

# The Lakes of Windermere Community Association Inc.

FINANCIAL STATEMENTS  
FOR  
PERIOD ENDING

11/30/2024

Prepared  
By:



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

**The Lakes of Windermere Community Association, Inc.**  
**Balance Sheet**  
**11/30/2024**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$35,847.92
1003 - Operating Account - Alliance ICS 3.50%	\$450.31
1050 - Operating Money Market - First Horizon 3.50%	\$68,633.80
1070 - Operating ICS - First Horizon 3.75%	\$185,548.31

<u>Cash - Operating Total</u>	\$290,480.34
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$109,415.92
1101 - Reserve Account - Alliance ICS 3.50%	\$43,512.46
1120 - Reserve CDAR - Alliance 4.40%	\$754,615.07

<u>Cash - Reserves Total</u>	\$907,543.45
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$5,573.00
1220 - Allowance for Bad Debt	(\$3,308.35)

<u>Current Assets - Accts Receivable Total</u>	\$2,264.65
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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	\$9,777.66
1410 - Prepaid Commercial Umbrella / Property 9/25	\$19,733.99
1420 - Prepaid General Liability 09/25	\$4,257.97
1430 - Prepaid Directors & Officers / Crime 09/25	\$3,355.39
1450 - Prepaid Workers Compensation 09/25	\$381.74

<u>Current Assets - Other Total</u>	\$45,078.81
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*Assets Total*

\$1,245,367.2  
5

**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$25,942.29
2020 - Prepaid Assessments	\$44,674.51
2060 - Deferred Assessments	\$45,450.00

<u>Liabilities Total</u>	\$116,066.80
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Reserves

3020 - Reserves - Property Site Elements	\$314,754.03
3030 - Reserves - Fountain	\$64,999.51
3031 - Spent From Reserves - Fountain	(\$19,155.25)

3040 - Reserves - Irrigation	\$76,358.35
3050 - Reserves - Painting	\$14,813.09
3060 - Reserves - Paving Alleys	\$28,778.54
<b>The Lakes of Windermere Community Association, Inc.</b>	
3070 - Reserves - Pool Equipment	\$22,230.02
3080 - Reserves - Pool Furniture	\$13,981.70
3090 - Reserves - Pool Fence	\$55,193.20
3100 - Reserves - Pool Deck	\$39,204.14
3101 - Spent from Reserves - Pool Deck	(\$9,650.00)
3110 - Reserves - Pool Resurfacing	\$31,425.91
3120 - Reserves - Roof	\$23,889.36

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3130 - Reserves - Sealcoating Alleys	\$21,280.57
3140 - Reserves - Tennis Courts	\$37,349.60
3230 - Reserves - Unrestricted	\$171,639.34
3231 - Spent From Reserves - Unrestricted	(\$2,325.00)
3399 - Interest on Reserve Acct	\$22,776.34
<u>Reserves Total</u>	<u>\$907,543.45</u>
 <u>Retained Earnings</u>	 \$266,051.78
 <u>Net Income</u>	 (\$44,294.78)
 <i>Liabilities &amp; Equity Total</i>	 \$1,245,367.25