

The Lakes of Windermere Community Association, Inc.

FINANCIAL STATEMENTS FOR PERIOD ENDING

10/31/2024

Prepared
By:



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

The Lakes of Windermere Community Association, Inc.
Balance Sheet
10/31/2024

Assets

Cash - Operating

| | |
|---|--------------|
| 1001 - Operating Account - Alliance | \$58,144.76 |
| 1003 - Operating Account - Alliance ICS 3.50% | \$449.08 |
| 1050 - Operating Money Market - First Horizon 3.50% | \$68,490.04 |
| 1070 - Operating ICS - First Horizon 3.75% | \$185,129.41 |

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|-------------------------------|--------------|
| <u>Cash - Operating Total</u> | \$312,213.29 |
|-------------------------------|--------------|

Cash - Reserves

| | |
|---|--------------|
| 1100 - Reserve Money Market - Alliance | \$99,768.80 |
| 1101 - Reserve Account - Alliance ICS 3.50% | \$43,392.83 |
| 1120 - Reserve CDAR - Alliance 4.40% | \$751,949.08 |

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|------------------------------|--------------|
| <u>Cash - Reserves Total</u> | \$895,110.71 |
|------------------------------|--------------|

Current Assets - Accts Receivable

| | |
|-------------------------------|--------------|
| 1210 - Assessment Receivable | \$15,360.93 |
| 1220 - Allowance for Bad Debt | (\$3,291.68) |

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|--|-------------|
| <u>Current Assets - Accts Receivable Total</u> | \$12,069.25 |
|--|-------------|

Current Assets - Other

| | |
|--|-------------|
| 1310 - Deposit - Duke Energy | \$4,325.00 |
| 1320 - Deposit - Orange County Utility | \$3,247.06 |
| 1330 - Due From Bahta ALF | \$10,065.25 |
| 1410 - Prepaid Commercial Umbrella / Property 9/25 | \$21,926.66 |
| 1420 - Prepaid General Liability 09/25 | \$4,731.05 |
| 1430 - Prepaid Directors & Officers / Crime 09/25 | \$3,728.21 |
| 1450 - Prepaid Workers Compensation 09/25 | \$424.16 |

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|-------------------------------------|-------------|
| <u>Current Assets - Other Total</u> | \$48,447.39 |
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|---------------------|----------------|
| <i>Assets Total</i> | \$1,267,840.64 |
|---------------------|----------------|

Liabilities and Equity

Liabilities

| | |
|-----------------------------|-------------|
| 2010 - Accounts Payable | \$16,154.67 |
| 2020 - Prepaid Assessments | \$39,199.39 |
| 2060 - Deferred Assessments | \$90,900.00 |

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|--------------------------|--------------|
| <u>Liabilities Total</u> | \$146,254.06 |
|--------------------------|--------------|

Reserves

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|--|---------------|
| 3020 - Reserves - Property Site Elements | \$312,210.61 |
| 3030 - Reserves - Fountain | \$62,897.51 |
| 3031 - Spent From Reserves - Fountain | (\$19,155.25) |
| 3040 - Reserves - Irrigation | \$76,358.35 |
| 3050 - Reserves - Painting | \$14,813.09 |
| 3060 - Reserves - Paving Alleys | \$27,982.46 |
| 3070 - Reserves - Pool Equipment | \$22,230.02 |
| 3080 - Reserves - Pool Furniture | \$13,782.53 |
| 3090 - Reserves - Pool Fence | \$55,193.20 |
| 3100 - Reserves - Pool Deck | \$38,673.22 |
| 3101 - Spent from Reserves - Pool Deck | (\$9,650.00) |
| 3110 - Reserves - Pool Resurfacing | \$30,606.33 |
| 3120 - Reserves - Roof | \$23,647.86 |

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| | | |
|---|---------------|----------------|
| 3130 - Reserves - Sealcoating Alleys | \$21,280.57 | |
| 3140 - Reserves - Tennis Courts | \$37,320.35 | |
| 3230 - Reserves - Unrestricted | \$169,275.17 | |
| 3231 - Spent From Reserves - Unrestricted | (\$2,325.00) | |
| 3399 - Interest on Reserve Acct | \$19,969.69 | |
| <u>Reserves Total</u> | \$895,110.71 | |
| <u>Retained Earnings</u> | \$266,051.78 | |
| <u>Net Income</u> | (\$39,575.91) | |
| <i>Liabilities & Equity Total</i> | | \$1,267,840.64 |