

# The Lakes of Windermere Community Association, Inc.

## FINANCIAL STATEMENTS FOR PERIOD ENDING

9/30/2024

Prepared  
By:



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

**The Lakes of Windermere Community Association, Inc.**  
**Balance Sheet**  
**9/30/2024**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$37,402.73
1003 - Operating Account - Alliance ICS 3.75%	\$447.75
1050 - Operating Money Market - First Horizon 3.50%	\$68,330.71
1070 - Operating ICS - First Horizon 3.75%	\$184,697.54

<u>Cash - Operating Total</u>	\$290,878.73
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$839,994.72
1101 - Reserve Account - Alliance ICS 3.75%	\$43,264.04

<u>Cash - Reserves Total</u>	\$883,258.76
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$2,962.42
1220 - Allowance for Bad Debt	(\$3,250.01)

<u>Current Assets - Accts Receivable Total</u>	(\$287.59)
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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	\$10,352.84
1410 - Prepaid Commercial Umbrella / Property 9/25	\$24,119.33
1420 - Prepaid General Liability 09/25	\$5,204.13
1430 - Prepaid Directors & Officers / Crime 09/25	\$4,101.03
1450 - Prepaid Workers Compensation 09/25	\$466.58

<u>Current Assets - Other Total</u>	\$51,815.97
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<i>Assets Total</i>	\$1,225,665.87
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**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$13,802.93
2020 - Prepaid Assessments	\$87,038.11
2030 - Accrued Expenses	\$263.79

<u>Liabilities Total</u>	\$101,104.83
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Reserves

3020 - Reserves - Property Site Elements	\$309,667.19
3030 - Reserves - Fountain	\$60,795.51
3031 - Spent From Reserves - Fountain	(\$19,155.25)
3040 - Reserves - Irrigation	\$76,358.35
3050 - Reserves - Painting	\$14,813.09
3060 - Reserves - Paving Alleys	\$27,186.38
3070 - Reserves - Pool Equipment	\$22,230.02
3080 - Reserves - Pool Furniture	\$13,583.36
3090 - Reserves - Pool Fence	\$55,193.20
3100 - Reserves - Pool Deck	\$38,142.30
3101 - Spent from Reserves - Pool Deck	(\$9,650.00)
3110 - Reserves - Pool Resurfacing	\$29,786.75
3120 - Reserves - Roof	\$23,406.36
3130 - Reserves - Sealcoating Alleys	\$21,280.57

**The Lakes of Windermere Community Association, Inc.**

**Balance Sheet**

**9/30/2024**

3140 - Reserves - Tennis Courts	\$37,291.10	
3230 - Reserves - Unrestricted	\$166,911.00	
3231 - Spent From Reserves - Unrestricted	(\$2,325.00)	
3399 - Interest on Reserve Acct	\$17,743.83	
<u>Reserves Total</u>	\$883,258.76	
<u>Retained Earnings</u>	\$266,051.78	
<u>Net Income</u>	(\$24,749.50)	
<i>Liabilities &amp; Equity Total</i>		\$1,225,665.87