

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 09/30/22

ASSETS

	OPERATING CASH	
1100	SOUTH STATE OPER	\$ 89,435.20
	TOTAL OPERATING CASH	\$ 89,435.20
	RESERVE CASH	
1600	SOUTH STATE RESERVES	\$ 1,238,675.10
	TOTAL RESERVE CASH	\$ 1,238,675.10
	OTHER ASSETS	
2000	ACCOUNTS RECEIVABLE	\$ 1,098.00
2200	PREPAID INSURANCE	88,328.04
2300	PREPAID EXPENSES	950.00
	TOTAL OTHER ASSETS	\$ 90,376.04
	TOTAL ASSETS	\$ 1,418,486.34

LIABILITY/RESERVE/EQUITY

	LIABILITIES	
3007	ACCRUED AUDIT	\$ 2,625.03
3010	INSURANCE A/P	83,645.32
3100	PREPAID ASSESSMENTS	18,400.25
	TOTAL LIABILITIES	\$ 104,670.60
	RESERVES	
3600	CLUBHOUSE RESERVES	\$ 18,255.24
3680	FLAT ROOF RESERVE	42,612.57
3685	EXP FLAT ROOF RESERVES	(35,932.80)
3740	PAINTING RESERVES	8,750.07
3780	POOL RENOVATION RESERVES	32,130.50
3800	ROAD/PARKING RESERVES	223,215.26
3810	EXP ROAD/PAVING	(45,744.09)
3840	TILED ROOF RESERVES	979,345.38
3900	RESERVE INTEREST	16,042.97
	TOTAL RESERVES	\$ 1,238,675.10

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 09/30/22

EQUITY				
4020	RETAINED EARNINGS	\$	86,805.32	
4030	BUDGET FUNDING		(18,749.97)	
	NET INCOME/LOSS		7,085.29	
	TOTAL EQUITY		<u>75,140.64</u>	
	TOTAL LIABILITY/RESERVE/EQUITY			<u>\$ 1,418,486.34</u>

**LAKES OF DEER CREEK CONDO ASSOCIATION**

**INCOME/EXPENSE STATEMENT**

Period: 09/01/22 to 09/30/22

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	348,075.00	348,075.00	.00	464,100.00
05050 SOCIAL MEMBERSHIP INCOME	450.00	1,666.67	(1,216.67)	9,900.00	15,000.03	(5,100.03)	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	18,749.97	18,749.97	.00	25,000.00
05400 C/H RENTAL INCOME	450.00	112.50	337.50	1,475.00	1,012.50	462.50	1,350.00
05500 OTHER INCOME	.00	125.00	(125.00)	3,602.20	1,125.00	2,477.20	1,500.00
<b>TOTAL INCOME</b>	<b>41,658.33</b>	<b>42,662.50</b>	<b>(1,004.17)</b>	<b>381,952.17</b>	<b>383,962.50</b>	<b>(2,010.33)</b>	<b>511,950.00</b>
<b>EXPENSES</b>							
<b>UTILITIES</b>							
06000 ELECTRIC	1,758.91	1,666.67	(92.24)	16,228.68	15,000.03	(1,228.65)	20,000.00
06005 WATER SEWER	5,039.70	5,333.33	293.63	47,896.52	47,999.97	103.45	64,000.00
06020 TELEPHONE	246.42	166.67	(79.75)	2,180.54	1,500.03	(680.51)	2,000.00
<b>TOTAL UTILITIES</b>	<b>7,045.03</b>	<b>7,166.67</b>	<b>121.64</b>	<b>66,305.74</b>	<b>64,500.03</b>	<b>(1,805.71)</b>	<b>86,000.00</b>
<b>OPERATING EXPENSES</b>							
06050 LANDSCAPE CONTRACT	4,549.99	4,550.00	.01	40,949.91	40,950.00	.09	54,600.00
06060 IRRIGATION CONTRACT	520.00	520.00	.00	4,680.00	4,680.00	.00	6,240.00
06070 JANITORIAL SERVICE	600.00	1,733.33	1,133.33	15,000.00	15,599.97	599.97	20,800.00
06080 LAKE MAINT CONTRACT	180.00	208.33	28.33	1,620.00	1,874.97	254.97	2,500.00
06090 POOL SERVICE CONTRACT	500.00	459.00	(41.00)	4,436.00	4,131.00	(305.00)	5,508.00
<b>TOTAL OPERATING EXPENSES</b>	<b>6,349.99</b>	<b>7,470.66</b>	<b>1,120.67</b>	<b>66,685.91</b>	<b>67,235.94</b>	<b>550.03</b>	<b>89,648.00</b>
<b>REPAIR/MAINTENANCE EXPENSES</b>							
06100 BACKFLOW CERTIFICATION	.00	166.67	166.67	.00	1,500.03	1,500.03	2,000.00
06110 C/H REPAIR/MAINT	.00	250.00	250.00	.00	2,250.00	2,250.00	3,000.00
06120 EXTERMINATING/TERMITE	580.00	708.33	128.33	6,345.00	6,374.97	29.97	8,500.00
06130 IRRIGATION REPAIRS	117.50	333.33	215.83	3,511.47	2,999.97	(511.50)	4,000.00
06140 LANDSCAPE OTHER	525.00	616.67	91.67	2,165.37	5,550.03	3,384.66	7,400.00
06150 POOL REPAIRS	95.00	416.65	321.65	2,701.50	3,749.85	1,048.35	5,000.00
06160 PATIO FURNITURE REPLACE	.00	125.00	125.00	.00	1,125.00	1,125.00	1,500.00
06170 REPAIR & MAINTENANCE	78.50	1,850.00	1,771.50	14,084.50	16,650.00	2,565.50	22,200.00
06180 TREE TRIMMING	.00	625.00	625.00	4,500.00	5,625.00	1,125.00	7,500.00
<b>TOTAL REPAIR MAINT EXPENSES</b>	<b>1,396.00</b>	<b>5,091.65</b>	<b>3,695.65</b>	<b>33,307.84</b>	<b>45,824.85</b>	<b>12,517.01</b>	<b>61,100.00</b>
<b>ADMINISTRATIVE EXPENSES</b>							
06200 ACCOUNTING AUDIT	291.67	291.67	.00	2,625.03	2,625.03	.00	3,500.00
06210 BAD DEBT ALLOC	.00	416.67	416.67	425.00	3,750.03	3,325.03	5,000.00
06220 OFFICE EXPENSES	.00	416.67	416.67	3,655.97	3,750.03	94.06	5,000.00
06230 FEES TO THE DIVISION	.00	63.75	63.75	.00	573.75	573.75	765.00
06240 INSURANCE	12,994.96	11,833.33	(1,161.63)	113,875.73	106,499.97	(7,375.76)	142,000.00
06250 LEGAL FEES	.00	333.33	333.33	3,577.70	2,999.97	(577.73)	4,000.00
06260 MANAGEMENT	975.00	1,350.00	375.00	10,575.00	12,150.00	1,575.00	16,200.00
06280 TAXES/FEES/DUES	.00	83.35	83.35	530.21	750.15	219.94	1,000.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>14,261.63</b>	<b>14,788.77</b>	<b>527.14</b>	<b>135,264.64</b>	<b>133,098.93</b>	<b>(2,165.71)</b>	<b>177,465.00</b>

**LAKES OF DEER CREEK CONDO ASSOCIATION**

**INCOME/EXPENSE STATEMENT**

Period: 09/01/22 to 09/30/22

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	2,054.97	2,054.97	.00	2,740.00
06310	FLAT ROOF/DECKS	2,029.17	2,029.17	.00	18,262.53	18,262.53	.00	24,350.00
06320	PAINTING	416.67	416.67	.00	3,750.03	3,750.03	.00	5,000.00
06330	POOL/SPA	999.08	999.08	.00	8,991.72	8,991.72	.00	11,989.00
06340	ROADS/PARKING	332.58	332.58	.00	2,993.22	2,993.22	.00	3,991.00
06350	TILE ROOF	4,138.92	4,138.92	.00	37,250.28	37,250.28	.00	49,667.00
<b>TOTAL RESERVES</b>		8,144.75	8,144.75	.00	73,302.75	73,302.75	.00	97,737.00
<b>TOTAL EXPENSES</b>		37,197.40	42,662.50	5,465.10	374,866.88	383,962.50	9,095.62	511,950.00
<b>NET INCOME/LOSS</b>		4,460.93	.00	4,460.93	7,085.29	.00	7,085.29	.00
		4,460.93	.00	4,460.93	7,085.29	.00	7,085.29	.00

## CASH DISBURSEMENTS

Starting Check Date: 9/01/22 Cash Account #: 1100

Ending Check Date: 9/30/22

Check Date	Check #	Vend #	Name	Check Amount	Reference			
9/01/22	91221	(M) IPFS	IPFS CORPORATION	10,388.29	FLT-332544			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1415 PYMT 3/11	9/01/22	3010	9/01/22	10,388.29	FLT-332544
9/03/22	90322	(M) COMC	COMCAST	246.42	8495-75-383-2161532			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1373 8/16-9/15	9/03/22	6020	9/03/22	246.42	8495-75-383-2161532
9/06/22	2021	AAST	AASTRO ROOFING	1,250.00	3069 SKYLIGHT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1394 5273	9/06/22	3685	9/06/22	1,250.00	3069 SKYLIGHT
9/06/22	2022	CITY	CITY OF DEERFIELD BEACH	5,039.70	17 INVOICES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1384 7/19-8/17	9/02/22	6005	9/02/22	5,039.70	17 INVOICES
9/06/22	2023	CPM	COMPLETE PROPERTY MAINTENANCE	525.00	LKSHR DR./REMOVE SEED POD			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1385 500915	9/02/22	6140	9/02/22	525.00	LKSHR DR./REMOVE SEED POD
9/06/22	2024	JARR	JARRIEL COMMERCIAL LANDSCAPE	4,549.99	SEPTEMBER SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1386 2423	9/02/22	6050	9/02/22	4,549.99	SEPTEMBER SERVICE
9/06/22	2025	SEMI	SEMINOLE POOL SERVICES	500.00	SEPTEMBER SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1388 37088	9/02/22	6090	9/02/22	500.00	SEPTEMBER SERVICE
9/06/22	2026	VICT	VICTORY ACCOUNTING SERVICES	500.00	SEPTEMBER SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1393 SEPTEMBER 2022	9/02/22	6260	9/02/22	500.00	SEPTEMBER SERVICE
9/06/22	2027	WESB	WEST BOCA IRRIGATION INC	1,856.46				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
			1389 71386	8/31/22	6130	8/31/22	675.00	8/22 REPAIRS AND MATERIAL
			1390 71385	8/31/22	6130	8/31/22	510.96	8/22 REPAIRS AND MATERIAL
			1391 71384	8/31/22	6130	8/31/22	150.50	8/19 REPAIRS AND MATERIAL
			1392 71383	8/31/22	6060	8/31/22	520.00	AUGUST SERVICE

CASH DISBURSEMENTS

Starting Check Date: 9/01/22 Cash Account #: 1100

Ending Check Date: 9/30/22

Check Date	Check #	Vend #	Name	Check Amount	Reference			
				Totals:	1,856.46			
9/07/22	97221	(M)THDC	TOWNHOMES OF DEER CREEK	180.00	SEPTEMBER			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1413	SEPTEMBER	9/07/22	6080	9/07/22	180.00	SEPTEMBER
9/19/22	2028	VOID		.00				
9/19/22	2029	RICK	GARY RICKMAN	600.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1400	8/22-9/2	9/19/22	6070	9/19/22	300.00	8/22-9/2
		1401	9/5-9/16	9/19/22	6070	9/19/22	300.00	9/5-9/16
				Totals:	600.00			
9/24/22	92422	(M)FPL	FPL	1,758.91				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1402	8/12-9/13	9/24/22	6000	9/24/22	1,726.48	9 INVOICES
		1404	8/12-9/13	9/24/22	6000	9/24/22	32.43	50513-18417
				Totals:	1,758.91			
9/26/22	2030	BENC	BENCHMARK PROPERTY MANAGEMENT	1,425.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1405	6673	9/23/22	6260	9/23/22	475.00	SEPTEMBER PRO RATED
		1406	6674	9/23/22	2300	9/23/22	950.00	OCTOBER SERVICE
				Totals:	1,425.00			
9/26/22	2031	DEBU	DE-BUGEM	580.00	SEPTEMBER SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1407	25930	9/23/22	6120	9/23/22	580.00	SEPTEMBER SERVICE
9/26/22	2032	SEMI	SEMINOLE POOL SERVICES	95.00	QUARTERLY ALGICIDE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1408	37211	9/23/22	6150	9/23/22	95.00	QUARTERLY ALGICIDE
9/26/22	2033	WESB	WEST BOCA IRRIGATION INC	637.50				

CASH DISBURSEMENTS

Starting Check Date: 9/01/22 Cash Account #: 1100  
 Ending Check Date: 9/30/22

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1410	71495	9/23/22	6060	9/23/22	520.00	SEPTEMBER SERVICE
		1411	71496	9/23/22	6130	9/23/22	117.50	9/19 REPAIRS
							-----	
							Totals:	637.50
9/27/22	92622	(M) CARD	CARDMEMBER SERVICE				78.50	4798-5100-6384-4019
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1412	9/7/22	9/27/22	6170	9/27/22	78.50	4798-5100-6384-4019
							Totals:	30,210.77

-- End of report --

DATE: 10/10/22

TIME: 10:25 AM

LAKES OF DEER CREEK CONDO ASSOCIATION  
AGED OWNER BALANCES: AS OF Sept. 30, 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	300.00	0.00	0.00	0.00	300.00	pend sale
3201	3201	MICHAEL DORAN	406.00	0.00	0.00	0.00	406.00	
3303	3303	LESLIE LANDY	392.00	0.00	0.00	0.00	392.00	
TOTAL:			1098.00	0.00	0.00	0.00	1098.00	



DATE: 10/10/22  
TIME: 10:25 AM

LAKES OF DEER CREEK CONDO ASSOCIATION  
AGED OWNER BALANCES: AS OF Sept. 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	1098.00	0.00	0.00	0.00	1098.00
GRAND TOTAL:				1098.00	0.00	0.00	0.00	1098.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	1098.00
T O T A L		\$1098.00

-- End of report --