06/22	180.00	JULY
7/06/22	76225	(M) CARD	CARDMEMBER SERVICE	993.74	4798-5100-6384-4019			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1367	6/6	7/06/22	6170	7/06/22	993.74	4798-5100-6384-4019
7/07/22	1989	CITY	CITY OF DEERFIELD BEACH	5,334.69	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1334	5/18 - 6/17	7/05/22	6005	7/05/22	5,334.69	17 INVOICES
7/07/22	1990	COMM	COMMUNICATIONS CONSULTING	255.28	4TH QTR 2021 REVENUE SHR			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1328	22498	7/06/22	5500	7/06/22	255.28	4TH QTR 2021 REVENUE SHR
7/07/22	1991	FYVE	FYVE PROPERTY MANAGEMENT	850.00	JULY 2022			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1329	15360	7/05/22	6260	7/05/22	850.00	JULY 2022
7/07/22	1992	JARR	JARRIEL COMMERCIAL LANDSCAPE	4,549.99	JULY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1330	2407	7/05/22	6050	7/05/22	4,549.99	JULY SERVICE
7/07/22	1993	SEMI	SEMINOLE POOL SERVICES	549.00				

CASH DISBURSEMENTS

Starting Check Date: 7/01/22 Cash Account #: 1100
 Ending Check Date: 7/31/22

Check Date	Check #	Vend #	Name	Check Amount		Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1331	36490	7/05/22	6150	7/05/22	49.00	SPECIAL CLEAN UP/SHOCK	
		1332	36753	7/05/22	6090	7/05/22	500.00	JULY SERVICE	

		Totals:						549.00	
7/08/22	1994	VICT	VICTORY ACCOUNTING SERVICES				500.00	JULY SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1335	JULY 2022	7/07/22	6260	7/07/22	500.00	JULY SERVICE	
7/12/22	1997	MCAM	SCOTT MCAMIS				100.00	JUNE 5 EXTRA HOURS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1338	5 EXTRA HOURS	7/12/22	6070	7/12/22	100.00	JUNE 5 EXTRA HOURS	
7/15/22	1995	MCAM	SCOTT MCAMIS				800.00	40 HOURS 7/4-7/15	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1336	7/4-7/15	7/15/22	6070	7/15/22	800.00	40 HOURS 7/4-7/15	
7/19/22	1998	ASSC	ASSOCIATED CREDIT REPORTING				75.00	6/30	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1341	7677	7/18/22	5500	7/18/22	75.00	6/30	
7/19/22	1999	SEMI	SEMINOLE POOL SERVICES				415.00	SPA PUMP REPAIR	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1342	36932	7/18/22	6150	7/18/22	415.00	SPA PUMP REPAIR	
7/19/22	2000	VETE	VETERANS PLUMBING INC				477.16	7/14 SVC CALL	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1343	74674	7/18/22	6170	7/18/22	477.16	7/14 SVC CALL	
7/19/22	2001	VICT	VICTORY ACCOUNTING SERVICES				94.00	BLANK A/P CHECKS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1344	1/1-6/30	7/18/22	6220	7/18/22	94.00	BLANK A/P CHECKS	
7/19/22	2002	WESB	WEST BOCA IRRIGATION INC				242.00	6/21 IRRIG REPAIR	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1346	71090	7/18/22	6130	7/18/22	242.00	6/21 IRRIG REPAIR	

CASH DISBURSEMENTS

Starting Check Date: 7/01/22 Cash Account #: 1100

Ending Check Date: 7/31/22

Check Date	Check #	Vend #	Name	Check Amount	Reference				
7/24/22	72222	(M)FPL	FPL	1,760.19	10 INVOICES				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1348	6/13-7/13	7/24/22	6000	7/24/22	1,760.19	10 INVOICES	
7/29/22	1996	MCAM	SCOTT MCAMIS	800.00	40 HOURS 7/18-7/29				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1337	7/18-7/29	7/29/22	6070	7/29/22	800.00	40 HOURS 7/18-7/29	
7/29/22	729225	(M)CARD	CARDMEMBER SERVICE	888.01	4798-5100-6384-4019				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1354	7/7	7/29/22	6220	7/29/22	386.76	4798-5100-6384-4019	
		1354	7/7	7/29/22	6170	7/29/22	501.25		
		-----						Totals:	888.01
7/31/22	731221	(M)IPFS	IPFS CORPORATION	10,442.19	ELT-332544 PMT 2/11				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1351	PYMT 2/11	7/31/22	3010	7/31/22	10,442.19	ELT-332544 PMT 2/11	
		Totals:						41,315.54	

-- End of report --

DATE: 8/12/22
TIME: 11:44 AM

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

PAGE 1

* - 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	TED HOUSING, LLC.	0.00	10.00	0.00	0.00	10.00	pend sale
TOTAL:			0.00	716.00	0.00	0.00	716.00	

DATE: 8/12/22
TIME: 11:44 AM

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

PAGE 2

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	706.00	0.00	0.00	706.00
02		NSF charges	2000	0.00	10.00	0.00	0.00	10.00
GRAND TOTAL:				0.00	716.00	0.00	0.00	716.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	716.00
T O T A L		\$716.00

-- End of report --