

# The Lakes of Windermere Community Association, Inc.

## FINANCIAL STATEMENTS FOR PERIOD ENDING

8/31/2024

Prepared  
By:



**6972 Lake Gloria Blvd  
Orlando, FL 32809-3200**

**The Lakes of Windermere Community Association, Inc.**  
**Balance Sheet**  
**8/31/2024**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$42,658.99
1003 - Operating Account - Alliance ICS 3.75%	\$446.34
1050 - Operating Money Market - First Horizon 3.50%	\$108,038.10
1070 - Operating ICS - First Horizon 3.75%	\$184,129.19

<u>Cash - Operating Total</u>	\$335,272.62
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$90,109.98
1101 - Reserve Account - Alliance ICS 3.75%	\$292,357.47
1150 - Reserve Money Market - First Horizon 3.15%	\$133,647.71
1170 - Reserve ICS - First Horizon 3.75%	\$361,394.36

<u>Cash - Reserves Total</u>	\$877,509.52
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$4,639.40
1220 - Allowance for Bad Debt	(\$3,817.92)

<u>Current Assets - Accts Receivable Total</u>	\$821.48
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Current Assets - Other

1310 - Deposit - Duke Energy	\$4,325.00
1320 - Deposit - Orange County Utility	\$3,247.06
1330 - Due From Bahta ALF	\$10,640.43

<u>Current Assets - Other Total</u>	\$18,212.49
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<i>Assets Total</i>	\$1,231,816.11
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**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$1,544.27
2020 - Prepaid Assessments	\$59,594.39
2030 - Accrued Expenses	\$600.00
2060 - Deferred Assessments	\$45,450.00

<u>Liabilities Total</u>	\$107,188.66
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Reserves

3020 - Reserves - Property Site Elements	\$307,123.77
3030 - Reserves - Fountain	\$58,693.51
3031 - Spent From Reserves - Fountain	(\$19,155.25)
3040 - Reserves - Irrigation	\$76,358.35
3050 - Reserves - Painting	\$14,813.09
3060 - Reserves - Paving Alleys	\$26,390.30
3070 - Reserves - Pool Equipment	\$22,230.02
3080 - Reserves - Pool Furniture	\$13,384.19
3090 - Reserves - Pool Fence	\$55,193.20
3100 - Reserves - Pool Deck	\$37,611.38
3101 - Spent from Reserves - Pool Deck	(\$4,500.00)
3110 - Reserves - Pool Resurfacing	\$28,967.17
3120 - Reserves - Roof	\$23,164.86
3130 - Reserves - Sealcoating Alleys	\$21,280.57
3140 - Reserves - Tennis Courts	\$37,261.85

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**Balance Sheet**

**8/31/2024**

3150 - Reserves - Sport Court	\$5,912.25	
3160 - Reserves - Playground Fence	\$2,931.77	
3170 - Reserves - Catch Basin-Alleys	\$13,433.81	
3180 - Reserves - Concrete Curbs / Gutters	\$15,402.10	
3190 - Reserves - Concrete Sidewalks	\$1,982.67	
3200 - Reserves - Signage	\$9,405.93	
3201 - Spent from Reserves - Signage	(\$2,325.00)	
3210 - Reserves - Site Furniture	\$6,375.58	
3220 - Reserves - Putting Green	\$2,286.59	
3230 - Reserves - Unrestricted	\$106,816.13	
3399 - Interest on Reserve Acct	\$16,470.68	
<u>Reserves Total</u>	\$877,509.52	
<u>Retained Earnings</u>	\$266,051.78	
<u>Net Income</u>	(\$18,933.85)	
<i>Liabilities &amp; Equity Total</i>		\$1,231,816.11