

# The Lakes of Windermere Community Association, Inc.

FINANCIAL STATEMENTS  
FOR  
PERIOD ENDING

7/31/2024

Prepared  
By:



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

**The Lakes of Windermere Community Association, Inc.**  
**Balance Sheet**  
**7/31/2024**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$91,420.80
1003 - Operating Account - Alliance ICS 3.75%	\$444.83
1050 - Operating Money Market - First Horizon 3.50%	\$107,718.32
1070 - Operating ICS - First Horizon 3.75%	\$183,543.72

<u>Cash - Operating Total</u>	\$383,127.67
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$80,465.74
1101 - Reserve Account - Alliance ICS 3.75%	\$291,366.01
1150 - Reserve Money Market - First Horizon 3.15%	\$133,252.12
1170 - Reserve ICS - First Horizon 3.75%	\$360,060.26

<u>Cash - Reserves Total</u>	\$865,144.13
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$11,607.31
1220 - Allowance for Bad Debt	(\$3,786.43)

<u>Current Assets - Accts Receivable Total</u>	\$7,820.88
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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	\$10,928.02
1410 - Prepaid Commercial Umbrella / Property 9/24	\$1,878.62
1420 - Prepaid General Liability 09/24	\$470.34
1430 - Prepaid Directors & Officers / Crime 09/24	\$359.02
1450 - Prepaid Workers Compensation 09/24	\$47.12

<u>Current Assets - Other Total</u>	\$21,255.18
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<i>Assets Total</i>	\$1,277,347.86
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**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$26,606.98
2020 - Prepaid Assessments	\$54,822.19
2060 - Deferred Assessments	\$90,900.00

<u>Liabilities Total</u>	\$172,329.17
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Reserves

3020 - Reserves - Property Site Elements	\$304,580.35
3030 - Reserves - Fountain	\$56,591.51
3031 - Spent From Reserves - Fountain	(\$19,155.25)
3040 - Reserves - Irrigation	\$76,358.35
3050 - Reserves - Painting	\$14,813.09
3060 - Reserves - Paving Alleys	\$25,594.22
3070 - Reserves - Pool Equipment	\$22,230.02
3080 - Reserves - Pool Furniture	\$13,185.02
3090 - Reserves - Pool Fence	\$55,193.20
3100 - Reserves - Pool Deck	\$37,080.46
3101 - Spent from Reserves - Pool Deck	(\$4,500.00)
3110 - Reserves - Pool Resurfacing	\$28,147.59

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**Balance Sheet**

**7/31/2024**

3120 - Reserves - Roof	\$22,923.36	
3130 - Reserves - Sealcoating Alleys	\$21,280.57	
3140 - Reserves - Tennis Courts	\$37,232.60	
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	\$104,451.96	
3399 - Interest on Reserve Acct	\$13,731.38	
<u>Reserves Total</u>	\$865,144.13	
<u>Retained Earnings</u>	\$266,051.78	
<u>Net Income</u>	(\$26,177.22)	
<i>Liabilities &amp; Equity Total</i>		\$1,277,347.86