

The Lakes of Windermere Community Association, Inc.

FINANCIAL STATEMENTS FOR PERIOD ENDING

1/31/2026

Prepared
By:



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

The Lakes of Windermere Community Association, Inc.
Balance Sheet
1/31/2026

Assets

Cash - Operating

1001 - Operating Account - Alliance (Sweep)	\$33,354.08
1003 - Operating Account - Alliance ICS 2.42% (Sweep)	\$144,916.04
1050 - Operating Money Market - First Horizon	\$110,397.58
<u>Cash - Operating Total</u>	\$288,667.70

Cash - Reserves

1100 - Reserve Money Market - Alliance (Sweep)	\$39,990.63
1101 - Reserve Account - Alliance ICS 2.45% (Sweep)	\$234,740.98
1120 - Reserve CDAR - Alliance 3.75% 04/26	\$792,041.68
<u>Cash - Reserves Total</u>	\$1,066,773.29

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$19,036.66
1220 - Allowance for Bad Debt	(\$3,604.73)
<u>Current Assets - Accts Receivable Total</u>	\$15,431.93

Current Assets - Other

1310 - Deposit - Duke Energy	\$4,325.00
1320 - Deposit - Orange County Utility	\$3,247.06
1330 - Due From Bahta ALF	\$5,751.40
1410 - Prepaid Commercial Umbrella / Property 9/26	\$17,397.39
1420 - Prepaid General Liability 09/26	\$4,497.13
1430 - Prepaid Directors & Officers / Crime 09/26	\$2,738.17
1450 - Prepaid Workers Compensation 09/26	\$293.40
<u>Current Assets - Other Total</u>	\$38,249.55

Assets Total

\$1,409,122.47

Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$7,619.81
2020 - Prepaid Assessments	\$80,660.52
2060 - Deferred Assessments	\$98,980.00
<u>Liabilities Total</u>	\$187,260.33

Reserves

3020 - Reserves - Property Site Elements	\$350,371.51
3030 - Reserves - Fountain	\$76,530.86
3040 - Reserves - Irrigation	\$81,352.88
3050 - Reserves - Painting	\$15,782.00
3060 - Reserves - Paving Alleys	\$42,731.84
3070 - Reserves - Pool Equipment	\$23,684.07
3080 - Reserves - Pool Furniture	\$17,804.91
3081 - Spent from Reserves - Pool Furniture	(\$17,677.03)
3090 - Reserves - Pool Fence	\$58,803.34
3100 - Reserves - Pool Deck	\$39,117.95
3110 - Reserves - Pool Resurfacing	\$48,288.70
3120 - Reserves - Roof	\$29,187.37
3130 - Reserves - Sealcoating Alleys	\$23,268.69

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3140 - Reserves - Tennis Courts	\$39,386.06	
3230 - Reserves - Unrestricted	\$235,211.80	
3399 - Interest on Reserve Acct	\$2,928.34	
<u>Reserves Total</u>	<u>\$1,066,773.29</u>	
<u>Retained Earnings</u>	\$157,124.00	
<u>Net Income</u>	(\$2,035.15)	
<i>Liabilities & Equity Total</i>		\$1,409,122.47