

The Lakes of Windermere Community Association, Inc.

FINANCIAL STATEMENTS
FOR
PERIOD ENDING

2/28/2026

Prepared
By:



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

The Lakes of Windermere Community Association, Inc.
Balance Sheet
2/28/2026

Assets

Cash - Operating

1001 - Operating Account - Alliance (Sweep)	\$15,468.72
1003 - Operating Account - Alliance ICS 2.34% (Sweep)	\$145,173.04
1050 - Operating Money Market - First Horizon	\$110,524.68
<u>Cash - Operating Total</u>	\$271,166.44

Cash - Reserves

1100 - Reserve Money Market - Alliance (Sweep)	\$47,426.32
1101 - Reserve Account - Alliance ICS 2.34% (Sweep)	\$235,157.29
1120 - Reserve CDAR - Alliance 3.75% 04/26	\$794,281.64
<u>Cash - Reserves Total</u>	\$1,076,865.25

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$10,033.86
1220 - Allowance for Bad Debt	(\$3,646.40)
<u>Current Assets - Accts Receivable Total</u>	\$6,387.46

Current Assets - Other

1310 - Deposit - Duke Energy	\$4,325.00
1320 - Deposit - Orange County Utility	\$3,247.06
1330 - Due From Bahta ALF	\$5,463.81
1410 - Prepaid Commercial Umbrella / Property 9/26	\$14,912.04
1420 - Prepaid General Liability 09/26	\$3,854.69
1430 - Prepaid Directors & Officers / Crime 09/26	\$2,347.01
1450 - Prepaid Workers Compensation 09/26	\$251.48
<u>Current Assets - Other Total</u>	\$34,401.09

Assets Total

\$1,388,820.24

Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$6,562.01
2020 - Prepaid Assessments	\$90,785.43
2060 - Deferred Assessments	\$49,490.00
<u>Liabilities Total</u>	\$146,837.44

Reserves

3020 - Reserves - Property Site Elements	\$351,108.51
3030 - Reserves - Fountain	\$76,530.86
3040 - Reserves - Irrigation	\$81,352.88
3050 - Reserves - Painting	\$15,782.00
3060 - Reserves - Paving Alleys	\$43,517.09
3070 - Reserves - Pool Equipment	\$23,684.07
3080 - Reserves - Pool Furniture	\$17,932.83
3081 - Spent from Reserves - Pool Furniture	(\$17,677.03)
3090 - Reserves - Pool Fence	\$58,803.34
3100 - Reserves - Pool Deck	\$39,564.03
3110 - Reserves - Pool Resurfacing	\$48,877.03
3120 - Reserves - Roof	\$29,428.04
3130 - Reserves - Sealcoating Alleys	\$23,268.69

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3140 - Reserves - Tennis Courts	\$39,386.06	
3230 - Reserves - Unrestricted	\$239,717.55	
3399 - Interest on Reserve Acct	\$5,589.30	
<u>Reserves Total</u>	<u>\$1,076,865.25</u>	
<u>Retained Earnings</u>	\$157,124.00	
<u>Net Income</u>	\$7,993.55	
<i>Liabilities & Equity Total</i>		\$1,388,820.24