

# The Lakes of Windermere Community Association, Inc.

## FINANCIAL STATEMENTS FOR PERIOD ENDING

2/28/2025

Prepared  
By:



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Orlando, FL 32809-3200**

**The Lakes of Windermere Community Association, Inc.**  
**Balance Sheet**  
**2/28/2025**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance	\$75,727.67
1003 - Operating Account - Alliance ICS 3.50%	\$453.69
1050 - Operating Money Market - First Horizon 3.50%	\$69,023.74
1070 - Operating ICS - First Horizon 3.75%	\$186,745.43

<u>Cash - Operating Total</u>	\$331,950.53
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Cash - Reserves

1100 - Reserve Money Market - Alliance	\$138,722.12
1101 - Reserve Account - Alliance ICS 3.50%	\$43,842.09
1120 - Reserve CDAR - Alliance 4.40%	\$762,669.85

<u>Cash - Reserves Total</u>	\$945,234.06
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$6,620.08
1220 - Allowance for Bad Debt	(\$3,354.77)

<u>Current Assets - Accts Receivable Total</u>	\$3,265.31
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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	\$8,914.89
1410 - Prepaid Commercial Umbrella / Property 9/25	\$13,155.98
1420 - Prepaid General Liability 09/25	\$2,838.73
1430 - Prepaid Directors & Officers / Crime 09/25	\$2,236.93
1450 - Prepaid Workers Compensation 09/25	\$254.48

<u>Current Assets - Other Total</u>	\$34,973.07
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<i>Assets Total</i>	\$1,315,422.97
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**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$5,087.24
2020 - Prepaid Assessments	\$85,200.37
2060 - Deferred Assessments	\$48,480.00

<u>Liabilities Total</u>	\$138,767.61
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Reserves

3020 - Reserves - Property Site Elements	\$328,272.66
3030 - Reserves - Fountain	\$53,418.38
3040 - Reserves - Irrigation	\$78,550.99
3050 - Reserves - Painting	\$15,238.45
3060 - Reserves - Paving Alleys	\$32,103.56
3070 - Reserves - Pool Equipment	\$22,868.36
3080 - Reserves - Pool Furniture	\$15,102.87
3090 - Reserves - Pool Fence	\$56,778.08
3100 - Reserves - Pool Deck	\$32,014.08
3110 - Reserves - Pool Resurfacing	\$35,319.13
3120 - Reserves - Roof	\$25,344.78
3130 - Reserves - Sealcoating Alleys	\$21,891.65
3140 - Reserves - Tennis Courts	\$38,477.69

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

**Balance Sheet**

**2/28/2025**

3230 - Reserves - Unrestricted	\$184,300.25	
3399 - Interest on Reserve Acct	\$5,553.13	
<u>Reserves Total</u>	<u>\$945,234.06</u>	
<u>Retained Earnings</u>	\$219,952.93	
<u>Net Income</u>	\$11,468.37	
<i>Liabilities &amp; Equity Total</i>		\$1,315,422.97