LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 01/31/25

		ASSETS		
	OPERATING CASH			
1100	SOUTH STATE OPER	$ 111,369.84		
	TOTAL OPERATING CASH		$ 111,369.84	
	RESERVE CASH			
1600	SOUTH STATE RESERVES	$ 247,189.99		
1610	SOUTHSTATE CDARS 4.5% 5/1/25	1,061,700.59		
	TOTAL RESERVE CASH		$ 1,308,890.58	
	OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	$ 752.00		
2200	PREPAID INSURANCE	112,241.09		
2300	PREPAID EXPENSES	1,132.00		
	TOTAL OTHER ASSETS		$ 114,125.09	
	TOTAL ASSETS			$ 1,534,385.51
		LIABILITY/RESERVE/EQUITY		
	LIABILITIES			
3000	ACCOUNTS PAYABLE	$ 1,189.01		
3007	ACCRUED AUDIT	5,658.33		
3010	INSURANCE A/P	74,118.44		
3100	PREPAID ASSESSMENTS	33,514.50		
	TOTAL LIABILITIES		$ 114,480.28	
	RESERVES			
3600	CLUBHOUSE RESERVES	$ 8,107.21		
3680	ROOF RESERVES	1,125,273.42		
3740	PAINTING RESERVES	22,471.45		
3780	POOL RENOVATION RESERVES	52,806.33		
3790	MAILBX/MONUMENT/SGN/GLF CRT	2,189.08		
3800	ROAD/PARKING RESERVES	19,056.38		
3900	RESERVE INTEREST	78,986.71		
	TOTAL RESERVES		$ 1,308,890.58	

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 01/31/25

	EQUITY						
4020	RETAINED EARNINGS	$	90,854.49				
	NET INCOME/LOSS		20,160.16				
	TOTAL EQUITY			$	111,014.65		
	TOTAL LIABILITY/RESERVE/EQUITY					$	1,534,385.51

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 01/01/25 to 01/31/25

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME								
05000	MAINTENANCE INCOME	58,877.00	58,892.83	(15.83)	58,877.00	58,892.83	(15.83)	706,714.00
05050	SOCIAL MEMBERSHIP INCOME	12,075.00	1,916.67	10,158.33	12,075.00	1,916.67	10,158.33	23,000.00
05400	C/H RENTAL INCOME	125.00	250.00	(125.00)	125.00	250.00	(125.00)	3,000.00
	TOTAL INCOME	71,077.00	61,059.50	10,017.50	71,077.00	61,059.50	10,017.50	732,714.00
			EXPENSES					
UTILITIES								
06000	ELECTRIC	2,155.96	2,041.67	(114.29)	2,155.96	2,041.67	(114.29)	24,500.00
06005	WATER SEWER	5,235.02	6,375.00	1,139.98	5,235.02	6,375.00	1,139.98	76,500.00
06020	TELEPHONE	167.82	150.00	(17.82)	167.82	150.00	(17.82)	1,800.00
	TOTAL UTILITIES	7,558.80	8,566.67	1,007.87	7,558.80	8,566.67	1,007.87	102,800.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,250.00	5,333.33	83.33	5,250.00	5,333.33	83.33	64,000.00
06060	IRRIGATION CONTRACT	550.00	562.50	12.50	550.00	562.50	12.50	6,750.00
06070	JANTORIAL SERVICE	300.00	1,750.00	1,450.00	300.00	1,750.00	1,450.00	21,000.00
06080	LAKE MAINT CONTRACT	180.00	200.00	20.00	180.00	200.00	20.00	2,400.00
06090	POOL SERVICE CONTRACT	625.00	733.33	108.33	625.00	733.33	108.33	8,800.00
	TOTAL OPERATING EXPENSES	6,905.00	8,579.16	1,674.16	6,905.00	8,579.16	1,674.16	102,950.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	.00	208.33	208.33	.00	208.33	208.33	2,500.00
06110	C/H REPAIR/MAINT	.00	416.67	416.67	.00	416.67	416.67	5,000.00
06120	EXTERMINATING/TERMITE	.00	1,125.00	1,125.00	.00	1,125.00	1,125.00	13,500.00
06130	IRRIGATION REPAIRS	869.96	583.33	(286.63)	869.96	583.33	(286.63)	7,000.00
06140	LANDSCAPE OTHER	303.99	650.00	346.01	303.99	650.00	346.01	7,800.00
06150	POOL REPAIRS	80.00	666.67	586.67	80.00	666.67	586.67	8,000.00
06160	PATIO FURNITURE REPLACE	.00	416.67	416.67	.00	416.67	416.67	5,000.00
06170	REPAIR & MAINTENANCE	1,298.00	3,333.33	2,035.33	1,298.00	3,333.33	2,035.33	40,000.00
06180	TREE TRIMMING	240.00	2,000.00	1,760.00	240.00	2,000.00	1,760.00	24,000.00
	TOTAL REPAIR MAINT EXPENSES	2,791.95	9,400.00	6,608.05	2,791.95	9,400.00	6,608.05	112,800.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	458.33	458.33	.00	458.33	458.33	.00	5,500.00
06210	BAD DEBT ALLOC	.00	83.33	83.33	.00	83.33	83.33	1,000.00
06220	OFFICE EXPENSES	767.84	375.00	(392.84)	767.84	375.00	(392.84)	4,500.00
06230	FEES TO THE DIVISION	364.00	63.67	(300.33)	364.00	63.67	(300.33)	764.00
06240	INSURANCE	21,388.92	22,500.00	1,111.08	21,388.92	22,500.00	1,111.08	270,000.00
06250	LEGAL FEES	.00	166.67	166.67	.00	166.67	166.67	2,000.00
06260	MANAGEMENT	1,682.00	1,791.67	109.67	1,682.00	1,791.67	109.67	21,500.00
06280	TAXES/FEES/DUES	.00	75.00	75.00	.00	75.00	75.00	900.00
	TOTAL ADMINISTRATIVE EXPENSES	24,661.09	25,513.67	852.58	24,661.09	25,513.67	852.58	306,164.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 01/01/25 to 01/31/25

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
RESERVES								
06300	C/H RENOVATIONS	583.33	583.33	.00	583.33	583.33	.00	7,000.00
06310	FLAT ROOF/TILE	6,250.00	6,250.00	.00	6,250.00	6,250.00	.00	75,000.00
06320	PAINTING	583.33	583.33	.00	583.33	583.33	.00	7,000.00
06330	POOL/SPA	666.67	666.67	.00	666.67	666.67	.00	8,000.00
06335	MAILBX/MONUMENT/SGN/GLF CRT	416.67	416.67	.00	416.67	416.67	.00	5,000.00
06340	ROADS/PARKING	500.00	500.00	.00	500.00	500.00	.00	6,000.00
	TOTAL RESERVES	9,000.00	9,000.00	.00	9,000.00	9,000.00	.00	108,000.00
	TOTAL EXPENSES	50,916.84	61,059.50	10,142.66	50,916.84	61,059.50	10,142.66	732,714.00
	NET INCOME/LOSS	20,160.16	.00	20,160.16	20,160.16	.00	20,160.16	.00

CASH DISBURSEMENTS

Starting Check Date: 1/01/25 Cash Account #: 1100
Ending Check Date: 1/31/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/02/25	10225	(M) IPFS	IPFS CORPORATION	18,433.33	FLS-232429

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2186	PYMT 8/11	1/02/25	3010	1/02/25	18,433.33	FLS-232429

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/03/25	10325	(M) COMC	COMCAST	167.82	2161532

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2137	12/16-1/15	1/03/25	6020	1/03/25	167.82	2161532

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/03/25	10325	(M) CARD	CARD SERVICES CENTER	1,020.04	3408

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2138	11/9-12/10	1/03/25	6220	1/03/25	29.20	3408
2138	11/9-12/10	1/03/25	6140	1/03/25	82.43	
2138	11/9-12/10	1/03/25	6180	1/03/25	240.00	
2138	11/9-12/10	1/03/25	6140	1/03/25	80.82	
2138	11/9-12/10	1/03/25	6140	1/03/25	48.74	
2138	11/9-12/10	1/03/25	6220	1/03/25	101.52	
2138	11/9-12/10	1/03/25	6170	1/03/25	437.33	
				Totals:	1,020.04	

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/07/25	10725	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	JANUARY 2025

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2187	1/7	1/07/25	6080	1/07/25	180.00	JANUARY 2025

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/09/25	2451	BENC	BENCHMARK PROPERTY MANAGEMENT	1,586.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2139	4513348	12/31/24	6220	12/31/24	454.00	DEC PSTG/MAILINGS
2151	4513420	1/06/25	6260	1/06/25	1,132.00	JANUARY SERVICE
				Totals:	1,586.00	

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/09/25	2452	COMP	COMPLETE OUTDOOR SERVICES, INC	1,156.00	INSTL CLUSIA/REMV PLNTS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2140	7032	12/31/24	6140	12/31/24	1,156.00	INSTL CLUSIA/REMV PLNTS

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/09/25	2453	DBPR	DBPR - DIV OF FL CONDOS	364.00	2025 FEES- PR1P004049

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2152	2025	1/06/25	6230	1/06/25	364.00	2025 FEES- PR1P004049

CASH DISBURSEMENTS

Starting Check Date: 1/01/25 Cash Account #: 1100
Ending Check Date: 1/31/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/09/25	2454	GCPM	GOLD COAST PROPERTY MAINTENANC	925.00	TREE REMOVAL 12/29

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2143	2897	12/31/24	6140	12/31/24	925.00	TREE REMOVAL 12/29

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/09/25	2455	GENE	GENERAL POOL & SPA, INC.	625.00	JANUARY SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2141	26836	1/03/25	6090	1/03/25	625.00	JANUARY SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/09/25	2456	VICT	VICTORY ACCOUNTING SERVICES	674.58	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2149	COUPON BOOK	1/03/25	6220	1/03/25	124.58	REIM-2025 COUPON BOOKS
2150	JAN 2025	1/03/25	6260	1/03/25	550.00	JANUARY SERVICE
				Totals:	674.58	

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/09/25	2457	XTRE	XTREME CLEANING SERVICES	2,000.00	TREE MAINT SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2144	12-26-24#9	12/31/24	6180	12/31/24	2,000.00	TREE MAINT SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/09/25	2458	XTRE	XTREME CLEANING SERVICES	250.00	CLUBHOUSE CLEANING

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2145	12-26-24#7	12/31/24	6070	12/31/24	250.00	CLUBHOUSE CLEANING

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/09/25	2459	XTRE	XTREME CLEANING SERVICES	250.00	12/27 INSTALL PALMS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2146	24-27-12#6	12/31/24	6140	12/31/24	250.00	12/27 INSTALL PALMS

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/09/25	2460	XTRE	XTREME CLEANING SERVICES	1,650.00	DEC SERVICE/BRNCH RMVL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2147	12/27-24#5	12/31/24	6070	12/31/24	1,400.00	DEC SERVICE/BRNCH RMVL
2147	12/27-24#5	12/31/24	6140	12/31/24	250.00	
				Totals:	1,650.00	

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/10/25	2461	CITY	CITY OF DEERFIELD BEACH	5,235.02	15 INVOICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2155	11/18-12/3	1/10/25	6005	1/10/25	5,235.02	15 INVOICES

CASH DISBURSEMENTS

Starting Check Date: 1/01/25 Cash Account #: 1100
Ending Check Date: 1/31/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/20/25	12025	(M) PHIL	PHILADELPHIA INSURANCE CO	34,812.89	PKG - PHPK2629440-020

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2156	12/1/24-25	1/20/25	2200	1/20/25	34,812.89	PKG - PHPK2629440-020

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/24/25	12425	(M) FPL	FPL	2,155.96	10 INVOICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2158	12/12-1/13	1/24/25	6000	1/24/25	2,155.96	10 INVOICES

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/31/25	2462	BENC	BENCHMARK PROPERTY MANAGEMENT	1,579.51	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2159	4513556	1/28/25	6220	1/28/25	447.51	REIMB-POSTG/LABEL/ENV
2160	4513482	1/28/25	2300	1/28/25	1,132.00	FEBRUARY SERVICE
				Totals:	1,579.51	

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/31/25	2463	COMP	COMPLETE OUTDOOR SERVICES, INC	5,480.95	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2168	7033	1/28/25	6050	1/28/25	5,250.00	JANUARY SERVICE
2169	WC23	1/28/25	6130	1/28/25	230.95	DEC IRRG WET CHECK
				Totals:	5,480.95	

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/31/25	2464	CREST	CREST ROOFING	750.00	1/21 ROOF REPAIR

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2162	1482	1/28/25	6170	1/28/25	750.00	1/21 ROOF REPAIR

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/31/25	2465	GENE	GENERAL POOL & SPA, INC.	80.00	REP-CHLORINE FEEDER

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2163	26516	1/28/25	6150	1/28/25	80.00	REP-CHLORINE FEEDER

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/31/25	2466	MCAM	SCOTT MCAMIS	300.00	10 HOURS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2178	1/27-1/31	1/31/25	6070	1/31/25	300.00	10 HOURS

Check Date	Check #	Vend #	Name	Check Amount	Reference
1/31/25	13125	(M) CARD	CARD SERVICES CENTER	267.70	3408

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2176	12/11-1/10	1/31/25	6140	1/31/25	92.00	3408
2176	12/11-1/10	1/31/25	6220	1/31/25	65.03	
2176	12/11-1/10	1/31/25	6170	1/31/25	110.67	

CASH DISBURSEMENTS

Starting Check Date: 1/01/25 Cash Account #: 1100
Ending Check Date: 1/31/25

Check Date	Check #	Vend #	Name	Check Amount	Reference
				Totals:	267.70
			Totals:	79,943.80	

-- End of report --

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Jan. 31, 2025
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0402	0402	LORI-ANN SCHIFTER	0.00	31.00	0.00	0.00	31.00	
2703	2703	MICHAEL & LINDA LOTWICH	0.00	1.00	0.00	0.00	1.00	
2901	2901	EDSON SANTA LUCIA	0.00	647.00	0.00	0.00	647.00	
2902	2902	SHEILA & ALEX JAFFE	0.00	31.00	0.00	0.00	31.00	
3106	3106	TONY PRUMMEL	0.00	11.00	0.00	0.00	11.00	
3303	3303	LESLIE LANDY	0.00	31.00	0.00	0.00	31.00	
		TOTAL:	0.00	752.00	0.00	0.00	752.00	

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	752.00	0.00	0.00	752.00
			GRAND TOTAL:	0.00	752.00	0.00	0.00	752.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	752.00
	T O T A L	$752.00

-- End of report --