

**LAKES OF DEER CREEK CONDO ASSOCIATION**  
**BALANCE SHEET**  
As of 05/31/22

**ASSETS**

<b>OPERATING CASH</b>			
1100	SOUTH STATE OPER	\$	98,654.60
	<b>TOTAL OPERATING CASH</b>		<u>\$ 98,654.60</u>
<b>RESERVE CASH</b>			
1600	SOUTH STATE RESERVES	\$	1,223,811.70
	<b>TOTAL RESERVE CASH</b>		<u>\$ 1,223,811.70</u>
<b>OTHER ASSETS</b>			
2000	ACCOUNTS RECEIVABLE	\$	1,256.00
2200	PREPAID INSURANCE		41,516.13
	<b>TOTAL OTHER ASSETS</b>		<u>\$ 42,772.13</u>
	<b>TOTAL ASSETS</b>		<u><u>\$ 1,365,238.43</u></u>

**LIABILITY/RESERVE/EQUITY**

<b>LIABILITIES</b>			
3007	ACCRUED AUDIT	\$	1,458.35
3100	PREPAID ASSESSMENTS		24,428.25
	<b>TOTAL LIABILITIES</b>		<u>\$ 25,886.60</u>
<b>RESERVES</b>			
3600	CLUBHOUSE RESERVES	\$	17,341.92
3680	FLAT ROOF RESERVE		34,495.89
3685	EXP FLAT ROOF RESERVES		(15,788.16)
3740	PAINTING RESERVES		7,083.39
3780	POOL RENOVATION RESERVES		28,134.18
3800	ROAD/PARKING RESERVES		221,884.94
3810	EXP ROAD/PAVING		(45,744.09)
3840	TILED ROOF RESERVES		962,789.70
3900	RESERVE INTEREST		13,613.88
	<b>TOTAL RESERVES</b>		<u>\$ 1,223,811.65</u>

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 05/31/22

EQUITY	
4020	RETAINED EARNINGS \$ 86,805.32
4030	BUDGET FUNDING (10,416.65)
	NET INCOME/LOSS 39,151.51
	<hr/>
	TOTAL EQUITY \$ 115,540.18
	<hr/>
	TOTAL LIABILITY/RESERVE/EQUITY \$ 1,365,238.43
	=====

**LAKES OF DEER CREEK CONDO ASSOCIATION**  
**INCOME/EXPENSE STATEMENT**  
 Period: 05/01/22 to 05/31/22

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	193,375.00	193,375.00	.00	464,100.00
05050 SOCIAL MEMBERSHIP INCOME	.00	1,666.67	(1,666.67)	9,000.00	8,333.35	666.65	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	10,416.65	10,416.65	.00	25,000.00
05400 C/H RENTAL INCOME	75.00	112.50	(37.50)	325.00	562.50	(237.50)	1,350.00
05500 OTHER INCOME	25.00	125.00	(100.00)	3,782.48	625.00	3,157.48	1,500.00
<b>TOTAL INCOME</b>	<b>40,858.33</b>	<b>42,662.50</b>	<b>(1,804.17)</b>	<b>217,049.13</b>	<b>213,312.50</b>	<b>3,736.63</b>	<b>511,950.00</b>
<b>EXPENSES</b>							
<b>UTILITIES</b>							
06000 ELECTRIC	1,651.98	1,666.67	14.69	9,151.38	8,333.35	(818.03)	20,000.00
06005 WATER SEWER	5,543.20	5,333.33	(209.87)	26,653.81	26,666.65	12.84	64,000.00
06020 TELEPHONE	246.04	166.67	(79.37)	1,196.68	833.35	(363.33)	2,000.00
<b>TOTAL UTILITIES</b>	<b>7,441.22</b>	<b>7,166.67</b>	<b>(274.55)</b>	<b>37,001.87</b>	<b>35,833.35</b>	<b>(1,168.52)</b>	<b>86,000.00</b>
<b>OPERATING EXPENSES</b>							
06050 LANDSCAPE CONTRACT	4,549.99	4,550.00	.01	22,749.95	22,750.00	.05	54,600.00
06060 IRRIGATION CONTRACT	520.00	520.00	.00	2,600.00	2,600.00	.00	6,240.00
06070 JANITORIAL SERVICE	1,670.00	1,733.33	63.33	7,960.00	8,666.65	706.65	20,800.00
06080 LAKE MAINT CONTRACT	180.00	208.33	28.33	900.00	1,041.65	141.65	2,500.00
06090 POOL SERVICE CONTRACT	500.00	459.00	(41.00)	2,436.00	2,295.00	(141.00)	5,508.00
<b>TOTAL OPERATING EXPENSES</b>	<b>7,419.99</b>	<b>7,470.66</b>	<b>50.67</b>	<b>36,645.95</b>	<b>37,353.30</b>	<b>707.35</b>	<b>89,648.00</b>
<b>REPAIR/MAINTENANCE EXPENSES</b>							
06100 BACKFLOW CERTIFICATION	.00	166.67	166.67	.00	833.35	833.35	2,000.00
06110 C/H REPAIR/MAINT	.00	250.00	250.00	.00	1,250.00	1,250.00	3,000.00
06120 EXTERMINATING/TERMITE	1,705.00	708.33	(996.67)	4,025.00	3,541.65	(483.35)	8,500.00
06130 IRRIGATION REPAIRS	203.00	333.33	130.33	935.50	1,666.65	731.15	4,000.00
06140 LANDSCAPE OTHER	.00	616.67	616.67	1,340.37	3,083.35	1,742.98	7,400.00
06150 POOL REPAIRS	1,154.00	416.65	(737.35)	1,910.50	2,083.25	172.75	5,000.00
06160 PATIO FURNITURE REPLACE	.00	125.00	125.00	.00	625.00	625.00	1,500.00
06170 REPAIR & MAINTENANCE	1,317.73	1,850.00	532.27	6,351.17	9,250.00	2,898.83	22,200.00
06180 TREE TRIMMING	.00	625.00	625.00	.00	3,125.00	3,125.00	7,500.00
<b>TOTAL REPAIR MAINT EXPENSES</b>	<b>4,379.73</b>	<b>5,091.65</b>	<b>711.92</b>	<b>14,562.54</b>	<b>25,458.25</b>	<b>10,895.71</b>	<b>61,100.00</b>
<b>ADMINISTRATIVE EXPENSES</b>							
06200 ACCOUNTING AUDIT	291.67	291.67	.00	1,458.35	1,458.35	.00	3,500.00
06210 BAD DEBT ALLOC	.00	416.67	416.67	.00	2,083.35	2,083.35	5,000.00
06220 OFFICE EXPENSES	26.00	416.67	390.67	3,093.21	2,083.35	(1,009.86)	5,000.00
06230 FEES TO THE DIVISION	.00	63.75	63.75	.00	318.75	318.75	765.00
06240 INSURANCE	6,971.85	11,833.33	4,861.48	34,859.25	59,166.65	24,307.40	142,000.00
06250 LEGAL FEES	137.50	333.33	195.83	3,577.70	1,666.65	(1,911.05)	4,000.00
06260 MANAGEMENT	1,350.00	1,350.00	.00	5,975.00	6,750.00	775.00	16,200.00
06280 TAXES/FEES/DUES	.00	83.35	83.35	.00	416.75	416.75	1,000.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>8,777.02</b>	<b>14,788.77</b>	<b>6,011.75</b>	<b>48,963.51</b>	<b>73,943.85</b>	<b>24,980.34</b>	<b>177,465.00</b>

**LAKES OF DEER CREEK CONDO ASSOCIATION**  
**INCOME/EXPENSE STATEMENT**  
 Period: 05/01/22 to 05/31/22

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	1,141.65	1,141.65	.00	2,740.00
06310 FLAT ROOF/DECKS	2,029.17	2,029.17	.00	10,145.85	10,145.85	.00	24,350.00
06320 PAINTING	416.67	416.67	.00	2,083.35	2,083.35	.00	5,000.00
06330 POOL/SPA	999.08	999.08	.00	4,995.40	4,995.40	.00	11,989.00
06340 ROADS/PARKING	332.58	332.58	.00	1,662.90	1,662.90	.00	3,991.00
06350 TILE ROOF	4,138.92	4,138.92	.00	20,694.60	20,694.60	.00	49,667.00
<b>TOTAL RESERVES</b>	<b>8,144.75</b>	<b>8,144.75</b>	<b>.00</b>	<b>40,723.75</b>	<b>40,723.75</b>	<b>.00</b>	<b>97,737.00</b>
<b>TOTAL EXPENSES</b>	<b>36,162.71</b>	<b>42,662.50</b>	<b>6,499.79</b>	<b>177,897.62</b>	<b>213,312.50</b>	<b>35,414.88</b>	<b>511,950.00</b>
<b>NET INCOME/LOSS</b>	<b>4,695.62</b>	<b>.00</b>	<b>4,695.62</b>	<b>39,151.51</b>	<b>.00</b>	<b>39,151.51</b>	<b>.00</b>

CASH DISBURSEMENTS

Starting Check Date: 5/01/22 Cash Account #: 1100  
 Ending Check Date: 5/31/22

Check Date	Check #	Vend #	Name	Check Amount	Reference			
5/02/22	1951	MCAM	SCOTT MCAMIS	70.00	3.5 EXTRA HOURS			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1264	APRIL EXTRA HRS	5/02/22	6070	70.00	3.5 EXTRA HOURS
5/03/22	50322	(M)COMC	COMCAST	246.04	8495 75 383 2161532			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1263	4/16-5/15	5/03/22	6020	246.04	8495 75 383 2161532
5/03/22	50322	(M)IPFS	IPFS CORPORATION	13,134.44	FLT-325260			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1295	PYMT 5/5	5/03/22	3010	13,134.44	FLT-325260
5/04/22	54226	(M)CARD	CARDMEMBER SERVICE	559.23	4798-5100-6384-4019			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1296	4/6	5/04/22	6170	559.23	4798-5100-6384-4019
5/06/22	1946	MCAM	SCOTT MCAMIS	800.00	40 HOURS 4/25-5/6			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1250	4/25-5/6	5/06/22	6070	800.00	40 HOURS 4/25-5/6
5/10/22	1954	ASSC	ASSOCIATED CREDIT REPORTING	75.00	4/21 TEDESCO			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1267	7119	5/04/22	5500	75.00	4/21 TEDESCO
5/10/22	1955	CITY	CITY OF DEERFIELD BEACH	5,543.20	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1268	3/17-4/19	5/04/22	6005	5,543.20	17 INVOICES
5/10/22	1956	DEBU	DE-BUGEM	580.00	4/18 APRIL SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1269	25424	5/04/22	6120	580.00	4/18 APRIL SERVICE
5/10/22	1957	JARR	JARRIEL COMMERCIAL LANDSCAPE	4,549.99	MAY SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1270	2392	5/04/22	6050	4,549.99	MAY SERVICE
5/10/22	1958	KOOL	KOOL RAY AIR CONDITIONING INC	278.50	4/26 SVC CALL			

CASH DISBURSEMENTS

Starting Check Date: 5/01/22 Cash Account #: 1100  
 Ending Check Date: 5/31/22

Check Date	Check #	Vend #	Name	Check Amount		Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1271	63167	5/04/22	6170	5/04/22	278.50	4/26 SVC CALL	
5/10/22	1959	SEMI	SEMINOLE POOL SERVICES				500.00	MAY SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1272	36410	5/04/22	6090	5/04/22	500.00	MAY SERVICE	
5/10/22	1960	TMGP	TMG PROPERTY MANAGEMENT				850.00	MAY MGMT FEES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1274	4665	5/04/22	6260	5/04/22	850.00	MAY MGMT FEES	
5/10/22	1961	VICT	VICTORY ACCOUNTING SERVICES				500.00	MAY SERVICES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1275	MAY 2022	5/04/22	6260	5/04/22	500.00	MAY SERVICES	
5/10/22	1962	WESB	WEST BOCA IRRIGATION INC				603.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1276	70754	5/04/22	6130	5/04/22	83.00	4/11 IRRIG MAINT	
		1277	70753	5/04/22	6060	5/04/22	520.00	APRIL SERVICE	
		-----						Totals:	603.00
5/10/22	51022	(M)THDC	TOWNHOMES OF DEER CREEK				180.00	MAY ACH	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1302	MAY 2022	5/10/22	6080	5/10/22	180.00	MAY ACH	
5/19/22	1963	KONY	KONYK & LEMME PLLC				137.50	1389-00001 GENERAL	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1282	10717	5/19/22	6250	5/19/22	137.50	1389-00001 GENERAL	
5/19/22	1964	SEMI	SEMINOLE POOL SERVICES				1,129.00	5/7 NEW 3HP MOTOR	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1284	36459	5/19/22	6150	5/19/22	1,129.00	5/7 NEW 3HP MOTOR	
5/19/22	1965	VICT	VICTORY ACCOUNTING SERVICES				26.00	LATE NOTICES (26)	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		1285	1/1-4/30/22	5/19/22	6220	5/19/22	26.00	LATE NOTICES (26)	

CASH DISBURSEMENTS

Starting Check Date: 5/01/22 Cash Account #: 1100  
 Ending Check Date: 5/31/22

Check Date	Check #	Vend #	Name	Check Amount	Reference			
5/19/22	51922	(M)CARD	CARDMEMBER SERVICE	.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1281	4/7-5/5/22	5/19/22	6170	5/19/22	406.11	4798 5100 6384 4019
		1281	4/7-5/5/22	5/19/22	6220	5/19/22	58.00	
		1297	REV 4/7-5/5	5/19/22	6220	5/19/22	58.00-	REV ENTRY
		1297	REV 4/7-5/5	5/19/22	6170	5/19/22	406.11-	
							-----	
				Totals:			.00	
5/20/22	1952	MCAM	SCOTT MCAMIS	800.00	40 HRS 5/9-5/20			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1265	5/9-5/20	5/20/22	6070	5/20/22	800.00	40 HRS 5/9-5/20
5/23/22	52322	(M)FPL	FPL	1,651.98	10 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1294	4/13-5/12	5/23/22	6000	5/23/22	1,651.98	10 INVOICES
5/26/22	1966	AAST	AASTRO ROOFING	7,688.16				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1286	4766	5/25/22	3685	5/25/22	3,641.76	3072 REP FLAT ROOF 45%
		1287	4767	5/25/22	3685	5/25/22	4,046.40	3072 REP FLAT ROOF 50%
							-----	
				Totals:			7,688.16	
5/26/22	1967	DEBU	DE-BUGEM	1,705.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1288	25536	5/25/22	6120	5/25/22	1,125.00	5/16 FIRE ANT CONTROL
		1289	25535	5/25/22	6120	5/25/22	580.00	5/16 MAY SERVICE
							-----	
				Totals:			1,705.00	
5/26/22	1968	SEMI	SEMINOLE POOL SERVICES	25.00	5/18 POOL TEMP PATCH			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1290	36527	5/25/22	6150	5/25/22	25.00	5/18 POOL TEMP PATCH
5/26/22	1969	VEVE	VETERANS PLUMBING INC	480.00	5/19 SEWER BACKUP			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1291	74586	5/25/22	6170	5/25/22	480.00	5/19 SEWER BACKUP

**CASH DISBURSEMENTS**

Starting Check Date: 5/01/22 Cash Account #: 1100  
 Ending Check Date: 5/31/22

Check Date	Check #	Vend #	Name	Check Amount	Reference
------------	---------	--------	------	--------------	-----------

5/26/22	1970	WESB	WEST BOCA IRRIGATION INC	640.00	
---------	------	------	--------------------------	--------	--

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1292	70899	5/25/22	6060	5/25/22	520.00	MAY SERVICE
1293	70900	5/25/22	6130	5/25/22	120.00	5/9 CLEAN/ADJ SPRINKLERS

-----  
 Totals: 640.00

Totals: 42,752.04

-- End of report --



DATE: 6/06/22  
TIME: 11:43 AM

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

\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
3104	3104	DAVID RAPPA	0.00	425.00	0.00	0.00	425.00	
3201	3201	MICHAEL DORAN	0.00	406.00	0.00	0.00	406.00	Called/ Sending
3604	3604	TIMOTHY ARSENEAULT	0.00	425.00	0.00	0.00	425.00	
TOTAL:			0.00	1256.00	0.00	0.00	1256.00	

DATE: 6/06/22  
TIME: 11:43 AM

LAKES OF DEER CREEK CONDO ASSOCIATION  
AGED OWNER BALANCES: AS OF May 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	1256.00	0.00	0.00	1256.00
GRAND TOTAL:				0.00	1256.00	0.00	0.00	1256.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	1256.00
T O T A L		\$1256.00

-- End of report --