

The Lakes of Windermere Community Association, Inc.

Balance Sheet

4/30/2026

Assets

Cash - Operating

1001 - Operating Account - Alliance (Sweep)	\$29,447.89
1003 - Operating Account - Alliance ICS 2.34% (Sweep)	\$150,677.03
1050 - Operating Money Market - First Horizon	\$110,802.08
<u>Cash - Operating Total</u>	<u>\$290,927.00</u>

Cash - Reserves

1100 - Reserve Money Market - Alliance (Sweep)	\$50,010.27
1101 - Reserve Account - Alliance ICS 2.34% (Sweep)	\$248,384.49
1120 - Reserve CDAR - Alliance 3.75% 10/26	\$799,090.57
<u>Cash - Reserves Total</u>	<u>\$1,097,485.33</u>

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$17,484.71
1220 - Allowance for Bad Debt	(\$3,729.24)
<u>Current Assets - Accts Receivable Total</u>	<u>\$13,755.47</u>

Current Assets - Other

1310 - Deposit - Duke Energy	\$4,325.00
1320 - Deposit - Orange County Utility	\$3,247.06
1330 - Due From Bahta ALF	\$4,888.63
1410 - Prepaid Commercial Umbrella / Property 9/26	\$9,941.34
1420 - Prepaid General Liability 09/26	\$2,569.81
1430 - Prepaid Directors & Officers / Crime 09/26	\$1,564.69
1450 - Prepaid Workers Compensation 09/26	\$167.64
<u>Current Assets - Other Total</u>	<u>\$26,704.17</u>

Assets Total

\$1,428,871.97

Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$2,432.00
2020 - Prepaid Assessments	\$77,514.99
2060 - Deferred Assessments	\$98,980.00
<u>Liabilities Total</u>	<u>\$178,926.99</u>

Reserves

3020 - Reserves - Property Site Elements	\$352,582.51
3030 - Reserves - Fountain	\$76,530.86
3040 - Reserves - Irrigation	\$81,352.88
3050 - Reserves - Painting	\$15,782.00
3060 - Reserves - Paving Alleys	\$45,087.59
3070 - Reserves - Pool Equipment	\$23,684.07
3080 - Reserves - Pool Furniture	\$511.64
3090 - Reserves - Pool Fence	\$58,803.34
3100 - Reserves - Pool Deck	\$40,456.19
3110 - Reserves - Pool Resurfacing	\$50,053.69
3120 - Reserves - Roof	\$29,909.38
3130 - Reserves - Sealcoating Alleys	\$23,268.69
3140 - Reserves - Tennis Courts	\$39,386.06

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Balance Sheet

4/30/2026

3230 - Reserves - Unrestricted	\$248,729.05	
3399 - Interest on Reserve Acct	\$11,347.38	
<u>Reserves Total</u>	\$1,097,485.33	
<u>Retained Earnings</u>	\$146,774.00	
<u>Net Income</u>	\$5,685.65	
<i>Liabilities & Equity Total</i>		\$1,428,871.97

The Lakes of Windermere Community Association, Inc.
Budget Comparison Report
4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026			1/1/2026 - 4/30/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4010 - Assessment Income	\$49,490.00	\$49,490.00	\$0.00	\$197,960.00	\$197,960.00	\$0.00	\$593,880.00
4070 - Interest on Delinquent Balance	\$161.25	\$0.00	\$161.25	\$449.41	\$0.00	\$449.41	\$0.00
4080 - Closing Fees Income	\$50.00	\$0.00	\$50.00	\$350.00	\$0.00	\$350.00	\$0.00
4180 - Interest on Operating Acct	\$420.51	\$0.00	\$420.51	\$1,638.95	\$0.00	\$1,638.95	\$0.00
4190 - Interest on Reserve Acct	\$2,795.92	\$0.00	\$2,795.92	\$11,347.38	\$0.00	\$11,347.38	\$0.00
4200 - Allocate Reserve Interest	(\$2,795.92)	\$0.00	(\$2,795.92)	(\$11,347.38)	\$0.00	(\$11,347.38)	\$0.00
4390 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$30.00	\$0.00	\$30.00	\$0.00
<u>Total Income</u>	\$50,121.76	\$49,490.00	\$631.76	\$200,428.36	\$197,960.00	\$2,468.36	\$593,880.00
Total Income	\$50,121.76	\$49,490.00	\$631.76	\$200,428.36	\$197,960.00	\$2,468.36	\$593,880.00
Expense							
<u>General & Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$5,200.00	\$7,100.00	\$1,900.00	\$5,200.00	\$7,100.00	\$1,900.00	\$7,100.00
6030 - Income Taxes	\$5,200.00	\$10,000.00	\$4,800.00	\$5,200.00	\$10,000.00	\$4,800.00	\$10,000.00
6040 - Legal Fees	\$0.00	\$583.33	\$583.33	\$1,350.00	\$2,333.32	\$983.32	\$7,000.00
6080 - Bank Fees / Payment Processing	\$14.00	\$411.83	\$397.83	\$4,291.00	\$1,647.32	(\$2,643.68)	\$4,942.00
6090 - Postage / Copies / Supplies	\$487.73	\$1,000.00	\$512.27	\$1,958.09	\$4,000.00	\$2,041.91	\$12,000.00
6110 - Insurance	\$3,560.87	\$3,708.33	\$147.46	\$14,243.48	\$14,833.32	\$589.84	\$44,500.00
6160 - Management Fees	\$3,600.00	\$3,600.00	\$0.00	\$14,700.00	\$14,400.00	(\$300.00)	\$43,200.00
6170 - Community Website	\$100.00	\$100.00	\$0.00	\$1,450.00	\$400.00	(\$1,050.00)	\$1,200.00
6180 - Reserve Study	\$0.00	\$291.67	\$291.67	\$0.00	\$1,166.68	\$1,166.68	\$3,500.00
6220 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$61.25
6230 - Community Decorations / Events	\$0.00	\$0.00	\$0.00	\$1,782.50	\$1,782.50	\$0.00	\$8,200.00
6240 - Bad Debt	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$0.00	\$500.00
6390 - Miscellaneous	\$0.00	\$9.73	\$9.73	\$0.00	\$38.92	\$38.92	\$116.75
<u>Total General & Administrative</u>	\$18,204.27	\$26,846.56	\$8,642.29	\$50,341.75	\$57,868.74	\$7,526.99	\$142,320.00
<u>Grounds</u>							
6510 - Grounds Maintenance	\$12,239.58	\$12,239.58	\$0.00	\$48,958.32	\$48,958.32	\$0.00	\$146,875.00
6520 - Additional Landscaping	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00
6530 - Mulch	\$0.00	\$291.67	\$291.67	\$0.00	\$1,166.68	\$1,166.68	\$3,500.00
6540 - Tree Trimming & Removal	\$0.00	\$516.67	\$516.67	\$0.00	\$2,066.68	\$2,066.68	\$6,200.00
6550 - Trees / Plants / Sod	\$0.00	\$333.33	\$333.33	\$0.00	\$1,333.32	\$1,333.32	\$4,000.00
6560 - Pet Station Service Maintenance	\$0.00	\$570.00	\$570.00	\$0.00	\$2,280.00	\$2,280.00	\$6,840.00
6590 - Fountain Maintenance	\$0.00	\$291.67	\$291.67	\$421.58	\$1,166.68	\$745.10	\$3,500.00
6610 - Irrigation - Repairs / Maintenance	\$0.00	\$0.00	\$0.00	\$4,654.75	\$4,654.75	\$0.00	\$10,000.00
6630 - Lakes / Ponds / Waterways	\$1,644.00	\$2,060.00	\$416.00	\$7,824.00	\$8,240.00	\$416.00	\$24,720.00
6660 - Irrigation Pump Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
6720 - Pressure Washing	\$0.00	\$0.00	\$0.00	\$8,475.00	\$8,475.00	\$0.00	\$20,000.00
6780 - Fence Repairs / Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
6790 - General Repairs / Maintenance	\$613.86	\$1,227.72	\$613.86	\$9,056.04	\$9,669.90	\$613.86	\$20,000.00
<u>Total Grounds</u>	\$14,497.44	\$18,072.31	\$3,574.87	\$79,389.69	\$90,178.01	\$10,788.32	\$252,135.00
<u>Pool / Cabana Expenses</u>							
7010 - Contracted Pool Maintenance	\$1,785.00	\$1,850.00	\$65.00	\$7,140.00	\$7,400.00	\$260.00	\$22,200.00
7020 - Pool Equipment Repair	\$0.00	\$166.67	\$166.67	\$225.00	\$666.68	\$441.68	\$2,000.00

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4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026			1/1/2026 - 4/30/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7030 - Pool Permit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$370.00
7070 - Locks & Keys	\$0.00	\$12.50	\$12.50	\$0.00	\$50.00	\$50.00	\$150.00
7080 - Pool / Cabana Materials	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
7090 - Pool Fence / Gate Repair	\$0.00	\$29.17	\$29.17	\$0.00	\$116.68	\$116.68	\$350.00
7100 - Clubhouse Cleaning	\$600.00	\$650.00	\$50.00	\$2,400.00	\$2,600.00	\$200.00	\$7,800.00
7130 - Security Equipment Monthly Fee	\$172.00	\$210.00	\$38.00	\$328.00	\$840.00	\$512.00	\$2,520.00
7150 - Termite Control	\$0.00	\$54.17	\$54.17	\$0.00	\$216.68	\$216.68	\$650.00
7170 - Security System Maintenance / Repair	\$0.00	\$33.33	\$33.33	\$0.00	\$133.32	\$133.32	\$400.00
7180 - Pool Gate Monitoring	\$150.00	\$100.00	(\$50.00)	\$600.00	\$400.00	(\$200.00)	\$1,200.00
7190 - Water & Sewer Backflow Inspection	\$0.00	\$20.83	\$20.83	\$0.00	\$83.32	\$83.32	\$250.00
Total Pool / Cabana Expenses	\$2,707.00	\$3,168.34	\$461.34	\$10,693.00	\$12,673.36	\$1,980.36	\$38,390.00
Recreation							
7510 - Miscellaneous Repairs / Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
7520 - Miscellaneous Supplies	\$0.00	\$20.83	\$20.83	\$0.00	\$83.32	\$83.32	\$250.00
7530 - Tennis Court / Basketball Maintenance	\$0.00	\$20.83	\$20.83	\$0.00	\$83.32	\$83.32	\$250.00
Total Recreation	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
Utilities							
7600 - Water & Sewer - Pool / Clubhouse	\$936.17	\$166.67	(\$769.50)	\$1,647.37	\$666.68	(\$980.69)	\$2,000.00
7610 - Electric - Entrance	\$172.17	\$184.17	\$12.00	\$806.76	\$736.68	(\$70.08)	\$2,210.00
7620 - Electric - Gazebo	\$36.00	\$37.83	\$1.83	\$144.01	\$151.32	\$7.31	\$454.00
7630 - Electric - Fountain	\$3,021.43	\$2,884.08	(\$137.35)	\$10,249.39	\$11,536.32	\$1,286.93	\$34,609.00
7640 - Electric - Pool / Clubhouse	\$659.09	\$666.67	\$7.58	\$2,858.31	\$2,666.68	(\$191.63)	\$8,000.00
7650 - Electric - Irrigation	\$1,101.56	\$1,295.25	\$193.69	\$5,367.05	\$5,181.00	(\$186.05)	\$15,543.00
7660 - Irrigation - Water	\$300.45	\$380.25	\$79.80	\$2,388.14	\$1,521.00	(\$867.14)	\$4,563.00
7680 - Pool Gate Internet	\$286.05	\$290.33	\$4.28	\$1,133.24	\$1,161.32	\$28.08	\$3,484.00
Total Utilities	\$6,512.92	\$5,905.25	(\$607.67)	\$24,594.27	\$23,621.00	(\$973.27)	\$70,863.00
Reserves							
8020 - Reserves - Property Site Elements	\$737.00	\$737.00	\$0.00	\$2,948.00	\$2,948.00	\$0.00	\$8,844.00
8060 - Reserves - Paving Alleys	\$785.25	\$785.25	\$0.00	\$3,141.00	\$3,141.00	\$0.00	\$9,423.00
8080 - Reserves - Pool Furniture	\$127.92	\$127.92	\$0.00	\$511.64	\$511.64	\$0.00	\$1,535.00
8100 - Reserves - Pool Deck	\$446.08	\$446.08	\$0.00	\$1,784.36	\$1,784.36	\$0.00	\$5,353.00
8110 - Reserves - Pool Resurfacing	\$588.33	\$588.33	\$0.00	\$2,353.36	\$2,353.36	\$0.00	\$7,060.00
8120 - Reserves - Roof	\$240.67	\$240.67	\$0.00	\$962.64	\$962.64	\$0.00	\$2,888.00
8230 - Reserves - Unrestricted	\$4,505.75	\$4,505.75	\$0.00	\$18,023.00	\$18,023.00	\$0.00	\$54,069.00
Total Reserves	\$7,431.00	\$7,431.00	\$0.00	\$29,724.00	\$29,724.00	\$0.00	\$89,172.00
Total Expense	\$49,352.63	\$61,506.79	\$12,154.16	\$194,742.71	\$214,398.43	\$19,655.72	\$593,880.00
Operating Net Income	\$769.13	(\$12,016.79)	\$12,785.92	\$5,685.65	(\$16,438.43)	\$22,124.08	\$0.00
Net Income	\$769.13	(\$12,016.79)	\$12,785.92	\$5,685.65	(\$16,438.43)	\$22,124.08	\$0.00