

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 05/31/23

ASSETS

| | | |
|------|----------------------|-----------------|
| | OPERATING CASH | |
| 1100 | SOUTH STATE OPER | \$ 63,210.11 |
| | TOTAL OPERATING CASH | \$ 63,210.11 |
| | RESERVE CASH | |
| 1600 | SOUTH STATE RESERVES | \$ 1,192,696.32 |
| | TOTAL RESERVE CASH | \$ 1,192,696.32 |
| | OTHER ASSETS | |
| 2000 | ACCOUNTS RECEIVABLE | \$ 1,846.00 |
| 2200 | PREPAID INSURANCE | 46,464.56 |
| 2300 | PREPAID EXPENSES | 950.00 |
| | TOTAL OTHER ASSETS | \$ 49,260.56 |
| | TOTAL ASSETS | \$ 1,305,166.99 |

LIABILITY/RESERVE/EQUITY

| | | |
|------|--------------------------|-----------------|
| | LIABILITIES | |
| 3007 | ACCRUED AUDIT | \$ 2,125.00 |
| 3010 | INSURANCE A/P | 7,328.96 |
| 3100 | PREPAID ASSESSMENTS | 29,005.00 |
| | TOTAL LIABILITIES | \$ 38,458.96 |
| | RESERVES | |
| 3600 | CLUBHOUSE RESERVES | \$ 45,081.88 |
| 3610 | EXP C/H RESERVES | (4,104.72) |
| 3680 | ROOF RESERVES | 1,068,785.82 |
| 3685 | EXP ROOF RESERVES | (13,050.00) |
| 3740 | PAINTING RESERVES | 12,083.43 |
| 3780 | POOL RENOVATION RESERVES | 40,123.14 |
| 3800 | ROAD/PARKING RESERVES | 21,911.49 |
| 3810 | EXP ROAD/PAVING | (5,249.17) |
| 3900 | RESERVE INTEREST | 27,114.45 |
| | TOTAL RESERVES | \$ 1,192,696.32 |

LAKES OF DEER CREEK CONDO ASSOCIATION

BALANCE SHEET

As of 05/31/23

| EQUITY | | | |
|--------|--------------------------------|----|------------------------|
| 4020 | RETAINED EARNINGS | \$ | 68,104.85 |
| | NET INCOME/LOSS | | 5,906.86 |
| | TOTAL EQUITY | | <u>\$ 74,011.71</u> |
| | TOTAL LIABILITY/RESERVE/EQUITY | | <u>\$ 1,305,166.99</u> |

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 05/01/23 to 05/31/23

| Description | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|--------------------------------------|------------------|-----------------------|-----------------|-------------------|---------------------|-------------------|-------------------|
| INCOME | | | | | | | |
| 05000 MAINTENANCE INCOME | 43,680.00 | 43,699.67 | (19.67) | 218,400.00 | 218,498.35 | (98.35) | 524,396.00 |
| 05050 SOCIAL MEMBERSHIP INCOME | 450.00 | 1,666.67 | (1,216.67) | 18,450.00 | 8,333.35 | 10,116.65 | 20,000.00 |
| 05400 C/H RENTAL INCOME | 1,475.00 | 133.33 | 1,341.67 | 1,950.00 | 666.65 | 1,283.35 | 1,600.00 |
| 05500 OTHER INCOME | .00 | 125.00 | (125.00) | .00 | 625.00 | (625.00) | 1,500.00 |
| TOTAL INCOME | 45,605.00 | 45,624.67 | (19.67) | 238,800.00 | 228,123.35 | 10,676.65 | 547,496.00 |
| EXPENSES | | | | | | | |
| UTILITIES | | | | | | | |
| 06000 ELECTRIC | 1,796.55 | 1,833.33 | 36.78 | 9,669.00 | 9,166.65 | (502.35) | 22,000.00 |
| 06005 WATER SEWER | 6,211.25 | 5,416.67 | (794.58) | 29,373.21 | 27,083.35 | (2,289.86) | 65,000.00 |
| 06020 TELEPHONE | 118.31 | 135.75 | 17.44 | 473.42 | 678.75 | 205.33 | 1,629.00 |
| TOTAL UTILITIES | 8,126.11 | 7,385.75 | (740.36) | 39,515.63 | 36,928.75 | (2,586.88) | 88,629.00 |
| OPERATING EXPENSES | | | | | | | |
| 06050 LANDSCAPE CONTRACT | 5,000.00 | 5,005.00 | 5.00 | 25,000.00 | 25,025.00 | 25.00 | 60,060.00 |
| 06060 IRRIGATION CONTRACT | 520.00 | 562.50 | 42.50 | 1,560.00 | 2,812.50 | 1,252.50 | 6,750.00 |
| 06070 JANITORIAL SERVICE | 300.00 | 650.00 | 350.00 | 3,000.00 | 3,250.00 | 250.00 | 7,800.00 |
| 06080 LAKE MAINT CONTRACT | 180.00 | 200.00 | 20.00 | 900.00 | 1,000.00 | 100.00 | 2,400.00 |
| 06090 POOL SERVICE CONTRACT | 625.00 | 541.67 | (83.33) | 2,913.75 | 2,708.35 | (205.40) | 6,500.00 |
| TOTAL OPERATING EXPENSES | 6,625.00 | 6,959.17 | 334.17 | 33,373.75 | 34,795.85 | 1,422.10 | 83,510.00 |
| REPAIR/MAINTENANCE EXPENSES | | | | | | | |
| 06100 BACKFLOW CERTIFICATION | .00 | 141.67 | 141.67 | .00 | 708.35 | 708.35 | 1,700.00 |
| 06110 C/H REPAIR/MAINT | .00 | 208.33 | 208.33 | 497.55 | 1,041.65 | 544.10 | 2,500.00 |
| 06120 EXTERMINATING/TERMITE | 580.00 | 791.67 | 211.67 | 2,900.00 | 3,958.35 | 1,058.35 | 9,500.00 |
| 06130 IRRIGATION REPAIRS | 252.23 | 333.33 | 81.10 | 2,237.64 | 1,666.65 | (570.99) | 4,000.00 |
| 06140 LANDSCAPE OTHER | .00 | 450.00 | 450.00 | .00 | 2,250.00 | 2,250.00 | 5,400.00 |
| 06150 POOL REPAIRS | .00 | 416.65 | 416.65 | 1,307.00 | 2,083.25 | 776.25 | 5,000.00 |
| 06170 REPAIR & MAINTENANCE | 3,418.35 | 2,145.83 | (1,272.52) | 27,365.96 | 10,729.15 | (16,636.81) | 25,750.00 |
| 06180 TREE TRIMMING | .00 | 1,500.00 | 1,500.00 | .00 | 7,500.00 | 7,500.00 | 18,000.00 |
| TOTAL REPAIR MAINT EXPENSES | 4,250.58 | 5,987.48 | 1,736.90 | 34,308.15 | 29,937.40 | (4,370.75) | 71,850.00 |
| ADMINISTRATIVE EXPENSES | | | | | | | |
| 06200 ACCOUNTING AUDIT | 425.00 | 425.00 | .00 | 2,125.00 | 2,125.00 | .00 | 5,100.00 |
| 06210 BAD DEBT ALLOC | .00 | 158.33 | 158.33 | .00 | 791.65 | 791.65 | 1,900.00 |
| 06220 OFFICE EXPENSES | 391.96 | 416.67 | 24.71 | 1,419.41 | 2,083.35 | 663.94 | 5,000.00 |
| 06230 FEES TO THE DIVISION | .00 | 62.50 | 62.50 | 61.25 | 312.50 | 251.25 | 750.00 |
| 06240 INSURANCE | 14,436.28 | 14,166.67 | (269.61) | 73,218.75 | 70,833.35 | (2,385.40) | 170,000.00 |
| 06250 LEGAL FEES | .00 | 333.33 | 333.33 | 247.50 | 1,666.65 | 1,419.15 | 4,000.00 |
| 06260 MANAGEMENT | 1,500.00 | 1,510.00 | 10.00 | 7,575.00 | 7,550.00 | (25.00) | 18,120.00 |
| 06280 TAXES/FEES/DUES | .00 | 75.00 | 75.00 | 325.00 | 375.00 | 50.00 | 900.00 |
| TOTAL ADMINISTRATIVE EXPENSES | 16,753.24 | 17,147.50 | 394.26 | 84,971.91 | 85,737.50 | 765.59 | 205,770.00 |
| RESERVES | | | | | | | |
| 06300 C/H RENOVATIONS | 228.33 | 228.33 | .00 | 1,141.65 | 1,141.65 | .00 | 2,740.00 |
| 06310 FLAT ROOF/TILE | 6,168.08 | 6,168.08 | .00 | 30,840.40 | 30,840.40 | .00 | 74,017.00 |

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 05/01/23 to 05/31/23

| Description | | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|-------------|------------------------|------------------|--------------------------|-----------------|-------------------|------------------------|-------------------|-------------------|
| 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 |
| | TOTAL RESERVES | 8,144.74 | 8,144.74 | .00 | 40,723.70 | 40,723.70 | .00 | 97,737.00 |
| | TOTAL EXPENSES | 43,899.67 | 45,624.64 | 1,724.97 | 232,893.14 | 228,123.20 | (4,769.94) | 547,496.00 |
| | NET INCOME/LOSS | 1,705.33 | .03 | 1,705.30 | 5,906.86 | .15 | 5,906.71 | .00 |

CASH DISBURSEMENTS

Starting Check Date: 5/01/23 Cash Account #: 1100

Ending Check Date: 5/31/23

| Check Date | Check # | Vend # | Name | Check Amount | Reference | | | |
|------------|---------|----------|--------------------------------|--------------|-------------------------|----------|-------------|-------------------------|
| 5/02/23 | 2145 | ADVA | ADVANCED GATE, INC. | 241.45 | POOL GATE LATCH | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1607 | 304088D | 5/01/23 | 6170 | 5/01/23 | 241.45 | POOL GATE LATCH |
| 5/02/23 | 2146 | COMP | COMPLETE OUTDOOR SERVICES, INC | 1,756.22 | MARCH WET CHECK/REPAIRS | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1608 | WC2 | 4/30/23 | 6060 | 4/30/23 | 520.00 | MARCH WET CHECK/REPAIRS |
| | | 1608 | WC2 | 4/30/23 | 6130 | 4/30/23 | 1,236.22 | |
| | | | | Totals: | | | 1,756.22 | |
| 5/02/23 | 2147 | DEBU | DE-BUGEM | 580.00 | APRIL SERVICE | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1609 | 26680 | 4/30/23 | 6120 | 4/30/23 | 580.00 | APRIL SERVICE |
| 5/02/23 | 2148 | GENE | GENERAL POOL & SPA, INC. | 625.00 | MAY SERVICE | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1610 | 17350 | 5/01/23 | 6090 | 5/01/23 | 625.00 | MAY SERVICE |
| 5/02/23 | 2149 | RICK | GARY RICKMAN | 300.00 | 4/3-4/14 | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1611 | 4/3-4/14 | 4/30/23 | 6070 | 4/30/23 | 300.00 | 4/3-4/14 |
| 5/02/23 | 2150 | RICK | GARY RICKMAN | 300.00 | 4/17-4/28 | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1612 | 4/17-4/28 | 4/30/23 | 6070 | 4/30/23 | 300.00 | 4/17-4/28 |
| 5/02/23 | 2151 | VICT | VICTORY ACCOUNTING SERVICES | 595.00 | | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1613 | MAY 2023 | 5/01/23 | 6260 | 5/01/23 | 550.00 | MAY SERVICE |
| | | 1614 | 1/1-3/31 | 5/01/23 | 6220 | 5/01/23 | 45.00 | BLANK A/P CHECKS |
| | | | | Totals: | | | 595.00 | |
| 5/02/23 | 5223 | (M) IPFS | IPFS CORPORATION | 1,131.66 | FLT-339861 | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1616 | PYMT 5/11 | 5/02/23 | 3010 | 5/02/23 | 1,131.66 | FLT-339861 |

CASH DISBURSEMENTS

Starting Check Date: 5/01/23 Cash Account #: 1100
 Ending Check Date: 5/31/23

| Check Date | Check # | Vend # | Name | Check Amount | Reference | | | |
|------------|---------|---------|--------------------------------|--------------|---------------------------|----------|-------------|---------------------------|
| 5/03/23 | 50323 | (M)COMC | COMCAST | 118.31 | 8495-75-383-2161532 | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1639 | 4/16-5/15 | 5/03/23 | 6020 | 5/03/23 | 118.31 | 8495-75-383-2161532 |
| 5/03/23 | 53235 | (M)IPFS | IPFS CORPORATION | 10,388.29 | PMT 11/11 | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1641 | PYMT 11/11 | 5/03/23 | 3010 | 5/03/23 | 10,388.29 | PMT 11/11 |
| 5/05/23 | 55231 | (M)THDC | TOWNHOMES OF DEER CREEK | 180.00 | MAY SERVICE | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1642 | MAY 2023 | 5/05/23 | 6080 | 5/05/23 | 180.00 | MAY SERVICE |
| 5/11/23 | 2152 | ADVA | ADVANCED GATE, INC. | 4,104.72 | ACCESS SYSTEM REPLACEMENT | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1619 | 304460C | 5/11/23 | 3610 | 5/11/23 | 4,104.72 | ACCESS SYSTEM REPLACEMENT |
| 5/16/23 | 2153 | BENC | BENCHMARK PROPERTY MANAGEMENT | 950.00 | JUNE SERVICE | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1622 | 7292 | 5/15/23 | 2300 | 5/15/23 | 950.00 | JUNE SERVICE |
| 5/16/23 | 2154 | CITY | CITY OF DEERFIELD BEACH | 6,211.25 | 17 INVOICES | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1623 | 3/17-4/18 | 5/15/23 | 6005 | 5/15/23 | 6,211.25 | 17 INVOICES |
| 5/16/23 | 2155 | COMP | COMPLETE OUTDOOR SERVICES, INC | 5,000.00 | MAY SERVICE | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1624 | 7006 | 5/15/23 | 6050 | 5/15/23 | 5,000.00 | MAY SERVICE |
| 5/16/23 | 2156 | RICK | GARY RICKMAN | 300.00 | 5/1-5/12 | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1626 | 5/1-5/12 | 5/15/23 | 6070 | 5/15/23 | 300.00 | 5/1-5/12 |
| 5/16/23 | 2157 | SCEI | SOUTHERN COAST ENTERPRISES INC | 8,850.00 | | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1627 | 27321 | 5/15/23 | 6170 | 5/15/23 | 250.00 | 4/21 ROOF TILE REPR 3017 |
| | | 1628 | 27338 | 5/15/23 | 6170 | 5/15/23 | 1,475.00 | 4/28 ROOF REPAIRS 3052 |
| | | 1629 | 27339 | 5/15/23 | 6170 | 5/15/23 | 1,775.00 | 4/28 ROOF REPAIRS 3042 |
| | | 1630 | 27340 | 5/15/23 | 6170 | 5/15/23 | 1,250.00 | 4/28 ROOF REPAIRS 3025 |
| | | 1631 | 27341 | 5/15/23 | 6170 | 5/15/23 | 3,250.00 | 4/28 ROOF REPAIRS 636 |

CASH DISBURSEMENTS

Starting Check Date: 5/01/23 Cash Account #: 1100

Ending Check Date: 5/31/23

| Check Date | Check # | Vend # | Name | Check Amount | Reference | | | |
|------------|---------|------------|--------------------------------|--------------|---------------------------------------|----------|-------------|--------------------------|
| | | 1632 27342 | | 5/15/23 6170 | 5/15/23 850.00 4/28 ROOF REPAIRS 3113 | | | |
| | | | | Totals: | 8,850.00 | | | |
| 5/23/23 | 52323 | (M) FPL | FPL | 1,796.55 | 10 INVOICES | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1640 | 4/13-5/12 | 5/23/23 | 6000 | 5/23/23 | 1,796.55 | 10 INVOICES |
| 5/24/23 | 2158 | ADVA | ADVANCED GATE, INC. | 166.40 | 5/18 SVC CALL/KEY FOBS | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1633 | 304464C | 5/23/23 | 6170 | 5/23/23 | 166.40 | 5/18 SVC CALL/KEY FOBS |
| 5/24/23 | 2159 | CAPO | ROBERT CAPOZIELLO | 346.96 | WEBSITE REIMBURSEMENT | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1638 | REIMBURSEMENT | 5/24/23 | 6220 | 5/24/23 | 346.96 | WEBSITE REIMBURSEMENT |
| 5/24/23 | 2160 | COMP | COMPLETE OUTDOOR SERVICES, INC | 772.23 | APRIL WET CHECK/REPAIRS | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1634 | WC3 | 5/23/23 | 6060 | 5/23/23 | 520.00 | APRIL WET CHECK/REPAIRS |
| | | 1634 | WC3 | 5/23/23 | 6130 | 5/23/23 | 252.23 | |
| | | | | Totals: | 772.23 | | | |
| 5/24/23 | 2161 | DEBU | DE-BUGEM | 580.00 | MAY SERVICE | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1635 | 26779 | 5/23/23 | 6120 | 5/23/23 | 580.00 | MAY SERVICE |
| 5/24/23 | 2162 | PETT | PETTINEO INSURANCE AGENCY INC | 22,500.00 | DOWN PYMT - PROP/WIND | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1636 | 5/31/23-24 | 5/23/23 | 2200 | 5/23/23 | 22,500.00 | DOWN PYMT - PROP/WIND |
| 5/24/23 | 2163 | SOUP | SOUTH FLORIDA PLUMBING AND | 3,010.50 | BAL DUE - BACKFLOW INSTL | | | |
| | | Vchr-# | Invoice-# | Inv-date | Acct # | Eff-date | Amount-paid | Reference |
| | | 1637 | 4347 | 5/23/23 | 6170 | 5/23/23 | 3,010.50 | BAL DUE - BACKFLOW INSTL |
| | | | | Totals: | 70,804.54 | | | |

-- End of report --

DATE: 6/07/23
TIME: 2:39 PM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF May 31, 2023
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

| ACCOUNT # | UNIT # | NAME | CURRENT | OVER 30 | OVER 60 | OVER 90 | TOTAL | STATUS |
|-----------|--------|-----------------------|---------|---------|---------|---------|---------|--------|
| 2903 | 2903 | ANGELA SALERNO ESTATE | 0.00 | 480.00 | 480.00 | 0.00 | 960.00 | |
| 3201 | 3201 | MICHAEL DORAN | 0.00 | 406.00 | 0.00 | 0.00 | 406.00 | |
| 3303 | 3303 | LESLIE LANDY | 0.00 | 480.00 | 0.00 | 0.00 | 480.00 | |
| TOTAL: | | | 0.00 | 1366.00 | 480.00 | 0.00 | 1846.00 | |

DATE: 6/07/23
TIME: 2:39 PM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF May 31, 2023

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 | 1366.00 | 480.00 | 0.00 | 1846.00 |
| GRAND TOTAL: | | | | 0.00 | 1366.00 | 480.00 | 0.00 | 1846.00 |

| ACCOUNT NUMBER | ACCOUNT DESCRIPTION | DELINQUENCY AMOUNT |
|----------------|---------------------|--------------------|
| 02000 | ACCOUNTS RECEIVABLE | 1846.00 |
| T O T A L | | \$1846.00 |

-- End of report --