

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 06/30/22

ASSETS

	OPERATING CASH		
1100	SOUTH STATE OPER	\$	95,996.63
	TOTAL OPERATING CASH		<u>\$ 95,996.63</u>
	RESERVE CASH		
1600	SOUTH STATE RESERVES	\$	1,225,111.04
	TOTAL RESERVE CASH		<u>\$ 1,225,111.04</u>
	OTHER ASSETS		
2000	ACCOUNTS RECEIVABLE	\$	1,224.00
2200	PREPAID INSURANCE		127,312.92
	TOTAL OTHER ASSETS		<u>\$ 128,536.92</u>
	TOTAL ASSETS		<u>\$ 1,449,644.59</u> =====

LIABILITY/RESERVE/EQUITY

	LIABILITIES		
3007	ACCRUED AUDIT	\$	1,750.02
3010	INSURANCE A/P		114,864.09
3100	PREPAID ASSESSMENTS		21,473.25
	TOTAL LIABILITIES		<u>\$ 138,087.36</u>
	RESERVES		
3600	CLUBHOUSE RESERVES	\$	17,570.25
3680	FLAT ROOF RESERVE		36,525.06
3685	EXP FLAT ROOF RESERVES		(23,682.80)
3740	PAINTING RESERVES		7,500.06
3780	POOL RENOVATION RESERVES		29,133.26
3800	ROAD/PARKING RESERVES		222,217.52
3810	EXP ROAD/PAVING		(45,744.09)
3840	TILED ROOF RESERVES		966,928.62
3900	RESERVE INTEREST		14,663.16
	TOTAL RESERVES		<u>\$ 1,225,111.04</u>

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 06/30/22

EQUITY				
4020	RETAINED EARNINGS	\$	86,805.32	
4030	BUDGET FUNDING		(12,499.98)	
	NET INCOME/LOSS		12,140.85	
	TOTAL EQUITY		<u>86,446.19</u>	
	TOTAL LIABILITY/RESERVE/EQUITY			<u>\$ 1,449,644.59</u> =====

## LAKES OF DEER CREEK CONDO ASSOCIATION

### INCOME/EXPENSE STATEMENT

Period: 06/01/22 to 06/30/22

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	232,050.00	232,050.00	.00	464,100.00
05050 SOCIAL MEMBERSHIP INCOME	.00	1,666.67	(1,666.67)	9,000.00	10,000.02	(1,000.02)	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	12,499.98	12,499.98	.00	25,000.00
05400 C/H RENTAL INCOME	550.00	112.50	437.50	875.00	675.00	200.00	1,350.00
05500 OTHER INCOME	(50.00)	125.00	(175.00)	3,732.48	750.00	2,982.48	1,500.00
<b>TOTAL INCOME</b>	<b>41,258.33</b>	<b>42,662.50</b>	<b>(1,404.17)</b>	<b>258,307.46</b>	<b>255,975.00</b>	<b>2,332.46</b>	<b>511,950.00</b>
<b>EXPENSES</b>							
<b>UTILITIES</b>							
06000 ELECTRIC	1,818.00	1,666.67	(151.33)	10,969.38	10,000.02	(969.36)	20,000.00
06005 WATER SEWER	5,270.59	5,333.33	62.74	31,924.40	31,999.98	75.58	64,000.00
06020 TELEPHONE	246.04	166.67	(79.37)	1,442.72	1,000.02	(442.70)	2,000.00
<b>TOTAL UTILITIES</b>	<b>7,334.63</b>	<b>7,166.67</b>	<b>(167.96)</b>	<b>44,336.50</b>	<b>43,000.02</b>	<b>(1,336.48)</b>	<b>86,000.00</b>
<b>OPERATING EXPENSES</b>							
06050 LANDSCAPE CONTRACT	4,549.99	4,550.00	.01	27,299.94	27,300.00	.06	54,600.00
06060 IRRIGATION CONTRACT	520.00	520.00	.00	3,120.00	3,120.00	.00	6,240.00
06070 JANTORIAL SERVICE	1,760.00	1,733.33	(26.67)	9,720.00	10,399.98	679.98	20,800.00
06080 LAKE MAINT CONTRACT	180.00	208.33	28.33	1,080.00	1,249.98	169.98	2,500.00
06090 POOL SERVICE CONTRACT	500.00	459.00	(41.00)	2,936.00	2,754.00	(182.00)	5,508.00
<b>TOTAL OPERATING EXPENSES</b>	<b>7,509.99</b>	<b>7,470.66</b>	<b>(39.33)</b>	<b>44,155.94</b>	<b>44,823.96</b>	<b>668.02</b>	<b>89,648.00</b>
<b>REPAIR/MAINTENANCE EXPENSES</b>							
06100 BACKFLOW CERTIFICATION	.00	166.67	166.67	.00	1,000.02	1,000.02	2,000.00
06110 C/H REPAIR/MAINT	.00	250.00	250.00	.00	1,500.00	1,500.00	3,000.00
06120 EXTERMINATING/TERMITE	580.00	708.33	128.33	4,605.00	4,249.98	(355.02)	8,500.00
06130 IRRIGATION REPAIRS	216.50	333.33	116.83	1,152.00	1,999.98	847.98	4,000.00
06140 LANDSCAPE OTHER	.00	616.67	616.67	1,340.37	3,700.02	2,359.65	7,400.00
06150 POOL REPAIRS	232.00	416.65	184.65	2,142.50	2,499.90	357.40	5,000.00
06160 PATIO FURNITURE REPLACE	.00	125.00	125.00	.00	750.00	750.00	1,500.00
06170 REPAIR & MAINTENANCE	2,716.61	1,850.00	(866.61)	9,067.78	11,100.00	2,032.22	22,200.00
06180 TREE TRIMMING	.00	625.00	625.00	.00	3,750.00	3,750.00	7,500.00
<b>TOTAL REPAIR MAINT EXPENSES</b>	<b>3,745.11</b>	<b>5,091.65</b>	<b>1,346.54</b>	<b>18,307.65</b>	<b>30,549.90</b>	<b>12,242.25</b>	<b>61,100.00</b>
<b>ADMINISTRATIVE EXPENSES</b>							
06200 ACCOUNTING AUDIT	291.67	291.67	.00	1,750.02	1,750.02	.00	3,500.00
06210 BAD DEBT ALLOC	.00	416.67	416.67	.00	2,500.02	2,500.02	5,000.00
06220 OFFICE EXPENSES	58.00	416.67	358.67	3,151.21	2,500.02	(651.19)	5,000.00
06230 FEES TO THE DIVISION	.00	63.75	63.75	.00	382.50	382.50	765.00
06240 INSURANCE	39,509.49	11,833.33	(27,676.16)	74,368.74	70,999.98	(3,368.76)	142,000.00
06250 LEGAL FEES	.00	333.33	333.33	3,577.70	1,999.98	(1,577.72)	4,000.00
06260 MANAGEMENT	1,350.00	1,350.00	.00	7,325.00	8,100.00	775.00	16,200.00
06280 TAXES/FEES/DUES	325.35	83.35	(242.00)	325.35	500.10	174.75	1,000.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>41,534.51</b>	<b>14,788.77</b>	<b>(26,745.74)</b>	<b>90,498.02</b>	<b>88,732.62</b>	<b>(1,765.40)</b>	<b>177,465.00</b>

**LAKES OF DEER CREEK CONDO ASSOCIATION**

**INCOME/EXPENSE STATEMENT**

Period: 06/01/22 to 06/30/22

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	1,369.98	1,369.98	.00	2,740.00
06310	FLAT ROOF/DECKS	2,029.17	2,029.17	.00	12,175.02	12,175.02	.00	24,350.00
06320	PAINTING	416.67	416.67	.00	2,500.02	2,500.02	.00	5,000.00
06330	POOL/SPA	999.08	999.08	.00	5,994.48	5,994.48	.00	11,989.00
06340	ROADS/PARKING	332.58	332.58	.00	1,995.48	1,995.48	.00	3,991.00
06350	TILE ROOF	4,138.92	4,138.92	.00	24,833.52	24,833.52	.00	49,667.00
	<b>TOTAL RESERVES</b>	8,144.75	8,144.75	.00	48,868.50	48,868.50	.00	97,737.00
	<b>TOTAL EXPENSES</b>	68,268.99	42,662.50	(25,606.49)	246,166.61	255,975.00	9,808.39	511,950.00
	<b>NET INCOME/LOSS</b>	(27,010.66)	.00	(27,010.66)	12,140.85	.00	12,140.85	.00
		8,144.75	8,144.75	.00	48,868.50	48,868.50	.00	97,737.00

CASH DISBURSEMENTS

Starting Check Date: 6/01/22 Cash Account #: 1100  
 Ending Check Date: 6/30/22

Check Date	Check #	Vend #	Name	Check Amount	Reference			
6/01/22	61226	(M)CARD	CARDMEMBER SERVICE	464.11	4798-5100-6384-4019			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1298	5/5	6/01/22	6220	6/01/22	58.00	4798-5100-6384-4019
		1298	5/5	6/01/22	6170	6/01/22	406.11	
		-----						
		Totals:						464.11
6/03/22	1953	MCAM	SCOTT MCAMIS	800.00	40 HOURS 5/23-6/3			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1266	5/23-6/3	6/03/22	6070	6/03/22	800.00	40 HOURS 5/23-6/3
6/03/22	1971	MCAM	SCOTT MCAMIS	160.00	8 EXTRA HOURS MAY			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1299	MAY HOURS	6/03/22	6070	6/03/22	160.00	8 EXTRA HOURS MAY
6/03/22	60322	(M)COMC	COMCAST	246.04	8495-75-383-2161532			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1315	5/16-6/15	6/03/22	6020	6/03/22	246.04	8495-75-383-2161532
6/10/22	1974	PETT	PETTINEO INSURANCE AGENCY INC	10,442.19	DOWN PAYMENT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1303	5/31/22-23	6/10/22	2200	6/10/22	10,442.19	DOWN PAYMENT
6/14/22	1975	AAST	AASTRO ROOFING	3,344.64	3072 FLAT ROOF			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1304	4986	6/13/22	3685	6/13/22	3,344.64	3072 FLAT ROOF
6/14/22	1976	ASSC	ASSOCIATED CREDIT REPORTING	50.00	5/18			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1306	7351	6/13/22	5500	6/13/22	50.00	5/18
6/14/22	1977	CITY	CITY OF DEERFIELD BEACH	5,270.59	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1307	4/19-5/18	6/13/22	6005	6/13/22	5,270.59	17 INVOICES
6/14/22	1978	JARR	JARRIEL COMMERCIAL LANDSCAPE	4,549.99	JUNE SERVICE			

## CASH DISBURSEMENTS

Starting Check Date: 6/01/22 Cash Account #: 1100

Ending Check Date: 6/30/22

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1308	2398	6/13/22	6050	6/13/22	4,549.99	JUNE SERVICE
6/14/22	1979	SEMI	SEMINOLE POOL SERVICES			500.00		JUNE SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1309	36549	6/13/22	6090	6/13/22	500.00	JUNE SERVICE
6/14/22	1980	TMGP	TMG PROPERTY MANAGEMENT			850.00		JUNE SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1310	15042	6/13/22	6260	6/13/22	850.00	JUNE SERVICE
6/14/22	1981	VETE	VETERANS PLUMBING INC			425.00		5/27 SVC CALL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1311	74559	6/13/22	6170	6/13/22	425.00	5/27 SVC CALL
6/14/22	1982	VICT	VICTORY ACCOUNTING SERVICES			500.00		JUNE SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1312	JUNE 2022	6/13/22	6260	6/13/22	500.00	JUNE SERVICE
6/14/22	1983	WESB	WEST BOCA IRRIGATION INC			87.50		5/19 IRRIG REPAIR
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1314	70964	6/13/22	6130	6/13/22	87.50	5/19 IRRIG REPAIR
6/17/22	1972	MCAM	SCOTT MCAMIS			800.00		40 HOURS 6/6-6/17
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1300	6/6-6/17	6/17/22	6070	6/17/22	800.00	40 HOURS 6/6-6/17
6/24/22	62422	(M)FPL	FPL			1,818.00		10 INVOICES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1317	05/12 - 06/13	6/24/22	6000	6/24/22	1,818.00	10 INVOICES
6/24/22	62422	(M)HEAL	FL DEPT OF HEALTH BROWARD CTY			325.35		06-60-02059
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1333	54814	6/24/22	6280	6/24/22	325.35	06-60-02059
6/28/22	1984	AAST	AASTRO ROOFING			4,550.00		3018 FLAT ROOF

## CASH DISBURSEMENTS

Starting Check Date: 6/01/22 Cash Account #: 1100

Ending Check Date: 6/30/22

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1327	5029	6/27/22	3685	6/27/22	4,550.00	3018 FLAT ROOF
6/28/22	1985	DEBU	DE-BUGEM				580.00	JUNE SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1319	25634	6/24/22	6120	6/24/22	580.00	JUNE SERVICE
6/28/22	1986	SEMI	SEMINOLE POOL SERVICES				232.00	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1320	36704	6/24/22	6150	6/24/22	95.00	SUMMER ALGICIDE TREATMENT
		1321	36892	6/24/22	6150	6/24/22	137.00	ACID STABILIZER
							-----	
							Totals:	232.00
6/28/22	1987	SOUP	SOUTH FLORIDA PLUMBING AND				1,885.50	BAL DUE BACKFLOW DEVICES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1326	3980	6/24/22	6170	6/24/22	1,885.50	BAL DUE BACKFLOW DEVICES
6/28/22	1988	WESB	WEST BOCA IRRIGATION INC				649.00	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1323	71042	6/24/22	6060	6/24/22	520.00	JUNE SERVICE
		1324	71043	6/24/22	6130	6/24/22	129.00	6/13 IRRIG REPAIR
							-----	
							Totals:	649.00
							Totals:	38,529.91

-- End of report --

DATE: 7/15/22  
TIME: 2:04 PM

LAKES OF DEER CREEK CONDO ASSOCIATION  
AGED OWNER BALANCES: AS OF June 30, 2022  
ACCOUNT NUMBER SEQUENCE

\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
3201	3201	MICHAEL DORAN	406.00	0.00	0.00	0.00	406.00	
3205	3205	TED HOUSING, LLC.	10.00	0.00	0.00	0.00	10.00	
3405	3405	HOR SAY KAM	383.00	0.00	0.00	0.00	383.00	
3604	3604	TIMOTHY ARSENEAULT	425.00	0.00	0.00	0.00	425.00	
TOTAL:			1224.00	0.00	0.00	0.00	1224.00	



DATE: 7/15/22  
TIME: 2:04 PM

LAKES OF DEER CREEK CONDO ASSOCIATION  
AGED OWNER BALANCES: AS OF June 30, 2022

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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	1214.00	0.00	0.00	0.00	1214.00
02		NSF charges	2000	10.00	0.00	0.00	0.00	10.00
GRAND TOTAL:				1224.00	0.00	0.00	0.00	1224.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	1224.00
T O T A L		\$1224.00

-- End of report --