

# Lakes Of Windermere Homeowners Association Inc.

Month Ending  
December 2025

**To:** Board of Directors

**From:** Troy Jones, LCAM

**Subject:** Managers Report

## **Financial Reports**

The monthly Financial Reports are attached for your review.

## **Collections**

AR reports attached.

## **ARC Applications**

Multiple Applications were received during this month.

## **Covenant Inspections**

Violation inspections have been completed per contract. Violation reports will be sent separately.

## **Pending Items**

- No Meeting In December
- Tennis Court needs repair
- Swing fixed
- Irrigation repairs ongoing
- Pool Furniture was ordered.

## Violation Log - Lakes of Windermere CA - 489

Unit	Address	Owner	Group	Preferred Language				
	<b>6509 Chagford Ln</b>	<b>Mina N. Wadid Fawzy and Dalia M. Zakaria Saad</b>	<b>Owners</b>	<b>None</b>				
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00138	9/12/25	12/31/25	Mailbox Issues	Mailbox - Paint Faded	• Sent '03 Final Notice' letter.	1/15/26	
	<b>6527 Chagford Ln</b>	<b>Ivory R. and Camara Williams</b>	<b>Owners</b>	<b>None</b>				
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00156	11/7/25	12/7/25	Mailbox Issues	Mailbox - Paint Chipped	• Sent '01 Friendly Reminder' letter.	11/17/25	
	<b>6706 Romney Ln</b>	<b>Christopher W. Handrahan and Kelly R. Hoffman</b>	<b>Owners</b>	<b>None</b>				
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00027	2/27/25	12/31/25	Home Exterior	Repaint - Home Exterior	• Sent '03 Final Notice' letter.	1/15/26	
	Notes: (4/7/25) owner asked for my time .							
	<b>6749 Thornhill Cir</b>	<b>Afranio M. Junior and Andrea Gomes Riberio Melo</b>	<b>Owners</b>	<b>None</b>				
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
M	2024-489-00120	8/9/24	N/A	Home Exterior	Repaint - Home Exterior	• Status was changed from 'Open' to 'Monitored'.	10/7/25	
	Notes: (10/7/25) Owner has submitted his application .							
	<b>6755 Thornhill Cir</b>	<b>Rafael and Luciane Santin</b>	<b>Owners</b>	<b>None</b>				
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00139	9/12/25	10/12/25	Home Exterior	Repaint - Home Exterior	• Sent '01 Friendly Reminder' letter.	9/15/25	
	<b>6814 Duncaster St</b>	<b>Sunshine State Homes, LLC</b>	<b>Owners</b>	<b>None</b>				
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00170	12/17/25	1/16/26	Home Exterior	Mailbox - Maintenance	• Sent '01 Friendly Reminder' letter.	1/15/26	
	<b>6832 Duncaster St</b>	<b>Yang Xu</b>	<b>Owners</b>	<b>None</b>				
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00113	8/6/25	10/21/25	Home Exterior	Pressure Washing Home	• Sent '03 Final Notice' letter.	10/8/25	
O	2025-489-00039	3/13/25	12/31/25	Landscaping	Tree Trimming	• Sent 'Legal Action Warning' letter.	1/15/26	
	<b>6836 Mapperton Dr</b>	<b>Juliana Cadiz</b>	<b>Owners</b>	<b>None</b>				
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00150	9/24/25	12/31/25	Architectural Control	Unauthorized Landscaping Improvements	• Sent '03 Final Notice' letter.	1/15/26	
	<b>6842 Mapperton Dr</b>	<b>Liangliang Li</b>	<b>Owners</b>	<b>None</b>				
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00149	9/24/25	11/21/25	Landscaping	Excessive Weeds	• Sent '02 Second Notice' letter.	11/17/25	
O	2025-489-00147	9/24/25	11/21/25	Landscaping	Mowing and Edging	• Sent '02 Second Notice' letter.	11/17/25	
	<b>6925 Dalemain St</b>	<b>Lourival and Flavia Aguiar</b>	<b>Owners</b>	<b>None</b>				
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00160	11/7/25	12/31/25	Mailbox Issues	Mailbox - Paint Faded	• Sent '02 Second Notice' letter.	1/15/26	
	<b>6931 Dalemain St</b>	<b>Stephen M. and Judith C. Howard</b>	<b>Owners</b>	<b>None</b>				
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00140	9/16/25	12/7/25	Architectural Control	Unauthorized Landscaping Improvements	• Sent '01 Friendly Reminder' letter.	11/17/25	
	Notes: (10/7/25) Check why a violation .							
	<b>6943 Dalemain St</b>	<b>Georges A. Hobeika</b>	<b>Owners</b>	<b>None</b>				
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00161	11/7/25	12/31/25	Mailbox Issues	Mailbox - Paint Faded	• Sent '02 Second Notice' letter.	1/15/26	
	<b>6959 Tettenhall Ln</b>	<b>Joseph F. Del Rosso</b>	<b>Owners</b>	<b>None</b>				
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2022-489-00116	3/15/22	10/30/25	Landscaping	Missing Plants	• Sent 'Certified Fining Hearing Notice' letter.	10/6/25	

6970 Swinscoe Ln		Mary K. Hudecek		Owners		None		
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00163	12/17/25	1/16/26	Landscaping	Mowing and Edging	• Sent '01 Friendly Reminder' letter.	1/15/26	
O	2025-489-00075	5/14/25	12/31/25	Trash Containers	Improperly Stored Trash Containers	• Sent 'Legal Action Warning' letter.	1/15/26	

7017 Nobleton Dr		Tom G. and Leena Vadaketh		Owners		None		
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00131	9/12/25	12/31/25	Home Exterior	Repaint - Home Exterior	• Sent '02 Second Notice' letter.	1/15/26	
Notes: (10/20/25) owner in the process of sending an application .								

7032 Bramlea Ln		Dr. Tariq Sheikh and Dr. Henna Sheikh		Owners		None		
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
M	2025-489-00115	8/6/25	N/A	Landscaping	Sod Replacement	• Status was changed from 'Closed' to 'Monitored'.	10/24/25	
Notes: (10/24/25) Owner called and stated that they put some sod down and need time to grow.								

7057 Bramlea Ln		Chris Ort		Owners		None		
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
M	2025-489-00114	8/6/25	N/A	Home Exterior	Repaint - Home Exterior	• Status was changed from 'Open' to 'Monitored'.	10/22/25	
Notes: (10/22/25) owner called and stated that they will be painting in november and they got approval .								

7087 Nobleton Dr		Godfrey A. and Sandra N. Fernandes		Owners		None		
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
M	2025-489-00267	8/15/23	N/A	Architectural Control	Driveway - Architectural Control Violation	• Status was changed from 'Open' to 'Monitored'.	2/26/24	
Notes: (9/21/23) See past closed violation for this issue from prior manager. Seems some issues were discussed in person with homeowner at BOD meeting a few years back but I do not have record of convo as I was not there. Started new violation. (2/26/24) Good morning, Lisa and Troy, I have received another notice regarding legal warning to comply with Arb requirements. I have requested to attend the ARB board meeting to discuss the details and address this issue. As i indicated back in 2018. I meet with the board and the granted an approval to this issue, then in 2023 when leland changed management support. and was resolved with Julio Mendez, Please let me know if i can meet with the ARB board and discuss the issue again and review the meeting minutes from the March 13th of 2018 meeting where i attended and resolved the issue. Please note. I want to abide by the agreement and not create any further issues. I am a good community member and want to see this issue resolved. . (8/9/24) Check in 6 months to see if the taper was removed .								

12508 Cragside Ln		Timothy Burton Jenson and Elizabeth A. Jenson		Owners		None		
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00127	9/12/25	12/31/25	Home Exterior	Repaint - Home Exterior	• Sent '03 Final Notice' letter.	1/15/26	

12563 Cragside Ln		ABX Investment, LLC		Owners		None		
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00159	11/7/25	12/31/25	Home Exterior	Repaint - Home Exterior	• Sent '02 Second Notice' letter.	1/15/26	

12564 Foyn Ave		Triage Dynamics, LLC		Owners		None		
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00141	9/16/25	10/16/25	Architectural Control	Unauthorized Landscaping Improvements	• Sent '01 Friendly Reminder' letter.	10/6/25	

12569 Cragside Ln		Quoc T. Nguyen		Owners		None		
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00158	11/7/25	12/31/25	Home Exterior	Repaint - Home Exterior	• Ready to send '02 Second Notice' letter.	12/17/25	

12615 Hawkstone Dr		Paul and Sanween Duggal		Owners		None		
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00121	8/6/25	11/21/25	Architectural Control	Unauthorized Landscaping Improvements	• Sent '02 Second Notice' letter.	11/17/25	

12625 Cragside Ln		Bill and Pat Kasper		Owners		None		
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00109	7/28/25	11/21/25	Architectural Control	Unauthorized Landscaping Improvements	• Sent '02 Second Notice' letter.	11/17/25	

12642 Cragside Ln		Eric McCaffrey		Owners		None		
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00030	3/4/25	10/28/25	Architectural Control	Unauthorized Landscaping Improvements	• Sent 'Certified Fining Hearing Notice' letter.	10/7/25	

12647 Arley Dr		Jean A. Dimanche		Owners		None		
St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine

O 2025-489-00103 7/10/25 12/31/25 Home Exterior Repaint - Home Exterior • Sent 'Legal Action Warning' letter. 1/15/26  
 Notes: (10/16/25) asked for more time after rainy season. submitted .

**12656 Haddon Dr IH5 Property Florida, LP Owners None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00157	11/7/25	12/31/25	Home Exterior	Repaint - Home Exterior	• Sent ' 02 Second Notice' letter.	1/15/26	

**12657 Haddon Dr Chris Winnie and Marijo Bilobr Owners None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00116	8/6/25	12/31/25	Home Exterior	Repaint - Home Exterior	• Sent 'Legal Action Warning' letter.	1/15/26	

Notes: (9/2/25) owner stated that his house does not need to be painted. need to reinsept .

**12754 Bideford Ave Parrish and Nikisha Thompson Owners None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00135	9/12/25	12/31/25	Home Exterior	Repaint - Home Exterior	• Sent ' 02 Second Notice' letter.	1/15/26	

**12845 Holdenbury Ln Adil and Manal Zighighi Owners None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
M	2024-489-00128	8/28/24	N/A	Home Exterior	Repaint - Home Exterior	• Status was changed from 'Open' to 'Monitored'.	10/30/25	

Notes: (10/30/25) owner asked for more time beacuse he needs to do stucco work. End of deцемber .

**12851 Holdenbury Ln William and Rosemary Ford Owners None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00169	12/17/25	1/16/26	Home Exterior	Mailbox - Maintenance	• Sent ' 01 Friendly Reminder' letter.	1/15/26	
O	2025-489-00134	9/12/25	12/31/25	Home Exterior	Repaint - Home Exterior	• Sent ' 02 Second Notice' letter.	1/15/26	

**12860 Penshurst Ln Eunah M., Maria M. and Marina Miller Owners None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00168	12/17/25	1/16/26	Home Exterior	Repaint - Home Exterior	• Sent ' 01 Friendly Reminder' letter.	1/15/26	
O	2025-489-00167	12/17/25	1/16/26	Landscaping	Mowing and Edging	• Sent ' 01 Friendly Reminder' letter.	1/15/26	

**12862 Holdenbury Ln Hui Wang, Yifan and Andrew Liang Owners None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00162	12/5/25	1/4/26	Landscaping	Tree Trimming	• Sent ' 01 Friendly Reminder' letter.	1/15/26	

**12866 Penshurst Ln Firooz F. Arjasbi and Edina T. Arjasbi Owners None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00166	12/17/25	1/16/26	Home Exterior	Repaint - Home Exterior	• Sent ' 01 Friendly Reminder' letter.	1/15/26	
M	2025-489-00125	8/22/25	N/A	Unauthorized Activity	Unauthorized Business	• Status was changed from 'Open' to 'Monitored'.	12/17/25	

**12905 Runswick Ave Bruce P., Patricia R. and Season B. Steib Owners None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00065	5/14/25	10/21/25	Landscaping	Tree Maintenance	• Sent ' 03 Final Notice' letter.	10/8/25	

**12909 Cragside Ln Thomas J. and Shelby A. Parkman Owners None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
M	2024-489-00062	4/23/24	N/A	Architectural Control	Unauthorized Landscaping Improvements	• Status was changed from 'Open' to 'Monitored'.	6/25/25	

Notes: (6/25/25) Working with the ARB committe for new landscpaing plans. ARC will need to follow up .

**12941 Runswick Ave Qi Ming B. Yip and Hsueh Y. Chung Owners None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00155	10/7/25	11/6/25	Home Exterior	Repaint - Home Exterior	• Sent ' 01 Friendly Reminder' letter.	10/8/25	

**12951 Overstreet Rd Progress Residential Borrower 2, LLC Owners None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2026-489-00001	1/4/26	2/3/26	Animals	Pet - Nuisance	• Sent ' 01 Friendly Reminder' letter.	1/15/26	

**12953 Runswick Ave Kelly and Eric M. Scott Owners None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00154	10/7/25	11/6/25	Home Exterior	Repaint - Home Exterior	• Sent ' 01 Friendly Reminder' letter.	10/8/25	

**12963 Overstreet Rd****Dennis E. and Carla Jordan****Owners****None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
M	2022-489-00132	3/15/22	N/A	Landscaping	Missing Plants	• Status was changed from 'Open' to 'Monitored'.	7/8/25	
Notes: (7/8/25) owner contacted me and will be planting a tree to replace the one the city took out. . (7/8/25) Owner is coming to the meeting .								

**13023 Peshurst Ln****Sunita I. Patel****Owners****None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00165	12/17/25	1/16/26	Landscaping	Dying Lawn	• Sent ' 01 Friendly Reminder' letter.	1/15/26	

**13029 Peshurst Ln****Kyle and Brianna C. Asman****Owners****None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2023-489-00274	9/9/23	10/22/25	Architectural Control	Unauthorized Landscaping Improvements	• Sent 'Certified Fining Hearing Notice' letter.	10/7/25	
Notes: (7/19/23) Teddy sent email about issue. . (7/19/23) Teddy's email with pic attached - white rock not allowed. .								

**13035 Peshurst Ln****Paul T. Sachse and Nelly Quitian****Owners****None**

St	Viol #	Viol Date	Due Date	Category	Item	Action	Action Date	Fine
O	2025-489-00164	12/17/25	1/16/26	Landscaping	Mowing and Edging	• Sent ' 01 Friendly Reminder' letter.	1/15/26	



**Alliance**  
**Assessment Collection Status Report**  
**The Lakes of Windermere Community Association Inc**

**Managed by Leland Management**

**January 8, 2026**

Acct#: 1215060111

File No.: LWIN-31

**Unit Address**

**Patrick Hamadi and Julie Nzone Hamadi**

**6957 Northwich Dr**

**Windermere, FL 34786**

**Hamadi, Patrick**  
**10730 Emerald Chase Dr**  
**Orlando, FL 32836**

**Nzone Hamadi, Julie**  
**10730 Emerald Chase Dr**  
**Orlando, FL 32836**

**Status Notes:**

01/06/2026	Proactive collection efforts have been exhausted and Alliance recommends proceeding with Foreclosure. The Foreclosure Authorization Package has been sent for execution.
01/06/2026	Proactive collection efforts have been exhausted and Alliance recommends proceeding with Foreclosure. The Foreclosure Authorization Package has been sent for execution.
12/19/2025	Having completed the proactive collections phase, Alliance is awaiting approval to proceed with litigation and has issued a Notice of Suit Recommendation letter to the homeowner.
12/10/2025	Homeowner remains non-responsive. We will proceed with our collection efforts.
12/03/2025	An email with the statement of account and payment instructions was sent to the homeowner.
12/03/2025	Ledger Received

12/01/2025	Owner Patrick called, interested in a payment. Informed will email statement and payment instruction. Ledger Requested
11/18/2025	Proactive collection efforts have been exhausted and Alliance recommends proceeding with Foreclosure. The Foreclosure Authorization Package has been sent for execution.
11/17/2025	Having completed the proactive collections phase, Alliance is awaiting approval to proceed with litigation and has issued a Notice of Suit Recommendation letter to the homeowner.
10/17/2025	Having completed the proactive collections phase, Alliance is awaiting approval to proceed with litigation and has issued a Notice of Suit Recommendation letter to the homeowner.



**Alliance**  
**Assessment Collection Status Report**  
**The Lakes of Windermere Community Association Inc**

**Managed by Leland Management**

**January 8, 2026**

Acct#: 1215041111

File No.: LWIN-30

**Unit Address**

**Andrew Lemin and Frank Lemin-Bryan**

**12930 Droxford Rd**

**Windermere, FL 34786**

**Status Notes:**

- |            |  |
|------------|--|
| 12/26/2025 | Having completed the proactive collections phase, Alliance is awaiting approval to proceed with litigation and has issued a Notice of Suit Recommendation letter to the homeowner. |
| 11/26/2025 | Having completed the proactive collections phase, Alliance is awaiting approval to proceed with litigation and has issued a Notice of Suit Recommendation letter to the homeowner. |
| 11/18/2025 | Proactive collection efforts have been exhausted and Alliance recommends proceeding with Foreclosure. The Foreclosure Authorization Package has been sent for execution.           |
| 10/27/2025 | Having completed the proactive collections phase, Alliance is awaiting approval to proceed with litigation and has issued a Notice of Suit Recommendation letter to the homeowner. |



**Alliance**  
**Assessment Collection Status Report**  
**The Lakes of Windermere Community Association Inc**

Managed by Leland Management

**January 8, 2026**

Acct#: 1215035531

File No.: LWIN-32

**Unit Address**

**Cindy M Machin and David L Machin**

**6630 Duncaster St**

**Windermere, FL 34786**

**Status Notes:**

12/22/2025	FDCPA Collection Placement Notice issued on December 22, 2025 to all owners at all known addresses. Upon expiration in 41 days, the file will be in line for a Lien to be recorded should the owner not take steps to resolve balance.
12/22/2025	Account Created

# The Lakes of Windermere Community Association, Inc.

FINANCIAL STATEMENTS  
FOR  
PERIOD ENDING

12/31/2025

Prepared  
By:



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

**The Lakes of Windermere Community Association, Inc.**  
**Balance Sheet**  
**12/31/2025**

**Assets**

Cash - Operating

1001 - Operating Account - Alliance (Sweep)	\$31,251.38
1003 - Operating Account - Alliance ICS 2.42% (Sweep)	\$88,664.07
1050 - Operating Money Market - First Horizon 1.63%	\$110,257.03

<u>Cash - Operating Total</u>	\$230,172.48
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Cash - Reserves

1100 - Reserve Money Market - Alliance (Sweep)	\$49,233.58
1101 - Reserve Account - Alliance ICS 2.45% (Sweep)	\$217,611.29
1120 - Reserve CDAR - Alliance 3.75% 04/26	\$789,569.08

<u>Cash - Reserves Total</u>	\$1,056,413.95
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$6,676.32
1220 - Allowance for Bad Debt	(\$3,563.06)

<u>Current Assets - Accts Receivable Total</u>	\$3,113.26
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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	\$6,038.99
1410 - Prepaid Commercial Umbrella / Property 9/26	\$19,882.74
1420 - Prepaid General Liability 09/26	\$5,139.57
1430 - Prepaid Directors & Officers / Crime 09/26	\$3,129.33
1450 - Prepaid Workers Compensation 09/26	\$335.32

<u>Current Assets - Other Total</u>	\$42,098.01
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<i>Assets Total</i>	\$1,331,797.70
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**Liabilities and Equity**

Liabilities

2010 - Accounts Payable	\$1,075.00
2020 - Prepaid Assessments	\$117,184.75

<u>Liabilities Total</u>	\$118,259.75
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Reserves

3020 - Reserves - Property Site Elements	\$349,634.51
3030 - Reserves - Fountain	\$76,530.86
3040 - Reserves - Irrigation	\$81,352.88
3050 - Reserves - Painting	\$15,782.00
3060 - Reserves - Paving Alleys	\$41,946.59
3070 - Reserves - Pool Equipment	\$23,684.07
3080 - Reserves - Pool Furniture	\$17,677.03
3081 - Spent from Reserves - Pool Furniture	(\$17,677.03)
3090 - Reserves - Pool Fence	\$58,803.34
3100 - Reserves - Pool Deck	\$38,671.83
3110 - Reserves - Pool Resurfacing	\$47,700.33
3120 - Reserves - Roof	\$28,946.74
3130 - Reserves - Sealcoating Alleys	\$23,268.69
3140 - Reserves - Tennis Courts	\$39,386.06

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

**Balance Sheet**

**12/31/2025**

3230 - Reserves - Unrestricted	\$230,706.05
<u>Reserves Total</u>	<u>\$1,056,413.95</u>
<u>Retained Earnings</u>	\$219,952.93
<u>Net Income</u>	(\$62,828.93)
<i>Liabilities &amp; Equity Total</i>	\$1,331,797.70

**The Lakes of Windermere Community Association, Inc.**  
**Budget Comparison Report**  
**12/1/2025 - 12/31/2025**

	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4010 - Assessment Income	\$48,480.00	\$48,480.00	\$0.00	\$581,760.00	\$581,760.00	\$0.00	\$581,760.00
4070 - Interest on Delinquent Balance	\$53.95	\$0.00	\$53.95	\$824.62	\$0.00	\$824.62	\$0.00
4080 - Closing Fees Income	\$0.00	\$0.00	\$0.00	\$1,350.00	\$0.00	\$1,350.00	\$0.00
4180 - Interest on Operating Acct	\$310.68	\$0.00	\$310.68	\$6,137.89	\$0.00	\$6,137.89	\$0.00
4190 - Interest on Reserve Acct	\$2,912.55	\$0.00	\$2,912.55	\$36,384.21	\$0.00	\$36,384.21	\$0.00
4200 - Allocate Reserve Interest	(\$2,912.55)	\$0.00	(\$2,912.55)	(\$36,384.21)	\$0.00	(\$36,384.21)	\$0.00
4390 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$210.00	\$0.00	\$210.00	\$0.00
<u>Total Income</u>	\$48,844.63	\$48,480.00	\$364.63	\$590,282.51	\$581,760.00	\$8,522.51	\$581,760.00
<b>Total Income</b>	\$48,844.63	\$48,480.00	\$364.63	\$590,282.51	\$581,760.00	\$8,522.51	\$581,760.00
<b>Expense</b>							
<u>General &amp; Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$0.00	\$0.00	\$6,200.00	\$6,200.00	\$0.00	\$6,200.00
6030 - Income Taxes	\$0.00	\$0.00	\$0.00	\$9,545.00	\$2,190.00	(\$7,355.00)	\$2,190.00
6040 - Legal Fees	\$0.00	\$833.37	\$833.37	\$3,412.90	\$10,000.00	\$6,587.10	\$10,000.00
6080 - Bank Fees / Payment Processing	\$0.00	\$411.87	\$411.87	\$4,403.00	\$4,942.00	\$539.00	\$4,942.00
6090 - Postage / Copies / Supplies	\$2,455.22	\$833.37	(\$1,621.85)	\$9,379.72	\$10,000.00	\$620.28	\$10,000.00
6110 - Insurance	\$3,560.87	\$3,517.37	(\$43.50)	\$38,891.58	\$42,208.00	\$3,316.42	\$42,208.00
6160 - Management Fees	\$3,600.00	\$3,600.00	\$0.00	\$43,900.00	\$43,200.00	(\$700.00)	\$43,200.00
6170 - Community Website	\$100.00	\$81.63	(\$18.37)	\$2,150.00	\$980.00	(\$1,170.00)	\$980.00
6220 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$61.25	\$0.00	\$61.25
6230 - Community Decorations / Events	\$284.66	\$683.37	\$398.71	\$2,349.22	\$8,200.00	\$5,850.78	\$8,200.00
6240 - Bad Debt	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00
6390 - Miscellaneous	\$0.00	\$60.83	\$60.83	\$0.00	\$730.40	\$730.40	\$730.40
<u>Total General &amp; Administrative</u>	\$10,042.38	\$10,063.44	\$21.06	\$120,792.67	\$129,211.65	\$8,418.98	\$129,211.65
<u>Grounds</u>							
6510 - Grounds Maintenance	\$11,656.75	\$11,656.75	\$0.00	\$140,436.08	\$139,881.00	(\$555.08)	\$139,881.00
6520 - Additional Landscaping	\$0.00	\$416.63	\$416.63	\$4,170.00	\$5,000.00	\$830.00	\$5,000.00
6530 - Mulch	\$0.00	\$416.63	\$416.63	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
6550 - Trees / Plants / Sod	\$0.00	\$666.63	\$666.63	\$2,357.14	\$8,000.00	\$5,642.86	\$8,000.00
6590 - Fountain Maintenance	\$421.58	\$208.37	(\$213.21)	\$5,710.66	\$2,500.00	(\$3,210.66)	\$2,500.00
6610 - Irrigation - Repairs / Maintenance	\$475.00	\$833.37	\$358.37	\$27,771.56	\$10,000.00	(\$17,771.56)	\$10,000.00
6630 - Lakes / Ponds / Waterways	\$2,892.00	\$2,060.00	(\$832.00)	\$24,720.00	\$24,720.00	\$0.00	\$24,720.00
6660 - Irrigation Pump Maintenance	\$0.00	\$20.87	\$20.87	\$7,395.00	\$250.00	(\$7,145.00)	\$250.00
6720 - Pressure Washing	\$0.00	\$1,666.63	\$1,666.63	\$300.00	\$20,000.00	\$19,700.00	\$20,000.00
6780 - Fence Repairs / Maintenance	\$0.00	\$83.37	\$83.37	\$1,200.00	\$1,000.00	(\$200.00)	\$1,000.00
6790 - General Repairs / Maintenance	\$17,464.29	\$416.63	(\$17,047.66)	\$83,968.11	\$5,000.00	(\$78,968.11)	\$5,000.00
<u>Total Grounds</u>	\$32,909.62	\$18,445.88	(\$14,463.74)	\$298,028.55	\$221,351.00	(\$76,677.55)	\$221,351.00
<u>Pool / Cabana Expenses</u>							
7010 - Contracted Pool Maintenance	\$1,700.00	\$1,850.00	\$150.00	\$20,400.00	\$22,200.00	\$1,800.00	\$22,200.00
7020 - Pool Equipment Repair	\$0.00	\$166.63	\$166.63	\$1,885.00	\$2,000.00	\$115.00	\$2,000.00
7030 - Pool Permit	\$0.00	\$0.00	\$0.00	\$370.35	\$335.35	(\$35.00)	\$335.35
7070 - Locks & Keys	\$0.00	\$8.37	\$8.37	\$150.00	\$100.00	(\$50.00)	\$100.00
7080 - Pool / Cabana Materials	\$0.00	\$12.50	\$12.50	\$3,942.84	\$150.00	(\$3,792.84)	\$150.00

**The Lakes of Windermere Community Association, Inc.**  
**Budget Comparison Report**  
**12/1/2025 - 12/31/2025**

	12/1/2025 - 12/31/2025			1/1/2025 - 12/31/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7090 - Pool Fence / Gate Repair	\$0.00	\$29.13	\$29.13	\$1,341.50	\$350.00	(\$991.50)	\$350.00
7100 - Clubhouse Cleaning	\$600.00	\$600.00	\$0.00	\$7,300.00	\$7,200.00	(\$100.00)	\$7,200.00
7130 - Security Equipment Monthly Fee	\$41.60	\$30.00	(\$11.60)	\$413.20	\$360.00	(\$53.20)	\$360.00
7150 - Termite Control	\$0.00	\$54.13	\$54.13	\$0.00	\$650.00	\$650.00	\$650.00
7170 - Security System Maintenance / Repair	\$0.00	\$8.37	\$8.37	\$440.00	\$100.00	(\$340.00)	\$100.00
7180 - Pool Gate Monitoring	\$150.00	\$100.00	(\$50.00)	\$1,725.00	\$1,200.00	(\$525.00)	\$1,200.00
7190 - Water & Sewer Backflow Inspection	\$0.00	\$8.37	\$8.37	\$0.00	\$100.00	\$100.00	\$100.00
7300 - Pool Area Pressure Washing	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00
<b>Total Pool / Cabana Expenses</b>	<b>\$2,491.60</b>	<b>\$2,909.13</b>	<b>\$417.53</b>	<b>\$37,967.89</b>	<b>\$35,245.35</b>	<b>(\$2,722.54)</b>	<b>\$35,245.35</b>
<b>Recreation</b>							
7510 - Miscellaneous Repairs / Maintenance	\$0.00	\$41.63	\$41.63	\$2,125.00	\$500.00	(\$1,625.00)	\$500.00
7520 - Miscellaneous Supplies	\$0.00	\$20.87	\$20.87	\$175.00	\$250.00	\$75.00	\$250.00
7530 - Tennis Court / Basketball Maintenance	\$0.00	\$20.87	\$20.87	\$625.00	\$250.00	(\$375.00)	\$250.00
<b>Total Recreation</b>	<b>\$0.00</b>	<b>\$83.37</b>	<b>\$83.37</b>	<b>\$2,925.00</b>	<b>\$1,000.00</b>	<b>(\$1,925.00)</b>	<b>\$1,000.00</b>
<b>Utilities</b>							
7600 - Water & Sewer - Pool / Clubhouse	\$260.21	\$151.13	(\$109.08)	\$2,058.34	\$1,814.00	(\$244.34)	\$1,814.00
7610 - Electric - Entrance	\$306.82	\$267.75	(\$39.07)	\$3,149.52	\$3,213.00	\$63.48	\$3,213.00
7620 - Electric - Gazebo	\$36.02	\$37.87	\$1.85	\$432.36	\$454.00	\$21.64	\$454.00
7630 - Electric - Fountain	\$3,144.05	\$3,196.50	\$52.45	\$36,206.16	\$38,358.00	\$2,151.84	\$38,358.00
7640 - Electric - Pool / Clubhouse	\$274.99	\$563.87	\$288.88	\$7,865.94	\$6,766.00	(\$1,099.94)	\$6,766.00
7650 - Electric - Irrigation	\$1,629.75	\$1,608.13	(\$21.62)	\$16,873.04	\$19,298.00	\$2,424.96	\$19,298.00
7660 - Irrigation - Water	\$710.00	\$343.13	(\$366.87)	\$5,902.48	\$4,118.00	(\$1,784.48)	\$4,118.00
7680 - Pool Gate Internet	\$275.10	\$275.00	(\$0.10)	\$3,278.49	\$3,300.00	\$21.51	\$3,300.00
<b>Total Utilities</b>	<b>\$6,636.94</b>	<b>\$6,443.38</b>	<b>(\$193.56)</b>	<b>\$75,766.33</b>	<b>\$77,321.00</b>	<b>\$1,554.67</b>	<b>\$77,321.00</b>
<b>Reserves</b>							
8020 - Reserves - Property Site Elements	\$932.00	\$932.00	\$0.00	\$11,184.00	\$11,184.00	\$0.00	\$11,184.00
8030 - Reserves - Fountain	\$2,047.63	\$2,047.63	\$0.00	\$24,572.00	\$24,572.00	\$0.00	\$24,572.00
8060 - Reserves - Paving Alleys	\$839.87	\$839.87	\$0.00	\$10,078.00	\$10,078.00	\$0.00	\$10,078.00
8080 - Reserves - Pool Furniture	\$257.38	\$257.38	\$0.00	\$3,089.00	\$3,089.00	\$0.00	\$3,089.00
8100 - Reserves - Pool Deck	\$532.62	\$532.62	\$0.00	\$6,391.00	\$6,391.00	\$0.00	\$6,391.00
8110 - Reserves - Pool Resurfacing	\$1,073.87	\$1,073.87	\$0.00	\$12,886.00	\$12,886.00	\$0.00	\$12,886.00
8120 - Reserves - Roof	\$260.50	\$260.50	\$0.00	\$3,126.00	\$3,126.00	\$0.00	\$3,126.00
8140 - Reserves - Tennis Courts	\$12.75	\$12.75	\$0.00	\$153.00	\$153.00	\$0.00	\$153.00
8230 - Reserves - Unrestricted	\$3,846.00	\$3,846.00	\$0.00	\$46,152.00	\$46,152.00	\$0.00	\$46,152.00
<b>Total Reserves</b>	<b>\$9,802.62</b>	<b>\$9,802.62</b>	<b>\$0.00</b>	<b>\$117,631.00</b>	<b>\$117,631.00</b>	<b>\$0.00</b>	<b>\$117,631.00</b>
<b>Total Expense</b>	<b>\$61,883.16</b>	<b>\$47,747.82</b>	<b>(\$14,135.34)</b>	<b>\$653,111.44</b>	<b>\$581,760.00</b>	<b>(\$71,351.44)</b>	<b>\$581,760.00</b>
Operating Net Income	(\$13,038.53)	\$732.18	(\$13,770.71)	(\$62,828.93)	\$0.00	(\$62,828.93)	\$0.00
Net Income	(\$13,038.53)	\$732.18	(\$13,770.71)	(\$62,828.93)	\$0.00	(\$62,828.93)	\$0.00

**The Lakes of Windermere Community Association, Inc.**  
**AR Aged Receivable w/Alt Status**  
**Period Through: 12/31/2025**

Account Number	Unit	Last Name	First Name	Current	30 days	60 days	90 days	Total Due	Status	Alt Status
121504111	2A0411	Lemin	Andrew	\$21.50	\$20.84	\$21.39	\$2,285.37	\$2,349.10	Collection Agency	
121506011	400601	Hamadi	Patrick	\$18.07	\$17.52	\$17.96	\$2,049.34	\$2,102.89	Atty Demand	
121503553	2A0355	Machin	Cindy	\$232.32	\$7.10	\$372.21	\$661.20	\$1,272.83	Atty Demand	
121503281	2A0328	Allen	James	\$3.66	\$148.99	\$28.55	\$240.00	\$421.20	ITL	+
121500612	100061	Lucena Cavalcanti Gomes	Caroline	\$3.40	\$148.73	\$28.29	\$223.05	\$403.47	ITL	+
121504101	2A0410	Tapia	Luis				\$64.55	\$64.55	Late Notice	+
121502322	100232	Miller	Eunah				\$33.73	\$33.73		
121503190	2A0319	Arnold	Christopher				\$28.55	\$28.55	Late Notice	
				<b>\$278.95</b>	<b>\$343.18</b>	<b>\$468.40</b>	<b>\$5,585.79</b>	<b>\$6,676.32</b>		
				<b>5</b>	<b>5</b>	<b>5</b>	<b>8</b>			

**The Lakes of Windermere Community Association, Inc.**  
**AP Aging Report - Simple**  
**Period Through: 12/31/2025**

<b>Payee</b>	<b>Invoice</b>	<b>Description</b>	<b>Current</b>	<b>30 Days</b>	<b>60 Days</b>	<b>Total</b>
Cepra Landscape, LLC	O-S9353	Irrigation Repairs	\$475.00	\$0.00	\$0.00	\$475.00
CSS Clean Star Service of Central FL, Inc.	16812	Dec Monthly Cleaning	\$600.00	\$0.00	\$0.00	\$600.00
			<b>\$1,075.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,075.00</b>

**The Lakes of Windermere Community Association, Inc.**  
**Prepaid Report**  
**Period Through: 12/31/2025**

Lot	Account Number	Homeowner	Address	Balance
100001	121500010	Patrick H. and Amanda B. Serani	6707 Thornhill Cir	\$1,477.50
100002	121500020	Myrna A. Benitez-Vivaldi and Peter Vivaldi	6713 Thornhill Cir	\$1,062.50
100004	121500040	Samson P. and Vanessa M. Cranford	6725 Thornhill Cir	\$210.00
100007	121500071	Dana Lesser and Lee Shaw-Malkoff	6743 Thornhill Cir	\$960.00
100012	121500120	Farid and Raquel Nasim	6803 Thornhill Cir	\$4.00
100016	121500160	Osvaldo and Blanca R. Rodriguez	6826 Thornhill Cir	\$245.00
100017	121500170	Orlando Munoz and Carmen Corredor	6820 Thornhill Cir	\$4,270.00
100019	121500192	Sarah Kay Zambrano	6706 Thornhill Cir	\$245.00
100021	121500210	Farah and Imran Nazer, and Ayesha Imran	6718 Thornhill Cir	\$245.00
100025	121500251	Jeffery B. and Nancy A. Jorgesen	6845 Thornhill Cir	\$240.00
100026	121500260	Patrick A. Tubbs	6857 Thornhill Cir	\$2,406.50
100028	121500280	Cretonis O. and Linda A. Showers	6881 Thornhill Cir	\$12.20
100030	121500300	Reza and Deborah K. Jourabchi	12454 Lake Sawyer Dr	\$21.45
100031	121500310	Mohamed Asfoury and Houda Marchani	12460 Lake Sawyer Dr	\$373.06
100033	121500330	Jose A. and Angela M. Mauco	12472 Lake Sawyer Dr	\$70.20
100034	121500340	Theodore A. Augustine	12478 Lake Sawyer Dr	\$980.00
100036	121500360	Jammal Bouras and Khadija Jalili	12490 Lake Sawyer Dr	\$245.00
100040	121500400	Oussama Mahmoudi and Meryem Messaoudi	6861 Northwich Dr	\$240.00
100041	121500410	Rose M. Goodman	6867 Northwich Dr	\$980.00
100043	121500431	Jason J. Riddle	6879 Northwich Dr	\$62.46
100045	121500450	Judy A. Loftin	6891 Northwich Dr	\$415.00
100046	121500461	Anna R. Jean Bahn, Frances W. and John M. Bahn	6897 Northwich Dr	\$1,200.00
100050	121500500	John W. and Mary K. Napotnik	6921 Northwich Dr	\$245.00
100051	121500510	Judith Piatt Griffin	6927 Northwich Dr	\$35.00
100055	121500550	Jason K. and Mary E. Romain	12518 Aldershot Ln	\$266.45
100058	121500580	John M. and Leann C. Flynn	12536 Aldershot Ln	\$255.00
100060	121500604	Amanda Peres	12548 Aldershot Ln	\$980.00
100062	121500620	James and Rebecca Hughes	12560 Aldershot Ln	\$41.84
100065	121500651	SFR Javelin Borrower, LP	12575 Cragside Ln	\$370.00
100067	121500672	ABX Investment, LLC	12563 Cragside Ln	\$12.20
100069	121500691	Georges Bertrand and Yan Tian	12551 Cragside Ln	\$490.00
100071	121500711	SFR Javelin Borrower, LP	12539 Cragside Ln	\$365.00
100074	121500741	Pete and Heron Universal, LLC	12521 Cragside Ln	\$860.00
100076	121500760	Shujun Gao	12509 Cragside Ln	\$240.00
100078	121500780	Andrew A. and Stacy J. Edwards	12556 Cragside Ln	\$240.00
100080	121500800	Eduardo Gutierrez and Lorena Zuluaga	12568 Cragside Ln	\$240.00
100083	121500831	Melchor I. and Lourdes C. Pereira	12615 Lake Sawyer Dr	\$635.00
100084	121500840	Jaime and Ximena Cadena	12621 Lake Sawyer Dr	\$245.00
100085	121500850	American Homes 4 Rent, LLC	12627 Lake Sawyer Dr	\$960.00
100089	121500890	2015-3 IH2 Borrower, LP	12651 Lake Sawyer Dr	\$440.00
100090	121500900	2015-3 IH2 Borrower, LP	12657 Lake Sawyer Dr	\$375.00
100092	121500920	Chali L. and Paul R. Marcoccia	12669 Lake Sawyer Dr	\$251.68
100095	121500952	Marisa N. Giampa	12631 Cragside Ln	\$240.00
100100	121501000	Cynthia G. Ramos	12661 Cragside Ln	\$0.55
100101	121501012	Lois Dunbar	12660 Cragside Ln	\$245.00
100103	121501030	Eldine Telusma	12648 Cragside Ln	\$1,960.00
100104	121501040	Maryann, Thomas R. and Monica Socha	6913 Dalemmain St	\$245.00
100113	121501130	Martin H. and Cheryl A. Hersh	12632 Haddon Dr	\$240.00
100118	121501181	Stephen M. and Judith C. Howard	6931 Dalemmain St	\$245.08
100119	121501191	Lauren C. Rivera and Osvaldo Rivera Laboy	6937 Dalemmain St	\$245.00
100120	121501201	Georges A. Hobeika	6943 Dalemmain St	\$112.80
100121	121501210	Chris Winnie and Marijo Bilobrck	12657 Haddon Dr	\$245.00
100122	121501221	Christen Carney	12651 Haddon Dr	\$250.00
100124	121501240	IH5 Property Florida, LP	12656 Haddon Dr	\$365.00
100125	121501250	Sean P. and Jacqueline D. Boone	12650 Haddon Dr	\$245.00
100131	121501310	Robert J. and Sandra L. Hamberg	6955 Dalemmain St	\$1,035.00
100132	121501320	Jorge Lopez and Dora T. Gutierrez	12658 Arley Dr	\$245.00
100133	121501331	Julia E. and Kevin D. Edmondson	12652 Arley Dr	\$240.00
100134	121501341	Douglas D. and Sandra G. Rapp	12646 Arley Dr	\$245.00
100145	121501451	Christian and Danielle N. Prieto	12737 Holdenbury Ln	\$69.96
100146	121501462	Paul and Heidi Kovie	7009 Bramlea Ln	\$240.00
100150	121501502	John and Angela M. Lasley	7033 Bramlea Ln	\$25.00
100154	121501540	Chris Ort	7057 Bramlea Ln	\$235.80
100155	121501550	Tesfamariam G. Bahta	7050 Bramlea Ln	\$149.59
100157	121501570	Don Zhao and Sherry Zhang	7038 Bramlea Ln	\$630.00
100158	121501580	Dr. Tariq Sheikh and Dr. Henna Sheikh	7032 Bramlea Ln	\$213.31
100160	121501600	Mohammad and Shazia Shareef	7020 Bramlea Ln	\$480.00
100162	121501620	Sara A. King-Streibig	7008 Bramlea Ln	\$8.32
100163	121501631	Tesfamariam G. Bahta, Saba G. Kidane and Girmay Gebremedhin	7047 Nobleton Dr	\$144.00
100165	121501650	Mujtaba A. and Zahra Merchant	7035 Nobleton Dr	\$240.00

**The Lakes of Windermere Community Association, Inc.**  
**Prepaid Report**  
**Period Through: 12/31/2025**

Lot	Account Number	Homeowner	Address	Balance
100166	121501661	Keith D. Turner or Crystal M. Serwe Turner	7029 Nobleton Dr	\$250.00
100168	121501680	Tom G. and Leena Vadaketh	7017 Nobleton Dr	\$240.00
100170	121501700	Sally G. Daugherty	7005 Nobleton Dr	\$276.00
100171	121501710	Courtnee and Michael Collier, and Rashida A. Moore	6989 Nobleton Dr	\$1,003.40
100173	121501732	Catherine A. and Erik Olson	6977 Nobleton Dr	\$143.27
100176	121501760	Amy M. Hardeman Zangari	6953 Nobleton Dr	\$245.00
100178	121501781	Raymond M. Szull, Jr.	6941 Nobleton Dr	\$245.00
100182	121501821	Christopher J. and Faith N. Doles	6911 Nobleton Dr	\$12.20
100184	121501841	Scott R. Smith and Amy L. Mellerski-Smith	6839 Nobleton Dr	\$245.00
100185	121501851	Franck P. and Corinne Riffaud	6833 Nobleton Dr	\$297.00
100187	121501872	David Newell	6821 Nobleton Dr	\$490.00
100189	121501890	Juanita Castro and Alfredo Reina	12812 Penshurst Ln	\$245.00
100190	121501900	Byung I. Yun and Jung Ha Lee	12818 Penshurst Ln	\$245.00
100191	121501910	Stephen T. Peters	12824 Penshurst Ln	\$245.00
100192	121501921	AEM #18 FL, LLC	12830 Penshurst Ln	\$960.00
100195	121501950	Jordan Jack and Elise Kratich	7063 Nobleton Dr	\$980.00
100199	121501990	Godfrey A. and Sandra N. Fernandes	7087 Nobleton Dr	\$175.00
100200	121502002	Jeff and Lissa Spring	12945 Overstreet Rd	\$80.00
100201	121502012	Progress Residential Borrower 2, LLC	12951 Overstreet Rd	\$430.00
100202	121502020	Gregory A. and Jennifer M. Keith	12957 Overstreet Rd	\$245.00
100205	121502050	Suzanne D. Moore	12924 Freeman St	\$245.00
100208	121502080	Gaffer H. Biswas and Norizam Hussin	12942 Freeman St	\$980.00
100209	121502090	Damon M. and Marci J. Sgattoni	12948 Freeman St	\$245.00
100211	121502110	American Homes 4 Rent, LLC	12960 Freeman St	\$960.00
100212	121502121	Carol A. Cullen	12907 Freeman St	\$485.00
100214	121502141	MBWCC, LLC	12919 Freeman St	\$980.00
100217	121502170	James A. and Laura L. Kidd	12937 Freeman St	\$240.00
100220	121502202	Evan M. Stork and Nicole L. Miya	6990 Duncaster St	\$1,240.00
100224	121502240	Reneri Oberg and Cassio Camara	6960 Duncaster St	\$12.50
100227	121502270	Edward Yunker	12891 Penshurst Ln	\$250.00
100235	121502351	Jeff Anderson and Liui Lu	12879 Penshurst Ln	\$245.00
100240	121502403	Marianna D. Cooney	7030 Mapperton Dr	\$245.00
100241	121502410	Jun Li and Ting Xiao	7024 Mapperton Dr	\$245.00
100242	121502420	Bryan Archer and Denisse L. Montoya	7018 Mapperton Dr	\$240.00
100244	121502442	Kevin J. Roberts and Shelby M. Gorton	7006 Mapperton Dr	\$245.00
100245	121502451	Tie Ren and Lan Wang	6982 Mapperton Dr	\$215.00
100246	121502460	Christopher M. and Melissa L. Anderson	6976 Mapperton Dr	\$25.00
100247	121502470	Patricia A. Myers	6970 Mapperton Dr	\$739.58
100256	121502562	Liangliang Li	6842 Mapperton Dr	\$480.00
100261	121502611	Ann M. and Robert R. Caniglia	6812 Mapperton Dr	\$245.00
100264	121502641	Morad Chakboub and Kaoutar Aoujil	12650 Hawkstone Dr	\$1,045.00
100266	121502660	Chris A. Kelly and Soo K. Choi	12626 Hawkstone Dr	\$240.00
100269	121502690	Zak Jake, LLC	12687 Hawkstone Dr	\$480.00
100270	121502701	Ian R. and Dorothy E. McDonald	12675 Hawkstone Dr	\$245.00
100273	121502730	Jose A. Rubero and Carmen A. Ortiz	12639 Hawkstone Dr	\$475.00
100274	121502740	Susan S. and Michael E. Nunamaker	12627 Hawkstone Dr	\$288.17
100275	121502752	Paul and Sanween Duggal	12615 Hawkstone Dr	\$262.05
2A0227	121502773	David S. Ryel	12881 Holdenbury Ln	\$215.00
2A0278	121502783	Yingnan Yang	12875 Holdenbury Ln	\$1,185.00
2A0280	121502800	Marvi and Mansoor Qureshi	12863 Holdenbury Ln	\$240.00
2A0285	121502851	Abdessadeq Bouabid and Soumia Fenni	12833 Holdenbury Ln	\$215.00
2A0286	121502860	Helen A. Barker and Larry L. Coleman, Jr	12827 Holdenbury Ln	\$5.00
2A0289	121502890	Frederick V. Peet	12809 Holdenbury Ln	\$980.00
2A0291	121502910	Allan J. and JoAnn Montalbano	12700 Bideford Ave	\$615.00
2A0297	121502971	Engine Realty, Inc.	12736 Bideford Ave	\$955.00
2A0302	121503021	Pei Wang and Xingzhi Yu	12761 Bideford Ave	\$54.00
2A0304	121503041	Narineh Krekorian and Zeibor V. Khashdor Tokhian	12749 Bideford Ave	\$240.00
2A0305	121503050	Michael L. and Joseph M. Loibl	12743 Bideford Ave	\$434.00
2A0308	121503081	Meiling Tian	12832 Holdenbury Ln	\$980.00
2A0309	121503090	Antonio Martinez	12844 Holdenbury Ln	\$980.00
2A0310	121503100	Lancelot O. Alexander	12856 Holdenbury Ln	\$6,092.00
2A0311	121503111	Hui Wang, Yifan and Andrew Liang	12862 Holdenbury Ln	\$240.00
2A0315	121503150	Jaime Andres	6948 Duncaster St	\$190.00
2A0323	121503231	Guozhi Lei and Ling Luo	6892 Duncaster St	\$240.00
2A0324	121503240	Khizer A. Khan and Husna Zamani	6886 Duncaster St	\$245.00
2A0326	121503260	Tariq Sheikh and Henna Sheik	6862 Duncaster St	\$91.80
2A0327	121503270	Sergo Gaspard and Lourdes Nerestant	6856 Duncaster St	\$245.00
2A0330	121503300	Andres Ayala-Convers and Maria L. Parra-Parra	6838 Duncaster St	\$297.00
2A0331	121503311	Yang Xu	6832 Duncaster St	\$225.00
2A0334	121503342	Sunshine State Homes, LLC	6814 Duncaster St	\$180.17

**The Lakes of Windermere Community Association, Inc.**  
**Prepaid Report**  
**Period Through: 12/31/2025**

<b>Lot</b>	<b>Account Number</b>	<b>Homeowner</b>	<b>Address</b>	<b>Balance</b>
2A0335	121503350	Frederick V. Peet	6808 Duncaster St	\$980.00
2A0336	121503360	Jagadish Pasunuri	6802 Duncaster St	\$240.00
2A0337	121503370	Tiffany L. and Jeremy D. Blockson	6770 Duncaster St	\$161.82
2A0339	121503391	MP Eleven Estates, LLC	6758 Duncaster St	\$35.39
2A0341	121503410	Srinivasan Muthiah and Radhamalini Murugesan	6746 Duncaster St	\$157.50
2A0342	121503420	American Homes 4 Rent, LLC	6740 Duncaster St	\$960.00
2A0343	121503430	Richard A. Godinez and Ray C. Watts	6734 Duncaster St	\$245.00
2A0346	121503460	Matthew and Casey J. Lynn	6716 Duncaster St	\$134.68
2A0348	121503480	Leo C. and Marie L. Pires	6704 Duncaster St	\$1,665.00
2A0349	121503491	Thao and Siratsavong Sisaleumsak	6678 Duncaster St	\$245.00
2A0350	121503501	Charlene Lynn	6672 Duncaster St	\$225.00
2A0352	121503522	HPA Borrower 2018-1 MS, LLC	6648 Duncaster St	\$1,090.00
2A0360	121503600	Alex Fomine	12853 Droxford Rd	\$245.00
2A0361	121503611	Katie M. Moeller	12847 Droxford Rd	\$260.00
2A0363	121503630	Yisong Shen and Li Qiao	12835 Droxford Rd	\$225.00
2A0367	121503670	American Homes 4 Rent, LLC	12811 Droxford Rd	\$960.00
2A0368	121503680	Alexandre and Janna Fomine	12805 Droxford Rd	\$245.00
2A0372	121503722	Shawna J. and Randall D. Heninger	12776 Hawkstone Dr	\$575.00
2A0373	121503730	Norman A. and Suzette M. Noble	12777 Hawkstone Dr	\$603.97
2A0374	121503740	Peter and Jeanne Botta	12765 Hawkstone Dr	\$1,125.00
2A0377	121503771	Wenling Zheng and Wenli Ma	12729 Hawkstone Dr	\$10.00
2A0378	121503780	Lakshim P. and Radha Gupta	12717 Hawkstone Dr	\$4.34
2A0379	121503791	Kenneth J. and Evelyn A. Russell	12705 Hawkstone Dr	\$250.44
2A0380	121503800	Pedro and Carmen Cervantes	12704 Hawkstone Dr	\$245.00
2A0382	121503820	Mina N. Wadid Fawzy and Dalia M. Zakaria Saad	6509 Chagford Ln	\$680.00
2A0383	121503830	Said and Sharon Aboutaleb	6515 Chagford Ln	\$245.00
2A0385	121503851	Ivory R. and Camara Williams	6527 Chagford Ln	\$25.00
2A0387	121503871	Carma Bomar	6539 Chagford Ln	\$245.00
2A0388	121503881	Robert F. and Pamela D. Connolly	6545 Chagford Ln	\$194.50
2A0389	121503890	Mohamed El Hou and Siham Bihi	12806 Cragside Ln	\$12.20
2A0390	121503900	Michael B. and Heidi M. Goetz	12812 Cragside Ln	\$245.00
2A0391	121503910	Phanindra B. Gadiparthi	12818 Cragside Ln	\$279.30
2A0392	121503921	Qiang Fan and Wei Jin	12824 Cragside Ln	\$980.00
2A0396	121503960	John J. and Virginia A. Travalini	12848 Cragside Ln	\$240.00
2A0397	121503970	Bruce P., Patricia R. and Season B. Steib	12905 Runswick Ave	\$303.44
2A0398	121503980	Gregory B. and Kristy L. Johnson	12911 Runswick Ave	\$12.20
2A0399	121503990	CAH 2014-1 Borrower, LLC	12917 Runswick Ave	\$365.00
2A0402	121504020	Robert and Janet Markowitz	12935 Runswick Ave	\$245.00
2A0403	121504030	Qi Ming B. Yip and Hsueh Y. Chung	12941 Runswick Ave	\$240.00
2A0414	121504141	An Phu Ngoc Vu and Nguyet Anh Thi Nguyen	12912 Droxford Rd	\$245.00
2A0415	121504150	Joseph Silvestri	12906 Droxford Rd	\$245.00
2A0426	121504260	Chrisopher J. Desena	12955 Droxford Rd	\$980.00
2A0427	121504270	Angela B. Smith	6711 Duncaster St	\$50.00
2A0428	121504282	Cang T. Nguyen and Diana Tran	6705 Duncaster St	\$240.00
2A0431	121504311	William S. and Kristin Griffith	6655 Duncaster St	\$245.00
2A0433	121504332	Alex M. Meyers	6700 Romney Ln	\$520.00
2A0435	121504351	Raul and Carmen Sarmiento	6712 Romney Ln	\$630.00
2A0436	121504360	Liam Du Egan	6718 Romney Ln	\$245.00
2A0438	121504381	SRP Sub, LLC	6730 Romney Ln	\$401.39
2A0440	121504402	Robert A. and Jane D. Benner	6742 Romney Ln	\$980.03
2A0441	121504410	Joseph Ameh	12825 Cragside Ln	\$333.61
2A0442	121504421	Bharat and Deepa Shah	12831 Cragside Ln	\$210.00
2A0443	121504431	Craig A. and Carolyn F. Williams	12837 Cragside Ln	\$245.00
2A0444	121504440	Rafael A. and Magaly P. Llorens	12843 Cragside Ln	\$490.00
2A0445	121504451	Christopher B. Copeland and Wendi Purser Copeland	12903 Cragside Ln	\$245.00
2A0447	121504472	Bryan Murphy	12915 Cragside Ln	\$40.00
2A0451	121504512	Ronald W. Warren, Jr. and Yanett M. Ordonez Warren	12939 Cragside Ln	\$245.00
2A0455	121504550	Kevin E. Luber and Mark J. Rex	6616 Helston Ln	\$245.00
2A0456	121504561	Pablo E. Rodriguez Rivera and Marianne L. Rodriguez Santiago	6622 Helston Ln	\$245.00
2A0457	121504570	Maria Amadio	6628 Helston Ln	\$245.00
2A0458	121504580	Zhiyong P. Wang and Hong Cheng	6634 Helston Ln	\$240.00
2A0459	121504590	Daniel and Maria Ohara	6640 Helston Ln	\$980.00
2A0460	121504600	Karan and Ankuj Verma	6648 Helston Ln	\$10.00
2A0463	121504632	Shulan Wang	12801 Cragside Ln	\$240.00
2A0464	121504640	Vasanti and Anisha Kolupoti	12807 Cragside Ln	\$197.80
2A0469	121504690	Heather and David Flipkowski	6731 Romney Ln	\$300.00
2A0470	121504700	Dennis Dick, Ida D. Drameh and Imran O. Jallow	6725 Romney Ln	\$805.51
2A0471	121504710	Ian E. and Robyn D. Kaminski	6719 Romney Ln	\$480.00
300480	121504801	Rosemarie K. Noranbrock	13119 Penshurst Ln	\$245.00
300481	121504811	Cerberus SFR Holdings V, LP	13113 Penshurst Ln	\$980.00

**The Lakes of Windermere Community Association, Inc.**  
**Prepaid Report**  
**Period Through: 12/31/2025**

Lot	Account Number	Homeowner	Address	Balance
300482	121504820	Jeffrey S. and Thana A. France	13107 Penshurst Ln	\$245.00
300485	121504852	Kyle B. and Nicole G. Salinsky	13053 Penshurst Ln	\$245.00
300486	121504860	Thomas A. and Marion W. Wiler	13047 Penshurst Ln	\$240.00
300490	121504900	Sunita I. Patel	13023 Penshurst Ln	\$420.00
300492	121504921	Lan and Chun L. Chen	13011 Penshurst Ln	\$76.00
300494	121504940	Peter and Diana Pawelczak	12951 Penshurst Ln	\$245.00
300499	121504992	Mark M. and Alicia M. Koch	12921 Penshurst Ln	\$245.00
300500	121505001	Feng G. Weng and Yan J. Chen	12915 Penshurst Ln	\$980.00
300501	121505010	Nadeem and Nadia A. Khan	12909 Penshurst Ln	\$255.00
300502	121505021	April H. Wanex and Richard A. Shuman	6965 Swinscoe Ln	\$240.00
300506	121505060	Eugene and Judith A. Randazzo	12972 Freeman St	\$245.00
300510	121505102	SN Florida II, LLC	12975 Overstreet Rd	\$240.00
300511	121505111	Cerberus SFR Holdings V, LP	12969 Overstreet Rd	\$980.00
300512	121505120	Hanxing J. Liu and Lan Lin	13001 Overstreet Rd	\$871.00
300514	121505140	James C. Finkbeiner, II and Jennifer R. Coppola	13013 Overstreet Rd	\$245.00
300515	121505150	Glen A. Vlastic	13019 Overstreet Rd	\$225.00
300516	121505161	Paul P. Axtell and Michele Chow-Yee Wong	6993 Penkrigde Ln	\$245.00
300517	121505170	Miyuki O. and Michael D. Grogan	6987 Penkrigde Ln	\$155.00
300519	121505191	Zhiyong Zhang and Xiang Gao	6975 Penkrigde Ln	\$225.00
300521	121505210	Roxanne R. and Daniel J. Gross	6963 Penkrigde Ln	\$980.00
300523	121505232	Mary K. Hudecek	6970 Swinscoe Ln	\$245.00
300525	121505250	Daniel R. Curbelo, Jr. and Suzanne E. Curbelo	6982 Swinscoe Ln	\$245.00
300528	121505281	Kassim Mirza and Rebecca Cuthbertson	13055 Overstreet Rd	\$480.00
300530	121505301	The Stark Family Recovable Living Trust	13067 Overstreet Rd	\$245.00
300531	121505311	Theodore Weppelmann and Edyta Bogusz	13073 Overstreet Rd	\$245.00
300533	121505332	James A. and Valerie L. Willard	13124 Penshurst Ln	\$245.00
300534	121505341	Andrew and Linda Puccio	13118 Penshurst Ln	\$245.00
300535	121505350	Rosane Gomes	13112 Penshurst Ln	\$251.60
300536	121505360	Shawn M. and Heather D. Zelch	13106 Penshurst Ln	\$56.00
300538	121505380	Syed I. and Munawar S. Zaidi	6960 Smithshire Ln	\$205.00
300539	121505390	Sharli M. and Gale C. Gross	6966 Smithshire Ln	\$245.00
300541	121505410	Ton A. and Phuong Tran	6978 Smithshire Ln	\$240.00
400546	121505460	Huanfeng Chen and Youming Xiao	7034 Lifford Ave	\$2,923.70
400549	121505490	Jeffery A. Gades and Nancy K. Hawker	7016 Lifford Ave	\$245.00
400553	121505530	Nohel and Mohamed Katbeh	12719 Holdenbury Ln	\$12.07
400558	121505581	Meng H. Lim	12749 Lake Sawyer Dr	\$240.00
400559	121505590	Evan H., Rebecca A. and Terri S. Ketover	12743 Lake Sawyer Dr	\$245.00
400560	121505600	Tomokazu and Megumi Hirukawa	12737 Lake Sawyer Dr	\$245.00
400563	121505632	Xinrong Bian	12719 Lake Sawyer Dr	\$980.00
400564	121505640	Sindamanie Azary	12583 Foyne Ave	\$35.00
400565	121505651	Brian A. and Sang H. O'Neill	12577 Foyne Ave	\$1,125.00
400569	121505690	2014-2 IH Borrower, LP	12553 Foyne Ave	\$365.00
400570	121505700	Anthony W. Yu and Wai-Ling C. Ho	12582 Foyne Ave	\$1,365.00
400572	121505720	Silvia J. Serrano and Paul Ranzle	12570 Foyne Ave	\$644.61
400576	121505761	Daniel K. and Tyler M. Mora	12601 Overstreet Rd	\$240.00
400578	121505780	Christian R. and Dina M. Pryor	12613 Overstreet Rd	\$245.00
400579	121505790	Joseph J. Kimmes and Christine J. Lombard	12619 Overstreet Rd	\$0.50
400580	121505800	Moheb A. Mikhail	12625 Overstreet Rd	\$245.00
400581	121505810	Latifa Tahri	12631 Overstreet Rd	\$240.00
400582	121505821	Pamela Montetti and Wallace M. Roach, Jr.	12526 Cragside Ln	\$260.00
400583	121505831	WenWen Jiang and Yunqiao Zhang	12520 Cragside Ln	\$240.00
400584	121505840	Timothy D. Wata	12514 Cragside Ln	\$245.00
400587	121505870	Monica Yeung	6962 Northwich Dr	\$1,185.00
400588	121505880	David J. and Ila J. Wright	6968 Northwich Dr	\$245.00
400589	121505892	Sean M. and Kari Johnson	6974 Northwich Dr	\$240.00
400592	121505921	Kristina Kaza	12519 Overstreet Rd	\$11.60
400594	121505941	Zhongwei Li and Li Qiu	6971 Tettenhall Ln	\$240.00
400598	121505980	Jorge Oviedo and Natasha Roque	6939 Northwich Dr	\$455.00
400600	121506000	Sophie M. Fourdraine	6951 Northwich Dr	\$9.96
400603	121506030	Armando L. and Fabiana Perez	6969 Northwich Dr	\$40.00
400604	121506040	Connie Ibrahim	6975 Northwich Dr	\$245.00
400605	121506051	Joseph and Joyce Villano	6981 Northwich Dr	\$185.00
400606	121506060	Cynthia Y. and Richard H. Yu, and Rita S. Lam	6987 Northwich Dr	\$490.00

**Totals: \$117,184.75**

**The Lakes of Windermere Community Association, Inc.**  
**Check Register Report**  
**12/1/2025 - 12/31/2025**

Account #	Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
1001	On-Line	12/2/2025	<b>Leland Management - O</b>	<b>\$3,600.00</b>			
		489 1225 M ACH	Dec Management Fee		6160 Management Fees	\$3,600.00	\$3,600.00
1001	202026	12/2/2025	<b>The Poop Bandit</b>	<b>\$613.86</b>			
		TL2309	Pet Waste Station Dispenser Bag Refills		6790 General Repairs / Maintenance	\$298.86	\$298.86
		TL2309	Dec Weekly Service		6790 General Repairs / Maintenance	\$315.00	\$315.00
1001	202027	12/2/2025	<b>Solitude Lake Management, LLC</b>	<b>\$560.20</b>			
		PSI219868	Fountain & Timer Repair		6590 Fountain Maintenance	\$560.20	\$560.20
1001	202028	12/2/2025	<b>Tigris Aquatic Services LLC</b>	<b>\$394.00</b>			
		3835489	Nov Lake Management		6630 Lakes / Ponds / Waterways	\$394.00	\$394.00
1001	202029	12/2/2025	<b>Efusion Systems (LVTEK, Inc)</b>	<b>\$41.60</b>			
		18628	Nov Gate Access Control		7130 Security Equipment Monthly Fee	\$41.60	\$41.60
1001	202030	12/3/2025	<b>Tigris Aquatic Services LLC</b>	<b>\$1,250.00</b>			
		3833232	Nov Lake Management		6630 Lakes / Ponds / Waterways	\$1,250.00	\$1,250.00
1001	202031	12/4/2025	<b>Eden Landscape Enterprises, Inc.</b>	<b>\$19,528.00</b>			
		121813	Irrigation Repairs		6610 Irrigation - Repairs / Maintenance	\$400.00	\$400.00
		121813	Landscape Enhancement		6790 General Repairs / Maintenance	\$8,403.00	\$8,403.00
		121812	azebo Enhancement		6790 General Repairs / Maintenance	\$10,725.00	\$10,725.00
1001	202032	12/4/2025	<b>James Marcus Vernon</b>	<b>\$140.00</b>			
		489 112125	Lien - Ramos		6040 Legal Fees	\$140.00	\$140.00
1050	4	12/10/2025	<b>The Lakes of Windermere CA</b>	<b>\$100,000.00</b>			
		Fund Operating	Fund Operating		1001 Operating Account - Alliance (Sweep)	\$100,000.00	\$100,000.00
1001	202033	12/11/2025	<b>Leland Management - O</b>	<b>\$1,854.40</b>			
		489 1125 C	Nov Setup		2045 Closings	\$150.00	\$150.00
		489 1125 C	Nov Collections		2050 Collections	\$1,704.40	\$1,704.40
1001	202034	12/19/2025	<b>Resort Pool Services</b>	<b>\$1,700.00</b>			
		29715	Dec Pool Service		7010 Contracted Pool Maintenance	\$1,700.00	\$1,700.00
1001	202035	12/23/2025	<b>Tiffany L. and Jeremy D. Blockson</b>	<b>\$284.66</b>			
		Reimbursement	Social Event Reimbursement		6230 Community Decorations / Events	\$284.66	\$284.66
1001	On-Line	12/24/2025	<b>Duke Energy</b>	<b>\$33.87</b>			
		489-202511-0001	9100 8157 0094 ACH		7650 Electric - Irrigation	\$33.87	\$33.87
1001	On-Line	12/24/2025	<b>Duke Energy</b>	<b>\$2,152.21</b>			
		489-202511-0002	6712 Duncaster St - Irrigation: 11/11-12/09		7650 Electric - Irrigation	\$33.87	\$33.87
		489-202511-0002	13025 Overstreet Rd - Pond: 11/11-12/09		7630 Electric - Fountain	\$922.76	\$922.76
		489-202511-0002	6705 Thornhill Cir - Irrigation Well: 11/11-12/09		7650 Electric - Irrigation	\$1,195.58	\$1,195.58

<b>1001</b>	<b>On-Line</b>	<b>12/24/2025</b>	<b>Duke Energy</b>	<b>\$3,205.55</b>			
		489-202511-0003	6941 Mapperton Dr - Gazebo: 11/11-12/09		7620 Electric - Gazebo	\$36.02	\$36.02
		489-202511-0003	12731 Bideford Ave - Irrigation: 11/21-12/19		7650 Electric - Irrigation	\$36.15	\$36.15
		489-202511-0003	12778 Hawstone Dr - Irrigation: 11/11-12/09		7650 Electric - Irrigation	\$36.16	\$36.16
		489-202511-0003	12722 Cragside Ln - Irrigation: 11/21-12/19		7650 Electric - Irrigation	\$36.16	\$36.16
		489-202511-0003	12854 Cragside Ln - Irrigation: 11/21-12/19		7650 Electric - Irrigation	\$36.17	\$36.17
		489-202511-0003	12446 Lake Sawyer Dr - Entry Sign Wall: 11/21-12/19		7610 Electric - Entrance	\$74.39	\$74.39
		489-202511-0003	12708 Hawkstone Dr - Irrigation: 11/21-12/19		7650 Electric - Irrigation	\$221.79	\$221.79
		489-202511-0003	6841 Nobleton Dr - Irrigation / Entry: 11/21-12/19		7610 Electric - Entrance	\$232.43	\$232.43
		489-202511-0003	6866 Northwich Dr - Pool House: 11/11-12/09		7640 Electric - Pool / Clubhouse	\$274.99	\$274.99
		489-202511-0003	12854 Cragside Ln - Irrigation / Fountain: 11/21-12/19		7630 Electric - Fountain	\$1,057.04	\$1,057.04
		489-202511-0003	12589 Overstreet Rd - Pond: 11/11-12/09		7630 Electric - Fountain	\$1,164.25	\$1,164.25
<b>1001</b>	<b>202036</b>	<b>12/24/2025</b>	<b>Cepra Landscape, LLC</b>	<b>\$11,656.75</b>			
		O-S9246	Dec Landscape Maintenance Services		6510 Grounds Maintenance	\$11,656.75	\$11,656.75
<b>1001</b>	<b>202037</b>	<b>12/24/2025</b>	<b>Tigris Aquatic Services LLC</b>	<b>\$2,892.00</b>			
		4311496	Dec Lake Management		6630 Lakes / Ponds / Waterways	\$394.00	\$394.00
		4311452	Dec Pond Maintenance		6630 Lakes / Ponds / Waterways	\$1,248.00	\$1,248.00
		4311440	Dec Lake Management		6630 Lakes / Ponds / Waterways	\$1,250.00	\$1,250.00
<b>1001</b>	<b>202038</b>	<b>12/24/2025</b>	<b>CSS Clean Star Service of Central FL, Inc.</b>	<b>\$600.00</b>			
		16567	Nov Monthly Cleaning		7100 Clubhouse Cleaning	\$600.00	\$600.00
<b>1001</b>	<b>202039</b>	<b>12/24/2025</b>	<b>Solitude Lake Management, LLC</b>	<b>\$421.58</b>			
		PSI225691	Fountain Maintenance - 12/01 - 02/28		6590 Fountain Maintenance	\$421.58	\$421.58
<b>1001</b>	<b>202040</b>	<b>12/24/2025</b>	<b>Not Your Average Joe Repairs, LLC</b>	<b>\$175.00</b>			
		IN-10766	Swing Stabilization		6790 General Repairs / Maintenance	\$175.00	\$175.00
<b>1001</b>	<b>202041</b>	<b>12/24/2025</b>	<b>Efusion Systems (LVTEK, Inc)</b>	<b>\$41.60</b>			
		18697	Dec Gate Access Control		7130 Security Equipment Monthly Fee	\$41.60	\$41.60
<b>1001</b>	<b>On-Line</b>	<b>12/30/2025</b>	<b>Charter Communications - 7186</b>	<b>\$275.09</b>			
		1811225121225 ACH	Account 8337 10 030 1811225 ACH		7680 Pool Gate Internet	\$275.09	\$275.09
<b>1001</b>	<b>202042</b>	<b>12/30/2025</b>	<b>Leland Management - O</b>	<b>\$2,705.22</b>			
		89820	Affidavit		6090 Postage / Copies / Supplies	\$25.00	\$25.00
		89820	Nov Website		6170 Community Website	\$100.00	\$100.00
		89820	Dec Gate Monitoring		7180 Pool Gate Monitoring	\$150.00	\$150.00
		89820	Nov Office Expenses		6090 Postage / Copies / Supplies	\$2,430.22	\$2,430.22
<b>1001</b>	<b>On-Line</b>	<b>12/31/2025</b>	<b>Orange County Utilities</b>	<b>\$970.21</b>			
		489 1225 ACH	1527776200 ACH		7600 Water & Sewer - Pool / Clubhouse	\$260.21	\$260.21
		489 1225 ACH	8924866200 ACH		7660 Irrigation - Water	\$710.00	\$710.00
<b>1001</b>	<b>202043</b>	<b>12/31/2025</b>	<b>Leland Management - O</b>	<b>\$320.00</b>			
		489 1225 C	Dec Collections		2050 Collections	\$320.00	\$320.00
<b>1001</b>	<b>202044</b>	<b>12/31/2025</b>	<b>Cepra Landscape, LLC</b>	<b>\$1,216.00</b>			
		O-S9142	Irrigation Repairs		6610 Irrigation - Repairs / Maintenance	\$1,216.00	\$1,216.00

1100	320025	12/31/2025	Sunbrite Outdoor Furniture	\$17,447.65		
		31452	Pool Furniture		3081 Spent from Reserves -	\$17,447.65
					Pool Furniture	\$17,447.65
<b>Total:</b>				<u>\$174,079.45</u>		

**The Lakes of Windermere Community Association, Inc.**  
**General Ledger Report**  
**12/1/2025 - 12/31/2025**

**Account: 1001 - Operating Account - Alliance (Sweep)**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						(\$2,805.37)
12/1/2025	AR	Payment Received		\$30.00		(\$2,775.37)
12/1/2025	AR	Payment - Alliance		\$1,030.00		(\$1,745.37)
12/2/2025	AR	Payment Received closing funds		\$465.00		(\$1,280.37)
12/2/2025	AR	Payment Received		\$417.54		(\$862.83)
12/2/2025	AP	Payment: Efusion Systems (LVTEK, Inc), Check #: 202029, Invoice #: 18628			\$41.60	(\$904.43)
12/2/2025	AP	Payment: Tigris Aquatic Services LLC, Check #: 202028, Invoice #: 3835489			\$394.00	(\$1,298.43)
12/2/2025	AP	Payment: Solitude Lake Management, LLC, Check #: 202027, Invoice #: PSI219868			\$560.20	(\$1,858.63)
12/2/2025	AP	Payment: The Poop Bandit, Check #: 202026, Invoice #: TL2309			\$613.86	(\$2,472.49)
12/2/2025	AR	Payment - Alliance		\$240.00		(\$2,232.49)
12/2/2025	AP	Payment: Leland Management - O, On-Line Payment, Invoice #: 489 1225 M ACH			\$3,600.00	(\$5,832.49)
12/3/2025	AR	Payment - Alliance		\$240.00		(\$5,592.49)
12/3/2025	AP	Payment: Tigris Aquatic Services LLC, Check #: 202030, Invoice #: 3833232			\$1,250.00	(\$6,842.49)
12/3/2025	AR	Payment Received		\$80.00		(\$6,762.49)
12/4/2025	AR	Payment - Alliance		\$667.31		(\$6,095.18)
12/4/2025	AP	Payment: Eden Landscape Enterprises, Inc., Check #: 202031, Invoice #: 121812, 121813			\$19,528.00	(\$25,623.18)
12/4/2025	AP	Payment: James Marcus Vernon, Check #: 202032, Invoice #: 489 112125			\$140.00	(\$25,763.18)
12/5/2025	AR	Payment - Alliance		\$5,378.59		(\$20,384.59)
12/8/2025	AR	Payment Received		\$417.54		(\$19,967.05)
12/8/2025	AR	Payment - Alliance		\$1,137.54		(\$18,829.51)
12/9/2025	AP	The Lakes of Windermere CA, Invoice #: Fund Operating; Fund Operating		\$100,000.00		\$81,170.49
12/10/2025	AR	Payment - Alliance		\$1,027.10		\$82,197.59
12/11/2025	AP	Payment: Leland Management - O, Check #: 202033, Invoice #: 489 1125 C			\$1,854.40	\$80,343.19
12/12/2025	AR	Payments- Alliance		\$637.00		\$80,980.19
12/15/2025	AR	Payments- Alliance		\$4,540.00		\$85,520.19
12/16/2025	AR	Payment - Alliance		\$985.00		\$86,505.19
12/17/2025	AR	Payment Received		\$245.00		\$86,750.19
12/17/2025	AR	Payments- Alliance		\$1,445.00		\$88,195.19
12/18/2025	AR	Payment Received		\$245.00		\$88,440.19
12/18/2025	AR	Payment - Alliance		\$1,465.00		\$89,905.19
12/19/2025	AP	Payment: Resort Pool Services, Check #: 202034, Invoice #: 29715			\$1,700.00	\$88,205.19
12/19/2025	AR	Payments- Alliance		\$7,100.00		\$95,305.19
12/21/2025	AR	Payment Received		\$527.39		\$95,832.58
12/22/2025	AR	Payment Received		\$490.00		\$96,322.58
12/22/2025	AR	Payments- Alliance		\$3,130.00		\$99,452.58
12/23/2025	AR	Payments- Alliance		\$4,920.32		\$104,372.90
12/23/2025	AP	Payment: Tiffany L. and Jeremy D. Blockson, Check #: 202035, Invoice #: Reimbursement			\$284.66	\$104,088.24
12/23/2025	AR	Payment Received		\$980.00		\$105,068.24
12/23/2025	AR	REVERSAL - [Payment - Alliance]			\$240.00	\$104,828.24
12/23/2025	AR	Returned Item Bank Fee #0061589522			\$10.00	\$104,818.24
12/23/2025	AR	REVERSAL - [Payment - Alliance]			\$240.00	\$104,578.24
12/23/2025	AR	Returned Item Bank Fee #0061457098			\$10.00	\$104,568.24
12/24/2025	AR	Payment - Alliance		\$8,885.00		\$113,453.24
12/24/2025	AR	Payment Received		\$245.00		\$113,698.24
12/24/2025	AP	Payment: Duke Energy, On-Line Payment, Invoice #: 489-202511-0001			\$33.87	\$113,664.37

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12/24/2025	AP	Payment: Duke Energy, On-Line Payment, Invoice #: 489-202511-0002		\$2,152.21	\$111,512.16	
12/24/2025	AP	Payment: Duke Energy, On-Line Payment, Invoice #: 489-202511-0003		\$3,205.55	\$108,306.61	
12/24/2025	AP	Payment: Cepra Landscape, LLC, Check #: 202036, Invoice #: O-S9246		\$11,656.75	\$96,649.86	
12/24/2025	AP	Payment: Tigris Aquatic Services LLC, Check #: 202037, Invoice #: 4311440, 4311452, 4311496		\$2,892.00	\$93,757.86	
12/24/2025	AP	Payment: CSS Clean Star Service of Central FL, Inc., Check #: 202038, Invoice #: 16567		\$600.00	\$93,157.86	
12/24/2025	AP	Payment: Solitude Lake Management, LLC, Check #: 202039, Invoice #: PSI225691		\$421.58	\$92,736.28	
12/24/2025	AP	Payment: Not Your Average Joe Repairs, LLC, Check #: 202040, Invoice #: IN-10766		\$175.00	\$92,561.28	
12/24/2025	AP	Payment: Efusion Systems (LVTEK, Inc), Check #: 202041, Invoice #: 18697		\$41.60	\$92,519.68	
12/25/2025	AR	Payment Received		\$245.00	\$92,764.68	
12/26/2025	AR	Payment - Alliance		\$2,832.54	\$95,597.22	
12/28/2025	AR	Payment Received		\$245.00	\$95,842.22	
12/29/2025	AR	Payment - Alliance		\$5,110.00	\$100,952.22	
12/30/2025	AR	Payment - Alliance		\$10,760.00	\$111,712.22	
12/30/2025	AR	Payment Received		\$735.00	\$112,447.22	
12/30/2025	GL	Transfer to 1100 - Reserve Money Market - Alliance (Sweep) Dec Reserve Transfer		\$9,802.62	\$102,644.60	
12/30/2025	AP	Payment: Leland Management - O, Check #: 202042, Invoice #: 89820		\$2,705.22	\$99,939.38	
12/30/2025	AP	Payment: Charter Communications - 7186, On-Line Payment, Invoice #: 1811225121225 ACH		\$275.09	\$99,664.29	
12/31/2025	AP	Payment: Leland Management - O, Check #: 202043, Invoice #: 489 1225 C		\$320.00	\$99,344.29	
12/31/2025	AP	Payment: Cepra Landscape, LLC, Check #: 202044, Invoice #: O-S9142		\$1,216.00	\$98,128.29	
12/31/2025	AP	Payment: Orange County Utilities, On-Line Payment, Invoice #: 489 1225 ACH		\$970.21	\$97,158.08	
12/31/2025	GL	ICS Sweep Transfer		\$55,777.25	\$41,380.83	
12/31/2025	GL	ADJ: Duke Energy (PO Box 1094), Invoice #: 489-202511-0002; 6712 Duncaster St - Irrigation: 11/11-12/09		\$0.01	\$41,380.82	
12/31/2025	GL	Reclass from Reserve to Operating		\$16,675.43	\$24,705.39	
12/31/2025	AR	Payment Received		\$490.00	\$25,195.39	
12/31/2025	AR	Payment - Alliance		\$6,055.00	\$31,250.39	
12/31/2025		Bank Statement Interest		\$0.99	\$31,251.38	
<b>Account Total</b>				\$173,443.86	\$139,387.11	\$31,251.38

**Account: 1003 - Operating Account - Alliance ICS 2.42% (Sweep)**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$32,772.97
12/31/2025	GL	ICS Sweep Transfer			\$55,777.25		\$88,550.22
12/31/2025		Bank Statement Interest			\$113.85		\$88,664.07
<b>Account Total</b>					\$55,891.10	\$0.00	\$88,664.07

**Account: 1050 - Operating Money Market - First Horizon 1.63%**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$210,061.19
12/10/2025	AP	Payment: The Lakes of Windermere CA, Check #: 4, Invoice #: Fund Operating				\$100,000.00	\$110,061.19
12/31/2025		Bank Statement Interest			\$195.84		\$110,257.03
<b>Account Total</b>					\$195.84	\$100,000.00	\$110,257.03

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**Account: 1100 - Reserve Money Market - Alliance (Sweep)**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$42,903.07
12/30/2025	GL	Transfer from 1001 - OPERATING ACCOUNT - ALLIANCE (SWEEP)	Dec Reserve Transfer	\$9,802.62		\$52,705.69
12/31/2025	AP	Payment: Sunbrite Outdoor Furniture, Check #: 320025, Invoice #: 31452			\$17,447.65	\$35,258.04
12/31/2025	GL	ICS Sweep Transfer			\$2,705.69	\$32,552.35
12/31/2025		Bank Statement Interest		\$5.80		\$32,558.15
12/31/2025	GL	Reclass from Reserve to Operating		\$16,675.43		\$49,233.58
<b>Account Total</b>				\$26,483.85	\$20,153.34	\$49,233.58

**Account: 1101 - Reserve Account - Alliance ICS 2.45% (Sweep)**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$214,463.73
12/31/2025	GL	ICS Sweep Transfer		\$2,705.69		\$217,169.42
12/31/2025		Bank Statement Interest		\$441.87		\$217,611.29
<b>Account Total</b>				\$3,147.56	\$0.00	\$217,611.29

**Account: 1120 - Reserve CDAR - Alliance 3.75% 04/26**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$787,104.20
12/31/2025		Bank Statement Interest		\$2,464.88		\$789,569.08
<b>Account Total</b>				\$2,464.88	\$0.00	\$789,569.08

**Account: 1210 - Assessment Receivable**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$11,056.60
12/1/2025	AR	Payment Application			\$100.00	\$10,956.60
12/2/2025	AR	Payment Application			\$1,035.08	\$9,921.52
12/4/2025	AR	Payment Application			\$427.31	\$9,494.21
12/5/2025	AR	Payment Application			\$457.59	\$9,036.62
12/5/2025	AR	Charge Adjustment: Settlement Agreement		\$287.59		\$9,324.21
12/8/2025	AR	Payment Application			\$835.08	\$8,489.13
12/10/2025	AR	Payment Application			\$515.65	\$7,973.48
12/12/2025	AR	Payment Application			\$396.45	\$7,577.03
12/15/2025	AR	Payment Application			\$177.54	\$7,399.49
12/17/2025	AR	Late Notice		\$25.00		\$7,424.49
12/17/2025	AR	Payment Application			\$1.87	\$7,422.62
12/21/2025	AR	Payment Application			\$527.39	\$6,895.23
12/22/2025	AR	Attorney File Preparation		\$225.00		\$7,120.23
12/23/2025	AR	Payment Application			\$105.32	\$7,014.91
12/23/2025	AR	Returned Item Bank Fee #0061457098		\$10.00		\$7,024.91
12/23/2025	AR	Returned Item: #0061457098 - Customer Advises not Authorized (ref #: 0061457098 ,desc: Payment - Alliance, date: 12/2/2025)		\$35.00		\$7,059.91
12/23/2025	AR	Returned Item Bank Fee #0061589522		\$10.00		\$7,069.91
12/23/2025	AR	Returned Item: #0061589522 - Customer Advises not Authorized (ref #: 0061589522 ,desc: Payment - Alliance, date: 12/5/2025)		\$35.00		\$7,104.91
12/24/2025	AR	Payment Application			\$65.00	\$7,039.91

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12/26/2025	AR	Payment Application					\$417.54	\$6,622.37	
12/31/2025	AR	Interest				\$53.95		\$6,676.32	
<b>Account Total</b>							\$681.54	\$5,061.82	\$6,676.32

**Account: 1220 - Allowance for Bad Debt**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance		
<b>Beginning Balance</b>								(\$3,675.84)	
12/2/2025	AR	Credit Adjustment			\$152.54		(\$3,523.30)		
12/17/2025	AR	Credit Adjustment			\$1.87		(\$3,521.43)		
12/31/2025	GL	Bad Debt Allocation				\$41.63	(\$3,563.06)		
<b>Account Total</b>							\$154.41	\$41.63	(\$3,563.06)

**Account: 1310 - Deposit - Duke Energy**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance		
<b>Beginning Balance</b>								\$4,325.00	
<b>Account Total</b>							\$0.00	\$0.00	\$4,325.00

**Account: 1320 - Deposit - Orange County  
Utility**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance		
<b>Beginning Balance</b>								\$3,247.06	
<b>Account Total</b>							\$0.00	\$0.00	\$3,247.06

**Account: 1330 - Due From Bahta ALF**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance		
<b>Beginning Balance</b>								\$6,326.58	
12/5/2025	GL	Settlement Agreement 39 of 60				\$287.59	\$6,038.99		
<b>Account Total</b>							\$0.00	\$287.59	\$6,038.99

**Account: 1410 - Prepaid Commercial  
Umbrella / Property 9/26**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance		
<b>Beginning Balance</b>								\$22,368.09	
12/31/2025	GL	Insurance Allocation				\$2,485.35	\$19,882.74		
<b>Account Total</b>							\$0.00	\$2,485.35	\$19,882.74

**Account: 1420 - Prepaid General Liability  
09/26**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance		
<b>Beginning Balance</b>								\$5,782.01	
12/31/2025	GL	Insurance Allocation				\$642.44	\$5,139.57		
<b>Account Total</b>							\$0.00	\$642.44	\$5,139.57

**Account: 1430 - Prepaid Directors &  
Officers / Crime 09/26**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance		
<b>Beginning Balance</b>								\$3,520.49	
12/31/2025	GL	Insurance Allocation				\$391.16	\$3,129.33		
<b>Account Total</b>							\$0.00	\$391.16	\$3,129.33

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**12/1/2025 - 12/31/2025**

**Account: 1450 - Prepaid Workers  
 Compensation 09/26**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$377.24
12/31/2025	GL	Insurance Allocation				\$41.92	\$335.32
<b>Account Total</b>					\$0.00	\$41.92	\$335.32

**Account: 2010 - Accounts Payable**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$25,584.20)
12/1/2025	AP	Michael T. Wright (dba: The Poop Bandit) (16227 Wind View Lane); 9 Pet Waste Stations, Invoice #: TL2309				\$613.86	(\$26,198.06)
12/2/2025	AP	Payment: The Poop Bandit, Check #: 202026, Invoice #: TL2309	9 Pet Waste Stations		\$613.86		(\$25,584.20)
12/2/2025	AP	Payment: Solitude Lake Management, LLC, Check #: 202027, Invoice #: PSI219868			\$560.20		(\$25,024.00)
12/2/2025	AP	Payment: Tigris Aquatic Services LLC, Check #: 202028, Invoice #: 3835489			\$394.00		(\$24,630.00)
12/2/2025	AP	Payment: Efusion Systems (LVTEK, Inc), Check #: 202029, Invoice #: 18628			\$41.60		(\$24,588.40)
12/2/2025	AP	Leland Management - O (6972 Lake Gloria Blvd.); 489 1225 M ACH, Invoice #: 489 1225 M ACH				\$3,600.00	(\$28,188.40)
12/2/2025	AP	Payment: Leland Management - O, On-Line Payment, Invoice #: 489 1225 M ACH	489 1225 M ACH		\$3,600.00		(\$24,588.40)
12/2/2025	AP	Pinnacle Furniture Holdings LLC (dba: Sunbrite Outdoor Furniture) (610 Irene Street); , Invoice #: 31452				\$17,447.65	(\$42,036.05)
12/3/2025	AP	McDonnell Corporation (dba: Resort Pool Services) (14525 Johns Lake Road); , Invoice #: 29715				\$1,700.00	(\$43,736.05)
12/3/2025	AP	Payment: Tigris Aquatic Services LLC, Check #: 202030, Invoice #: 3833232			\$1,250.00		(\$42,486.05)
12/4/2025	AP	Payment: Eden Landscape Enterprises, Inc., Check #: 202031, Invoice #: 121812, 121813			\$19,528.00		(\$22,958.05)
12/4/2025	AP	Payment: James Marcus Vernon, Check #: 202032, Invoice #: 489 112125			\$140.00		(\$22,818.05)
12/9/2025	AP	Tigris Aquatic Services LLC (PO Box 749738); , Invoice #: 4311496				\$394.00	(\$23,212.05)
12/9/2025	AP	Solitude Lake Management, LLC (1320 Brookwood Drive); 12/01 - 02/28, Invoice #: PSI225691				\$421.58	(\$23,633.63)
12/9/2025	AP	Cepra Landscape, LLC (PO Box 865); , Invoice #: O-S9246				\$11,656.75	(\$35,290.38)
12/9/2025	AP	The Lakes of Windermere CA; , Invoice #: Fund Operating				\$100,000.00	(\$135,290.38)
12/10/2025	AP	Payment: The Lakes of Windermere CA, Check #: 4, Invoice #: Fund Operating			\$100,000.00		(\$35,290.38)
12/11/2025	AP	Payment: Leland Management - O, Check #: 202033, Invoice #: 489 1125 C			\$1,854.40		(\$33,435.98)
12/18/2025	AP	Efusion Systems (LVTEK, Inc) (910 Gazell Trail); , Invoice #: 18697				\$41.60	(\$33,477.58)
12/18/2025	AP	Not Your Average Joe Repairs, LLC (4853 East Irlo Bronson Memorial Hwy); , Invoice #: IN-10766				\$175.00	(\$33,652.58)
12/18/2025	AP	Tigris Aquatic Services LLC (PO Box 749738); , Invoice #: 4311440				\$1,250.00	(\$34,902.58)
12/18/2025	AP	Tigris Aquatic Services LLC (PO Box 749738); , Invoice #: 4311452				\$1,248.00	(\$36,150.58)
12/19/2025	AP	Payment: Resort Pool Services, Check #: 202034, Invoice #: 29715			\$1,700.00		(\$34,450.58)
12/23/2025	AP	Tiffany L. and Jeremy D. Blockson (6770 Duncaster St); , Invoice #: Reimbursement				\$284.66	(\$34,735.24)

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12/23/2025	AP	Leland Management - O (6972 Lake Gloria Blvd.); , Invoice #: 89820			\$2,705.22		(\$37,440.46)	
12/23/2025	AP	Payment: Tiffany L. and Jeremy D. Blockson, Check #: 202035, Invoice #: Reimbursement			\$284.66		(\$37,155.80)	
12/24/2025	AP	Duke Energy (PO Box 1094), Invoice #: 489-202511-0001; 9100 8157 0341 ACH	12859 Droxford Rd - Irrigation:11/21-12/19			\$33.87	(\$37,189.67)	
12/24/2025	AP	Payment: Duke Energy, On-Line Payment, Invoice #: 489-202511-0001	6712 Duncaster St - Irrigation:11/11-12/09			\$33.87	(\$37,155.80)	
12/24/2025	AP	Duke Energy (PO Box 1094); Account 9100 8157 0094 ACH, Invoice #: 489-202511-0002				\$2,152.21	(\$39,308.01)	
12/24/2025	AP	Payment: Duke Energy, On-Line Payment, Invoice #: 489-202511-0002	Account 9100 8157 0094 ACH			\$2,152.21	(\$37,155.80)	
12/24/2025	AP	Duke Energy (PO Box 1094); Account 9100 8164 3086, Invoice #: 489-202511-0003				\$3,205.55	(\$40,361.35)	
12/24/2025	AP	Payment: Duke Energy, On-Line Payment, Invoice #: 489-202511-0003	Account 9100 8164 3086			\$3,205.55	(\$37,155.80)	
12/24/2025	AP	Payment: Cepra Landscape, LLC, Check #: 202036, Invoice #: O-S9246				\$11,656.75	(\$25,499.05)	
12/24/2025	AP	Payment: Tigris Aquatic Services LLC, Check #: 202037, Invoice #: 4311440, 4311452, 4311496				\$2,892.00	(\$22,607.05)	
12/24/2025	AP	Payment: CSS Clean Star Service of Central FL, Inc., Check #: 202038, Invoice #: 16567				\$600.00	(\$22,007.05)	
12/24/2025	AP	Payment: Solitude Lake Management, LLC, Check #: 202039, Invoice #: PSI225691	12/01 - 02/28			\$421.58	(\$21,585.47)	
12/24/2025	AP	Payment: Not Your Average Joe Repairs, LLC, Check #: 202040, Invoice #: IN-10766				\$175.00	(\$21,410.47)	
12/24/2025	AP	Payment: Efusion Systems (LVTEK, Inc), Check #: 202041, Invoice #: 18697				\$41.60	(\$21,368.87)	
12/30/2025	AP	Payment: Leland Management - O, Check #: 202042, Invoice #: 89820				\$2,705.22	(\$18,663.65)	
12/30/2025	AP	CSS Clean Star Service of Central FL, Inc. (11121 Camden Park Drive); , Invoice #: 16812				\$600.00	(\$19,263.65)	
12/30/2025	AP	Cepra Landscape, LLC (PO Box 865); , Invoice #: O-S9353				\$475.00	(\$19,738.65)	
12/30/2025	AP	Charter Communications - 7186 (PO Box 7186); 6866 N Northwich Dr - Internet: 12/12 - 01/11, Invoice #: 1811225121225 ACH				\$275.09	(\$20,013.74)	
12/30/2025	AP	Payment: Charter Communications - 7186, On-Line Payment, Invoice #: 1811225121225 ACH	6866 N Northwich Dr - Internet: 12/12 - 01/11			\$275.09	(\$19,738.65)	
12/30/2025	AP	Leland Management - O (6972 Lake Gloria Blvd.); , Invoice #: 489 1225 C				\$320.00	(\$20,058.65)	
12/31/2025	AP	Payment: Leland Management - O, Check #: 202043, Invoice #: 489 1225 C				\$320.00	(\$19,738.65)	
12/31/2025	AP	Payment: Cepra Landscape, LLC, Check #: 202044, Invoice #: O-S9142				\$1,216.00	(\$18,522.65)	
12/31/2025	AP	Payment: Sunbrite Outdoor Furniture, Check #: 320025, Invoice #: 31452				\$17,447.65	(\$1,075.00)	
12/31/2025	AP	Orange County Utilities (PO Box 628068); Water: 11/22-12/22, Invoice #: 489 1225 ACH				\$970.21	(\$2,045.21)	
12/31/2025	AP	Payment: Orange County Utilities, On-Line Payment, Invoice #: 489 1225 ACH	Water: 11/22-12/22			\$970.21	(\$1,075.00)	
<b>Account Total</b>						\$174,079.45	\$149,570.25	(\$1,075.00)

**Account: 2020 - Prepaid Assessments**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$49,129.29)
12/1/2025	AR	Payment Received				\$30.00	(\$49,159.29)
12/1/2025	AR	Payment Application			\$100.00		(\$49,059.29)
12/1/2025	AR	Payment - Alliance				\$1,030.00	(\$50,089.29)
12/2/2025	AR	Payment Application			\$1,035.08		(\$49,054.21)
12/2/2025	AR	Payment - Alliance				\$240.00	(\$49,294.21)
12/2/2025	AR	Credit Adjustment				\$152.54	(\$49,446.75)

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12/2/2025	AR	Payment Received closing funds		\$465.00	(\$49,911.75)
12/2/2025	AR	Payment Received		\$417.54	(\$50,329.29)
12/3/2025	AR	Payment Received		\$80.00	(\$50,409.29)
12/3/2025	AR	Payment - Alliance		\$240.00	(\$50,649.29)
12/4/2025	AR	Payment - Alliance		\$667.31	(\$51,316.60)
12/4/2025	AR	Payment Application	\$427.31		(\$50,889.29)
12/5/2025	AR	Payment - Alliance		\$5,378.59	(\$56,267.88)
12/5/2025	AR	Payment Application	\$457.59		(\$55,810.29)
12/8/2025	AR	Payment Application	\$835.08		(\$54,975.21)
12/8/2025	AR	Payment - Alliance		\$1,137.54	(\$56,112.75)
12/8/2025	AR	Payment Received		\$417.54	(\$56,530.29)
12/10/2025	AR	Payment Application	\$515.65		(\$56,014.64)
12/10/2025	AR	Payment - Alliance		\$1,027.10	(\$57,041.74)
12/12/2025	AR	Payments- Alliance		\$637.00	(\$57,678.74)
12/12/2025	AR	Payment Application	\$396.45		(\$57,282.29)
12/15/2025	AR	Payments- Alliance		\$4,540.00	(\$61,822.29)
12/15/2025	AR	Payment Application	\$177.54		(\$61,644.75)
12/16/2025	AR	Payment - Alliance		\$985.00	(\$62,629.75)
12/17/2025	AR	Payment Application	\$1.87		(\$62,627.88)
12/17/2025	AR	Credit Adjustment		\$1.87	(\$62,629.75)
12/17/2025	AR	Payment Received		\$245.00	(\$62,874.75)
12/17/2025	AR	Payments- Alliance		\$1,445.00	(\$64,319.75)
12/18/2025	AR	Payment - Alliance		\$1,465.00	(\$65,784.75)
12/18/2025	AR	Payment Received		\$245.00	(\$66,029.75)
12/19/2025	AR	Payments- Alliance		\$7,100.00	(\$73,129.75)
12/21/2025	AR	Payment Received		\$527.39	(\$73,657.14)
12/21/2025	AR	Payment Application	\$527.39		(\$73,129.75)
12/22/2025	AR	Payment Received		\$490.00	(\$73,619.75)
12/22/2025	AR	Payments- Alliance		\$3,130.00	(\$76,749.75)
12/23/2025	AR	Payments- Alliance		\$4,920.32	(\$81,670.07)
12/23/2025	AR	REVERSAL - [Payment - Alliance]	\$240.00		(\$81,430.07)
12/23/2025	AR	REVERSAL - [Payment - Alliance]	\$240.00		(\$81,190.07)
12/23/2025	AR	Payment Application	\$105.32		(\$81,084.75)
12/23/2025	AR	Payment Received		\$980.00	(\$82,064.75)
12/24/2025	AR	Payment Received		\$245.00	(\$82,309.75)
12/24/2025	AR	Payment - Alliance		\$8,885.00	(\$91,194.75)
12/24/2025	AR	Payment Application	\$65.00		(\$91,129.75)
12/25/2025	AR	Payment Received		\$245.00	(\$91,374.75)
12/26/2025	AR	Payment - Alliance		\$2,832.54	(\$94,207.29)
12/26/2025	AR	Payment Application	\$417.54		(\$93,789.75)
12/28/2025	AR	Payment Received		\$245.00	(\$94,034.75)
12/29/2025	AR	Payment - Alliance		\$5,110.00	(\$99,144.75)
12/30/2025	AR	Payment Received		\$735.00	(\$99,879.75)
12/30/2025	AR	Payment - Alliance		\$10,760.00	(\$110,639.75)
12/31/2025	AR	Payment Received		\$490.00	(\$111,129.75)
12/31/2025	AR	Payment - Alliance		\$6,055.00	(\$117,184.75)
<b>Account Total</b>			\$5,541.82	\$73,597.28	(\$117,184.75)

**Account: 2050 - Collections**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$0.00
12/17/2025	AR	Late Notice		\$25.00		(\$25.00)
12/22/2025	AR	Attorney File Preparation			\$225.00	(\$250.00)
12/23/2025	AR	Returned Item: #0061457098 - Customer Advises not Authorized (ref #: 0061457098 ,desc: Payment - Alliance, date: 12/2/2025)			\$35.00	(\$285.00)
12/23/2025	AR	Returned Item: #0061589522 - Customer Advises not Authorized (ref #: 0061589522 ,desc: Payment - Alliance, date: 12/5/2025)			\$35.00	(\$320.00)
12/30/2025	AP	Leland Management - O (6972 Lake Gloria Blvd.), Invoice #: 489 1225 C; Dec Collections		\$320.00		\$0.00

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<b>Account Total</b>		\$320.00	\$320.00	\$0.00
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**Account: 2060 - Deferred Assessments**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$48,480.00)
12/1/2025	GL	Assessment Allocation			\$48,480.00		\$0.00
<b>Account Total</b>					\$48,480.00	\$0.00	\$0.00

**Account: 3020 - Reserves - Property Site Elements**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$336,660.66)
12/30/2025	GL	Monthly Reserve Transfer				\$932.00	(\$337,592.66)
12/31/2025	GL	YE Reserve Interest Allocation				\$12,041.85	(\$349,634.51)
<b>Account Total</b>					\$0.00	\$12,973.85	(\$349,634.51)

**Account: 3030 - Reserves - Fountain**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$71,847.41)
12/30/2025	GL	Monthly Reserve Transfer				\$2,047.63	(\$73,895.04)
12/31/2025	GL	YE Reserve Interest Allocation				\$2,635.82	(\$76,530.86)
<b>Account Total</b>					\$0.00	\$4,683.45	(\$76,530.86)

**Account: 3040 - Reserves - Irrigation**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$78,550.99)
12/31/2025	GL	YE Reserve Interest Allocation				\$2,801.89	(\$81,352.88)
<b>Account Total</b>					\$0.00	\$2,801.89	(\$81,352.88)

**Account: 3050 - Reserves - Painting**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$15,238.45)
12/31/2025	GL	YE Reserve Interest Allocation				\$543.55	(\$15,782.00)
<b>Account Total</b>					\$0.00	\$543.55	(\$15,782.00)

**Account: 3060 - Reserves - Paving Alleys**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$39,662.03)
12/30/2025	GL	Monthly Reserve Transfer				\$839.87	(\$40,501.90)
12/31/2025	GL	YE Reserve Interest Allocation				\$1,444.69	(\$41,946.59)
<b>Account Total</b>					\$0.00	\$2,284.56	(\$41,946.59)

**Account: 3070 - Reserves - Pool Equipment**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$22,868.36)
12/31/2025	GL	YE Reserve Interest Allocation				\$815.71	(\$23,684.07)
<b>Account Total</b>					\$0.00	\$815.71	(\$23,684.07)

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**Account: 3080 - Reserves - Pool Furniture**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$17,419.65)
12/30/2025	GL	Monthly Reserve Transfer				\$257.38	(\$17,677.03)
<b>Account Total</b>					\$0.00	\$257.38	(\$17,677.03)

**Account: 3081 - Spent from Reserves - Pool Furniture**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$16,904.81
12/2/2025	AP	Pinnacle Furniture Holdings LLC (dba: Sunbrite Outdoor Furniture) (610 Irene Street), Invoice #: 31452; Pool Furniture			\$17,447.65		\$34,352.46
12/31/2025	GL	Reclass from Reserve to Operating				\$16,675.43	\$17,677.03
<b>Account Total</b>					\$17,447.65	\$16,675.43	\$17,677.03

**Account: 3090 - Reserves - Pool Fence**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$56,778.08)
12/31/2025	GL	YE Reserve Interest Allocation				\$2,025.26	(\$58,803.34)
<b>Account Total</b>					\$0.00	\$2,025.26	(\$58,803.34)

**Account: 3100 - Reserves - Pool Deck**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$36,807.30)
12/30/2025	GL	Monthly Reserve Transfer				\$532.62	(\$37,339.92)
12/31/2025	GL	YE Reserve Interest Allocation				\$1,331.91	(\$38,671.83)
<b>Account Total</b>					\$0.00	\$1,864.53	(\$38,671.83)

**Account: 3110 - Reserves - Pool Resurfacing**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$44,983.60)
12/30/2025	GL	Monthly Reserve Transfer				\$1,073.87	(\$46,057.47)
12/31/2025	GL	YE Reserve Interest Allocation				\$1,642.86	(\$47,700.33)
<b>Account Total</b>					\$0.00	\$2,716.73	(\$47,700.33)

**Account: 3120 - Reserves - Roof**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$27,689.28)
12/30/2025	GL	Monthly Reserve Transfer				\$260.50	(\$27,949.78)
12/31/2025	GL	YE Reserve Interest Allocation				\$996.96	(\$28,946.74)
<b>Account Total</b>					\$0.00	\$1,257.46	(\$28,946.74)

**Account: 3130 - Reserves - Sealcoating Alleys**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$21,891.65)
12/31/2025	GL	YE Reserve Interest Allocation				\$1,377.04	(\$23,268.69)
<b>Account Total</b>					\$0.00	\$1,377.04	(\$23,268.69)

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**Account: 3140 - Reserves - Tennis Courts**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$38,592.44)
12/30/2025	GL	Monthly Reserve Transfer				\$12.75	(\$38,605.19)
12/31/2025	GL	YE Reserve Interest Allocation				\$780.87	(\$39,386.06)
<b>Account Total</b>					\$0.00	\$793.62	(\$39,386.06)

**Account: 3230 - Reserves - Unrestricted**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$218,914.25)
12/30/2025	GL	Monthly Reserve Transfer				\$3,846.00	(\$222,760.25)
12/31/2025	GL	YE Reserve Interest Allocation				\$7,945.80	(\$230,706.05)
<b>Account Total</b>					\$0.00	\$11,791.80	(\$230,706.05)

**Account: 3399 - Interest on Reserve Acct**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$33,471.66)
12/31/2025	GL	Reserve Interest				\$2,912.55	(\$36,384.21)
12/31/2025	GL	YE Reserve Interest Allocation			\$36,384.21		\$0.00
<b>Account Total</b>					\$36,384.21	\$2,912.55	\$0.00

**Account: 3510 - Prior Years Earnings**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$219,952.93)
<b>Account Total</b>					\$0.00	\$0.00	(\$219,952.93)

**Account: 3520 - Suspense**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$0.00
12/5/2025	AR	Charge Adjustment: Settlement Agreement				\$287.59	(\$287.59)
12/5/2025	GL	Settlement Agreement 39 of 60			\$287.59		\$0.00
<b>Account Total</b>					\$287.59	\$287.59	\$0.00

**Account: 4010 - Assessment Income**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$533,280.00)
12/1/2025	GL	Assessment Allocation				\$48,480.00	(\$581,760.00)
<b>Account Total</b>					\$0.00	\$48,480.00	(\$581,760.00)

**Account: 4070 - Interest on Delinquent Balance**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$770.67)
12/31/2025	AR	Interest				\$53.95	(\$824.62)
<b>Account Total</b>					\$0.00	\$53.95	(\$824.62)

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**Account: 4080 - Closing Fees Income**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$1,350.00)
<b>Account Total</b>					\$0.00	\$0.00	(\$1,350.00)

**Account: 4180 - Interest on Operating Acct**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$5,827.21)
12/31/2025		Bank Statement Interest				\$310.68	(\$6,137.89)
<b>Account Total</b>					\$0.00	\$310.68	(\$6,137.89)

**Account: 4190 - Interest on Reserve Acct**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$33,471.66)
12/31/2025		Bank Statement Interest				\$2,912.55	(\$36,384.21)
<b>Account Total</b>					\$0.00	\$2,912.55	(\$36,384.21)

**Account: 4200 - Allocate Reserve Interest**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$33,471.66
12/31/2025	GL	Reserve Interest			\$2,912.55		\$36,384.21
<b>Account Total</b>					\$2,912.55	\$0.00	\$36,384.21

**Account: 4390 - Miscellaneous Income**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							(\$210.00)
<b>Account Total</b>					\$0.00	\$0.00	(\$210.00)

**Account: 6020 - Accounting Fees / Tax Preparation**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$6,200.00
<b>Account Total</b>					\$0.00	\$0.00	\$6,200.00

**Account: 6030 - Income Taxes**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$9,545.00
<b>Account Total</b>					\$0.00	\$0.00	\$9,545.00

**Account: 6040 - Legal Fees**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$3,412.90
<b>Account Total</b>					\$0.00	\$0.00	\$3,412.90

**Account: 6080 - Bank Fees / Payment Processing**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
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<b>Beginning Balance</b>				\$4,403.00
<b>Account Total</b>		\$0.00	\$0.00	\$4,403.00

**Account: 6090 - Postage / Copies / Supplies**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$6,924.50
12/23/2025	AP	Leland Management - O (6972 Lake Gloria Blvd.), Invoice #: 89820; Nov Office Expenses		\$2,430.22		\$9,354.72
12/23/2025	AP	Leland Management - O (6972 Lake Gloria Blvd.), Invoice #: 89820; Affidavit		\$25.00		\$9,379.72
<b>Account Total</b>						\$2,455.22 \$0.00 \$9,379.72

**Account: 6110 - Insurance**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$35,330.71
12/31/2025	GL	Directors & Officers / Crime Allocation		\$642.44		\$35,973.15
12/31/2025	GL	General Liability Allocation		\$391.16		\$36,364.31
12/31/2025	GL	Workers Compensation Allocation		\$41.92		\$36,406.23
12/31/2025	GL	Commerical Property Allocation		\$2,485.35		\$38,891.58
<b>Account Total</b>						\$3,560.87 \$0.00 \$38,891.58

**Account: 6160 - Management Fees**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$40,300.00
12/2/2025	AP	Leland Management - O (6972 Lake Gloria Blvd.), Invoice #: 489 1225 M ACH; Dec Management Fee	489 1225 M ACH	\$3,600.00		\$43,900.00
<b>Account Total</b>						\$3,600.00 \$0.00 \$43,900.00

**Account: 6170 - Community Website**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$2,050.00
12/23/2025	AP	Leland Management - O (6972 Lake Gloria Blvd.), Invoice #: 89820; Nov Website		\$100.00		\$2,150.00
<b>Account Total</b>						\$100.00 \$0.00 \$2,150.00

**Account: 6220 - Corporate Annual Report**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$61.25
<b>Account Total</b>						\$0.00 \$0.00 \$61.25

**Account: 6230 - Community Decorations / Events**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$2,064.56
12/23/2025	AP	Tiffany L. and Jeremy D. Blockson (6770 Duncaster St), Invoice #: Reimbursement; Social Event Reimbursement		\$284.66		\$2,349.22
<b>Account Total</b>						\$284.66 \$0.00 \$2,349.22

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**Account: 6240 - Bad Debt**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$458.37
12/31/2025	GL	Bad Debt Allocation			\$41.63		\$500.00
<b>Account Total</b>					\$41.63	\$0.00	\$500.00

**Account: 6510 - Grounds Maintenance**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$128,779.33
12/9/2025	AP	Cepra Landscape, LLC (PO Box 865), Invoice #: O-S9246; Dec Landscape Maintenance Services			\$11,656.75		\$140,436.08
<b>Account Total</b>					\$11,656.75	\$0.00	\$140,436.08

**Account: 6520 - Additional Landscaping**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$4,170.00
<b>Account Total</b>					\$0.00	\$0.00	\$4,170.00

**Account: 6550 - Trees / Plants / Sod**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$2,357.14
<b>Account Total</b>					\$0.00	\$0.00	\$2,357.14

**Account: 6590 - Fountain Maintenance**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$5,289.08
12/9/2025	AP	Solitude Lake Management, LLC (1320 Brookwood Drive), Invoice #: PSI225691; Fountain Maintenance - 12/01 - 02/28		12/01 - 02/28	\$421.58		\$5,710.66
<b>Account Total</b>					\$421.58	\$0.00	\$5,710.66

**Account: 6610 - Irrigation - Repairs / Maintenance**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$27,296.56
12/30/2025	AP	Cepra Landscape, LLC (PO Box 865), Invoice #: O-S9353; Irrigation Repairs			\$475.00		\$27,771.56
<b>Account Total</b>					\$475.00	\$0.00	\$27,771.56

**Account: 6630 - Lakes / Ponds / Waterways**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$21,828.00
12/9/2025	AP	Tigris Aquatic Services LLC (PO Box 749738), Invoice #: 4311496; Dec Lake Management			\$394.00		\$22,222.00
12/18/2025	AP	Tigris Aquatic Services LLC (PO Box 749738), Invoice #: 4311440; Dec Lake Management			\$1,250.00		\$23,472.00

**The Lakes of Windermere Community Association, Inc.**  
**General Ledger Report**  
**12/1/2025 - 12/31/2025**

12/18/2025	AP	Tigris Aquatic Services LLC (PO Box 749738), Invoice #: 4311452; Dec Pond Maintenance				\$1,248.00		\$24,720.00
<b>Account Total</b>						\$2,892.00	\$0.00	\$24,720.00

**Account: 6660 - Irrigation Pump Maintenance**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance	
<b>Beginning Balance</b>							\$7,395.00	
<b>Account Total</b>						\$0.00	\$0.00	\$7,395.00

**Account: 6720 - Pressure Washing**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance	
<b>Beginning Balance</b>							\$300.00	
<b>Account Total</b>						\$0.00	\$0.00	\$300.00

**Account: 6780 - Fence Repairs / Maintenance**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance	
<b>Beginning Balance</b>							\$1,200.00	
<b>Account Total</b>						\$0.00	\$0.00	\$1,200.00

**Account: 6790 - General Repairs / Maintenance**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance	
<b>Beginning Balance</b>							\$66,503.82	
12/1/2025	AP	Michael T. Wright (dba: The Poop Bandit) (16227 Wind View Lane), Invoice #: TL2309; Pet Waste Station Dispenser Bag Refills			\$298.86		\$66,802.68	
12/1/2025	AP	Michael T. Wright (dba: The Poop Bandit) (16227 Wind View Lane), Invoice #: TL2309; Dec Weekly Service	9 Pet Waste Stations		\$315.00		\$67,117.68	
12/18/2025	AP	Not Your Average Joe Repairs, LLC (4853 East Irlo Bronson Memorial Hwy), Invoice #: IN-10766; Swing Stabilization			\$175.00		\$67,292.68	
12/31/2025	GL	Reclass from Reserve to Operating			\$16,675.43		\$83,968.11	
<b>Account Total</b>						\$17,464.29	\$0.00	\$83,968.11

**Account: 7010 - Contracted Pool Maintenance**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance	
<b>Beginning Balance</b>							\$18,700.00	
12/3/2025	AP	McDonnell Corporation (dba: Resort Pool Services) (14525 Johns Lake Road), Invoice #: 29715; Dec Pool Service			\$1,700.00		\$20,400.00	
<b>Account Total</b>						\$1,700.00	\$0.00	\$20,400.00

**Account: 7020 - Pool Equipment Repair**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance	
<b>Beginning Balance</b>							\$1,885.00	
<b>Account Total</b>						\$0.00	\$0.00	\$1,885.00

**Account: 7030 - Pool Permit**

**The Lakes of Windermere Community Association, Inc.**  
**General Ledger Report**  
**12/1/2025 - 12/31/2025**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$370.35
<b>Account Total</b>					\$0.00	\$0.00	\$370.35

**Account: 7070 - Locks & Keys**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$150.00
<b>Account Total</b>					\$0.00	\$0.00	\$150.00

**Account: 7080 - Pool / Cabana Materials**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$3,942.84
<b>Account Total</b>					\$0.00	\$0.00	\$3,942.84

**Account: 7090 - Pool Fence / Gate Repair**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$1,341.50
<b>Account Total</b>					\$0.00	\$0.00	\$1,341.50

**Account: 7100 - Clubhouse Cleaning**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$6,700.00
12/30/2025	AP	CSS Clean Star Service of Central FL, Inc. (11121 Camden Park Drive), Invoice #: 16812; Dec Monthly Cleaning			\$600.00		\$7,300.00
<b>Account Total</b>					\$600.00	\$0.00	\$7,300.00

**Account: 7130 - Security Equipment Monthly Fee**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$371.60
12/18/2025	AP	Efusion Systems (LVTEK, Inc) (910 Gazell Trail), Invoice #: 18697; Dec Gate Access Control			\$41.60		\$413.20
<b>Account Total</b>					\$41.60	\$0.00	\$413.20

**Account: 7170 - Security System Maintenance / Repair**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$440.00
<b>Account Total</b>					\$0.00	\$0.00	\$440.00

**Account: 7180 - Pool Gate Monitoring**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$1,575.00
12/23/2025	AP	Leland Management - O (6972 Lake Gloria Blvd.), Invoice #: 89820; Dec Gate Monitoring			\$150.00		\$1,725.00
<b>Account Total</b>					\$150.00	\$0.00	\$1,725.00

**The Lakes of Windermere Community Association, Inc.**  
**General Ledger Report**  
**12/1/2025 - 12/31/2025**

**Account: 7510 - Miscellaneous Repairs / Maintenance**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$2,125.00
<b>Account Total</b>					\$0.00	\$0.00	\$2,125.00

**Account: 7520 - Miscellaneous Supplies**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$175.00
<b>Account Total</b>					\$0.00	\$0.00	\$175.00

**Account: 7530 - Tennis Court / Basketball Maintenance**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$625.00
<b>Account Total</b>					\$0.00	\$0.00	\$625.00

**Account: 7600 - Water & Sewer - Pool / Clubhouse**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$1,798.13
12/31/2025	AP	Orange County Utilities (PO Box 628068), Invoice #: 489 1225 ACH; Water: 11/22 - 1527776200 ACH	12/22		\$260.21		\$2,058.34
<b>Account Total</b>					\$260.21	\$0.00	\$2,058.34

**Account: 7610 - Electric - Entrance**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$2,842.70
12/24/2025	AP	Duke Energy (PO Box 1094), Invoice #: 489-202511-0003; 6841 Nobleton Dr - Irrigation / Entry: 11/21-12/19	Account 9100 8156 8256 ACH		\$232.43		\$3,075.13
12/24/2025	AP	Duke Energy (PO Box 1094), Invoice #: 489-202511-0003; 12446 Lake Sawyer Dr - Entry Sign Wall: 11/21-12/19	Account 9100 8156 9885 ACH		\$74.39		\$3,149.52
<b>Account Total</b>					\$306.82	\$0.00	\$3,149.52

**Account: 7620 - Electric - Gazebo**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$396.34
12/24/2025	AP	Duke Energy (PO Box 1094), Invoice #: 489-202511-0003; 6941 Mapperton Dr - Gazebo: 11/11-12/09	Account 9100 8157 0515 ACH		\$36.02		\$432.36
<b>Account Total</b>					\$36.02	\$0.00	\$432.36

**Account: 7630 - Electric - Fountain**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$33,062.11

**The Lakes of Windermere Community Association, Inc.**  
**General Ledger Report**  
**12/1/2025 - 12/31/2025**

12/24/2025	AP	Duke Energy (PO Box 1094), Invoice #: 489-202511-0002; 13025 Overstreet Rd - Pond: 11/11-12/09	Account 9100 8156 8652 ACH	\$922.76		\$33,984.87
12/24/2025	AP	Duke Energy (PO Box 1094), Invoice #: 489-202511-0003; 12854 Cragside Ln - Irrigation / Fountain: 11/21-12/19	Account 9100 8156 9702 ACH	\$1,057.04		\$35,041.91
12/24/2025	AP	Duke Energy (PO Box 1094), Invoice #: 489-202511-0003; 12589 Overstreet Rd - Pond: 11/11-12/09	Account 9100 8164 3276 ACH	\$1,164.25		\$36,206.16
<b>Account Total</b>				\$3,144.05	\$0.00	\$36,206.16

**Account: 7640 - Electric - Pool / Clubhouse**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$7,590.95
12/24/2025	AP	Duke Energy (PO Box 1094), Invoice #: 489-202511-0003; 6866 Northwich Dr - Pool House: 11/11-12/09	Account 9100 8157 0888 ACH	\$274.99		\$7,865.94
<b>Account Total</b>				\$274.99	\$0.00	\$7,865.94

**Account: 7650 - Electric - Irrigation**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$15,243.29
12/24/2025	AP	Duke Energy (PO Box 1094), Invoice #: 489-202511-0001; 9100 8157 0341 ACH	12859 Droxford Rd - Irrigation: 11/21-12/19	\$33.87		\$15,277.16
12/24/2025	AP	Duke Energy (PO Box 1094), Invoice #: 489-202511-0002; 6712 Duncaster St - Irrigation: 11/11-12/09	Account 9100 8157 0094 ACH	\$33.87		\$15,311.03
12/24/2025	AP	Duke Energy (PO Box 1094), Invoice #: 489-202511-0002; 6705 Thornhill Cir - Irrigation Well: 11/11-12/09	Account 9100 8156 9132 ACH	\$1,195.58		\$16,506.61
12/24/2025	AP	Duke Energy (PO Box 1094), Invoice #: 489-202511-0003; 12778 Hawstone Dr - Irrigation: 11/11-12/09	Account 9100 8164 3086 ACH	\$36.16		\$16,542.77
12/24/2025	AP	Duke Energy (PO Box 1094), Invoice #: 489-202511-0003; 12731 Bideford Ave - Irrigation: 11/21-12/19	Account 9100 8156 8446 ACH	\$36.15		\$16,578.92
12/24/2025	AP	Duke Energy (PO Box 1094), Invoice #: 489-202511-0003; 12722 Cragside Ln - Irrigation: 11/21-12/19	Account 9100 8156 8933 ACH	\$36.16		\$16,615.08
12/24/2025	AP	Duke Energy (PO Box 1094), Invoice #: 489-202511-0003; 12708 Hawkstone Dr - Irrigation: 11/21-12/19	Account 9100 8156 9299 ACH	\$221.79		\$16,836.87
12/24/2025	AP	Duke Energy (PO Box 1094), Invoice #: 489-202511-0003; 12854 Cragside Ln - Irrigation: 11/21-12/19	Account 9100 8164 3086 ACH	\$36.17		\$16,873.04
<b>Account Total</b>				\$1,629.75	\$0.00	\$16,873.04

**Account: 7660 - Irrigation - Water**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$5,192.48
12/31/2025	AP	Orange County Utilities (PO Box 628068), Invoice #: 489 1225 ACH; 8924866200 ACH	Water: 11/22-12/22	\$710.00		\$5,902.48
<b>Account Total</b>				\$710.00	\$0.00	\$5,902.48

**Account: 7680 - Pool Gate Internet**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>						\$3,003.39
12/30/2025	AP	Charter Communications - 7186 (PO Box 7186), Invoice #: 1811225121225 ACH; Account 8337 10 030 1811225 ACH	6866 N Northwich Dr - Internet: 12/12 - 01/11	\$275.09		\$3,278.48
12/31/2025	GL	ADJ: Duke Energy (PO Box 1094), Invoice #: 489-202511-0002; 6712 Duncaster St - Irrigation: 11/11-12/09		\$0.01		\$3,278.49
<b>Account Total</b>				\$275.10	\$0.00	\$3,278.49

**The Lakes of Windermere Community Association, Inc.**  
**General Ledger Report**  
**12/1/2025 - 12/31/2025**

**Account: 8020 - Reserves - Property Site Elements**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$10,252.00
12/30/2025	GL	Monthly Reserve Transfer			\$932.00		\$11,184.00
<b>Account Total</b>					\$932.00	\$0.00	\$11,184.00

**Account: 8030 - Reserves - Fountain**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$22,524.37
12/30/2025	GL	Monthly Reserve Transfer			\$2,047.63		\$24,572.00
<b>Account Total</b>					\$2,047.63	\$0.00	\$24,572.00

**Account: 8060 - Reserves - Paving Alleys**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$9,238.13
12/30/2025	GL	Monthly Reserve Transfer			\$839.87		\$10,078.00
<b>Account Total</b>					\$839.87	\$0.00	\$10,078.00

**Account: 8080 - Reserves - Pool Furniture**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$2,831.62
12/30/2025	GL	Monthly Reserve Transfer			\$257.38		\$3,089.00
<b>Account Total</b>					\$257.38	\$0.00	\$3,089.00

**Account: 8100 - Reserves - Pool Deck**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$5,858.38
12/30/2025	GL	Monthly Reserve Transfer			\$532.62		\$6,391.00
<b>Account Total</b>					\$532.62	\$0.00	\$6,391.00

**Account: 8110 - Reserves - Pool Resurfacing**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$11,812.13
12/30/2025	GL	Monthly Reserve Transfer			\$1,073.87		\$12,886.00
<b>Account Total</b>					\$1,073.87	\$0.00	\$12,886.00

**Account: 8120 - Reserves - Roof**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$2,865.50
12/30/2025	GL	Monthly Reserve Transfer			\$260.50		\$3,126.00
<b>Account Total</b>					\$260.50	\$0.00	\$3,126.00

**Account: 8140 - Reserves - Tennis Courts**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$140.25
12/30/2025	GL	Monthly Reserve Transfer			\$12.75		\$153.00

**The Lakes of Windermere Community Association, Inc.**  
**General Ledger Report**  
**12/1/2025 - 12/31/2025**

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<b>Account Total</b>	\$12.75	\$0.00	\$153.00
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**Account: 8230 - Reserves - Unrestricted**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
<b>Beginning Balance</b>							\$42,306.00
12/30/2025	GL	Monthly Reserve Transfer			\$3,846.00		\$46,152.00
<b>Account Total</b>					\$3,846.00	\$0.00	\$46,152.00

Lakes of Windermere CA - 489  
Reconciliation Report

Alliance Bank - Operating Account - Alliance (Sweep)-1001  
Statement Date: 12/31/2025

Statement Balance: \$75,000.99  
GL Balance: \$31,251.38  
Last Statement Balance: \$75,000.99  
Outstanding Checks: \$44,974.61  
Outstanding Deposits: \$1,225.00  
Calculated Balance: \$75,000.99  
GL vs. Balance Difference: \$0.00

**Outstanding**

Checks	Description	Date	Check #	Amount
	Payment: Resort Pool Services, Check #: 202034, Invoice #: 29715	12/19/2025	202034	-\$1,700.00
	Payment: Tiffany L. and Jeremy D. Blockson, Check #: 202035, Invoice #: Reimbursement	12/23/2025	202035	-\$284.66
	Payment: Cepra Landscape, LLC, Check #: 202036, Invoice #: O-S9246	12/24/2025	202036	-
	Payment: Tigris Aquatic Services LLC, Check #: 202037, Invoice #: 4311440, 4311452, 4311496	12/24/2025	202037	-\$2,892.00
	Payment: CSS Clean Star Service of Central FL, Inc., Check #: 202038, Invoice #: 16567	12/24/2025	202038	-\$600.00
	Payment: Solitude Lake Management, LLC, Check #: 202039, Invoice #: PSI225691	12/24/2025	202039	-\$421.58
	Payment: Not Your Average Joe Repairs, LLC, Check #: 202040, Invoice #: IN-10766	12/24/2025	202040	-\$175.00
	Payment: Duke Energy, On-Line Payment, Invoice #: 489-202511-0002	12/24/2025	On-Line	-\$2,152.21
	Payment: Duke Energy, On-Line Payment, Invoice #: 489-202511-0003	12/24/2025	On-Line	-\$3,205.55
	Payment: Leland Management - O, Check #: 202042, Invoice #: 89820	12/30/2025	202042	-\$2,705.22
	Reclass from Reserve to Operating	12/31/2025		\$16,675.40
	Reclass from Reserve to Operating	12/31/2025		-\$0.03
	Payment: Leland Management - O, Check #: 202043, Invoice #: 489 1225 C	12/31/2025	202043	-\$320.00
	Payment: Cepra Landscape, LLC, Check #: 202044, Invoice #: O-S9142	12/31/2025	202044	-\$1,216.00
	Payment: Orange County Utilities, On-Line Payment, Invoice #: 489 1225 ACH	12/31/2025	On-Line	-\$970.21
<b>Total Outstanding Checks:</b>				<b>\$44,974.61</b>

Deposits	Description	Date	Amount
	Payment Received	12/30/2025	\$245.00
	Payment Received	12/30/2025	\$245.00
	Payment Received	12/30/2025	\$245.00
	Payment Received	12/31/2025	\$245.00
	Payment Received	12/31/2025	\$245.00
<b>Total Outstanding Deposits:</b>			<b>\$1,225.00</b>



PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: November 30, 2025  
This statement: December 31, 2025  
Total days in statement period: 31

THE LAKES OF WINDERMERE COMMUNITY ASSOC  
C/O LELAND MANAGEMENT INC  
OPERATING  
6972 LAKE GLORIA BLVD  
ORLANDO FL 32809-3200

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XXXXXX4145  
( 11)

Direct inquiries to:  
888-734-4567

Alliance Association Banking  
3075 W. Ray Road, FL 4  
Chandler AZ 85226

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**THANK YOU FOR BANKING WITH US!**

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**SUMMARY OF ACCOUNT BALANCES**

Account	Number	Ending Balance
AAB Community Checking	XXXXXX4145	\$75,000.99
Cash Manager Balance	XX-XXX7-65-8	\$88,664.07

**Investment totals as of December 31, 2025**

**AAB Community Checking**

Account number	XXXXXX4145	Beginning balance	\$18,105.09
Enclosures	11	Total additions	172,218.86
Low balance	\$1,783.25	Total subtractions	115,322.96
Average balance	\$51,310.45	Ending balance	\$75,000.99
Avg collected balance	\$45,938		

**CHECKS**

Number	Date	Amount	Number	Date	Amount
202022	12-02	360.00	202030 *	12-10	1,250.00
202024 *	12-02	1,700.00	202031	12-16	19,528.00
202025	12-02	11,656.75	202032	12-15	140.00
202027 *	12-15	560.20	202033	12-12	1,854.40
202028	12-15	394.00	<b>* Skip in check sequence</b>		

**DEBITS**

<b>Date</b>	<b>Description</b>	<b>Subtractions</b>
12-01	Miscellaneous Debit	3,600.00
	MGMT FEES	
12-01	' ACH Debit	275.09
	SPECTRUM SPECTRUM 251201	
12-03	' ACH Debit	41.60
	888C544718830299 Funding 251203	
	V202029	
12-03	' ACH Debit	613.86
	888C544718830299 Funding 251203	
	V202026	
12-04	' ACH Debit	299.95
	ORANGE COUNTY FL 1527776200 251204	
12-04	' ACH Debit	795.78
	ORANGE COUNTY FL 8924866200 251204	
12-05	' ACH Debit	33.87
	DUKEENERGY BILL PAY 251205	
12-05	' ACH Debit	36.03
	DUKEENERGY BILL PAY 251205	
12-05	' ACH Debit	36.16
	DUKEENERGY BILL PAY 251205	
12-05	' ACH Debit	767.15
	DUKEENERGY BILL PAY 251205	
12-05	' ACH Debit	972.95
	DUKEENERGY BILL PAY 251205	
12-05	' ACH Debit	1,184.22
	DUKEENERGY BILL PAY 251205	
12-05	' ACH Debit	1,235.53
	DUKEENERGY BILL PAY 251205	
12-10	' Automatic Transfer	29,376.77
	TRANSFER TO INSURED SWEEP XX	
	XXXXXXXXXXXXXXXX7658	
12-15	' Automatic Transfer	2,228.40
	TRANSFER TO INSURED SWEEP XX	
	XXXXXXXXXXXXXXXX7658	
12-17	' ACH Debit	33.87
	DUKEENERGY BILL PAY 251217	
12-17	' ACH Debit	36.15
	DUKEENERGY BILL PAY 251217	
12-17	' ACH Debit	36.16
	DUKEENERGY BILL PAY 251217	
12-17	' ACH Debit	36.17
	DUKEENERGY BILL PAY 251217	
12-17	' ACH Debit	57.79
	DUKEENERGY BILL PAY 251217	

<b>Date</b>	<b>Description</b>	<b>Subtractions</b>
12-17	' ACH Debit DUKEENERGY BILL PAY 251217	176.02
12-17	' ACH Debit DUKEENERGY BILL PAY 251217	196.30
12-17	' ACH Debit DUKEENERGY BILL PAY 251217	1,018.40
12-23	' Return Echeck Pymt CHK#61589522 RTN:R10 PAYEE: SARMIENTO,CARMEN  LBXID: 489 MEM: 1215043511  LBX DATE:12052025	240.00
12-23	' Direct S/C AAB ONLINE EPAY RT	10.00
12-23	' Return Echeck Pymt CHK#61457098 RTN:R10 PAYEE: SARMIENTO,CARMEN  LBXID: 489 MEM: 1215043511  LBX DATE:12022025	240.00
12-23	' Direct S/C AAB ONLINE EPAY RT	10.00
12-24	' ACH Debit 888C256888083431 Funding 251224 V202041	41.60
12-24	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXXXX7658	7,004.86
12-26	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXXXX7658	4,339.93
12-29	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXXXX7658	5,355.00
12-30	Miscellaneous Debit EXTERNAL WEB API -	9,802.62
12-30	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXXXX7658	1,202.38
12-31	' ACH Debit SPECTRUM SPECTRUM 251231	275.09
12-31	' Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXXXX7658	6,269.91

**CREDITS**

<b>Date</b>	<b>Description</b>	<b>Additions</b>
12-01	' Lockbox Deposit	1,030.00
12-02	' Lockbox Deposit	240.00
12-03	' Remote Deposit	465.00

<b>Date</b>	<b>Description</b>	<b>Additions</b>
12-03	' ACH Credit FS Payments Payo FS Payment 251203 ST-G2Y1O8G5U9C6	30.00
12-03	' Lockbox Deposit	240.00
12-04	' ACH Credit FS Payments Payo FS Payment 251204 ST-H6Z111A3F9I4	417.54
12-04	' Lockbox Deposit	667.31
12-05	' Lockbox Deposit	5,378.59
12-08	' Lockbox Deposit	1,137.54
12-09	' ACH Credit FS Payments Payo FS Payment 251209 ST-J0T2E9E8R2K5	80.00
12-10	' Remote Deposit	100,000.00
12-10	' ACH Credit FS Payments Payo FS Payment 251210 ST-P5Q3N5Y3Y9S3	417.54
12-10	' Lockbox Deposit	1,027.10
12-12	' Lockbox Deposit	637.00
12-15	' Lockbox Deposit	4,540.00
12-16	' Lockbox Deposit	985.00
12-17	' Lockbox Deposit	1,445.00
12-18	' Lockbox Deposit	1,465.00
12-19	' Lockbox Deposit	7,100.00
12-22	' ACH Credit FS Payments Payo FS Payment 251222 ST-U8J2X4G2Z9X9	245.00
12-22	' Lockbox Deposit	3,130.00
12-23	' ACH Credit FS Payments Payo FS Payment 251223 ST-V0N3L7S4B7L6	245.00
12-23	' Lockbox Deposit	4,920.32
12-24	' ACH Credit FS Payments Payo FS Payment 251224 ST-K4T6T4I9U6K0	245.00
12-24	' Lockbox Deposit	8,885.00
12-26	' ACH Credit FS Payments Payo FS Payment 251226 ST-T5Z6S2H3H0T1	1,507.39
12-26	' Lockbox Deposit	2,832.54
12-29	' ACH Credit FS Payments Payo FS Payment 251229 ST-O7R0Z2J8P6T7	245.00
12-29	' Lockbox Deposit	5,110.00
12-30	' ACH Credit FS Payments Payo FS Payment 251230 ST-L5U6B6G7X5S0	245.00

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-30	' Lockbox Deposit	10,760.00
12-31	' ACH Credit FS Payments Payo FS Payment 251231 ST-E8K4P8O3Y0F1	490.00
12-31	' Lockbox Deposit	6,055.00
12-31	' Interest Credit	0.99

**DAILY BALANCES**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
11-30	18,105.09	12-10	75,000.00	12-23	72,916.46
12-01	15,260.00	12-12	73,782.60	12-24	75,000.00
12-02	1,783.25	12-15	75,000.00	12-26	75,000.00
12-03	1,862.79	12-16	56,457.00	12-29	75,000.00
12-04	1,851.91	12-17	56,311.14	12-30	75,000.00
12-05	2,964.59	12-18	57,776.14	12-31	75,000.99
12-08	4,102.13	12-19	64,876.14		
12-09	4,182.13	12-22	68,251.14		

**INTEREST INFORMATION**

Annual percentage yield earned	0.02%
Interest-bearing days	31
Average balance for APY	\$46,762.16
Interest earned	\$0.99

**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Lakes of Windermere CA - 489  
Reconciliation Report

Alliance Bank - Operating Account - Alliance ICS 3.50% (Sweep)-1003  
Statement Date: 12/31/2025

Statement Balance: \$88,664.07  
GL Balance: \$88,664.07  
Last Statement Balance: \$32,772.97  
Outstanding Checks: \$0.00  
Outstanding Deposits: \$0.00  
Calculated Balance: \$88,664.07  
GL vs. Balance Difference: \$0.00

**Outstanding**

<b>Checks</b>	<b>Description</b>	<b>Date</b>	<b>Check #</b>	<b>Amount</b>
<b>Total Outstanding Checks:</b>				<b>\$0.00</b>

<b>Deposits</b>	<b>Description</b>	<b>Date</b>	<b>Amount</b>
<b>Total Outstanding Deposits:</b>			<b>\$0.00</b>

**Your Cash Manager Account**

**ACCOUNT BALANCE \$88,664.07**

Account number XX-XXX7-65-8

**ICS CASH SWEEP SUMMARY AS OF 12/31/25**

<b>Beginning Balance</b>		<b>\$32,772.97</b>
Interest	.....	113.85
Deposits	.....	55,777.25
Withdrawals	.....	0.00
<b>Ending Balance</b>		<b>\$88,664.07</b>

**CASH MANAGER BALANCES**

<b>Depository Institution</b>	<b>Balance</b>
East West Bank Pasadena, CA	52,491.26
Pinnacle Bank Nashville, TN	29,902.90
DEPOSIT PENDING ALLOCATION	6,269.91
<b>CASH MANAGER BALANCE</b>	<b>\$88,664.07</b>
<b>AVERAGE BALANCE</b>	<b>\$55,987.22</b>
<b>ANNUAL PERCENTAGE YIELD</b>	<b>2.4200%</b>

**ICS CASH SWEEP TRANSACTION ACTIVITY**

<b>Date</b>	<b>Description</b>	<b>Transaction Amount</b>	<b>Balance</b>
12-01	Beginning Balance		32,772.97
12-10	Deposit	29,376.77	62,149.74
12-15	Deposit	2,228.40	64,378.14
12-24	Deposit	7,004.86	71,383.00
12-26	Deposit	4,339.93	75,722.93

**ICS CASH SWEEP TRANSACTION ACTIVITY**

<u>Date</u>	<u>Description</u>	<u>Transaction Amount</u>	<u>Balance</u>
12-29	Deposit	5,355.00	81,077.93
12-30	Deposit	1,202.38	82,280.31
12-31	Int To 12/31/25	113.85	82,394.16
12-31	Deposit	6,269.91	88,664.07
12-31	<b>Ending Balance</b>		<b>\$88,664.07</b>

*Thank you for banking with Alliance Association Banking*

0000202022  
 LAKES OF WINDERMERE CA - OP AAB  
 6972 LAKE GLORIA BOULEVARD  
 ORLANDO, FL 32809  
 ALLIANCE BANK 91-5581221  
 DATE 2025-11-11  
 Three Hundred Sixty Dollars and 00/100 Cents \$ \*\*\*\*360.00  
 PAY TO THE ORDER OF FAMILY CHURCH  
 5454 WINTER GARDEN VINELAND ROAD  
 ORLANDO, FL 32836-9520  
 Memo: ROOM RENTAL  
 AUTHORIZED SIGNATURE: J. Weathers

12/02/2025 202022 \$360.00

0000202031  
 LAKES OF WINDERMERE CA - OP AAB  
 6972 LAKE GLORIA BOULEVARD  
 ORLANDO, FL 32809  
 ALLIANCE BANK 91-5581221  
 DATE 2025-12-04  
 Nineteen Thousand Five Hundred Twenty Eight Dollars and 00/100 Cents \$ \*\*\*\*18528.00  
 PAY TO THE ORDER OF EDEN LANDSCAPE ENTERPRISES, INC.  
 2089 HAAS ROAD  
 APOPKA, FL 32712-5183  
 Memo: AZEBO ENHANCEMENT  
 AUTHORIZED SIGNATURE: J. Weathers

12/16/2025 202031 \$19,528.00

0000202024  
 LAKES OF WINDERMERE CA - OP AAB  
 6972 LAKE GLORIA BOULEVARD  
 ORLANDO, FL 32809  
 ALLIANCE BANK 91-5581221  
 DATE 2025-11-20  
 One Thousand Seven Hundred Dollars and 00/100 Cents \$ \*\*\*\*1700.00  
 PAY TO THE ORDER OF RESORT POOL SERVICES  
 14525 JOHNS LAKE ROAD  
 CLERMONT, FL 34711-9096  
 Memo: NOV POOL SERVICE  
 AUTHORIZED SIGNATURE: J. Weathers

12/02/2025 202024 \$1,700.00

0000202032  
 LAKES OF WINDERMERE CA - OP AAB  
 6972 LAKE GLORIA BOULEVARD  
 ORLANDO, FL 32809  
 ALLIANCE BANK 91-5581221  
 DATE 2025-12-04  
 One Hundred Forty Dollars and 00/100 Cents \$ \*\*\*\*140.00  
 PAY TO THE ORDER OF JAMES MARCUS VERNON  
 1721 RAINBOW DRIVE  
 CLEARWATER, FL 33755-6534  
 Memo: LIEN - RAMOS  
 AUTHORIZED SIGNATURE: J. Weathers

12/15/2025 202032 \$140.00

0000202025  
 LAKES OF WINDERMERE CA - OP AAB  
 6972 LAKE GLORIA BOULEVARD  
 ORLANDO, FL 32809  
 ALLIANCE BANK 91-5581221  
 DATE 2025-11-20  
 Eleven Thousand Six Hundred Fifty Six Dollars and 75/100 Cents \$ \*\*\*\*11656.75  
 PAY TO THE ORDER OF CEPRA LANDSCAPE, LLC  
 PO BOX 885  
 OAKLAND, FL 34760-0885  
 Memo: NOV LANDSCAPE MAINTENANCE SERVICES  
 AUTHORIZED SIGNATURE: J. Weathers

12/02/2025 202025 \$11,656.75

489 - Lakes of Windermere  
 407-781-1188  
 6972 Lake Gloria Blvd.  
 Orlando, FL 32809  
 Alliance Bank 91-5581221  
 202033  
 December 11, 2025  
 PAY TO THE ORDER OF Leland Management - O  
 \$1,854.40  
 ONE THOUSAND EIGHT HUNDRED FIFTY FOUR AND 40/100 \*\*\*\*\* DOLLARS  
 Leland Management - O  
 6972 Lake Gloria Blvd.  
 Orlando, FL 32809  
 AUTHORIZED SIGNATURE: J. Weathers

12/12/2025 202033 \$1,854.40

0000202027  
 LAKES OF WINDERMERE CA - OP AAB  
 6972 LAKE GLORIA BOULEVARD  
 ORLANDO, FL 32809  
 ALLIANCE BANK 91-5581221  
 DATE 2025-12-02  
 Five Hundred Sixty Dollars and 20/100 Cents \$ \*\*\*\*560.20  
 PAY TO THE ORDER OF SOLITUDE LAKE MANAGEMENT, LLC  
 1320 BROOKWOOD DRIVE  
 SUITE H  
 LITTLE ROCK, AR 72202-1412  
 Memo: FOUNTAIN S&P; TIMER REPAIR  
 AUTHORIZED SIGNATURE: J. Weathers

12/15/2025 202027 \$560.20

0000202028  
 LAKES OF WINDERMERE CA - OP AAB  
 6972 LAKE GLORIA BOULEVARD  
 ORLANDO, FL 32809  
 ALLIANCE BANK 91-5581221  
 DATE 2025-12-02  
 Three Hundred Ninety Four Dollars and 00/100 Cents \$ \*\*\*\*394.00  
 PAY TO THE ORDER OF TIGRIS AQUATIC SERVICES LLC  
 PO BOX 749738  
 ATLANTA, GA 30374-9738  
 Memo: NOV LAKE MANAGEMENT  
 AUTHORIZED SIGNATURE: J. Weathers

12/15/2025 202028 \$394.00

0000202030  
 LAKES OF WINDERMERE CA - OP AAB  
 6972 LAKE GLORIA BOULEVARD  
 ORLANDO, FL 32809  
 ALLIANCE BANK 91-5581221  
 DATE 2025-12-03  
 One Thousand Two Hundred Fifty Dollars and 00/100 Cents \$ \*\*\*\*1250.00  
 PAY TO THE ORDER OF TIGRIS AQUATIC SERVICES LLC  
 PO BOX 749738  
 ATLANTA, GA 30374-9738  
 Memo: NOV LAKE MANAGEMENT  
 AUTHORIZED SIGNATURE: J. Weathers

12/10/2025 202030 \$1,250.00

Lakes of Windermere CA - 489  
Reconciliation Report

First Horizon Bank - Operating Money Market - First Horizon 3.50%-1050  
Statement Date: 12/31/2025

Statement Balance: \$110,257.03  
GL Balance: \$110,257.03  
Last Statement Balance: \$210,061.19  
Outstanding Checks: \$0.00  
Outstanding Deposits: \$0.00  
Calculated Balance: \$110,257.03  
GL vs. Balance Difference: \$0.00

**Outstanding**

<b>Checks</b>	<b>Description</b>	<b>Date</b>	<b>Check #</b>	<b>Amount</b>
<b>Total Outstanding Checks:</b>				<b>\$0.00</b>

<b>Deposits</b>	<b>Description</b>	<b>Date</b>	<b>Amount</b>
<b>Total Outstanding Deposits:</b>			<b>\$0.00</b>



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THE LAKES OF WINDERMERE COMM ASSOC INC  
 LELAND MANAGEMENT AS AGENT  
 6972 LAKE GLORIA BOULEVARD  
 ORLANDO FL 32809-3200

**BIZESSENTIALS SAVINGS**

**CUSTOMER INFORMATION**

**ACCOUNT NUMBER** 00020001491792  
**STATEMENT DATE** 12/31/25

**CUSTOMER SERVICE INFORMATION**

**Customer Service: 1-888-382-4968**  
**Visit Us Online: [www.firsthorizon.com](http://www.firsthorizon.com)**  
**Follow Us On Facebook!**  
**Follow Us On X!**

ACCOUNT SUMMARY	DATE	BALANCE OF YOUR FUNDS
PREVIOUS BALANCE	11/30/25	\$210,061.19
1 DEPOSIT TOTALING		\$195.84
1 WITHDRAWAL TOTALING		\$100,000.00
NEW BALANCE	12/31/25	\$110,257.03

INTEREST SUMMARY	
ANNUAL PERCENTAGE YIELD EARNED	1.63%
BASED ON AN AVERAGE COLLECTED BALANCE	\$142,319.25
INTEREST EARNED	\$195.84

**SAVINGS ACCOUNT TRANSACTIONS FOR THE PERIOD FROM 12/01/25 THROUGH 12/31/25**

ACCOUNT HISTORY				
DATE	DESCRIPTION	DEPOSIT	WITHDRAWAL	CARD #
12/31	INTEREST EARNED	\$195.84		

CHECKS PAID SUMMARY								
DATE	CHECK #	AMOUNT	DATE	CHECK #	AMOUNT	DATE	CHECK #	AMOUNT
12/11	4	\$100,000.00						

DAILY BALANCE SUMMARY							
DATE	BALANCE	DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
12/11	\$110,061.19	12/31	\$110,257.03				

**INQUIRY INFORMATION**

\*ALL INQUIRIES FOR BALANCES, GENERAL INFORMATION, ACCOUNT ERRORS, ACCOUNT ACTIVITY, AUTOMATED TELLER MACHINE ACTIVITY AND DEBIT CARD TRANSACTIONS SHOULD BE DIRECTED TO 1-888-382-4968.  
 \*TO REPORT A LOST/STOLEN DEBIT CARD: CALL 1-888-382-4968 IMMEDIATELY AND FOLLOW THE VOICE PROMPTS.  
 \*DIRECT INQUIRIES CONCERNING PREAUTHORIZED ELECTRONIC FUNDS TRANSFER TO 1-888-382-4968.  
 \*YOU MAY MAIL INQUIRIES CONCERNING AUTOMATED TELLER MACHINE ACTIVITY, DEBIT CARD TRANSACTIONS, AND PREAUTHORIZED ELECTRONIC FUNDS TRANSFERS TO:  
 FIRST HORIZON BANK  
 P.O. BOX 84  
 MEMPHIS, TN 38101

## EASY CHECKBOOK BALANCING

CHECK NUMBER	CHECK AMOUNT	CHECK NUMBER	CHECK AMOUNT	CHECK NUMBER	CHECK AMOUNT	CHECK NUMBER	CHECK AMOUNT	CHECK NUMBER	CHECK AMOUNT
<b>TOTAL OUTSTANDING CHECKS</b>									

**STEP 1** Update your check register by entering all deposits and withdrawals which appear on this statement, but have not yet been entered into your check register. Be sure to include any service charges, finance charges, or interest credited to your checking account shown on the front of this statement.

**STEP 2** Mark off ( ✓ ) all deposits and withdrawals appearing on this statement in your check register. List any outstanding checks and withdrawals in the space provided above.

**STEP 3** Enter your check register balance. \$ \_\_\_\_\_

**STEP 4** Adjust the balance reported on this statement to match your records.

a. BALANCE OF YOUR FUNDS reported on this statement.\* \$ \_\_\_\_\_

b. ADD the total of any deposits appearing in your check register but not shown on this statement. + \_\_\_\_\_

c. SUBTOTAL \$ \_\_\_\_\_

d. SUBTRACT the total of outstanding checks or withdrawals - posted in your check register but not shown on this statement. \_\_\_\_\_

e. The result is your current balance and should equal the amount \$ \_\_\_\_\_ in your check register.\*

\* HINTS FOR CUSTOMERS WITH FIRST BANKING RESERVE. If this statement shows that your First Banking Reserve line is in use, you may find it helpful to enter your AVAILABLE RESERVE as shown on the front of this statement instead of the BALANCE OF YOUR FUNDS in step 4a. The result you obtain in step 4a will then be your current Available Reserve. You can then subtract this amount from your APPROVED RESERVE to obtain the current amount of First Banking Reserve in Use which should equal the amount in your check register.

### FIRST BANKING RESERVE NOTICE

1. When your First Banking Reserve is in use, Payments (Deposits) and other credits will be applied in the following order (1) to any negative balance, (2) to unpaid INTEREST CHARGE from a previous cycle, (3) to your "First Banking Reserve in Use," (4) to increase the "Balance of Your Funds."
2. The INTEREST CHARGE is computed by multiplying a Monthly Periodic Rate by the "Average Daily First Banking Reserve in Use Subject to INTEREST CHARGE." The Monthly Periodic Rate and ANNUAL PERCENTAGE RATE are subject to change. Your ANNUAL PERCENTAGE RATE for the cycle will be determined by multiplying your Monthly Periodic Rate by 12. If an INTEREST CHARGE is imposed on First Banking Reserve, an increase in your periodic rate and corresponding ANNUAL PERCENTAGE RATE will result in an increase in that INTEREST CHARGE, and if your new balance exceeds \$50 it will result in an increase in your minimum payment.
3. The "Average Daily First Banking Reserve in Use Subject to INTEREST CHARGE" for the cycle is calculated by adding the amount of "Reserve In Use" at the close of each day in the cycle, less any unpaid INTEREST CHARGE from a previous cycle and dividing this result by the number of days in the cycle. Any disputed amounts being investigated pursuant to the provisions of Paragraph N of Section II of the Overdraft Services Agreement are excluded in calculating the "Average Daily First Banking Reserve in Use Subject to INTEREST CHARGE."

### BILLING RIGHTS SUMMARY

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR FIRST BANKING RESERVE BILL

If you think your First Banking Reserve Bill is wrong, or if you need more information about a transaction on your bill, write us at the address shown on your bill as soon as possible. We must hear from you no later than 60 days after we sent you the first bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights.

In your letter give us the following information:  
 • Your name and account number • The dollar amount of suspected error • Describe the error and explain if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

### SAVINGS TRANSACTION RECORD

#### INSTRUCTIONS

1. The space at the right is provided for you to enter all deposits and withdrawals made during the next interest period.
2. Keep all deposits and withdrawal receipts so you may compare them with the next statement.
3. A statement covering the next interest period will be mailed to you at the end of that period.
4. PLEASE NOTIFY BANK PROMPTLY OF ANY CHANGE OF ADDRESS.

PLEASE USE THIS FORM TO RECORD TRANSACTIONS FOR NEXT PERIOD

BALANCE SHOWN ON STATEMENT →			
DATE	WITHDRAWALS	DEPOSITS	BALANCE



**BIZESSENTIALS SAVINGS**

**CUSTOMER INFORMATION**

<b>ACCOUNT NUMBER</b>	*****1792
<b>STATEMENT DATE</b>	12/31/25

THE LAKES OF WINDERMERE COMM ASSOC INC

**IMPORTANT TAX INFORMATION**

NOTICE: YOUR ACCOUNT HAS EARNED AND PAID YTD: \$1,841.07  
THE YEAR TO DATE INTEREST IS REPORTED FOR TAX PURPOSES.

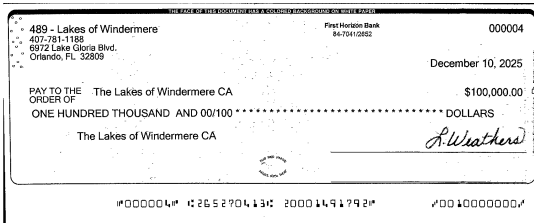


BIZESSENTIALS SAVINGS

CUSTOMER INFORMATION

ACCOUNT NUMBER \*\*\*\*\*1792
STATEMENT DATE 12/31/25

THE LAKES OF WINDERMERE COMM ASSOC INC



CK 0004 REF 4000747840 PD 12/11 AMT \$100,000.00

Lakes of Windermere CA - 489  
Reconciliation Report

Alliance Bank - Reserve Money Market - Alliance (Sweep)-1100  
Statement Date: 12/31/2025

Statement Balance: \$50,005.80  
GL Balance: \$49,233.58  
Last Statement Balance: \$50,005.80  
Outstanding Checks: \$17,447.65  
Outstanding Deposits: \$16,675.43  
Calculated Balance: \$50,005.80  
GL vs. Balance Difference: \$0.00

**Outstanding**

Checks	Description	Date	Check #	Amount
	Payment: Sunbrite Outdoor Furniture, Check #: 320025, Invoice #: 31452	12/31/2025	320025	-\$17,447.65
			<b>Total Outstanding Checks:</b>	<b>\$17,447.65</b>
Deposits	Description	Date	Amount	
	Reclass from Reserve to Operating	12/31/2025	\$16,675.40	
	Reclass from Reserve to Operating	12/31/2025	\$0.03	
			<b>Total Outstanding Deposits:</b>	<b>\$16,675.43</b>



PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: November 30, 2025  
This statement: December 31, 2025  
Total days in statement period: 31

THE LAKES OF WINDERMERE COMMUNITY ASSOC  
C/O LELAND MANAGEMENT INC  
RESERVE  
6972 LAKE GLORIA BLVD  
ORLANDO FL 32809-3200

Page 1  
XXXXXX4178  
( 1)

Direct inquiries to:  
888-734-4567

Alliance Association Banking  
3075 W. Ray Road, FL 4  
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

SUMMARY OF ACCOUNT BALANCES

Account	Number	Ending Balance
AAB Association MMA	XXXXXX4178	\$50,005.80
Cash Manager Balance	XX-XXX4-23-9	\$217,611.29

Investment totals as of December 31, 2025

AAB Association MMA

Account number	XXXXXX4178	Beginning balance	\$42,903.07
Enclosures	1	Total additions	9,808.42
Low balance	\$42,903.07	Total subtractions	2,705.69
Average balance	\$43,360.94	Ending balance	\$50,005.80
Avg collected balance	\$43,360		
Interest paid year to date	\$190.92		

DEBITS

Date	Description	Subtractions
12-30	Automatic Transfer TRANSFER TO INSURED SWEEP XX XXXXXXXXXXXXXXXX4239	2,705.69

CREDITS

Date	Description	Additions
12-30	Miscellaneous Credit EXTERNAL WEB API -	9,802.62

Lakes of Windermere CA - 489  
Reconciliation Report

Alliance Bank - Reserve Account - Alliance ICS 3.50% (Sweep)-1101  
Statement Date: 12/31/2025

Statement Balance: \$217,611.29  
GL Balance: \$217,611.29  
Last Statement Balance: \$214,463.73  
Outstanding Checks: \$0.00  
Outstanding Deposits: \$0.00  
Calculated Balance: \$217,611.29  
GL vs. Balance Difference: \$0.00

**Outstanding**

<b>Checks</b>	<b>Description</b>	<b>Date</b>	<b>Check #</b>	<b>Amount</b>
<b>Total Outstanding Checks:</b>				<b>\$0.00</b>

<b>Deposits</b>	<b>Description</b>	<b>Date</b>	<b>Amount</b>
<b>Total Outstanding Deposits:</b>			<b>\$0.00</b>

<u>Date</u>	<u>Description</u>	<u>Additions</u>
12-31	' Interest Credit	5.80

**DAILY BALANCES**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
11-30	42,903.07	12-30	50,000.00	12-31	50,005.80

**INTEREST INFORMATION**

Annual percentage yield earned	0.16%
Interest-bearing days	31
Average balance for APY	\$43,360.94
Interest earned	\$5.80

**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

**Your Cash Manager Account**

**ACCOUNT BALANCE \$217,611.29**

Account number XX-XXX4-23-9

**ICS CASH SWEEP SUMMARY AS OF 12/31/25**

<b>Beginning Balance</b>	<b>\$214,463.73</b>
Interest .....	441.87
Deposits .....	2,705.69
<b>Ending Balance</b>	<b>\$217,611.29</b>

**CASH MANAGER BALANCES**

<b>Depository Institution</b>	<b>Balance</b>
East West Bank Pasadena, CA	266.08
Pinnacle Bank Nashville, TN	217,345.21
<b>CASH MANAGER BALANCE</b>	<b>\$217,611.29</b>
<b>AVERAGE BALANCE</b>	<b>\$214,565.26</b>
<b>ANNUAL PERCENTAGE YIELD</b>	<b>2.4500%</b>

**ICS CASH SWEEP TRANSACTION ACTIVITY**

<b>Date</b>	<b>Description</b>	<b>Transaction Amount</b>	<b>Balance</b>
12-01	Beginning Balance		214,463.73
12-30	Deposit	2,705.69	217,169.42
12-31	Int To 12/31/25	441.87	217,611.29
12-31	<b>Ending Balance</b>		<b>\$217,611.29</b>

*Thank you for banking with Alliance Association Banking*

Lakes of Windermere CA - 489  
Reconciliation Report

Alliance Bank - Reserve CDAR - Alliance 3.75% 04/26-1120  
Statement Date: 12/31/2025

Statement Balance: \$789,569.08  
GL Balance: \$789,569.08  
Last Statement Balance: \$787,104.20  
Outstanding Checks: \$0.00  
Outstanding Deposits: \$0.00  
Calculated Balance: \$789,569.08  
GL vs. Balance Difference: \$0.00

**Outstanding**

Checks	Description	Date	Check #	Amount
<b>Total Outstanding Checks:</b>				<b>\$0.00</b>
Deposits	Description	Date		Amount
<b>Total Outstanding Deposits:</b>				<b>\$0.00</b>

Western Alliance Bank  
One E Washington St.  
Ste 1400  
Phoenix, AZ 85004

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Western Alliance  
Bank<sup>SM</sup>

Member FDIC

RETURN SERVICE REQUESTED

THE LAKES OF WINDERMERE COMMUNITY ASSOC  
6972 LAKE GLORIA BLVD  
ORLANDO, FL 32809

Contact Us  
**1-800-764-7619**



Account  
**THE LAKES OF WINDERMERE COMMUNITY ASSOC**

Date  
**12/31/2025**

Page  
**1 of 2**

### CDARS<sup>®</sup> Customer Statement

The following information is a summary of activity in your CDARS accounts and the list of FDIC-insured institutions that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through CDARS. Certain conditions must be satisfied for "pass-through" FDIC deposit insurance coverage to apply. To meet the conditions for pass-through FDIC deposit insurance, deposit accounts at FDIC-insured banks in IntraFi's network that hold deposits placed using an IntraFi service are titled, and deposit account records are maintained, in accordance with FDIC regulations for pass-through coverage.

### Summary of Accounts

Account ID	Effective Date	Maturity Date	Interest Rate	Opening Balance	Ending Balance
1031983238	10/09/2025	04/09/2026	3.6816%	\$787,104.20	\$789,569.08
<b>TOTAL</b>				<b>\$787,104.20</b>	<b>\$789,569.08</b>

**DETAILED ACCOUNT OVERVIEW**

Account ID: 1031983238

Account Title: THE LAKES OF WINDERMERE COMMUNITY ASSOC

**Account Summary - CD**

Product Term	26-Week Non-Personal CD	Effective Date	10/09/2025
Interest Rate	3.6816%	Maturity Date	04/09/2026
Account Balance	\$789,569.08	YTD Interest Paid	\$6,661.20
Annual Percentage Yield	3.75%	Interest Earned Since Last Statement	2,464.88

**CD Issued by**

**Adirondack Bank** FDIC Cert. 28380

YTD Interest Paid	\$2,063.26	11/29/2025	Opening Balance	\$243,799.78
Int Earned Since Last Statement	763.48	12/31/2025	Interest Payment	763.48
		12/31/2025	Ending Balance	244,563.26

**Mabrey Bank** FDIC Cert. 10667

YTD Interest Paid	\$2,063.26	11/29/2025	Opening Balance	\$243,799.78
Int Earned Since Last Statement	763.48	12/31/2025	Interest Payment	763.48
		12/31/2025	Ending Balance	244,563.26

**Stifel Bank** FDIC Cert. 57358

YTD Interest Paid	\$471.42	11/29/2025	Opening Balance	\$55,704.86
Int Earned Since Last Statement	174.44	12/31/2025	Interest Payment	174.44
		12/31/2025	Ending Balance	55,879.30

**United Bank** FDIC Cert. 22858

YTD Interest Paid	\$2,063.26	11/29/2025	Opening Balance	\$243,799.78
Int Earned Since Last Statement	763.48	12/31/2025	Interest Payment	763.48
		12/31/2025	Ending Balance	244,563.26