

The Lakes of Windermere Community Association, Inc.

FINANCIAL STATEMENTS
FOR
PERIOD ENDING

8/31/2025

Prepared
By:



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

The Lakes of Windermere Community Association, Inc.
Balance Sheet
8/31/2025

Assets

Cash - Operating

1001 - Operating Account - Alliance (Sweep)	\$3,605.46
1003 - Operating Account - Alliance ICS 3.50% (Sweep)	\$34,537.38
1050 - Operating Money Market - First Horizon 3.50%	\$69,811.05
1070 - Operating ICS - First Horizon 3.75%	\$189,113.61
	\$297,067.50

Cash - Operating Total

\$297,067.50

Cash - Reserves

1100 - Reserve Money Market - Alliance (Sweep)	\$50,010.62
1101 - Reserve Account - Alliance ICS 3.50% (Sweep)	\$193,416.79
1120 - Reserve CDAR - Alliance 4.40% 10/25	\$779,406.00
	\$1,022,833.41

Cash - Reserves Total

\$1,022,833.41

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$5,965.39
1220 - Allowance for Bad Debt	(\$3,550.83)
	\$2,414.56

Current Assets - Accts Receivable Total

\$2,414.56

Current Assets - Other

1310 - Deposit - Duke Energy	\$4,325.00
1320 - Deposit - Orange County Utility	\$3,247.06
1330 - Due From Bahta ALF	\$7,189.35
1420 - Prepaid General Liability 09/26	\$7,709.33
	\$22,470.74

Current Assets - Other Total

\$22,470.74

Assets Total

\$1,344,786.21

Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$23,560.34
2020 - Prepaid Assessments	\$73,529.72
2060 - Deferred Assessments	\$48,480.00
	\$145,570.06

Liabilities Total

\$145,570.06

Reserves

3020 - Reserves - Property Site Elements	\$333,864.66
3030 - Reserves - Fountain	\$65,704.40
3040 - Reserves - Irrigation	\$78,550.99
3050 - Reserves - Painting	\$15,238.45
3060 - Reserves - Paving Alleys	\$37,142.54
3070 - Reserves - Pool Equipment	\$22,868.36
3080 - Reserves - Pool Furniture	\$16,647.39
3090 - Reserves - Pool Fence	\$56,778.08
3100 - Reserves - Pool Deck	\$35,209.56
3110 - Reserves - Pool Resurfacing	\$41,762.11
3120 - Reserves - Roof	\$26,907.78
3130 - Reserves - Sealcoating Alleys	\$21,891.65
3140 - Reserves - Tennis Courts	\$38,554.19
3230 - Reserves - Unrestricted	\$207,376.25
3399 - Interest on Reserve Acct	\$24,337.00
	\$2,414,567.56

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<u>Reserves Total</u>	\$1,022,833.41
<u>Retained Earnings</u>	\$219,952.93
<u>Net Income</u>	(\$43,570.19)
<i>Liabilities & Equity Total</i>	\$1,344,786.21