

The Lakes of Windermere Community Association, Inc.

FINANCIAL STATEMENTS FOR PERIOD ENDING

6/30/2026

Prepared
By:



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Orlando, FL 32809-3200**

The Lakes of Windermere Community Association, Inc.
Balance Sheet
6/30/2026

Assets

Cash - Operating

1001 - Operating Account - Alliance (Sweep)	\$47,217.36
1003 - Operating Account - Alliance ICS (Sweep)	\$82,132.51
1050 - Operating Money Market - First Horizon	\$111,080.18

<u>Cash - Operating Total</u>	\$240,430.05
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Cash - Reserves

1100 - Reserve Money Market - Alliance (Sweep)	\$50,010.27
1101 - Reserve Account - Alliance ICS 2.34% (Sweep)	\$264,250.41
1120 - Reserve CDAR - Alliance 3.75% 10/26	\$803,762.89

<u>Cash - Reserves Total</u>	\$1,118,023.57
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$6,328.14
1220 - Allowance for Bad Debt	(\$3,812.58)

<u>Current Assets - Accts Receivable Total</u>	\$2,515.56
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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	\$4,313.45
1410 - Prepaid Commercial Umbrella / Property 9/26	\$4,970.64
1420 - Prepaid General Liability 09/26	\$1,284.93
1430 - Prepaid Directors & Officers / Crime 09/26	\$782.37
1450 - Prepaid Workers Compensation 09/26	\$83.80

<u>Current Assets - Other Total</u>	\$19,007.25
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Assets Total	\$1,379,976.43
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Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$7,803.55
2020 - Prepaid Assessments	\$108,658.84

<u>Liabilities Total</u>	\$116,462.39
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Reserves

3020 - Reserves - Property Site Elements	\$354,056.51
3030 - Reserves - Fountain	\$76,530.86
3040 - Reserves - Irrigation	\$81,352.88
3050 - Reserves - Painting	\$15,782.00
3060 - Reserves - Paving Alleys	\$46,658.09
3070 - Reserves - Pool Equipment	\$23,684.07
3080 - Reserves - Pool Furniture	\$767.48
3090 - Reserves - Pool Fence	\$58,803.34
3100 - Reserves - Pool Deck	\$41,348.35
3110 - Reserves - Pool Resurfacing	\$51,230.35
3120 - Reserves - Roof	\$30,390.72
3130 - Reserves - Sealcoating Alleys	\$23,268.69
3140 - Reserves - Tennis Courts	\$39,386.06
3230 - Reserves - Unrestricted	\$257,740.55
3399 - Interest on Reserve Acct	\$17,023.62

The Lakes of Windermere Community Association, Inc.

Balance Sheet

6/30/2026

<u>Reserves Total</u>	\$1,118,023.57	
<u>Retained Earnings</u>	\$146,774.00	
<u>Net Income</u>	(\$1,283.53)	
<i>Liabilities & Equity Total</i>		\$1,379,976.43

The Lakes of Windermere Community Association, Inc.
Budget Comparison Report
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026			1/1/2026 - 6/30/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4010 - Assessment Income	\$49,490.00	\$49,490.00	\$0.00	\$296,990.00	\$296,940.00	\$50.00	\$593,880.00
4070 - Interest on Delinquent Balance	\$54.75	\$0.00	\$54.75	\$572.42	\$0.00	\$572.42	\$0.00
4080 - Closing Fees Income	\$100.00	\$0.00	\$100.00	\$550.00	\$0.00	\$550.00	\$0.00
4180 - Interest on Operating Acct	\$346.09	\$0.00	\$346.09	\$2,421.50	\$0.00	\$2,421.50	\$0.00
4190 - Interest on Reserve Acct	\$2,802.43	\$0.00	\$2,802.43	\$17,023.62	\$0.00	\$17,023.62	\$0.00
4200 - Allocate Reserve Interest	(\$2,802.43)	\$0.00	(\$2,802.43)	(\$17,023.62)	\$0.00	(\$17,023.62)	\$0.00
4390 - Miscellaneous Income	\$5.00	\$0.00	\$5.00	\$40.00	\$0.00	\$40.00	\$0.00
<u>Total Income</u>	\$49,995.84	\$49,490.00	\$505.84	\$300,573.92	\$296,940.00	\$3,633.92	\$593,880.00
Total Income	\$49,995.84	\$49,490.00	\$505.84	\$300,573.92	\$296,940.00	\$3,633.92	\$593,880.00
Expense							
<u>General & Administrative</u>							
6020 - Accounting Fees / Tax Preparation	\$0.00	\$0.00	\$0.00	\$5,200.00	\$7,100.00	\$1,900.00	\$7,100.00
6030 - Income Taxes	\$5,200.00	\$0.00	(\$5,200.00)	\$10,400.00	\$10,000.00	(\$400.00)	\$10,000.00
6040 - Legal Fees	\$0.00	\$583.33	\$583.33	\$1,350.00	\$3,499.98	\$2,149.98	\$7,000.00
6080 - Bank Fees / Payment Processing	\$28.00	\$411.83	\$383.83	\$4,319.00	\$2,470.98	(\$1,848.02)	\$4,942.00
6090 - Postage / Copies / Supplies	\$641.63	\$1,000.00	\$358.37	\$4,246.55	\$6,000.00	\$1,753.45	\$12,000.00
6110 - Insurance	\$3,560.87	\$3,708.33	\$147.46	\$21,365.22	\$22,249.98	\$884.76	\$44,500.00
6160 - Management Fees	\$3,600.00	\$3,600.00	\$0.00	\$21,900.00	\$21,600.00	(\$300.00)	\$43,200.00
6170 - Community Website	\$100.00	\$100.00	\$0.00	\$1,650.00	\$600.00	(\$1,050.00)	\$1,200.00
6180 - Reserve Study	\$1,840.00	\$291.67	(\$1,548.33)	\$1,840.00	\$1,750.02	(\$89.98)	\$3,500.00
6220 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$61.25	\$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	\$250.02	\$250.02	\$0.00	\$500.00
6390 - Miscellaneous	\$0.00	\$9.73	\$9.73	\$0.00	\$58.38	\$58.38	\$116.75
<u>Total General & Administrative</u>	\$15,012.17	\$9,746.56	(\$5,265.61)	\$74,364.54	\$77,423.11	\$3,058.57	\$142,320.00
<u>Grounds</u>							
6510 - Grounds Maintenance	\$12,239.58	\$12,239.58	\$0.00	\$73,437.48	\$73,437.48	\$0.00	\$146,875.00
6520 - Additional Landscaping	\$0.00	\$416.67	\$416.67	\$0.00	\$2,500.02	\$2,500.02	\$5,000.00
6530 - Mulch	\$0.00	\$291.67	\$291.67	\$0.00	\$1,750.02	\$1,750.02	\$3,500.00
6540 - Tree Trimming & Removal	\$4,200.00	\$516.67	(\$3,683.33)	\$4,200.00	\$3,100.02	(\$1,099.98)	\$6,200.00
6550 - Trees / Plants / Sod	\$0.00	\$333.33	\$333.33	\$0.00	\$1,999.98	\$1,999.98	\$4,000.00
6560 - Pet Station Service Maintenance	\$0.00	\$570.00	\$570.00	\$0.00	\$3,420.00	\$3,420.00	\$6,840.00
6590 - Fountain Maintenance	\$421.58	\$291.67	(\$129.91)	\$843.16	\$1,750.02	\$906.86	\$3,500.00
6610 - Irrigation - Repairs / Maintenance	\$2,376.75	\$2,376.75	\$0.00	\$7,031.50	\$7,031.50	\$0.00	\$10,000.00
6630 - Lakes / Ponds / Waterways	\$2,892.00	\$2,060.00	(\$832.00)	\$12,360.00	\$12,360.00	\$0.00	\$24,720.00
6660 - Irrigation Pump Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
6720 - Pressure Washing	\$0.00	\$0.00	\$0.00	\$16,950.00	\$16,950.00	\$0.00	\$20,000.00
6780 - Fence Repairs / Maintenance	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
6790 - General Repairs / Maintenance	\$1,158.86	\$1,158.86	\$0.00	\$15,122.76	\$12,586.62	(\$2,536.14)	\$20,000.00
<u>Total Grounds</u>	\$23,288.77	\$20,380.20	(\$2,908.57)	\$129,944.90	\$137,635.66	\$7,690.76	\$252,135.00
<u>Pool / Cabana Expenses</u>							
7010 - Contracted Pool Maintenance	\$1,835.00	\$1,850.00	\$15.00	\$10,760.00	\$11,100.00	\$340.00	\$22,200.00
7020 - Pool Equipment Repair	\$0.00	\$166.67	\$166.67	\$225.00	\$1,000.02	\$775.02	\$2,000.00

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6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026			1/1/2026 - 6/30/2026			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7030 - Pool Permit	\$0.00	\$0.00	\$0.00	\$370.35	\$370.00	(\$0.35)	\$370.00
7070 - Locks & Keys	\$0.00	\$12.50	\$12.50	\$0.00	\$75.00	\$75.00	\$150.00
7080 - Pool / Cabana Materials	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
7090 - Pool Fence / Gate Repair	\$0.00	\$29.17	\$29.17	\$0.00	\$175.02	\$175.02	\$350.00
7100 - Clubhouse Cleaning	\$600.00	\$650.00	\$50.00	\$3,600.00	\$3,900.00	\$300.00	\$7,800.00
7130 - Security Equipment Monthly Fee	\$176.80	\$210.00	\$33.20	\$681.60	\$1,260.00	\$578.40	\$2,520.00
7150 - Termite Control	\$0.00	\$54.17	\$54.17	\$0.00	\$325.02	\$325.02	\$650.00
7170 - Security System Maintenance / Repair	\$0.00	\$33.33	\$33.33	\$0.00	\$199.98	\$199.98	\$400.00
7180 - Pool Gate Monitoring	\$150.00	\$100.00	(\$50.00)	\$900.00	\$600.00	(\$300.00)	\$1,200.00
7190 - Water & Sewer Backflow Inspection	\$0.00	\$20.83	\$20.83	\$0.00	\$124.98	\$124.98	\$250.00
<u>Total Pool / Cabana Expenses</u>	\$2,761.80	\$3,168.34	\$406.54	\$16,536.95	\$19,380.04	\$2,843.09	\$38,390.00
<u>Recreation</u>							
7510 - Miscellaneous Repairs / Maintenance	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
7520 - Miscellaneous Supplies	\$0.00	\$20.83	\$20.83	\$0.00	\$124.98	\$124.98	\$250.00
7530 - Tennis Court / Basketball Maintenance	\$0.00	\$20.83	\$20.83	\$0.00	\$124.98	\$124.98	\$250.00
<u>Total Recreation</u>	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
<u>Utilities</u>							
7600 - Water & Sewer - Pool / Clubhouse	\$488.80	\$166.67	(\$322.13)	\$2,388.36	\$1,000.02	(\$1,388.34)	\$2,000.00
7610 - Electric - Entrance	\$221.17	\$184.17	(\$37.00)	\$1,161.15	\$1,105.02	(\$56.13)	\$2,210.00
7620 - Electric - Gazebo	\$36.04	\$37.83	\$1.79	\$216.05	\$226.98	\$10.93	\$454.00
7630 - Electric - Fountain	\$1,772.84	\$2,884.08	\$1,111.24	\$14,560.72	\$17,304.48	\$2,743.76	\$34,609.00
7640 - Electric - Pool / Clubhouse	\$587.41	\$666.67	\$79.26	\$4,095.74	\$4,000.02	(\$95.72)	\$8,000.00
7650 - Electric - Irrigation	\$1,280.83	\$1,295.25	\$14.42	\$7,981.28	\$7,771.50	(\$209.78)	\$15,543.00
7660 - Irrigation - Water	\$1,368.40	\$380.25	(\$988.15)	\$4,316.42	\$2,281.50	(\$2,034.92)	\$4,563.00
7680 - Pool Gate Internet	\$286.05	\$290.33	\$4.28	\$1,705.34	\$1,741.98	\$36.64	\$3,484.00
<u>Total Utilities</u>	\$6,041.54	\$5,905.25	(\$136.29)	\$36,425.06	\$35,431.50	(\$993.56)	\$70,863.00
<u>Reserves</u>							
8020 - Reserves - Property Site Elements	\$737.00	\$737.00	\$0.00	\$4,422.00	\$4,422.00	\$0.00	\$8,844.00
8060 - Reserves - Paving Alleys	\$785.25	\$785.25	\$0.00	\$4,711.50	\$4,711.50	\$0.00	\$9,423.00
8080 - Reserves - Pool Furniture	\$127.92	\$127.92	\$0.00	\$767.48	\$767.48	\$0.00	\$1,535.00
8100 - Reserves - Pool Deck	\$446.08	\$446.08	\$0.00	\$2,676.52	\$2,676.52	\$0.00	\$5,353.00
8110 - Reserves - Pool Resurfacing	\$588.33	\$588.33	\$0.00	\$3,530.02	\$3,530.02	\$0.00	\$7,060.00
8120 - Reserves - Roof	\$240.67	\$240.67	\$0.00	\$1,443.98	\$1,443.98	\$0.00	\$2,888.00
8230 - Reserves - Unrestricted	\$4,505.75	\$4,505.75	\$0.00	\$27,034.50	\$27,034.50	\$0.00	\$54,069.00
<u>Total Reserves</u>	\$7,431.00	\$7,431.00	\$0.00	\$44,586.00	\$44,586.00	\$0.00	\$89,172.00
Total Expense	\$54,535.28	\$46,714.68	(\$7,820.60)	\$301,857.45	\$314,956.29	\$13,098.84	\$593,880.00
Operating Net Income	(\$4,539.44)	\$2,775.32	(\$7,314.76)	(\$1,283.53)	(\$18,016.29)	\$16,732.76	\$0.00
Net Income	(\$4,539.44)	\$2,775.32	(\$7,314.76)	(\$1,283.53)	(\$18,016.29)	\$16,732.76	\$0.00