LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 09/30/24

ASSETS

	OPERATING CASH			
1100	SOUTH STATE OPER	$ 120,537.42		
	TOTAL OPERATING CASH		$ 120,537.42	
	RESERVE CASH			
1600	SOUTH STATE RESERVES	$ 213,546.43		
1610	SOUTHSTATE CDARS 5% 10/31/24	1,045,658.16		
	TOTAL RESERVE CASH		$ 1,259,204.59	
	OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	$ 1,832.00		
2200	PREPAID INSURANCE	144,090.05		
2300	PREPAID EXPENSES	1,041.00		
	TOTAL OTHER ASSETS		$ 146,963.05	
	TOTAL ASSETS			$ 1,526,705.06

LIABILITY/RESERVE/EQUITY

	LIABILITIES		
3000	ACCOUNTS PAYABLE	$ 9,675.00	
3007	ACCRUED AUDIT	3,825.00	
3010	INSURANCE A/P	147,851.76	
3100	PREPAID ASSESSMENTS	24,359.50	
	TOTAL LIABILITIES		$ 185,711.26
	RESERVES		
3600	CLUBHOUSE RESERVES	$ 16,564.19	
3610	EXP C/H RESERVES	(10,984.55)	
3680	ROOF RESERVES	1,120,301.91	
3685	EXP ROOF RESERVES	(16,975.00)	
3740	PAINTING RESERVES	20,166.12	
3780	POOL RENOVATION RESERVES	50,883.92	
3790	MAILBX/MONUMENT/SGN/GLF CRT	3,111.03	
3800	ROAD/PARKING RESERVES	37,326.63	
3810	EXP ROAD/PAVING	(21,549.00)	
3900	RESERVE INTEREST	60,359.34	
	TOTAL RESERVES		$ 1,259,204.59

LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 09/30/24

	EQUITY			
4020	RETAINED EARNINGS	$ 81,528.05		
	NET INCOME/LOSS	261.16		
	TOTAL EQUITY		$ 81,789.21	
	TOTAL LIABILITY/RESERVE/EQUITY			$ 1,526,705.06

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 09/01/24 to 09/30/24

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	56,056.00	56,021.00	35.00	504,504.00	504,189.00	315.00	672,252.00
05050	SOCIAL MEMBERSHIP INCOME	.00	1,833.33	(1,833.33)	19,800.00	16,499.97	3,300.03	22,000.00
05300	LATE FEES	.00	.00	.00	73.39	.00	73.39	.00
05400	C/H RENTAL INCOME	.00	375.00	(375.00)	1,300.00	3,375.00	(2,075.00)	4,500.00
	TOTAL INCOME	56,056.00	58,229.33	(2,173.33)	525,677.39	524,063.97	1,613.42	698,752.00
	EXPENSES							
UTILITIES								
06000	ELECTRIC	1,599.62	2,041.67	442.05	16,546.67	18,375.03	1,828.36	24,500.00
06005	WATER SEWER	5,664.13	5,916.67	252.54	55,375.77	53,250.03	(2,125.74)	71,000.00
06020	TELEPHONE	146.31	108.33	(37.98)	1,309.42	974.97	(334.45)	1,300.00
	TOTAL UTILITIES	7,410.06	8,066.67	656.61	73,231.86	72,600.03	(631.83)	96,800.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,000.00	5,225.00	225.00	45,000.00	47,025.00	2,025.00	62,700.00
06060	IRRIGATION CONTRACT	.00	416.67	416.67	3,640.00	3,750.03	110.03	5,000.00
06070	JANTORIAL SERVICE	1,400.00	1,516.67	116.67	12,600.00	13,650.03	1,050.03	18,200.00
06080	LAKE MAINT CONTRACT	180.00	195.83	15.83	1,209.00	1,762.47	553.47	2,350.00
06090	POOL SERVICE CONTRACT	625.00	666.67	41.67	5,775.00	6,000.03	225.03	8,000.00
	TOTAL OPERATING EXPENSES	7,205.00	8,020.84	815.84	68,224.00	72,187.56	3,963.56	96,250.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	.00	200.00	200.00	.00	1,800.00	1,800.00	2,400.00
06110	C/H REPAIR/MAINT	461.20	208.33	(252.87)	889.42	1,874.97	985.55	2,500.00
06120	EXTERMINATING/TERMITE	2,500.00	833.33	(1,666.67)	9,020.00	7,499.97	(1,520.03)	10,000.00
06130	IRRIGATION REPAIRS	96.54	416.67	320.13	7,172.30	3,750.03	(3,422.27)	5,000.00
06140	LANDSCAPE OTHER	375.07	791.67	416.60	2,730.19	7,125.03	4,394.84	9,500.00
06150	POOL REPAIRS	770.00	416.65	(353.35)	7,095.00	3,749.85	(3,345.15)	5,000.00
06170	REPAIR & MAINTENANCE	3,790.00	2,500.00	(1,290.00)	44,710.61	22,500.00	(22,210.61)	30,000.00
06180	TREE TRIMMING	.00	1,500.00	1,500.00	9,175.00	13,500.00	4,325.00	18,000.00
06190	ROOF CLEANING	.00	1,541.67	1,541.67	21,220.00	13,875.03	(7,344.97)	18,500.00
	TOTAL REPAIR MAINT EXPENSES	7,992.81	8,408.32	415.51	102,012.52	75,674.88	(26,337.64)	100,900.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	425.00	425.00	.00	3,825.00	3,825.00	.00	5,100.00
06210	BAD DEBT ALLOC	.00	63.75	63.75	.00	573.75	573.75	765.00
06220	OFFICE EXPENSES	88.84	333.33	244.49	2,708.55	2,999.97	291.42	4,000.00
06230	FEES TO THE DIVISION	.00	83.33	83.33	.00	749.97	749.97	1,000.00
06240	INSURANCE	21,221.00	22,750.00	1,529.00	188,130.30	204,750.00	16,619.70	273,000.00
06250	LEGAL FEES	.00	250.00	250.00	(1,524.00)	2,250.00	3,774.00	3,000.00
06260	MANAGEMENT	1,591.00	1,608.33	17.33	14,394.00	14,474.97	80.97	19,300.00
06280	TAXES/FEES/DUES	.00	75.00	75.00	1,111.25	675.00	(436.25)	900.00
	TOTAL ADMINISTRATIVE EXPENSES	23,325.84	25,588.74	2,262.90	208,645.10	230,298.66	21,653.56	307,065.00

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 09/01/24 to 09/30/24

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	648.08	648.08	.00	5,832.72	5,832.72	.00	7,777.00
06310	FLAT ROOF/TILE	5,232.17	5,232.17	.00	47,089.53	47,089.53	.00	62,786.00
06320	PAINTING	574.00	574.00	.00	5,166.00	5,166.00	.00	6,888.00
06330	POOL/SPA	418.58	418.58	.00	3,767.22	3,767.22	.00	5,023.00
06335	MAILBX/MONUMENT/SGN/GLF CRT	345.67	345.67	.00	3,111.03	3,111.03	.00	4,148.00
06340	ROADS/PARKING	926.25	926.25	.00	8,336.25	8,336.25	.00	11,115.00
	TOTAL RESERVES	8,144.75	8,144.75	.00	73,302.75	73,302.75	.00	97,737.00
	TOTAL EXPENSES	54,078.46	58,229.32	4,150.86	525,416.23	524,063.88	(1,352.35)	698,752.00
	NET INCOME/LOSS	1,977.54	.01	1,977.53	261.16	.09	261.07	.00

Date 10/11/24 Time 10:12:58

LAKES OF DEER CREEK CONDO ASSOCIATION

CASH DISBURSEMENTS

Starting Check Date: 9/01/24 Cash Account #: 1100
Ending Check Date: 9/30/24

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/03/24	90324	(M) COMC	COMCAST	146.31	8495 75 383 2161532

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2029	8/16-9/15	9/03/24	6020	9/03/24	146.31	8495 75 383 2161532

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/05/24	90524	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	SEPT 2024

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2077	9/5	9/05/24	6080	9/05/24	180.00	SEPT 2024

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/06/24	93024	(M) IPFS	IPFS CORPORATION	.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2031	PYMT 3/11	9/06/24	3010	9/06/24	18,481.47	FLS-232429
2058	REV	9/06/24	3010	9/06/24	18,481.47-	REV DUP POST
				Totals:	.00	

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/09/24	2395	ASSO	ASSOCIATION RESERVES	1,560.00	BAL RESERVE STUDY

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2032	36235-1	9/06/24	6170	9/06/24	1,560.00	BAL RESERVE STUDY

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/09/24	2396	BENC	BENCHMARK PROPERTY MANAGEMENT	10.80	AUGUST POSTAGE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2033	12289	9/06/24	6220	9/06/24	10.80	AUGUST POSTAGE

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/09/24	2397	CITY	CITY OF DEERFIELD BEACH	5,664.13	17 INVOICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2035	7/17-8/16	9/06/24	6005	9/06/24	5,664.13	17 INVOICES

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/09/24	2398	COMP	COMPLETE OUTDOOR SERVICES, INC	5,000.00	AUGUST SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2034	7026	8/31/24	6050	8/31/24	5,000.00	AUGUST SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/09/24	2399	GENE	GENERAL POOL & SPA, INC.	1,095.00	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2037	24583	9/06/24	6150	9/06/24	470.00	LIGHT BULB SPA
2038	24861	9/06/24	6090	9/06/24	625.00	SEPTEMBER SERVICE
				Totals:	1,095.00	

CASH DISBURSEMENTS

Starting Check Date: 9/01/24 Cash Account #: 1100
Ending Check Date: 9/30/24

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/09/24	2400	VICT	VICTORY ACCOUNTING SERVICES	550.00	SEPTEMBER SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2040	SEPT 2024	9/06/24	6260	9/06/24	550.00	SEPTEMBER SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/09/24	2401	XTRE	XTREME CLEANING SERVICES	1,400.00	AUGUST SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2041	8-27-24 #1	8/31/24	6070	8/31/24	1,400.00	AUGUST SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/23/24	2402	BENC	BENCHMARK PROPERTY MANAGEMENT	1,041.00	OCTOBER SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2048	00010494	9/20/24	2300	9/20/24	1,041.00	OCTOBER SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/23/24	2403	COMP	COMPLETE OUTDOOR SERVICES, INC	616.54	AUG IRRIG/REPAIRS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2050	WC19	9/20/24	6060	9/20/24	520.00	AUG IRRIG/REPAIRS
2050	WC19	9/20/24	6130	9/20/24	96.54	

				Totals:	616.54	

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/23/24	2404	CREST	CREST ROOFING	755.00	9/18 ROOF REPAIR

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2049	1210	9/20/24	6170	9/20/24	755.00	9/18 ROOF REPAIR

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/23/24	2405	GENE	GENERAL POOL & SPA, INC.	300.00	ALGAE TREATMENT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2052	25023	9/20/24	6150	9/20/24	300.00	ALGAE TREATMENT

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/23/24	2406	PROP	PRO PEST CONTROL, INC.	700.00	9/11 RODENT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2053	889473	9/20/24	6120	9/20/24	700.00	9/11 RODENT

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/23/24	92324	(M) FPL	FPL	1,599.62	10 INVOICES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
2046	8/13-9/12	9/23/24	6000	9/23/24	1,599.62	10 INVOICES

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/30/24	93024	(M) IPFS	IPFS CORPORATION	18,433.33	FLS-232429

CASH DISBURSEMENTS

Starting Check Date: 9/01/24 Cash Account #: 1100
Ending Check Date: 9/30/24

Check Date	Check #	Vend #	Name			Check Amount	Reference	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2047	PYMT 4/11	9/30/24	3010	9/30/24	18,433.33	FLS-232429
9/30/24	93024	(M)CARD	CARDMEMBER SERVICE			898.31	3408	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2057	8/10-9/9	9/30/24	6220	9/30/24	62.04	3408
		2057	8/10-9/9	9/30/24	6140	9/30/24	375.07	
		2057	8/10-9/9	9/30/24	6110	9/30/24	461.20	
						Totals:	898.31	
9/30/24	93024	(M)IPFS	IPFS CORPORATION			48.14	PAY ADJ	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2076	9/30	9/30/24	3010	9/30/24	48.14	PAY ADJ

Totals: 39,998.18

-- End of report --

DATE: 10/11/24
TIME: 10:12 AM

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Sept. 30, 2024
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0204	0204	OLIVERIO FERREIRA	600.00	0.00	0.00	0.00	600.00	
2901	2901	EDSON SANTA LUCIA	616.00	0.00	616.00	0.00	1232.00	
		TOTAL:	1216.00	0.00	616.00	0.00	1832.00	

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	1216.00	0.00	616.00	0.00	1832.00
			GRAND TOTAL:	1216.00	0.00	616.00	0.00	1832.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	1832.00
	T O T A L	$1832.00

-- End of report --