

2016 Annual Meeting



Windsor Lakes

IN THE WOODLANDS

**Windsor Lakes Homeowners
Association, Inc.**

April 27, 2016

AGENDA

- **Call to Order, Welcome, Introductions**
- **Proof of Notice and Certification of Proxies**
- **Approval of 2015 Meeting Minutes**
- **President's Report – 2015/16 Review
& Look Ahead to 2016/17**
- **Treasurer's Report – 2015 Financial Report
& 2016 Budget**
- **Open Forum**
- **Service Recognitions**
- **Election Results**
- **Adjournment**

April 27, 2016



Introductions

2015/16 Board of Directors:

Don Schwartz, President

Jerry Whitehouse, Vice President

Stan Everett, Treasurer

Bob Jezerski, Secretary

Rob Clifton, Property Manager

FirstService Residential Community Manager

Derek Eikenberry

President's Report

- ✓ State of The Association
- ✓ Brief Look at Our Past
- ✓ 2015/2016 Review
- ✓ A Look Ahead to 2016/2017





President's Report

As we begin our 9th year as a homeowners association with all homeowners comprising the Board of Directors, April 2007 to April 2017...

We are pleased to tell you that our association is financially sound and the mission of the association is being achieved.



President's Report

***As a board, we operate with
the belief that...***

**The mission of our
association is to maintain
and grow the value of our
community and individual
homes, while providing a
desirable quality of life for
all residents**





A Look At Our Past

With about 50 new homeowners becoming a part of Windsor Lakes this past year, we are going to take you on a brief look at our past as an association and as a community!





A Look At Our Past

1999

- Windsor Lakes developers, The Woodlands Development Company and Lennar Builders, executed the “Covenants,” and created The “Woodlands Development Standards” for Windsor Lakes.

2000

- Windsor Lakes was annexed by the City of Conroe.

2003

- Windsor Lakes Homeowners Association, Inc. was formed and governing documents filed.
- The first homes in Windsor Lakes completed and sold.

A Look At Our Past

2004

- Lennar was in their full sales mode and business was good.

2005

- Windsor Lodge was completed and began operations.

2006

- The Windsor Lakes Steering Committee was formed with 13 members to be an advisor to the Lennar dominated Board & a foundation for a Resident Board of Directors.



A Look At Our Past

2007

- **The all residents Board of Directors was elected and transitioned from the builder dominated Board.**
- **First Board Members: Dick Deming, Gary Boswell, Glenn Lambert, Harry Blake and Don Schwartz**
- **Web site created & official newsletter established**

A Look At Our Past

- 2008
- First resident Board contended with unexpected events:
 - Downturn in economy
 - Hurricane Ike
 - Lennar's business problems
- At year end, home construction and full transition from builder neared completion.



A Look At Our Past

More 2008...

- Ownership was transferred of the remaining common areas and roadways from The Woodlands Development Company to WLHOA.
- Transfer of ownership of the Clubhouse from Lennar to WLHOA.
- Installation of all remaining new walkway system.
- Installation of the pedestrian bridge to Lone Star College.



A Look At Our Past

2009

There were more final transition items which included:

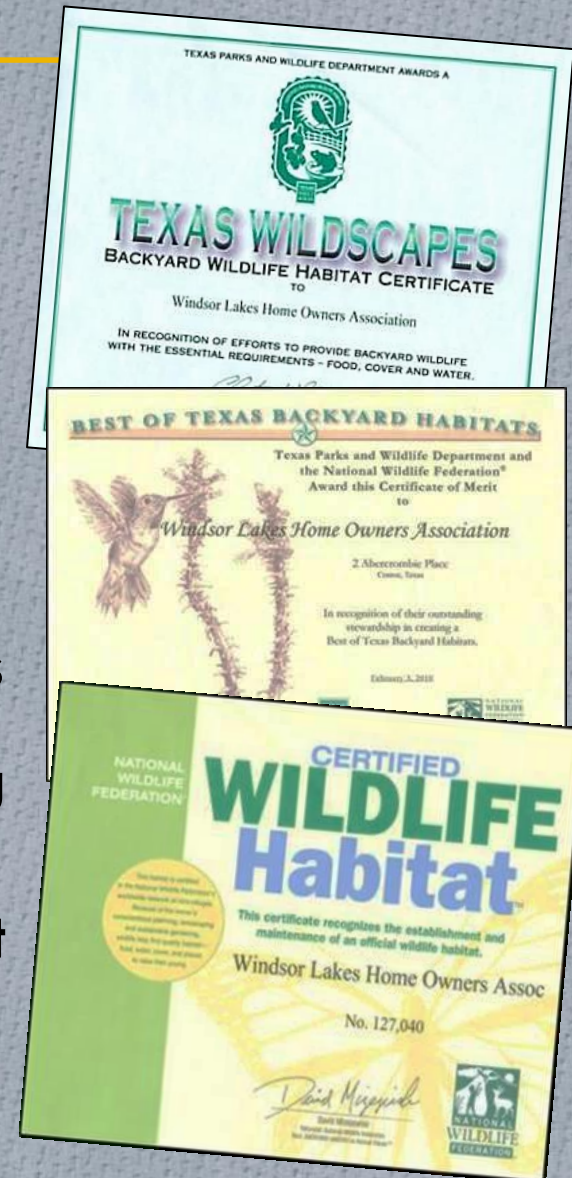
- Replacement of defective sidewalk sections around lake and around Lake Windsor Circle with a \$125,000+ settlement from Lennar plus repair of curbs damaged by construction vehicles
- First Reserve Study conducted
- The last new home was sold in May!



A Look At Our Past

2010

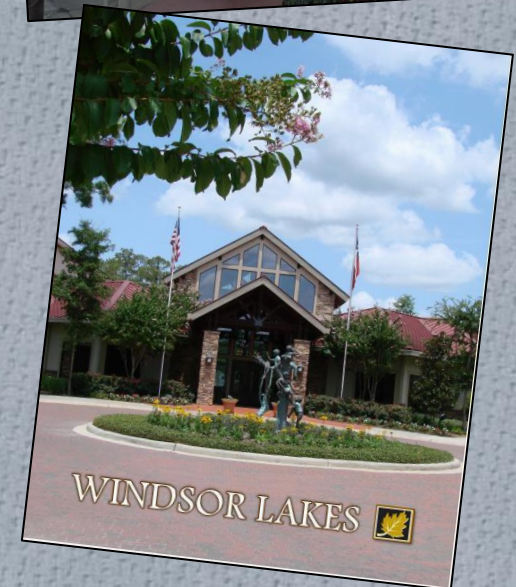
- The “Great Freeze” in January damaged backflow valves of almost 250 Windsor Lakes homes at the cost of \$46,000+ to the Association. The Board voted to make this preventable damage a responsibility of the homeowner rather than the association.
- Windsor Lakes received three awards from the National Wildlife Federation and the Texas Parks and Wildlife Departments, recognized for the common areas of Windsor Lakes being one of Texas’ best backyard wildlife areas.
- Comcast did not renew our bulk rate contract for basic TV cable that was included in Association monthly fees, and the monthly fees were subsequently reduced.



A Look At Our Past

2011

- A new flagpole to allow the Texas State flag to be flown at Windsor Lodge, plus a Lake beautification project adding 56 Crape Myrtle trees around the lake, was made possible by a bequest by Perry & Madeline Burnham
- First year of the Residents Pictorial Directory
- It was the year of the drought and over 100 trees required removal inside our gates and more were removed by the City of Conroe outside our fences



A Look At Our Past

2012

- It was the first year of the five year house painting project with 109 home painted.
- A search for new lake management firm resulted in a different approach to keeping the lake healthy, relying less on chemicals and adding sterile carp & Mozambique Tilapia for control algae.



A Look At Our Past

2013

- A review of contracts with major vendors resulted in some change of vendors and re-negotiations to our financial benefit.
- There was an emphasis on common area improvement and maintenance, including another round of tree cutting, some street and drainage work.
- Beautification of common areas continued with new trees planted, plus an emphasis around the lake.



A Look At Our Past

2014

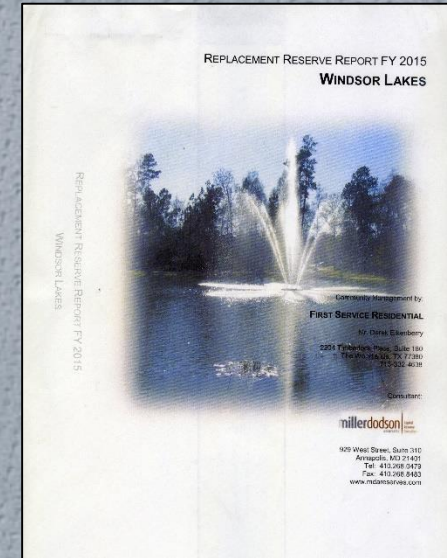
- Bocce Ball Court was added to the Windsor Lodge grounds.
- 24-hour video surveillance was added, installed at both Windsor Lakes entrances.
- Wi-Fi was installed at Windsor Lodge.



A Look At Our Past

More 2014...

- The Association's second Replacement Reserve Study was professionally conducted producing a 100+ page report.
- The second Pictorial Directory of residents was created.
- Lisa Williamson named Clubhouse Manager



2015/2016 Review

- The past year has been one with a lot of projects, some related to our community becoming more mature.
- We believe the HOA organization is strong and we as a board have worked continually toward improving general business practices.
 - Board of Directors – *well defined individual responsibilities*
 - A variety of active Committees – *many dedicated volunteers*
 - FirstService Residential – *continuous work to maximize service*
 - Contractor providers – *performing well*
- HOA Finances and business controls are solid
 - Treasurer and Finance Committee – *professional team*
 - Audit of 2014 finances – *good opinion – 2015 Audit in progress*
 - Operating Budget for 2015 – *Technically showed deficit*
 - Special issues – *new insurance program*

2015/2016 Review

Property Management:

Board Member Rob Clifton, Primary Responsibility Area

Swimming pool and spa improvement project continues...

- After converting the pool to saltwater, replacing all tile and concrete coping, and the re-plastering of the pool early last year, several projects followed...
- A new filter system installed
- 2 filtration motors replaced
- Resistance pool motor replaced
- A new heater with two new gas regulators followed other repair work to the spa/hot tub heating system.



2015/2016 Review

Speed Limits Changed

- Lowered to 25 mpg throughout Windsor Lakes
- Better distribution of signage.
- Newsletter articles urging compliance for the safety of all residents



2015/2016 Review

The 5-Year House Painting Project Ended This Spring

- The painting of 130 townhomes completed the project.
- Five Year Total: \$775,000.
- A better grade of paint than builder used, should lengthen the life of paint surfaces.
- 191 Door were painted this fall, with a few carry-overs into January.



2015/2016 Review

Windsor Lodge, Pool-house and Guard House Painted

- The exteriors of these three buildings were painted this fall.
- With the stucco surface the paint had a sealing quality to preserve the surface.
- The surfaces of the clubhouse entrances were also re-sealed.



2015/2016 Review

A Variety of Sidewalk, Street, Curb and Drainage Projects

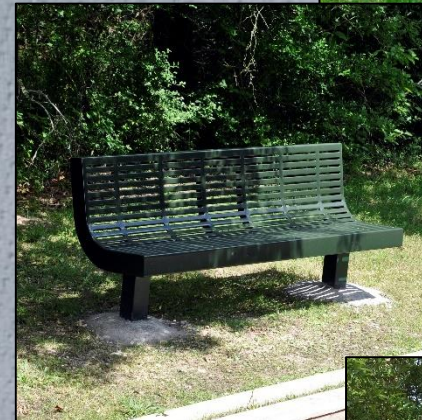
- This fall, five deteriorating sidewalk areas were replaced.
- Nine curbs areas were repaired including solving drainage issues.
- On East Victory Lake Drive, where a known fault line is located, rather than a patch as in earlier years, the construction crew went down to the dirt to re-build from the ground up.



2015/2016 Review

An Addition to the Windsor Lodge Grounds...

- A much asked for Horseshoe Pit was added near the Bocce Ball Court.
- A Washer Pitching component will be added.
- A new bench has been added to the Bocce Ball court, plus a bench replaced at the lake.



2015/2016 Review

Our Most Ambitious Project...

- Now in full motion, the Fence Replacement project, as directed in the Windsor Lakes Covenants, was planned to be a five-year program, similar to the house painting program. It was was renegotiated to three years.
- With a three-year program, it was calculated that the Association will save at least \$15,000 to \$20,000 by completing the project in three years.
- By cutting the timetable, rising repair costs will also be avoided.
- Total three years project cost: \$1,243,000

2015/2016 Review



2015/2016 Review



2015/2016 Review



2015/2016 Review

Residential Property Management:

Vice President Jerry Whitehouse, Primary Responsibility

- Working with our landscape contractor, Houston Lawn, to maximize the upkeep and the enhancement of both the common areas and residential services.
- This is the largest yearly budget item. \$376,000 for residential lawn services and \$106,000 for common area services.



2015/2016 Review

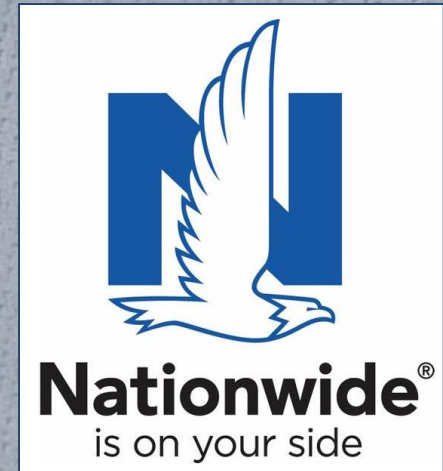
- This spring, a beautification project around the lake was conducted, adding nineteen Eastern Redbud trees, plus six Savannah Holly trees. Purple fountain grass has been added in the island section to further enhance the look of the lake area.
- A review of the Lake condition with our contracted Lake Management found our lake to be in good condition. It will be not necessary to add new Mozambique Tilapia to the lake this year.



2015/2016 Review

New Insurance Program Negotiated

- Full program of coverages, property, general liability, Workers Compensation, Directors & Officers, with added umbrella coverage, with significant savings.
- With lower rates for townhome property coverage, the added monthly fees were reduced.
- Eliminated an obstacle for a few new homeowners whose mortgage companies would not accept our group policy.
- Refund program was developed for the few number of townhome owners affected by this government imposed ruling.

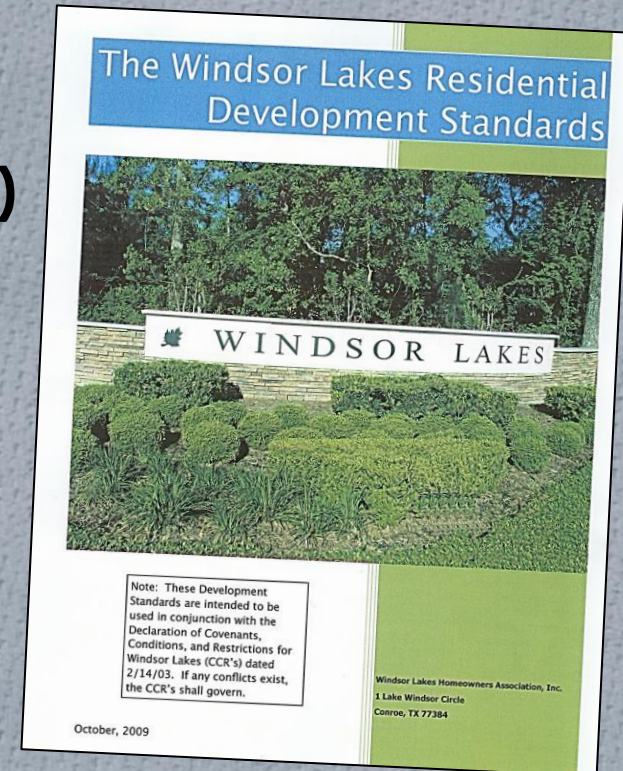


2015/2016 Review

Municipal Service & Neighborhood Standards

Secretary *Bob Jezerski*, Primary Responsibility Area

- The neighborhood Standards Committee (NSC) and the Architectural Review Committee (ARC) is made up of homeowner volunteers.
- The committee meets monthly, handling change requests fairly and professionally.
- The committee works with FirstService Residential who first processes all requests and reports of violations.



2015/2016 Review

- The committee considered 74 architectural change requests this association year, with 73 approved and one rejection.
- Requests included: roof replacements, satellite dishes, pergolas/sunrooms, driveway widening, screened in back porches, iron fence installations, among others.
- The committee dealt with only one violation of significance this year.



2015/2016 Review

- **The Municipal Services Committee often works quietly and in the background, continually working to strengthen our community relations with emergency service providers and with the City of Conroe's water and street departments, with special attention to the police department.**
- **The Friends of Firemen groups helps in the area.**



2015/2016 Review

Introducing Identifying Decals for Autos

- To be placed on the left rear window or left rear bumper
- At the gate, when a car is waiting for someone to open gate and you are behind them, you will know if it is a Windsor Lakes resident or not, or cars parked in our parking lot or just driving thru.
- We would like it to be mandatory, but we ask your participation.

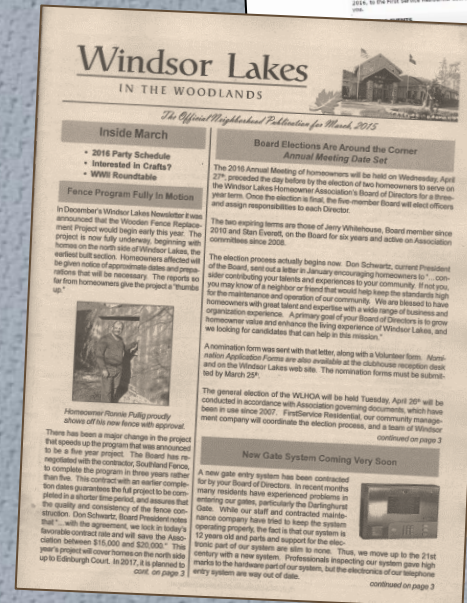


2015/2016 Review

Clubhouse & Community Communications

Board Member Don Schwartz, Primary Responsibility Area

- Communications is a high priority within Windsor Lakes.
- The Windsor Lakes web site is the best communication vehicle and resource for Windsor Lakes happenings, information, directories, photos and so much more.
- The quarterly newsletter is mailed to all residents and covers current events, projects and more within Windsor Lakes.
- E-Mail blasts through the Clubhouse staff provide almost immediate information as well as updates about projects and events.



2015/2016 Review

Fitness Center Improvements

- New treadmill was added
- Two large flat screen TVs replaced older models



2015/2016 Review

Fitness Center Improvements

- **Audio Wi-Fi system installed that provides listening to the TV's on your smart phone.**
- **New water fountain installed.**

Listen to TV Audio
Download AudioFetch App
Google Play™ or Apple iTunes®



audiofetch

1-844-HiFetch
audiofetch.com



2015/2016 Review

Installation of new Main Gate Telephone Entry System

- System operated by Clubhouse Staff
- Our ageing system was experiencing problems with the unavailability of replacement parts and manufacturers support.
- Smooth transition with only a few problems.



2015/2016 Review

- The Party Committee planned and hosted quality themed social events for the community.
- Next Event: “Blast from the Past” on June 11th.
- All Party Committee events are self-funded.



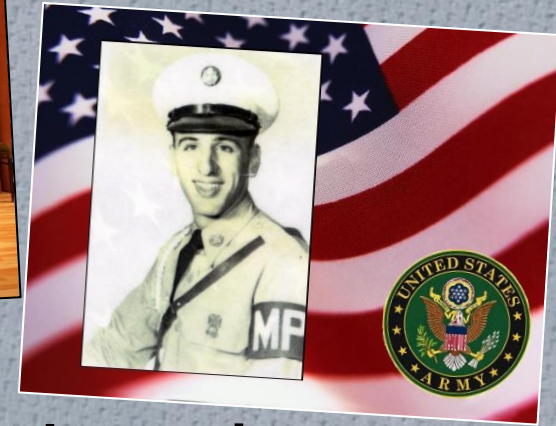
2015/2016 Review

- Well organized activities of a wide variety:
 - ✓ Games
 - ✓ Exercise programs, including a new Yoga class
 - ✓ Monthly birthday party
 - ✓ Arts & Crafts
 - ✓ Many others...
- Often involving good food and music!



2015/2016 Review

- **Plus...**
The ever-popular Windsor Players



- **Recognition programs to salute our veterans!**




2015/2016 Review

- The buses were usually full for the quarterly overnight trips to the Casinos in Louisiana. Next trip in May!
- The theater /sports/ museum day bus trips are back by popular demand. Full bus for the Astros game and a “Wicked” theater experience in July, with tickets now on sale.



2015/2016 Review

- A Guest Speaker Series will begin in May with plans for one each quarter.
- In July, author Dr. Hooshang Guilak, an Iranian-American will speak about “Relations Between U.S. & Iran.”
- The Library has added a DVD movie section, thanks to donations by residents.




Windsor Lakes
IN THE WOODLANDS

Windsor Lodge Speaker Series Presentation

**SCHEMES
& SCAMS**
A Security Seminar

Speaker: **Shane Miller**, Director of Information Technology, Halliburton Company

Seniors as Scam Targets, Health Care Fraud, Telemarketing Fraud, Identity Theft, Phony E-Mails, Internet Safety, Passwords, and more.



TUESDAY, MAY 17th
6:30 PM
Windsor Lodge Ballroom

2015/2016 Review

- Windsor Lodge's Alarm System was tested and passed inspection this year.
- The building's sprinkler systems was tested, serviced and inspected this past fall.
- City of Conroe Fire Marshall inspected our building this month with no violations.

DO NOT REMOVE BY ORDER OF TEXAS STATE FIRE MARSHAL
(for a least five years)
INSPECTION/TEST RECORD

Red Hawk
7700 Gulf Freeway, Houston, Texas 77017
District# 035 ACR#: 1751015

8-11-15 *Robert H. Lightfoot* *FAL*
Date Licensee Signature License # 1745628

Type of Inspection/Test Performed - NFPA 72
 New Installation Quarterly
 Semi Annual Annual

Last Date of Sensitivity Test, if known
Status After Inspection/Test
 Acceptable Yellow Label (attached) Red Label (attached)

DO NOT REMOVE BY ORDER OF TEXAS STATE FIRE MARSHAL

SERVICE TAG
Chero-Key Piping Co.
1800 Sherwood Forest Bldg. D1
Houston, TX 77043
800-713-2430
SCR-0074


16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
 MAR APR MAY JUN JUL AUG SEP OCT NOV DEC
 2011 2012 2013 2014 2015 2016

Robert H. Lightfoot
RME's Name

0079
RME's License No.

R. Lightfoot
Signature of Service Person

TYPE OF WORK
 Service

 City of Conroe Fire Department
300 W Davis St. | Conroe, TX 77301
T: (936) 522-3080 | F: (936) 522-3079

Fire and Life Safety Inspection Report

April 6, 2016
Windsor Lake Clubhouse
1 LAKE WINDSOR CIR
Conroe, TX 77301

Congratulations, a fire and life safety inspection of your facility on Apr 6, 2016 revealed no code violations.

Inspection Note Clear storage from ramp from stage.

*Any code violation missed during previous inspections, or during this inspection, does not become an acceptable condition simply because it was not previously or currently identified. 2009 IPC, Section 106.4.

Carey West *Jose delgado*

9313 Carey West Inspector Jose delgado

2015/2016 Review

We are proud of our Clubhouse Staff

- Creating a welcoming atmosphere, overseeing a wide range of programs and activities for the diverse community of Windsor Lakes.
- Supporting many resident initiated programs and activities.



2015/2016 Review

Services of our Community Management Company

- Provides full accounting services including preparation of balance sheets, income statements, bank reconciliations, processing of payments and more.
- Provides governance guidance and document retention.



2015/2016 Review

- **FirstService Customer Care Center provides 24/7/365 answers and information for homeowners and processes homeowners' request for service.**
- **360 services requests were handled for Windsor Lakes this association year.**
- **Provides data and IT management services, including the hosting of the Windsor Lakes website.**



2015/2016 Review

- Has administrative responsibilities for Windsor Lodge Staff who are FirstService Residential employees, giving them access to Health benefits and participation in 401K plans.
- FirstService process new homeowners, coordinates vendor contracting, and a variety of other services.
- Your board has worked to improve various areas of service provided by our management company.





Looking Ahead

- **Door painting is scheduled for this fall for 191 homes.**
- **Round two of the Fence Project will begin early next year completing all single family homes.**
- **Repair of fences, both wood and metal will continue throughout Windsor Lakes**
- **Another round of sidewalk, curb and street repairs is on the agenda for this fall.**
- **As townhome owners continue to build a fund for roof replacement in a few years, repair and maintenance will continue as long as possible.**

Looking Ahead

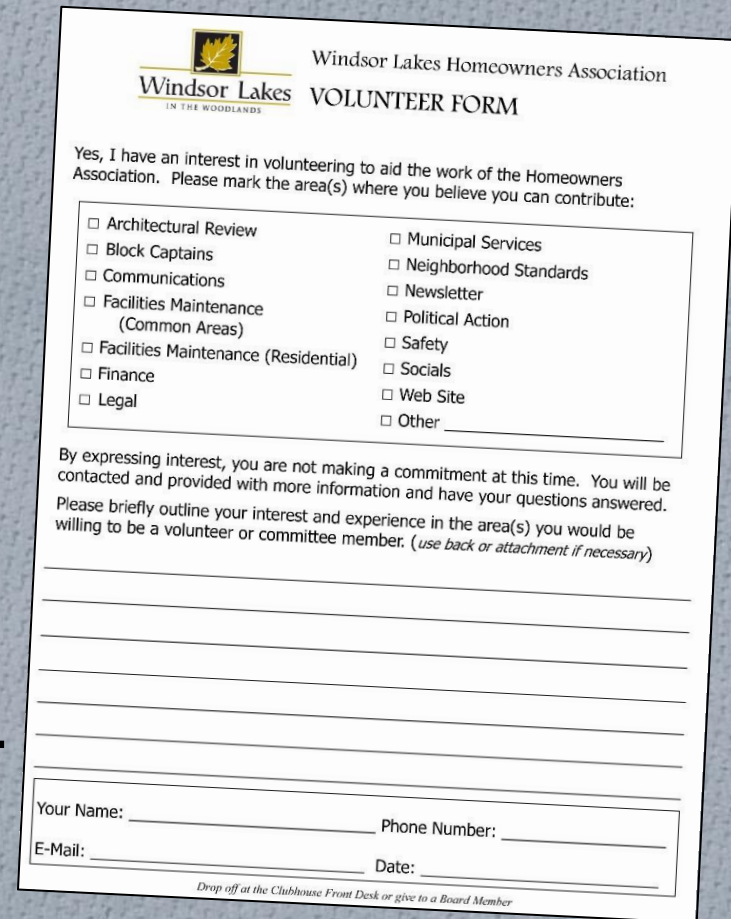
- **Street paint striping will be upcoming later this year or early next year.**
- **NSC and ARC will continue its work to interpret, communicate and enforce the Windsor Lakes *Covenants, Conditions and Restrictions* (CCRs) and Windsor Lakes specific standards**
- **The Municipal Services Committee will continue to work with emergency service providers, City of Conroe municipal services and organizations**
- **Provide a wide range of outstanding social activities for all Windsor Lakes homeowners!**

Looking Ahead

- **Manage small assessment delinquency rate.**
- **Manage the 2016 finances within budget and develop a balanced operating budget for 2017**
- **Achieve the objectives of each of the HOA Committees and meet and exceed the expectations of Windsor Lakes homeowners**

Looking Ahead

- We will be a stronger board and community with your help.
- Much of our success is directly attributable to the talents and expertise of our resident volunteers
- There are many areas where you can help out!
- With a new board, we expect to fill some committees and create new ones.



Windsor Lakes Homeowners Association
Windsor Lakes IN THE WOODLANDS VOLUNTEER FORM

Yes, I have an interest in volunteering to aid the work of the Homeowners Association. Please mark the area(s) where you believe you can contribute:

<input type="checkbox"/> Architectural Review	<input type="checkbox"/> Municipal Services
<input type="checkbox"/> Block Captains	<input type="checkbox"/> Neighborhood Standards
<input type="checkbox"/> Communications	<input type="checkbox"/> Newsletter
<input type="checkbox"/> Facilities Maintenance (Common Areas)	<input type="checkbox"/> Political Action
<input type="checkbox"/> Facilities Maintenance (Residential)	<input type="checkbox"/> Safety
<input type="checkbox"/> Finance	<input type="checkbox"/> Socials
<input type="checkbox"/> Legal	<input type="checkbox"/> Web Site
	<input type="checkbox"/> Other _____

By expressing interest, you are not making a commitment at this time. You will be contacted and provided with more information and have your questions answered. Please briefly outline your interest and experience in the area(s) you would be willing to be a volunteer or committee member. *(use back or attachment if necessary)*

Your Name: _____ Phone Number: _____

E-Mail: _____ Date: _____

Drop off at the Clubhouse Front Desk or give to a Board Member



Treasurer's Report

- ✓ Full Financials for 2015
- ✓ Budget for 2016
- ✓ Year-To-Date/1st Quarter 2016

		M-T-D ACTUAL	M-T-D BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
40000 010 Owner Asmt- Residential Asmt		119,448.00	119,642	(194.00)	1,435,684.00	1,435,748	(64.00)	1,435,748	(64.00)
40000 130 Owner Asmt- Reserve Contributi		(23,739.00)	(23,739)	0.00	(284,866.00)	(284,866)	0.00	(284,866)	0.00
40000 170 Owner Asmt- Initiation Fees		1,500.00	1,875	(375.00)	36,928.00	22,500	14,428.00	22,500	14,428.00
43000 010 Other Asmt- Access Cntrl Devic		335.00	87	248.00	1,185.00	1,000	185.00	1,000	185.00
43000 060 Other Asmt- Business Svcs Incm		0.00	0	0.00	4.30	0	4.30	0	4.30
43000 061 Other Asmt- Copies		89.95	38	51.95	376.70	500	(123.30)	500	(123.30)
43040 020 Facilities Club House Rental		400.00	50	350.00	1,800.00	600	1,200.00	600	1,200.00
43040 035 Facilities Entertainment Incm		3,475.00	1,250	2,225.00	25,661.69	15,000	10,661.69	15,000	10,661.69
43100 000 Late Fees		(125.00)	163	(288.00)	5,026.49	2,000	3,026.49	2,000	3,026.49
45000 035 Non-Owner Incm Classes		692.80	413	279.80	6,983.57	5,000	1,983.57	5,000	1,983.57
45000 043 Non-Owner Incm Donations		288.00	212	76.00	1,229.70	2,500	(1,270.30)	2,500	(1,270.30)
45000 075 Non-Owner Incm RSRV Interest I		0.00	250	(250.00)	0.00	3,000	(3,000.00)	3,000	(3,000.00)
45000 110 Non-Owner Incm Special Events		123.00	1,663	(1,540.00)	12,086.50	20,000	(7,913.50)	20,000	(7,913.50)
TOTAL INCOME		102,487.75	101,904	583.75	1,242,099.95	1,222,982	19,117.95	1,222,982	19,117.95
EXPENSES									
GENERAL EXPENSES									
51400 050 Administrative Expense		25.00	0	(25.00)	45.00	0	(45.00)	0	(45.00)



Treasurer's Report

OPERATING FUND - 2015	2015 BUDGET	2015 ACTUAL
TOTAL REVENUES/ ASSESSMENTS	\$ 1,435,748	\$ 1,435,684
OTHER REVENUES	\$ 72,100	\$ 91,282
LESS RESERVES	\$ (284,866)	\$ (284,866)
NET REVENUE	\$ 1,222,982	\$ 1,242,100
EXPENSES		
General Expenses	\$ 51,636	\$ 48,020
Taxes, Insurance, Fees	\$ 134,922	\$ 135,124
Individual Home Maintenance	\$ 525,303	\$ 626,876
Community Maintenance	\$ 164,191	\$ 113,897
Clubhouse Maintenance & Staff	\$ 193,280	\$ 196,117
Clubhouse General Expense	\$ 77,500	\$ 97,001
Utilities	\$ 76,150	\$ 71,664
TOTAL EXPENSES	\$ 1,222,982	\$ 1,288,699
SURPLUS / (DEFICIT)	\$ -	\$ (46,599)



Treasurer's Report

RESERVE FUND - 12/31/2015	2015 BUDGET	2015 ACTUAL
REVENUES FROM ASSESSMENTS	\$ 284,866	\$ 284,866
EXPENDITURES	\$ -	\$ (94,021)
NET ADDITION TO RESERVES	\$ 284,866	\$ 190,845
YEAR-END BALANCE		\$2,037,600
2015 MONTHLY ASSESMENTS		
Single Family Homes	\$178.00	\$178.00
Townhomes	\$280.50	\$280.50



Treasurer's Report

BALANCE SHEET - 12/31/2015		(\$)
ASSETS		
Operating Fund - Cash	\$	1,114,906
Reserve Fund - Cash	\$	2,037,600
Accounts Receivable/Other	\$	22,924
Prepaid Expenses	\$	595
TOTAL ASSETS	\$	3,176,026
LIABILITIES AND EQUITY		
Accounts Payable	\$	75,247
Replacement Reserve	\$	2,037,600
Operating Fund Balance	\$	1,063,179
TOTAL LIABILITIES AND EQUITY	\$	3,176,026



Treasurer's Report

OPERATING FUND - 2016	2016 BUDGET	3/31/2016 YTD
TOTAL REVENUES/ ASSESSMENTS	\$ 1,426,466	\$ 356,604
OTHER REVENUES	\$ 87,750	\$ 17,692
LESS RESERVES	\$ (284,865)	\$ (71,217)
NET REVENUE	\$ 1,229,351	\$ 303,079
EXPENSES		
General Expenses	\$ 51,773	\$ 11,260
Taxes, Insurance, Fees	\$ 124,555	\$ 32,156
Individual Home Maintenance	\$ 525,303	\$ 223,004
Community Maintenance	\$ 164,427	\$ 26,513
Clubhouse Maintenance & Staff	\$ 201,743	\$ 65,050
Clubhouse General Expense	\$ 94,150	\$ 17,889
Utilities	\$ 67,400	\$ 14,793
TOTAL EXPENSES	\$ 1,229,351	\$ 390,666
SURPLUS / (DEFICIT)	\$ -	\$ (87,587)



Treasurer's Report

RESERVE FUND - 3/31/2016	2015 Year-End	3/31/16 YTD
REVENUES FROM ASSESSMENTS	\$ 284,865	\$ 71,217
EXPENDITURES	\$ (94,021)	\$ (155,534)
NET ADDITION TO RESERVES	\$ 190,844	\$ (84,317)
BALANCE	\$ 2,037,600	\$ 1,956,536
2016 MONTHLY ASSESMENTS		
Single Family Homes	\$178.00	\$178.00
Townhomes	\$280.50	\$276.00

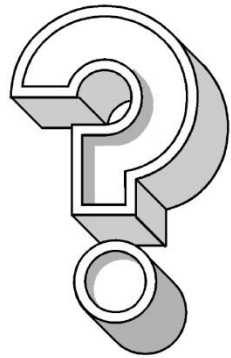
Treasurer's Report

BALANCE SHEET - 3/31/2016		(\$)
ASSETS		
Operating Fund - Cash	\$	954,492
Reserve Fund - Cash	\$	1,956,536
Accounts Receivable	\$	22,450
Prepaid Expenses	\$	<u>104,529</u>
TOTAL ASSETS	\$	3,038,008
LIABILITIES AND EQUITY		
Accounts Payable	\$	105,880
Replacement Reserve	\$	1,956,536
Operating Fund Balance	\$	<u>975,592</u>
TOTAL LIABILITIES AND EQUITY	\$	3,038,008

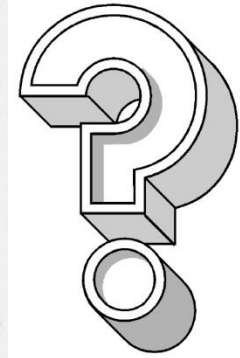
Looking Ahead

Financial Outlook Going Forward

- Our financial future is solid as long as we continue to follow the recommendations in our Reserve Study and plan appropriately for future expenditures.
- The major projects in this year and in the recent past are of a better quality (*i.e., house painting , fencing, lake fountains, gate entry system*) than what our developer Lennar provided, so they should last longer before needing replacement.
- The biggest challenge we have in the future is roof replacement on the Townhouses. The fund is on track for this project when needed.
- Our financial condition has been consistent the past several years and this year should be also.



Open Forum Questions



April 27, 2016



Service Recognitions

April 27, 2016



WINDSOR LAKES HOMEOWNERS ASSOCIATION, INC.

CERTIFICATE OF APPRECIATION

IS HEREBY PRESENTED TO

STAN EVERETT

FOR OUTSTANDING PERFORMANCE AND LASTING CONTRIBUTION AS

BOARD OF DIRECTORS OFFICER 2013–2016

AWARDED APRIL 27, 2016

Don Schwartz, President, WLHOA



WINDSOR LAKES HOMEOWNERS ASSOCIATION, INC.

CERTIFICATE OF APPRECIATION

IS HEREBY PRESENTED TO

JERRY WHITEHOUSE

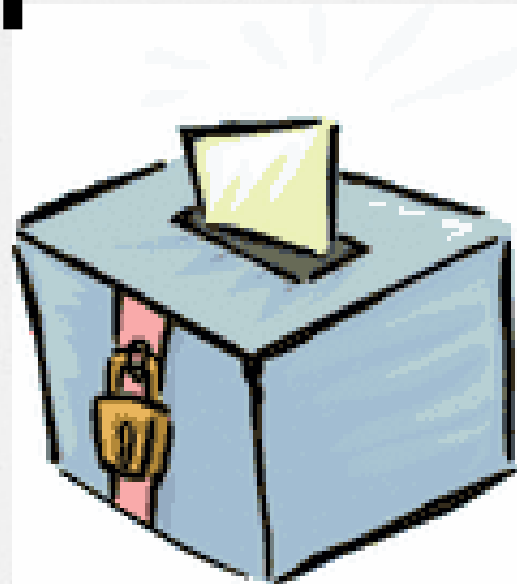
FOR OUTSTANDING PERFORMANCE AND LASTING CONTRIBUTION AS

BOARD OF DIRECTORS OFFICER 2010–2016

AWARDED APRIL 27, 2016

Don Schwartz, President, WLHOA

Board Member Election Results



April 27, 2016

Thank You !!!

April 27, 2016

2016 Annual Meeting



Windsor Lakes

IN THE WOODLANDS

**Windsor Lakes Homeowners
Association, Inc.**

April 27, 2016