

The Lakes of Windermere Community Association, Inc.

FINANCIAL STATEMENTS FOR PERIOD ENDING

10/31/2025

Prepared
By:



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

The Lakes of Windermere Community Association, Inc.
Balance Sheet
10/31/2025

Assets

Cash - Operating

| | |
|---|--------------|
| 1001 - Operating Account - Alliance (Sweep) | \$28,538.59 |
| 1003 - Operating Account - Alliance ICS 3.50% (Sweep) | \$32,704.07 |
| 1050 - Operating Money Market - First Horizon 3.50% | \$209,759.28 |
| <u>Cash - Operating Total</u> | \$271,001.94 |

Cash - Reserves

| | |
|---|----------------|
| 1100 - Reserve Money Market - Alliance (Sweep) | \$33,105.81 |
| 1101 - Reserve Account - Alliance ICS 3.50% (Sweep) | \$214,002.22 |
| 1120 - Reserve CDAR - Alliance 4.40% 10/25 | \$784,726.16 |
| <u>Cash - Reserves Total</u> | \$1,031,834.19 |

Current Assets - Accts Receivable

| | |
|--|--------------|
| 1210 - Assessment Receivable | \$12,266.01 |
| 1220 - Allowance for Bad Debt | (\$3,634.17) |
| <u>Current Assets - Accts Receivable Total</u> | \$8,631.84 |

Current Assets - Other

| | |
|--|-------------|
| 1310 - Deposit - Duke Energy | \$4,325.00 |
| 1320 - Deposit - Orange County Utility | \$3,247.06 |
| 1330 - Due From Bahta ALF | \$6,614.17 |
| 1410 - Prepaid Commercial Umbrella / Property 9/26 | \$24,853.44 |
| 1420 - Prepaid General Liability 09/26 | \$6,424.45 |
| 1430 - Prepaid Directors & Officers / Crime 09/26 | \$3,911.65 |
| 1450 - Prepaid Workers Compensation 09/26 | \$419.16 |
| <u>Current Assets - Other Total</u> | \$49,794.93 |

Assets Total

\$1,361,262.90

Liabilities and Equity

Liabilities

| | |
|-----------------------------|--------------|
| 2010 - Accounts Payable | \$2,225.00 |
| 2020 - Prepaid Assessments | \$45,617.81 |
| 2060 - Deferred Assessments | \$96,960.00 |
| <u>Liabilities Total</u> | \$144,802.81 |

Reserves

| | |
|---|---------------|
| 3020 - Reserves - Property Site Elements | \$335,728.66 |
| 3030 - Reserves - Fountain | \$69,799.74 |
| 3040 - Reserves - Irrigation | \$78,550.99 |
| 3050 - Reserves - Painting | \$15,238.45 |
| 3060 - Reserves - Paving Alleys | \$38,822.20 |
| 3070 - Reserves - Pool Equipment | \$22,868.36 |
| 3080 - Reserves - Pool Furniture | \$17,162.23 |
| 3081 - Spent from Reserves - Pool Furniture | (\$16,904.81) |
| 3090 - Reserves - Pool Fence | \$56,778.08 |
| 3100 - Reserves - Pool Deck | \$36,274.72 |
| 3110 - Reserves - Pool Resurfacing | \$43,909.77 |
| 3120 - Reserves - Roof | \$27,428.78 |
| 3130 - Reserves - Sealcoating Alleys | \$21,891.65 |

The Lakes of Windermere Community Association, Inc.

Balance Sheet

10/31/2025

| | | |
|---------------------------------------|-----------------------|----------------|
| 3140 - Reserves - Tennis Courts | \$38,579.69 | |
| 3230 - Reserves - Unrestricted | \$215,068.25 | |
| 3399 - Interest on Reserve Acct | \$30,637.43 | |
| <u>Reserves Total</u> | <u>\$1,031,834.19</u> | |
| <u>Retained Earnings</u> | \$219,952.93 | |
| <u>Net Income</u> | (\$35,327.03) | |
| <i>Liabilities & Equity Total</i> | | \$1,361,262.90 |