

The Lakes of Windermere Community Association, Inc.

FINANCIAL STATEMENTS FOR PERIOD ENDING

9/30/2025

Prepared
By:



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

The Lakes of Windermere Community Association, Inc.
Balance Sheet
9/30/2025

Assets

Cash - Operating

1001 - Operating Account - Alliance (Sweep)	\$28,038.78
1003 - Operating Account - Alliance ICS 3.50% (Sweep)	\$5,843.81
1050 - Operating Money Market - First Horizon 3.50%	\$19,898.41
1070 - Operating ICS - First Horizon 3.75%	\$189,490.89
<u>Cash - Operating Total</u>	\$243,271.89

Cash - Reserves

1100 - Reserve Money Market - Alliance (Sweep)	\$50,010.27
1101 - Reserve Account - Alliance ICS 3.50% (Sweep)	\$203,701.82
1120 - Reserve CDAR - Alliance 4.40% 10/25	\$782,169.34
<u>Cash - Reserves Total</u>	\$1,035,881.43

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$5,076.33
1220 - Allowance for Bad Debt	(\$3,592.50)
<u>Current Assets - Accts Receivable Total</u>	\$1,483.83

Current Assets - Other

1310 - Deposit - Duke Energy	\$4,325.00
1320 - Deposit - Orange County Utility	\$3,247.06
1330 - Due From Bahta ALF	\$6,901.76
1410 - Prepaid Commercial Umbrella / Property 9/26	\$27,338.79
1420 - Prepaid General Liability 09/26	\$7,066.89
1430 - Prepaid Directors & Officers / Crime 09/26	\$4,302.81
1450 - Prepaid Workers Compensation 09/26	\$461.08
<u>Current Assets - Other Total</u>	\$53,643.39

Assets Total

\$1,334,280.54

Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$24,990.66
2020 - Prepaid Assessments	\$94,808.56
<u>Liabilities Total</u>	\$119,799.22

Reserves

3020 - Reserves - Property Site Elements	\$334,796.66
3030 - Reserves - Fountain	\$67,752.07
3040 - Reserves - Irrigation	\$78,550.99
3050 - Reserves - Painting	\$15,238.45
3060 - Reserves - Paving Alleys	\$37,982.37
3070 - Reserves - Pool Equipment	\$22,868.36
3080 - Reserves - Pool Furniture	\$16,904.81
3090 - Reserves - Pool Fence	\$56,778.08
3100 - Reserves - Pool Deck	\$35,742.14
3110 - Reserves - Pool Resurfacing	\$42,835.94
3120 - Reserves - Roof	\$27,168.28
3130 - Reserves - Sealcoating Alleys	\$21,891.65
3140 - Reserves - Tennis Courts	\$38,566.94

The Lakes of Windermere Community Association, Inc.

Balance Sheet

9/30/2025

3230 - Reserves - Unrestricted	\$211,222.25	
3399 - Interest on Reserve Acct	\$27,582.44	
<u>Reserves Total</u>	<u>\$1,035,881.43</u>	
<u>Retained Earnings</u>	\$219,952.93	
<u>Net Income</u>	(\$41,353.04)	
<i>Liabilities & Equity Total</i>		\$1,334,280.54