

Lake Washington Homeowners Association, Inc.

FINANCIAL STATEMENTS
FOR
PERIOD ENDING

2/28/2026

Prepared
By:



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

Lake Washington Homeowners Association, Inc.

Balance Sheet

2/28/2026

Assets

Cash - Operating

1001 - Operating Account - Alliance (New)	\$79,037.21
1070 - Operating ICS - Alliance	\$180,064.62
1075 - Operating Special Assessment ICS - Alliance	\$291,189.89
1080 - Operating Petty Cash - Alliance	\$2,932.97

Cash - Operating Total \$553,224.69

Cash - Reserves

1100 - Reserve Money Market - Alliance (Sweep)	\$50,009.59
1170 - Reserves ICS - Alliance	\$479,701.53
1175 - Reserves CDARS - Alliance	\$506,190.50

Cash - Reserves Total \$1,035,901.62

Current Assets - Accts Receivable

1210 - Assessment Receivable	\$3,963.67
1220 - Allowance for Bad Debt	(\$4,016.91)
1240 - Special Assessment Receivable	\$1,360.00
1250 - Violation / Fines Receivable	\$50.00

Current Assets - Accts Receivable Total \$1,356.76

Current Assets - Other

1310 - Deposit - Utility	\$109.57
1420 - Prepaid Insurance: Liability / Property / D&O / Crime / Umb 04.11.25	\$29,930.97
1460 - Prepaid Massey Termite Bond (Mult)	\$13,147.36
1470 - Prepaid Meeting Room (12/18)	\$1,104.20

Current Assets - Other Total \$44,292.10

Assets Total

\$1,634,775.17

Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$5,132.91
2020 - Prepaid Assessments	\$69,040.73
2070 - Loan Payable - IPFS: Insurance 04/11/26	\$29,930.97

Liabilities Total \$104,104.61

Special Assessment

2080 - South State Bank Loan	\$2,004,874.02
2081 - Spent from Loan Proceeds	(\$2,777,312.93)
3410 - Special Assessment	\$1,408,896.00
3420 - Spent From Special Assessment	(\$349,408.94)
3499 - Interest on Special Assessment Acct	\$5,309.74

Special Assessment Total \$292,357.89

Reserves

3010 - Reserves - Pooled	\$1,375,510.31
3015 - Spent from Reserves- Pooled	(\$342,950.44)
3399 - Interest on Reserve Acct	\$3,341.75

Reserves Total \$1,035,901.62

Lake Washington Homeowners Association, Inc.
Balance Sheet
2/28/2026

<u>Retained Earnings</u>	\$196,322.27
<u>Net Income</u>	\$6,088.78
<i>Liabilities & Equity Total</i>	\$1,634,775.17

Lake Washington Homeowners Association, Inc.
Budget Comparison Report
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026			1/1/2026 - 2/28/2026			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6910 - Gate Maintenance	\$150.00	\$226.17	\$76.17	\$207.95	\$452.34	\$244.39	\$2,714.00
<u>Total Grounds</u>	\$10,866.25	\$12,528.76	\$1,662.51	\$23,977.44	\$25,057.52	\$1,080.08	\$154,916.00
<u>Building Maintenance</u>							
6810 - Building Exterior Repairs	\$0.00	\$864.29	\$864.29	\$0.00	\$1,728.58	\$1,728.58	\$10,371.44
6820 - Building Termite Bond	\$1,870.66	\$1,904.17	\$33.51	\$3,737.47	\$3,808.34	\$70.87	\$22,850.00
6840 - Buildings - Pest Control	\$0.00	\$125.00	\$125.00	\$550.00	\$250.00	(\$300.00)	\$1,500.00
<u>Total Building Maintenance</u>	\$1,870.66	\$2,893.46	\$1,022.80	\$4,287.47	\$5,786.92	\$1,499.45	\$34,721.44
<u>Recreation</u>							
7010 - Pool Maintenance	\$495.00	\$525.00	\$30.00	\$990.00	\$1,050.00	\$60.00	\$6,300.00
7020 - Pool Equipment Repair / Supplies	\$135.35	\$100.00	(\$35.35)	\$1,275.35	\$200.00	(\$1,075.35)	\$1,200.00
7030 - Pool Permit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.35
7050 - Pool Gate Maintenance	\$0.00	\$20.83	\$20.83	\$0.00	\$41.66	\$41.66	\$250.00
7180 - Tot Lot / Recreation Area	\$0.00	\$41.67	\$41.67	\$0.00	\$83.30	\$83.30	\$500.00
7210 - Clubhouse Water / Sewer	\$1,072.51	\$833.33	(\$239.18)	\$1,634.48	\$1,666.66	\$32.18	\$10,000.00
7230 - Janitorial Cleaning	\$1,409.63	\$1,340.00	(\$69.63)	\$2,805.08	\$2,680.00	(\$125.08)	\$16,080.00
<u>Total Recreation</u>	\$3,112.49	\$2,860.83	(\$251.66)	\$6,704.91	\$5,721.62	(\$983.29)	\$34,680.35
<u>Utilities</u>							
7815 - Electricity - Pool	\$601.76	\$623.58	\$21.82	\$1,169.57	\$1,247.16	\$77.59	\$7,483.00
7820 - Electricity - Street Lights	\$814.47	\$849.33	\$34.86	\$1,628.94	\$1,698.66	\$69.72	\$10,192.00
7825 - Electricity - Gates / Fountains	\$607.35	\$680.58	\$73.23	\$1,230.91	\$1,361.16	\$130.25	\$8,167.00
7830 - Cable Services	\$30,713.41	\$30,980.67	\$267.26	\$61,426.82	\$61,961.34	\$534.52	\$371,768.00
<u>Total Utilities</u>	\$32,736.99	\$33,134.16	\$397.17	\$65,456.24	\$66,268.32	\$812.08	\$397,610.00
<u>Reserves</u>							
8010 - Reserves - Pooled	\$26,787.75	\$26,787.75	\$0.00	\$53,575.50	\$53,575.50	\$0.00	\$321,453.00
<u>Total Reserves</u>	\$26,787.75	\$26,787.75	\$0.00	\$53,575.50	\$53,575.50	\$0.00	\$321,453.00
Total Expense	\$109,726.77	\$142,981.29	\$33,254.52	\$225,689.21	\$287,955.50	\$62,266.29	\$1,728,000.00
Operating Net Income	\$6,132.21	\$1,018.71	\$5,113.50	\$6,088.78	\$44.50	\$6,044.28	\$0.00
Net Income	\$6,132.21	\$1,018.71	\$5,113.50	\$6,088.78	\$44.50	\$6,044.28	\$0.00