

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 10/31/22

ASSETS

OPERATING CASH			
1100	SOUTH STATE OPER	\$	95,363.70
	TOTAL OPERATING CASH		<u>\$ 95,363.70</u>
RESERVE CASH			
1600	SOUTH STATE RESERVES	\$	1,152,427.42
	TOTAL RESERVE CASH		<u>\$ 1,152,427.42</u>
OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	\$	831.00
2200	PREPAID INSURANCE		75,490.58
	TOTAL OTHER ASSETS		<u>\$ 76,321.58</u>
	TOTAL ASSETS		<u>\$ 1,324,112.70</u> =====

LIABILITY/RESERVE/EQUITY

LIABILITIES			
3000	ACCOUNTS PAYABLE	\$	580.00
3007	ACCRUED AUDIT		2,916.70
3010	INSURANCE A/P		73,257.03
3100	PREPAID ASSESSMENTS		20,970.25
	TOTAL LIABILITIES		<u>\$ 97,723.98</u>
RESERVES			
3600	CLUBHOUSE RESERVES	\$	18,483.57
3680	FLAT ROOF RESERVE		44,641.74
3685	EXP FLAT ROOF RESERVES		(35,932.80)
3740	PAINTING RESERVES		9,166.74
3780	POOL RENOVATION RESERVES		33,129.58
3800	ROAD/PARKING RESERVES		223,547.84
3810	EXP ROAD/PAVING		(140,348.41)
3840	TILED ROOF RESERVES		983,484.30
3900	RESERVE INTEREST		16,254.86
	TOTAL RESERVES		<u>\$ 1,152,427.42</u>

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 10/31/22

EQUITY				
4020	RETAINED EARNINGS	\$	86,805.32	
4030	BUDGET FUNDING		(20,833.30)	
	NET INCOME/LOSS		7,989.28	
	TOTAL EQUITY		<u>73,961.30</u>	
	TOTAL LIABILITY/RESERVE/EQUITY			<u>\$ 1,324,112.70</u>

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
 Period: 10/01/22 to 10/31/22

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	386,750.00	386,750.00	.00	464,100.00
05050 SOCIAL MEMBERSHIP INCOME	.00	1,666.67	(1,666.67)	9,900.00	16,666.70	(6,766.70)	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	20,833.30	20,833.30	.00	25,000.00
05400 C/H RENTAL INCOME	450.00	112.50	337.50	1,925.00	1,125.00	800.00	1,350.00
05500 OTHER INCOME	.00	125.00	(125.00)	3,602.20	1,250.00	2,352.20	1,500.00
TOTAL INCOME	41,208.33	42,662.50	(1,454.17)	423,160.50	426,625.00	(3,464.50)	511,950.00
EXPENSES							
UTILITIES							
06000 ELECTRIC	1,738.66	1,666.67	(71.99)	17,967.34	16,666.70	(1,300.64)	20,000.00
06005 WATER SEWER	5,373.66	5,333.33	(40.33)	53,270.18	53,333.30	63.12	64,000.00
06020 TELEPHONE	246.42	166.67	(79.75)	2,426.96	1,666.70	(760.26)	2,000.00
TOTAL UTILITIES	7,358.74	7,166.67	(192.07)	73,664.48	71,666.70	(1,997.78)	86,000.00
OPERATING EXPENSES							
06050 LANDSCAPE CONTRACT	4,549.99	4,550.00	.01	45,499.90	45,500.00	.10	54,600.00
06060 IRRIGATION CONTRACT	.00	520.00	520.00	4,680.00	5,200.00	520.00	6,240.00
06070 JANITORIAL SERVICE	600.00	1,733.33	1,133.33	15,600.00	17,333.30	1,733.30	20,800.00
06080 LAKE MAINT CONTRACT	180.00	208.33	28.33	1,800.00	2,083.30	283.30	2,500.00
06090 POOL SERVICE CONTRACT	500.00	459.00	(41.00)	4,936.00	4,590.00	(346.00)	5,508.00
TOTAL OPERATING EXPENSES	5,829.99	7,470.66	1,640.67	72,515.90	74,706.60	2,190.70	89,648.00
REPAIR/MAINTENANCE EXPENSES							
06100 BACKFLOW CERTIFICATION	.00	166.67	166.67	.00	1,666.70	1,666.70	2,000.00
06110 C/H REPAIR/MAINT	.00	250.00	250.00	.00	2,500.00	2,500.00	3,000.00
06120 EXTERMINATING/TERMITE	580.00	708.33	128.33	6,925.00	7,083.30	158.30	8,500.00
06130 IRRIGATION REPAIRS	.00	333.33	333.33	3,511.47	3,333.30	(178.17)	4,000.00
06140 LANDSCAPE OTHER	.00	616.67	616.67	2,165.37	6,166.70	4,001.33	7,400.00
06150 POOL REPAIRS	266.00	416.65	150.65	2,967.50	4,166.50	1,199.00	5,000.00
06160 PATIO FURNITURE REPLACE	.00	125.00	125.00	.00	1,250.00	1,250.00	1,500.00
06170 REPAIR & MAINTENANCE	3,183.23	1,850.00	(1,333.23)	17,267.73	18,500.00	1,232.27	22,200.00
06180 TREE TRIMMING	.00	625.00	625.00	4,500.00	6,250.00	1,750.00	7,500.00
TOTAL REPAIR MAINT EXPENSES	4,029.23	5,091.65	1,062.42	37,337.07	50,916.50	13,579.43	61,100.00
ADMINISTRATIVE EXPENSES							
06200 ACCOUNTING AUDIT	291.67	291.67	.00	2,916.70	2,916.70	.00	3,500.00
06210 BAD DEBT ALLOC	.00	416.67	416.67	425.00	4,166.70	3,741.70	5,000.00
06220 OFFICE EXPENSES	60.00	416.67	356.67	3,715.97	4,166.70	450.73	5,000.00
06230 FEES TO THE DIVISION	.00	63.75	63.75	.00	637.50	637.50	765.00
06240 INSURANCE	12,837.46	11,833.33	(1,004.13)	126,713.19	118,333.30	(8,379.89)	142,000.00
06250 LEGAL FEES	302.50	333.33	30.83	3,880.20	3,333.30	(546.90)	4,000.00
06260 MANAGEMENT	1,450.00	1,350.00	(100.00)	12,025.00	13,500.00	1,475.00	16,200.00
06280 TAXES/FEES/DUES	.00	83.35	83.35	530.21	833.50	303.29	1,000.00
TOTAL ADMINISTRATIVE EXPENSES	14,941.63	14,788.77	(152.86)	150,206.27	147,887.70	(2,318.57)	177,465.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
 Period: 10/01/22 to 10/31/22

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
RESERVES								
06300	C/H RENOVATIONS	228.33	228.33	.00	2,283.30	2,283.30	.00	2,740.00
06310	FLAT ROOF/DECKS	2,029.17	2,029.17	.00	20,291.70	20,291.70	.00	24,350.00
06320	PAINTING	416.67	416.67	.00	4,166.70	4,166.70	.00	5,000.00
06330	POOL/SPA	999.08	999.08	.00	9,990.80	9,990.80	.00	11,989.00
06340	ROADS/PARKING	332.58	332.58	.00	3,325.80	3,325.80	.00	3,991.00
06350	TILE ROOF	4,138.92	4,138.92	.00	41,389.20	41,389.20	.00	49,667.00
TOTAL RESERVES		8,144.75	8,144.75	.00	81,447.50	81,447.50	.00	97,737.00
TOTAL EXPENSES		40,304.34	42,662.50	2,358.16	415,171.22	426,625.00	11,453.78	511,950.00
NET INCOME/LOSS		903.99	.00	903.99	7,989.28	.00	7,989.28	.00

CASH DISBURSEMENTS

Starting Check Date: 10/01/22 Cash Account #: 1100

Ending Check Date: 10/31/22

Check Date	Check #	Vend #	Name	Check Amount	Reference			
10/03/22	100322	(M)COMC	COMCAST	246.42	8495-75-383-2161532			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1403	9/16-10/15	10/03/22	6020	10/03/22	246.42	8495-75-383-2161532
10/03/22	100322	(M)IPFS	IPFS CORPORATION	10,388.29	PYMT 4/11			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1450	PYMT 4/11	10/03/22	3010	10/03/22	10,388.29	PYMT 4/11
10/07/22	107221	(M)THDC	TOWNHOMES OF DEER CREEK	180.00	OCTOBER			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1414	OCTOBER	10/07/22	6080	10/07/22	180.00	OCTOBER
10/17/22	2034	CITY	CITY OF DEERFIELD BEACH	5,373.66	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1416	8/17-9/19	10/10/22	6005	10/10/22	5,373.66	17 INVOICES
10/17/22	2035	JARR	JARRIEL COMMERCIAL LANDSCAPE	4,549.99	OCTOBER SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1420	2429	10/10/22	6050	10/10/22	4,549.99	OCTOBER SERVICE
10/17/22	2036	KONY	KONYK & LEMME PLLC	302.50				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1417	11240	10/10/22	6250	10/10/22	192.50	GENERAL
		1418	11240	10/10/22	6250	10/10/22	110.00	WHELAN
							Totals:	302.50
10/17/22	2037	KOOL	KOOL RAY AIR CONDITIONING INC	337.50	5/31 A/C REPAIR			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1419	62891	10/10/22	6170	10/10/22	337.50	5/31 A/C REPAIR
10/17/22	2038	RICK	GARY RICKMAN	300.00	9/19-9/30			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1421	9/19-9/30	10/10/22	6070	10/10/22	300.00	9/19-9/30
10/17/22	2039	SEMI	SEMINOLE POOL SERVICES	687.00				

CASH DISBURSEMENTS

Starting Check Date: 10/01/22 Cash Account #: 1100

Ending Check Date: 10/31/22

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1422	37315	10/10/22	6150	10/10/22	137.00	10/1 STABILIZER
		1423	37268	10/10/22	6090	10/10/22	500.00	OCTOBER SERVICE
		1424	37359	10/10/22	6150	10/10/22	50.00	10/7 SPECIAL CLEAN UP
							Totals: 687.00	
10/17/22	2040	VICT	VICTORY ACCOUNTING SERVICES				500.00	OCTOBER SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1425	OCT 2022	10/10/22	6260	10/10/22	500.00	OCTOBER SERVICE
10/17/22	2041	ZUMA	JAIME ZUMAN				165.00	WASP NEST REMOVAL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1426	REIMB	10/10/22	6170	10/10/22	165.00	WASP NEST REMOVAL
10/25/22	2042	ALLC	ALL COUNTY PAVING				94,604.32	MILL & PAVE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1432	21006	10/25/22	3810	10/25/22	94,604.32	MILL & PAVE
10/25/22	2043	NILS	LLOYD N NILSEN				2,622.00	PLUMBING - LOOP LEAK
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1428	REIMBURSEMENT	10/20/22	6170	10/20/22	2,622.00	PLUMBING - LOOP LEAK
10/25/22	2044	RICK	GARY RICKMAN				300.00	10/3-10/14
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1429	10/3-10/14	10/20/22	6070	10/20/22	300.00	10/3-10/14
10/25/22	2045	SEMI	SEMINOLE POOL SERVICES				79.00	HURRICAN IAN CLEAN-UP
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1430	37423	10/20/22	6150	10/20/22	79.00	HURRICAN IAN CLEAN-UP
10/25/22	2046	VICT	VICTORY ACCOUNTING SERVICES				60.00	BLANK A/P CHECKS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1431	7/1-9/30	10/20/22	6220	10/20/22	60.00	BLANK A/P CHECKS
10/25/22	102522	(M) FPL	FPL				1,738.66	9/12-10/13 10 INV

CASH DISBURSEMENTS

Starting Check Date: 10/01/22 Cash Account #: 1100
Ending Check Date: 10/31/22

Check Date	Check #	Vend #	Name	Check Amount			Reference	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1451	9/12-10/13	10/25/22	6000	10/25/22	1,738.66	9/12-10/13 10 INV
				Totals:			122,434.34	

-- End of report --

DATE: 11/14/22
TIME: 4:35 PM

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

PAGE 1

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
3201	3201	MICHAEL DORAN	0.00	406.00	0.00	0.00	406.00	
3705	3705	ROGER & JOYCE SCHLAPKOHL	0.00	425.00	0.00	0.00	425.00	Called/ Sending
TOTAL:			0.00	831.00	0.00	0.00	831.00	

DATE: 11/14/22
TIME: 4:35 PM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Oct. 31, 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	0.00	831.00	0.00	0.00	831.00
GRAND TOTAL:				0.00	831.00	0.00	0.00	831.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	831.00
T O T A L		\$831.00

-- End of report --