

The Lakes of Windermere Community Association, Inc.

FINANCIAL STATEMENTS
FOR
PERIOD ENDING

6/30/2025

Prepared
By:



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

The Lakes of Windermere Community Association, Inc.
Balance Sheet
6/30/2025

Assets

Cash - Operating

1001 - Operating Account - Alliance (Sweep)	\$33,045.00
1003 - Operating Account - Alliance ICS 3.50% (Sweep)	\$10.94
1050 - Operating Money Market - First Horizon 3.50%	\$69,544.76
1070 - Operating ICS - First Horizon 3.75%	\$188,312.33
	\$290,913.03

Cash - Operating Total

\$290,913.03

Cash - Reserves

1100 - Reserve Money Market - Alliance (Sweep)	\$50,010.27
1101 - Reserve Account - Alliance ICS 3.50% (Sweep)	\$172,866.44
1120 - Reserve CDAR - Alliance 4.40% 10/25	\$773,726.00
	\$996,602.71

Cash - Reserves Total

\$996,602.71

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$4,286.47
1220 - Allowance for Bad Debt	(\$3,467.49)
	\$818.98

Current Assets - Accts Receivable Total

\$818.98

Current Assets - Other

1310 - Deposit - Duke Energy	\$4,325.00
1320 - Deposit - Orange County Utility	\$3,247.06
1330 - Due From Bahta ALF	\$7,764.53
1410 - Prepaid Commercial Umbrella / Property 9/25	\$4,385.30
1420 - Prepaid General Liability 09/25	\$946.41
1430 - Prepaid Directors & Officers / Crime 09/25	\$745.65
1450 - Prepaid Workers Compensation 09/25	\$84.80
	\$21,498.75

Current Assets - Other Total

\$21,498.75

Assets Total

\$1,309,833.47

Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$20,853.16
2020 - Prepaid Assessments	\$111,903.23
	\$132,756.39

Liabilities Total

\$132,756.39

Reserves

3020 - Reserves - Property Site Elements	\$332,000.66
3030 - Reserves - Fountain	\$61,609.06
3040 - Reserves - Irrigation	\$78,550.99
3050 - Reserves - Painting	\$15,238.45
3060 - Reserves - Paving Alleys	\$35,462.88
3070 - Reserves - Pool Equipment	\$22,868.36
3080 - Reserves - Pool Furniture	\$16,132.55
3090 - Reserves - Pool Fence	\$56,778.08
3100 - Reserves - Pool Deck	\$34,144.40
3110 - Reserves - Pool Resurfacing	\$39,614.45
3120 - Reserves - Roof	\$26,386.78
3130 - Reserves - Sealcoating Alleys	\$21,891.65
3140 - Reserves - Tennis Courts	\$38,528.69

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3230 - Reserves - Unrestricted	\$199,684.25	
3399 - Interest on Reserve Acct	\$17,711.46	
<u>Reserves Total</u>	<u>\$996,602.71</u>	
<u>Retained Earnings</u>	\$219,952.93	
<u>Net Income</u>	(\$39,478.56)	
<i>Liabilities & Equity Total</i>		\$1,309,833.47