

**LAKES OF DEER CREEK CONDO ASSOCIATION**  
**BALANCE SHEET**  
As of 11/30/22

**ASSETS**

<b>OPERATING CASH</b>			
1100	SOUTH STATE OPER	\$	87,032.28
	<b>TOTAL OPERATING CASH</b>		<u>\$ 87,032.28</u>
<b>RESERVE CASH</b>			
1600	SOUTH STATE RESERVES	\$	1,155,932.51
	<b>TOTAL RESERVE CASH</b>		<u>\$ 1,155,932.51</u>
<b>OTHER ASSETS</b>			
2000	ACCOUNTS RECEIVABLE	\$	1,256.00
2200	PREPAID INSURANCE		66,453.12
	<b>TOTAL OTHER ASSETS</b>		<u>\$ 67,709.12</u>
	<b>TOTAL ASSETS</b>		<u><u>\$ 1,310,673.91</u></u>

**LIABILITY/RESERVE/EQUITY**

<b>LIABILITIES</b>			
3000	ACCOUNTS PAYABLE	\$	60.39
3007	ACCRUED AUDIT		1,208.37
3010	INSURANCE A/P		62,868.74
3100	PREPAID ASSESSMENTS		17,570.25
	<b>TOTAL LIABILITIES</b>		<u>\$ 81,707.75</u>
<b>RESERVES</b>			
3600	CLUBHOUSE RESERVES	\$	18,711.90
3680	FLAT ROOF RESERVE		46,670.91
3685	EXP FLAT ROOF RESERVES		(41,132.80)
3740	PAINTING RESERVES		9,583.41
3780	POOL RENOVATION RESERVES		34,128.66
3800	ROAD/PARKING RESERVES		223,880.42
3810	EXP ROAD/PAVING		(140,348.41)
3840	TILED ROOF RESERVES		987,623.22
3900	RESERVE INTEREST		16,815.20
	<b>TOTAL RESERVES</b>		<u>\$ 1,155,932.51</u>

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 11/30/22

EQUITY	
4020	RETAINED EARNINGS \$ 86,805.32
4030	BUDGET FUNDING (22,916.63)
	NET INCOME/LOSS 9,144.96
	<hr/>
	TOTAL EQUITY \$ 73,033.65
	<hr/>
	TOTAL LIABILITY/RESERVE/EQUITY \$ 1,310,673.91
	<hr/> <hr/>

**LAKES OF DEER CREEK CONDO ASSOCIATION**  
**INCOME/EXPENSE STATEMENT**  
 Period: 11/01/22 to 11/30/22

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	425,425.00	425,425.00	.00	464,100.00
05050	SOCIAL MEMBERSHIP INCOME	.00	1,666.67	(1,666.67)	9,900.00	18,333.37	(8,433.37)	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	22,916.63	22,916.63	.00	25,000.00
05400	C/H RENTAL INCOME	225.00	112.50	112.50	2,150.00	1,237.50	912.50	1,350.00
05500	OTHER INCOME	(75.00)	125.00	(200.00)	3,527.20	1,375.00	2,152.20	1,500.00
	<b>TOTAL INCOME</b>	<b>40,908.33</b>	<b>42,662.50</b>	<b>(1,754.17)</b>	<b>464,068.83</b>	<b>469,287.50</b>	<b>(5,218.67)</b>	<b>511,950.00</b>
<b>EXPENSES</b>								
<b>UTILITIES</b>								
06000	ELECTRIC	1,811.90	1,666.67	(145.23)	19,779.24	18,333.37	(1,445.87)	20,000.00
06005	WATER SEWER	5,166.33	5,333.33	167.00	58,436.51	58,666.63	230.12	64,000.00
06020	TELEPHONE	60.39	166.67	106.28	2,487.35	1,833.37	(653.98)	2,000.00
	<b>TOTAL UTILITIES</b>	<b>7,038.62</b>	<b>7,166.67</b>	<b>128.05</b>	<b>80,703.10</b>	<b>78,833.37</b>	<b>(1,869.73)</b>	<b>86,000.00</b>
<b>OPERATING EXPENSES</b>								
06050	LANDSCAPE CONTRACT	4,549.99	4,550.00	.01	50,049.89	50,050.00	.11	54,600.00
06060	IRRIGATION CONTRACT	1,040.00	520.00	(520.00)	5,720.00	5,720.00	.00	6,240.00
06070	JANTORIAL SERVICE	900.00	1,733.33	833.33	16,500.00	19,066.63	2,566.63	20,800.00
06080	LAKE MAINT CONTRACT	180.00	208.33	28.33	1,980.00	2,291.63	311.63	2,500.00
06090	POOL SERVICE CONTRACT	500.00	459.00	(41.00)	5,436.00	5,049.00	(387.00)	5,508.00
	<b>TOTAL OPERATING EXPENSES</b>	<b>7,169.99</b>	<b>7,470.66</b>	<b>300.67</b>	<b>79,685.89</b>	<b>82,177.26</b>	<b>2,491.37</b>	<b>89,648.00</b>
<b>REPAIR/MAINTENANCE EXPENSES</b>								
06100	BACKFLOW CERTIFICATION	.00	166.67	166.67	.00	1,833.37	1,833.37	2,000.00
06110	C/H REPAIR/MAINT	375.00	250.00	(125.00)	375.00	2,750.00	2,375.00	3,000.00
06120	EXTERMINATING/TERMITE	1,705.00	708.33	(996.67)	8,630.00	7,791.63	(838.37)	8,500.00
06130	IRRIGATION REPAIRS	75.00	333.33	258.33	3,586.47	3,666.63	80.16	4,000.00
06140	LANDSCAPE OTHER	.00	616.67	616.67	2,165.37	6,783.37	4,618.00	7,400.00
06150	POOL REPAIRS	.00	416.65	416.65	2,967.50	4,583.15	1,615.65	5,000.00
06160	PATIO FURNITURE REPLACE	.00	125.00	125.00	.00	1,375.00	1,375.00	1,500.00
06170	REPAIR & MAINTENANCE	524.16	1,850.00	1,325.84	17,791.89	20,350.00	2,558.11	22,200.00
06180	TREE TRIMMING	.00	625.00	625.00	4,500.00	6,875.00	2,375.00	7,500.00
	<b>TOTAL REPAIR MAINT EXPENSES</b>	<b>2,679.16</b>	<b>5,091.65</b>	<b>2,412.49</b>	<b>40,016.23</b>	<b>56,008.15</b>	<b>15,991.92</b>	<b>61,100.00</b>
<b>ADMINISTRATIVE EXPENSES</b>								
06200	ACCOUNTING AUDIT	291.67	291.67	.00	3,208.37	3,208.37	.00	3,500.00
06210	BAD DEBT ALLOC	.00	416.67	416.67	425.00	4,583.37	4,158.37	5,000.00
06220	OFFICE EXPENSES	86.00	416.67	330.67	3,801.97	4,583.37	781.40	5,000.00
06230	FEES TO THE DIVISION	.00	63.75	63.75	.00	701.25	701.25	765.00
06240	INSURANCE	12,837.46	11,833.33	(1,004.13)	139,550.65	130,166.63	(9,384.02)	142,000.00
06250	LEGAL FEES	55.00	333.33	278.33	3,935.20	3,666.63	(268.57)	4,000.00
06260	MANAGEMENT	1,450.00	1,350.00	(100.00)	13,475.00	14,850.00	1,375.00	16,200.00
06280	TAXES/FEES/DUES	.00	83.35	83.35	530.21	916.85	386.64	1,000.00
	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>14,720.13</b>	<b>14,788.77</b>	<b>68.64</b>	<b>164,926.40</b>	<b>162,676.47</b>	<b>(2,249.93)</b>	<b>177,465.00</b>

**LAKES OF DEER CREEK CONDO ASSOCIATION**  
**INCOME/EXPENSE STATEMENT**  
 Period: 11/01/22 to 11/30/22

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	2,511.63	2,511.63	.00	2,740.00
06310	FLAT ROOF/DECKS	2,029.17	2,029.17	.00	22,320.87	22,320.87	.00	24,350.00
06320	PAINTING	416.67	416.67	.00	4,583.37	4,583.37	.00	5,000.00
06330	POOL/SPA	999.08	999.08	.00	10,989.88	10,989.88	.00	11,989.00
06340	ROADS/PARKING	332.58	332.58	.00	3,658.38	3,658.38	.00	3,991.00
06350	TILE ROOF	4,138.92	4,138.92	.00	45,528.12	45,528.12	.00	49,667.00
<b>TOTAL RESERVES</b>		<b>8,144.75</b>	<b>8,144.75</b>	<b>.00</b>	<b>89,592.25</b>	<b>89,592.25</b>	<b>.00</b>	<b>97,737.00</b>
<b>TOTAL EXPENSES</b>		<b>39,752.65</b>	<b>42,662.50</b>	<b>2,909.85</b>	<b>454,923.87</b>	<b>469,287.50</b>	<b>14,363.63</b>	<b>511,950.00</b>
<b>NET INCOME/LOSS</b>		<b>1,155.68</b>	<b>.00</b>	<b>1,155.68</b>	<b>9,144.96</b>	<b>.00</b>	<b>9,144.96</b>	<b>.00</b>

## CASH DISBURSEMENTS

Starting Check Date: 11/01/22 Cash Account #: 1100

Ending Check Date: 11/30/22

Check Date	Check #	Vend #	Name	Check Amount	Reference			
11/01/22	111226	(M) IPFS	IPFS CORPORATION	10,388.29	FLT-332544			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1484	PYMT 5/11	11/01/22	3010	11/01/22	10,388.29	FLT-332544
11/03/22	11322	(M) CARD	CARDMEMBER SERVICE	58.73	4798-5100-6384-4019			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1433	10/6	11/03/22	6170	11/03/22	58.73	4798-5100-6384-4019
11/07/22	2047	BENC	BENCHMARK PROPERTY MANAGEMENT	950.00	NOVEMBER SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1436	6857	11/03/22	6260	11/03/22	950.00	NOVEMBER SERVICE
11/07/22	2048	CITY	CITY OF DEERFIELD BEACH	5,166.33	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1447	10/19-10/25	11/05/22	6005	11/05/22	5,166.33	17 INVOICES
11/07/22	2049	DEBU	DE-BUGEM	580.00	OCTOBER SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1437	26083	11/03/22	6120	11/03/22	580.00	OCTOBER SERVICE
11/07/22	2050	GERS	GERSTLE ROSEN & GOLDENBERG PA	2,000.00	2022 RET AUDIT/TAX PREP			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1438	167656	11/03/22	6280	11/03/22	2,000.00	2022 RET AUDIT/TAX PREP
11/07/22	2051	JARR	JARRIEL COMMERCIAL LANDSCAPE	4,549.99	NOVEMBER SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1439	2435	11/03/22	6050	11/03/22	4,549.99	NOVEMBER SERVICE
11/07/22	2052	KONY	KONYK & LEMME PLLC	55.00	1389-00001 GENERAL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1448	11335	11/05/22	6250	11/05/22	55.00	1389-00001 GENERAL
11/07/22	2053	MCAM	SCOTT MCAMIS	250.00	ROOF VENTS 668 EDGEWATER			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1440	2520	11/03/22	6170	11/03/22	250.00	ROOF VENTS 668 EDGEWATER
11/07/22	2054	RICK	GARY RICKMAN	300.00	10/17-10/28			

CASH DISBURSEMENTS

Starting Check Date: 11/01/22 Cash Account #: 1100  
 Ending Check Date: 11/30/22

Check Date	Check #	Vend #	Name	Check Amount	Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1441	10/17-10/28	11/03/22	6070	11/03/22	300.00	10/17-10/28
11/07/22	2055	RICK	GARY RICKMAN			300.00		10/31-11/11
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1442	10/31-11/11	11/03/22	6070	11/03/22	300.00	10/31-11/11
11/07/22	2056	SEMI	SEMINOLE POOL SERVICES			500.00		NOVEMBER SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1443	37423	11/03/22	6090	11/03/22	500.00	NOVEMBER SERVICE
11/07/22	2057	VICT	VICTORY ACCOUNTING SERVICES			550.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1446	TOPS DIGITAL	11/03/22	6220	11/03/22	50.00	DIGITAL SET UP FEE
		1449	NOV 2022	11/05/22	6260	11/05/22	500.00	NOVEMBER SERVICE
							-----	
							Totals:	550.00
11/07/22	2058	WESB	WEST BOCA IRRIGATION INC			563.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1444	71641	11/03/22	6060	11/03/22	520.00	OCTOBER SERVICE
		1445	71642	11/03/22	6130	11/03/22	43.00	10/24 REPAIRS
							-----	
							Totals:	563.00
11/07/22	117221	(M) THDC	TOWNHOMES OF DEER CREEK			180.00		NOVEMBER
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1485	NOV 2022	11/07/22	6080	11/07/22	180.00	NOVEMBER
11/21/22	2059	MCAM	SCOTT MCAMIS			250.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1452	2521	11/16/22	6170	11/16/22	60.00	C/H BATH HVAC DRAIN REPAI
		1453	2522	11/16/22	6170	11/16/22	190.00	660 EDGEWATER REPAIRS
							-----	
							Totals:	250.00
11/21/22	2060	WESB	WEST BOCA IRRIGATION INC			552.00		

## CASH DISBURSEMENTS

Starting Check Date: 11/01/22 Cash Account #: 1100

Ending Check Date: 11/30/22

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1454	71712	11/16/22	6060	11/16/22	520.00	NOVEMBER SERVICE
		1455	71713	11/16/22	6130	11/16/22	32.00	11/11 REPRS AND MATERIAL
							-----	
						Totals:	552.00	
11/22/22	112222	(M)FPL	FPL				1,779.83	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1457	10/13-11/11	11/22/22	6000	11/22/22	1,747.48	8 INVOICES
		1458	10/13-11/11	11/22/22	6000	11/22/22	32.35	50513-18417
							-----	
						Totals:	1,779.83	
11/25/22	112522	(M)FPL	FPL				32.07	143443-40111
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1456	10/13-11/11	11/25/22	6000	11/25/22	32.07	143443-40111
11/30/22	2061	AAST	AASTRO ROOFING				5,200.00	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1460	5499	11/29/22	3685	11/29/22	3,200.00	3041 ROOF REPAIR
		1461	5512	11/29/22	3685	11/29/22	2,000.00	3069 ROOF REPAIR
							-----	
						Totals:	5,200.00	
11/30/22	2062	ASSC	ASSOCIATED CREDIT REPORTING				75.00	7/25
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1462	7898	11/29/22	5500	11/29/22	75.00	7/25
11/30/22	2063	DEBU	DE-BUGEM				1,705.00	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1463	26185	11/29/22	6120	11/29/22	1,125.00	11/17 FIRE ANT CONTROL
		1464	26166	11/29/22	6120	11/29/22	580.00	NOVEMBER SERVICE
							-----	
						Totals:	1,705.00	
11/30/22	2064	KKHO	K&K HOME SERVICES CORP				375.00	REPAIR DRYWALL, LADIES RM
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1465	100	11/29/22	6110	11/29/22	375.00	REPAIR DRYWALL, LADIES RM
11/30/22	2065	PETT	PETTINEO INSURANCE AGENCY INC				3,800.00	DOWNPAYMENT LIABILITY

## CASH DISBURSEMENTS

Starting Check Date: 11/01/22 Cash Account #: 1100

Ending Check Date: 11/30/22

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1466	12/1/22-12/1/23	11/29/22	2200	11/29/22	3,800.00	DOWNPAYMENT LIABILITY
11/30/22	2066	RICK	GARY RICKMAN			300.00	11/14-11/25	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1467	11/14-11/25	11/29/22	6070	11/29/22	300.00	11/14-11/25
11/30/22	2067	RICK	GARY RICKMAN			24.16	HOME DEPOT PAINT 11/21	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1469	REIMBURSEMENT	11/30/22	6170	11/30/22	24.16	HOME DEPOT PAINT 11/21
				Totals:		40,484.40		

-- End of report --



DATE: 12/16/22

TIME: 5:19 PM

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

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\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0101	0101	QUIRINO D'ALESSANDRO	425.00	0.00	0.00	0.00	425.00	Called/ Sending
2903	2903	ANGELA SALERNO	425.00	0.00	0.00	0.00	425.00	
3201	3201	MICHAEL DORAN	406.00	0.00	0.00	0.00	406.00	
TOTAL:			1256.00	0.00	0.00	0.00	1256.00	

DATE: 12/16/22

TIME: 5:19 PM

LAKES OF DEER CREEK CONDO ASSOCIATION  
AGED OWNER BALANCES: AS OF Nov. 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	1256.00	0.00	0.00	0.00	1256.00
GRAND TOTAL:				1256.00	0.00	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 --