

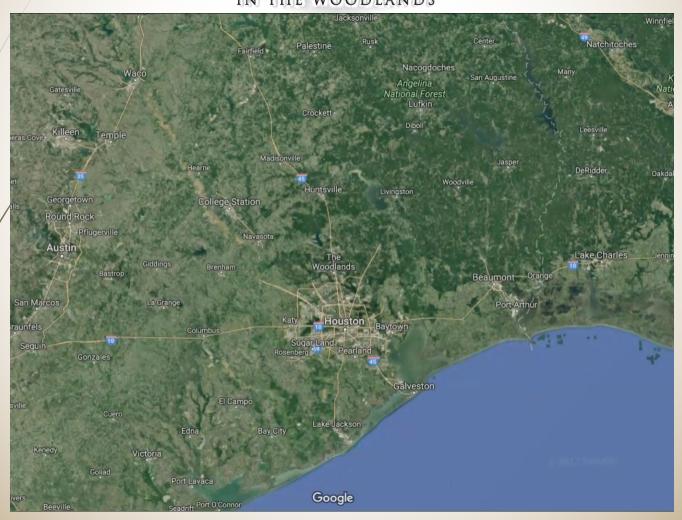
2017 Annual Meeting Windsor Lakes Homeowners Association, Inc.



April 26, 2017



IN THE WOODLANDS



Agenda



- Call to Order, Welcome, Introductions
- Proof of Notice and Certification of Proxies
- Approval of 2016 Meeting Minutes
- President's Report 2016/17 Review
 & Look Ahead to 2017/18
- Treasurer's Report 2016 Financial Report,
 2017 Budget & 1st Quarter 2017
- Open Forum
- Election Results
- Adjournment

Introductions



2016/17 Board of Directors:

Don Schwartz, President
Bob Jezierski, Vice President
Jim Ritter, Treasurer
Barbi Jones, Secretary
Rob Clifton, Property Manager

FirstService Residential Staff

Derek Eikenberry, Community Manager Sharrel Drawsand, Community Specialist

Agenda



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President's Report



State of The Association

2016/2017 Review

A Look Ahead to 2017/2018

President's Report



This is the 10th anniversary of the Windsor Lakes Homeowners Association as an all homeowner Board of Directors.



In our tenth year, I am pleased to announce that your association is financially sound and the mission of the association is being achieved.

President's Report



Our mission statement...

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.



Age Survey

- Thank you for strong participation in the Age Survey that was conducted last April and May. 450 household surveys were received. The survey is necessary to document our status as an age restricted community as required by the U.S. Government Department of Housing and Urban Development.
- ► With 80% participation, it was determined that 99% of participating Windsor Lake households have at least one resident aged 55+. The HUD requirement is that at least 80% are 55+.
- For the first time, a detailed analysis was conducted revealing demographic information that produced very interesting information about our Windsor Lakes Community.



Age Survey Results

Population	972
Average Age	72 years, 6 months
Youngest	19 years
Oldest	95 years
Male / Female	40.3% / 59.7%



Age Survey Demographics

19 to 54	2.7%
55 to 64	13.3%
65 to 74	41.1%
75 to 84	33.9%
85+	8.9%

April/May 2016



Property Management:

Board Member Rob Clifton, Primary Responsibility Area

Much of the work of the Board this year has been driven by the maturing of many of our property assets and the need to update, repair and replace various components.

May: The entry gates surveillance DVR required

replacement.

July: The lake bridges, with a build-up of 13 years of grime and a type of fungus that had formed around the edges, required professional attention that was environmentally friendly.



- August: The swimming pool gates with years of in and out use were out of alignment, making entry and exit difficult, and needed repair and restructuring.
- August: Two new and better grills for the swimming pool deck replaced the 12 year grills.







- August: Several fitness center equipment units received refurbishing
- **September:** A swimming pool pump was replaced when it went out of service.
- **October:** The streets of Windsor Lakes and the Windsor Lodge parking lot were all re-striped.









- **November:** A major component of the clubhouse heating/air conditioning system required replacement.
- November: Clubhouse chairs and rugs were cleaned, deodorized and stain guarded.
- **December:** Clubhouse kitchen double-oven was replaced.
- **January:** Another swimming pool piece of equipment failed and a new pool pump motor was replaced.
- February: Two surveillance camera receivers at the South Gate on Darlinghurst failed and required replacement.
- **February:** The gate entry system received an upgrade to accommodate some of the new 2017 automobile models that operate on a different frequency.



Landscaping Contractor Change

- Mark Kinney of Houston Lawn, merged his operation with Rusticscapes, the company in which his son is a partner and the revised contract became effective July 1st.
- All contract terms were retained and as well as all lawn care employees
- Combining the residential expense of \$384,050 and common area costs of \$107,800, the landscaping contract is our largest budgeted expense.
- With this being such a large budget item, it gets a lot of attention from your board, with frequent meetings with the management of Rusticscapes.
- While we have lost the personal touch that Mark Kinney brought to Windsor Lakes, the full board is working with the new company to insure that all contract terms are performed.





The change over has not been without a few kinks

- As the transition has progressed, several issues and various problems were evident. In examining the issues, we as a board, determined that the root cause of problems was in the area of communications.
- There has been an on-going series of meetings with the management of Rusticscapes specifically focusing on the communication issue. It was the board's position that their system of all requests and decisions going through the home office of the company was creating delays, and often miscommunications, rather than that having someone here on the grounds with some authority.



The change over has not been without a few kinks

As a result of these recent meetings, Rusticscapes has restructured their staff, naming Luis Hiracheta as operations manager of Windsor Lakes with the authority to make decisions right here on the spot.

Additionally, Rusticscapes has added more staff with experience.

They have also pledged more and better training of workers.

A new schedule of services has been put in writing, listing association provided services plus backyard and auxiliary services. The list is available at clubhouse and website.



How to get the best personal service...

- 1. Regarding front lawn care services provided by the association, or sprinkler heads problems, always call our community management company, First Service Residential. It is best to ask for the Windsor Lakes Community Specialist.
- 2. Your request will be turned into a work order that will be dispatched to Rusticscapes.
- /3. If Rusticscapes has not completed the work or communicated with FirstService within 7 to 10 days, the system notifies our FSR Windsor Lakes Community Specialist who then contacts Rusticscapes for a status report.



Backyard Services....

- Backyard services are a different story. All homeowners are fully responsible for lawn care in your back yards. While many homeowners use our contracted company Rusticscapes, you are free to use any one, any company, or yourself.
 - 1. If you are using Rusticscapes, contact them directly, by email or by phone. Luis, the new on-the-ground, here-everyday, operations manager, will receive your call or email.
 - 2. Beyond the usual mowing, edging and blowing services for back yards, if requesting special or extra services, the steps are to call and request what you want to have done. Someone will come to your home and give you an estimate and you can choose to accept it or not.
- Contact information: Luis's Phone 832-795-4350 E-Mail: Luis@Rusticscapes.net. This information is available at the Windsor Lodge front desk.
- Your board will continue to work on landscape issues to insure that we are getting the level of service we all expect.



Wood Fence Project, Phase Two, Complete

- This was year two of this three-year project.
- All single family homes now have had wood fences installed.
- Phase three will begin in January 2018 for all townhomes.
- Southland Fence has warranted our fences for three years.









Fence Repair On-Going

- Fence repair, where needed, will continue.
- Iron fences are not a part of this replacement program, but repair and refurbishing of iron fences is on-going, with replacement of severely deteriorated fences on a case by case basis. The life of the iron fences was originally expected to be 40 years.
- The total budget for the wood fence replacement program is \$1,243,000 and we are on budget at this time.



On-Going Door Staining Project

- The Spring Door Staining project has been completed, after some weather delays.
- Doors are re-stained on a three year cycle.
- 191 homes were included in this year's project.





Windsor Lodge Entry Lighting Project

- This all LED 12 volt outdoor lighting system adds three elements to the clubhouse entry, designed for nighttime enhancement of the look of Windsor Lodge, while adding an important safety factor to the entryway.
 - Path lights guide you on the sidewalks.
 - Two strategically placed overhead lights put a soft light over a wide area.
 - Plus, wall lights along the building gives a glow to the building and shows off the great look of Windsor Lodge at night.

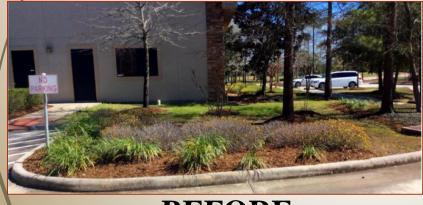




Windsor Lodge Landscape Upgrade

With the arrival of Spring and with much of the plants and shrubs having become overgrown, a new plan was developed and contracted. The project was preceded by the addition of three Queen Palms and further enhanced with the new Windsor Lodge landscape.







BEFORE

AFTER



Windsor Lodge Landscape Upgrade





BEFORE

AFTER



Windsor Lakes Nature Trail

Nine years ago, the Garden Club established a nature trail with 34 wooden markers. There was a brochure available that matched the numbers with the name and some info about the plants and trees. As you can see, the markers have seriously deteriorated.



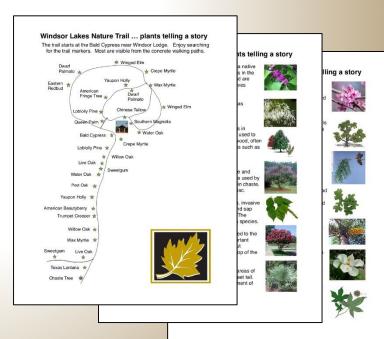


The New Windsor Lakes Nature Trail

Nine years later, new, easy to read, markers, with no numbers to find, identify 34 different trees and shrubs. And there is a "Nature Trail" color brochure with not only the name and location, but a description and the characteristics of the tree or plant.





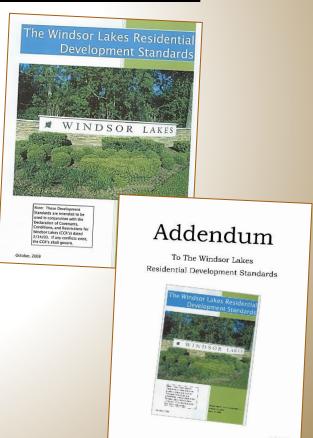




Municipal Services & Neighborhood Standards

Vice President Bob Jezierski: Primary Focus Area

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





- The ARC/NSC committee considered 109 architectural change requests this association year, with 97 approvals and 12 rejections.
- Requests included: roof replacements, satellite dishes, pergolas/sunrooms, driveway widening, screened in back porches, iron fence installations, among others.
- The committee dealt with twelve violations of any significance this year.









The Municipal Services Committee 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.



Working with the City of Conroe Public Works Department, after a seven year wait, the drainage channel on the northeast corner of Windsor Lakes has been cleared-out. Neglected for a number of years, there were trees as high as 20 feet, huge bushes, all preventing the drainage channel from effectively serving its purpose.





Before & During Work





After Completion





The Municipal Services Committee has recently developed a working relationship with *Municipal Utility District 39*, commonly know as "MUD 39." They have responsibility of maintenance of the far side of some of our drainage channels. They have responded favorably to some recent requests that were made of them.





Windsor Lodge Programs & Staff:

Board Member Barbi Jones, Primary Responsibility Area

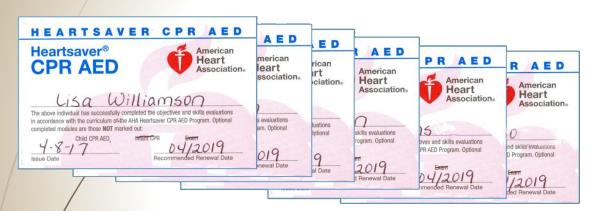
We are fortunate to have a strong and loyal staff, with Lisa in her third year as clubhouse manager. Performance reviews were recently completed with all staff members, and all positive.

> THANK YOU STAFF





All staff members were CPR and First Aid Certified recently.





All staff members took the Texas Food Handlers training course and received the Texas Certification Food Handlers Card.





Directors, with support from the staff, the Party Committee Chairman, and other interested parties, adopted "Food Safety Guidelines" for the Windsor Lodge kitchen, now posted in the kitchen and made available to volunteers who handle food for Windsor Lodge events.



Windsor Lakes Homeowner Association, Inc.

Windsor Lodge Clubhouse

Food Safety Guidelines

A CLUBHOUSE

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Safety Institute
NDLING STEPS
dsafety.com

ttom of the retrigerator. Raw conto ready-to-eat foods causing

ods cool at room temperature ... f the refrigerator, Hot foods ours,

perature. Always thaw frozen gerator, in the microwave or unan hour.

pods. Any surface touched by y bacteria, parasites and viruses, animal foods to avoid cross con-

° F!

or hygiene, such as not washing g the toilet, smoking, coughing or s, is a leading cause of foodanti-bacterial" – it is **friction** from

eep It at all. Meats, fish, poultry, and sprouts are all very susceptiand after cooking. Food should Also: Don't keep food in the re-

- frigerator longer than 7 days.

 Cook all food thoroughly. All animal foods should be cooked to at least 170°F to kill bacteria, parasites and viruses which cause foodborne illness. Use a thermometer with a metal stem to check the temperature immediately after cooking.
- Buy and earload at only approved sources. If you buy bargain food from the "back of a fruck" or eat at non-licensed establishments,
- When in doubt, throw it out! If you have any suspicion that a food might be spoiled including an uncharacteristic oder or color or damaged packaging throw it out. It simply isn't worth the risk
 - Separate: Don't cross-contaminate.
 - Cook: Cook to proper temperatures.
 - Chill: Refrigerate promptly.

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- Windsor Lodge's Fire Alarm System was tested and passed inspection this year.
- The building's sprinkler system was tested, serviced and inspected this past fall.
- City of Conroe Fire Marshall inspection of Fire Extinquishers showed all up-to-date and we passed the last full inspection.





Also, thinking of safety...

- The Board approved the purchase of a second automated external defibrillator unit that is now placed here in the ballroom.
- We now have two defibrillator units. The one in the Fitness Center and now we have units on either end of the building.





Activities abound at Windsor Lodge, coordinated by the Clubhouse staff, with resident volunteers and committees managing many activities, with several professionals conducting specialty programs.

Arts & Crafts—Weekly **Aqua-Motion Water Aerobics**—June to Sept. **Bible Study**—Weekly (Non-denominational) **Billiards**—Daily **Bocce Ball**—Spring & fall leagues **Body Toning**—Weekly supervised classes **Birthday Social**—Monthly pot luck dinner **Bridge**—Party & rubber, weekly **Bunko**—Weekly **Computers & Printers**—Daily **Dominos**—*Mexican train* & "42," weekly **Fitness Center**—*Daily* **Hand & Foot Card Game**—Weekly Horseshoes & Washers—Daily, **Library**—Daily, books, DVD's, & audio books **Line Dancing**—*Teaching & dancing, weekly* **Mah Jongg**—Weekly

New Resident Orientation—by appointment **Party Events**—Monthly themed events (most months) **Pinochle**—Weekly **Poker**—Men's, Ladies, Texas Hold'em, Omaha **Scramble Cards**—*Weekly* **Seniorcise**—Supervised exercise, weekly **Shuffleboard**—Daily, plus summer/winter leagues **Speaker Series**—Quarterly or as available **Square Dancing** – Weekly Swimming & Hot Tub/Spa—Swimming daily Tai Chi—Weekly **Travel**—Bus Trips to Louisiana casinos, quarterly **Travel**—Bus trips to cultural, regional attractions Welcome New Residents—Semi-annually Windsor Players—Theater productions, seasonal WWII Roundtable—Monthly Yoga Classes—Weekly



- Activities abound at Windsor Lodge. Among the list are several new and well received programs, such as the Speakers Series, Square Dancing, and WWII Seminars among a few others.
- The success of most of the programs are the resident volunteers, who create, recruit more volunteers, and manage the programs, with the staff helping to promote and add support.







Nine Windsor Lakes square dancers graduated from the class that began this last fall. Ruth Bland, Coordinator.



Activities Abound:

- All exercise programs are conducted by certified instructors.
- Even our Bible Study leader is an ordained pastor.







- The Party Committee has given us a great year. Well planned, well-executed special events with creative themes, with most parties filled to capacity.
- All parties are self-funded, with rotating event chairmen.
- Next Party.... May 20th Shades of Spring Dinner and Dance





Players certainly has added to the repertoire of Windsor Lodge events.





Windsor Lakes takes great pride in the supporting and recognizing the veterans in our community.





Windsor Lakes Goes On The Road....

The busses are always full for the popular trips to the theater or other area attractions. Next... The Lion King, July 12th.



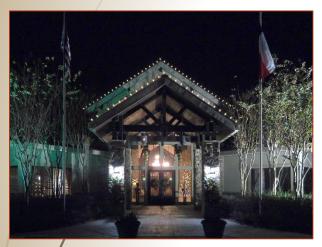
Four times a year, the busses roll to Louisiana for overnight trips to two big resorts and casinos. The Paragon in Marksville, and Coushatta in Kinder. The next trip is May 9th to The Paragon.







New and re-furbished Christmas decorations brightened up Windsor Lodge during the holidays, adding outdoor lighting.













Communications & Board Coordination:

Board Member Don Schwartz, Primary Responsibility

Our primary communication devices within Windsor Lakes are our E-Mail blasts through the Windsor Lodge Staff, our quarterly newsletter, and the web site: www.WindsorLakesHOA.org



- Your contributions of sharing news with the staff, contributing articles and news for the newsletter, and the website are crucial to communications within Windsor Lakes.
- We have some changes coming to our web site, which we will talk about in a few minutes.



2017 Insurance Program Renewal

- It's our second year with the Nationwide Insurance program developed last year with a full complement of coverages: common areas property, townhome property coverage, general liability, workers compensation, directors & officers liability, and added umbrella coverage.
- The renewed contract features a 2.5% reduction in overall rates, with some added coverage.







Community Management Services

- FirstService Residential is our contracted community management services provider.
- FirstService is a national company, based in Broward County, Florida with over 75 offices. The Texas division has offices in Austin, Dallas, San Antonio and three locations in the Houston area including The Woodlands.
- Among services they provide to us:
 - Full accounting services including preparation of balance sheets, income statements, bank reconciliations, processing of payments and collections.
 - Governance guidance and document retention.





Community Management Services

Also...

- FirstService Customer Care Center provides 24/7/365 answers and information for homeowners and processes homeowners' request for services.
- Over 400 service requests were handled for Windsor Lakes this association year.
- Provides data and IT management services, including the hosting of the Windsor Lakes website.
- FSR screens vendors and process contracts.





Community Management Services

-And...

- Essentially they are the human resources department for the board, having administrative responsibilities for the Windsor Lodge Staff who are FirstService Residential employees, giving them access to health benefits and participation in 401K plans.
- FirstService processes new homeowners, maintains a file on every home, plus a variety of other services.
- Your board continually works to maximize and improve various areas of service provided by our management company.







- The third and final round of the wooden fence project will begin early next year for all townhomes.
- The repair of fences, both wood and metal will continue throughout Windsor Lakes
- As townhome owners continue to build a fund for roof replacement in a few years, repair and maintenance will continue as long as possible.
- The Neighborhood Standards (NSC) and Architectural Review Committees (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
- You can count of a full program of outstanding programs, activities and events at Windsor Lodge through the efforts of our staff and our legion of dedicated volunteers.
- 2017 finances will be managed within budget and come fall, a balanced operating budget for 2018 will be developed.
- Your Board will work to achieve the objectives of each of the HOA Committees and meet and exceed the expectations of Windsor Lakes homeowners





- New carpet coming for the Clubhouse.
- Installation is expected to take place the very first part of June. The specific date will be set once the carpet is produced and arrives.
- After 13 years, this ballroom, the game room, the library and the offices will have new carpet.
- The Fitness Center carpet is in good shape and has a few more years of life. To keep it fresh, just this Monday, it was steam cleaned and sanitized.

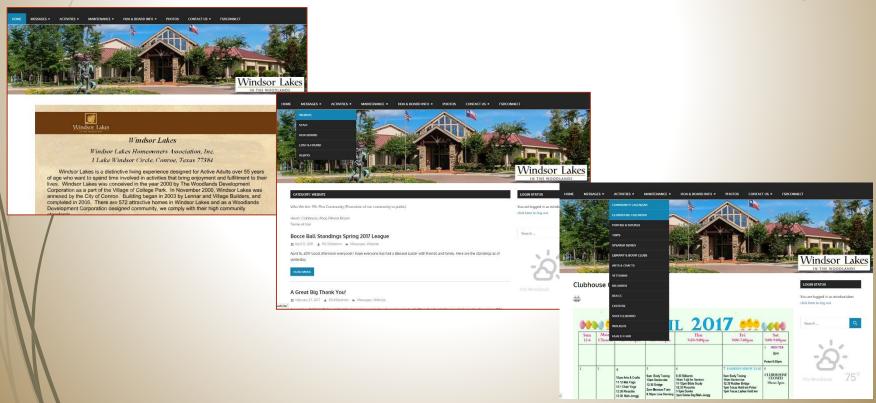






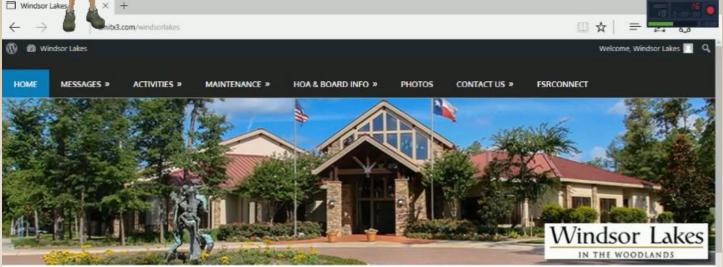


- -And....
- A new Windsor Lakes website is coming!







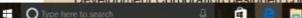




Windsor Lakes

Windsor Lakes Homeowners Association, Inc. 1 Lake Windsor Circle, Conroe, Texas 77384

Windsor Lakes is a distinctive living experience designed for Active Adults over 55 years of age who want to spend time involved in activities that bring enjoyment and fulfillment to their lives. Windsor Lakes was conceived in the year 2000 by The Woodlands Development Corporation as a part of the Village of College Park. In November 2000, Windsor Lakes was annexed by the City of Conroe. Building began in 2003 by Lennar and Village Builders, and completed in 2006. There are 572 attractive homes in Windsor Lakes and as a Woodlands Development Corporation designed community, we comply with their high community

























- The website is now under construction with an early June launch expected.
- Much more user-friendly with pull-down menus
- Easier to read with larger fonts.
- There will be a search function, making it easier to get around.
- More local control, not as dependent on a third party for keeping the site up-to-date
- Mobile apps will become available, giving you easier access on your phone or tablet.





- And....
- You will be able to fish on Windsor Lake.
- The Board has very recently voted to temporarily suspend the clause in the Resolution adopted September 2, 2009 "Concerning Lake Use," to allow fishing on an experimental basis in 2017. At the end of the year, the board can evaluate and choose to permanently alter the resolution to allow fishing and may wish to alter the rules, or reinstate the resolution as written disallowing fishing.



FISHING RULES

- Fishing only during designated dates: May/June & September/October
- Fishing is restricted to Windsor Lakes residents and their guests
- Fishing is allowed only during daylight hours
- Fishing only from the lake's banks, no fishing from the bridges
- Casting is not allowed near the fountains
- No net fishing
- No boats or floating devices on the lake
- Fishing and consumption of your catches are at your own risk



- You will have 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 configuration, it is expected that there will be the need to fill some committees and create new ones.

Association. Please mark the area(s) who Architectural Review Block Captains Communications Facilities Maintenance (Common Areas) Facilities Maintenance (Residential) Finance Legal	Municipal Services Neighborhood Standards Newsletter Political Action Safety Socials Web Site Other
By expressing interest, you are not making contacted and provided with more informat Please briefly outline your interest and expe willing to be a volunteer or committee mem	a commitment at this time. You will be tion and have your questions answered.
Please briefly outline your interest and expe willing to be a volunteer or committee mem	a commitment at this time. You wil tion and have your questions answer



- **► Full Financials for 2016**
- Budget for 2017
- **►** Year-To-Date / 1st Quarter 2017

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Finance Committee Members

Judy Barnes

Stanley Everett

Ray Clark

Richard F. Gillette

Susie Monroe

Jerry Stanislav

Jerry Whitehouse

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monroess@gmail.com

stanislavjw@aol.com

gdwhitehouse@aol.com

+ Community Members + Board of Directors

Thank You!!



OPERATING FUND - 2016	2016 BUDGET	2016 ACTUAL
TOTAL REVENUES/ ASSESSMENTS	\$ 1,426,466	\$ 1,426,436
OTHER REVENUES	\$ 87,750	\$ 96,437
LESS PAINTING TRANSFER	\$ (86,349)	\$ (86,349)
LESS RESERVES	\$ (284,865)	\$ (284,868)
NET REVENUE	\$ 1,143,002	\$ 1,151,656
EXPENSES		
General Expenses	\$ 51,773	\$ 45,353
Taxes, Insurance, Fees	\$ 124,555	\$ 118,844
Individual Home Maintenance	\$ 438,954	\$ 480,197
Community Maintenance	\$ 164,427	\$ 114,385
Clubhouse Staff	\$ 155,847	\$ 159,244
Clubhouse Repair and Maintenance	\$ 45,896	\$ 38,005
Clubhouse General Expense	\$ 92,950	\$ 116,805
Utilities	\$ 67,400	\$ 76,003
TOTAL EXPENSES	\$ 1,141,802	\$ 1,148,836
SURPLUS / (DEFICIT)	\$ -	\$ 2,820



RESERVE FUND - 12/31/2016	2016	BUDGET	201	6 ACTUAL
REVENUES FROM ASSESSMENTS	\$	284,865	\$	284,868
EXPENDITURES	\$	-	\$	(94,021)
NET ADDITION TO RESERVES	\$	284,865	\$	371,217
YEAR-END BALANCE			\$	2,427,583
2016 MONTHLY ASSESMENTS				
Single Family Homes		\$178.00		\$178.00
Townhomes		\$276.00		\$276.00



BALANCE SHEET - 12/31/2016	(\$)
ASSETS	
Operating Fund - Cash	\$ 1,113,494
Reserve Fund - Cash	\$ 1,752,194
Accounts Receivable/Other	\$ 46,934
Prepaid Expenses	\$ 104,979
TOTAL ASSETS	\$ 3,017,600
LIABILITIES AND EQUITY	
Accounts Payable	\$ 197,175
Replacement Reserve	\$ 1,752,194
Operating Fund Balance	\$ 1,068,232
TOTAL LIABILITIES AND EQUITY	\$ 3,017,600



Operating Fund 2017	20	17 Budget	3/31	/2017 YTD
Revenue				
Total Revenue / Assessments	\$	1,449,050	\$	362,274
Other Revenues	\$	83,700	\$	18,311
Net Revenue	\$	1,532,750	\$	380,585
Expenses				
Transfer to Reserves	\$	403,550	\$	100,887
General Expenses	\$	56,700	\$	11,638
Taxes, Insurance, Fees	\$	124,300	\$	29,574
Individual Home Maintenance	\$	444,650	\$	116,899
Community Maintenance	\$	148,450	\$	22,079
Clubhouse Maintenance & Staff	\$	213,300	\$	56,096
Clubhouse General Expense *	\$	33,200	\$	13,453
Utilities	\$	65,000	\$	14,036
Total Expenses	\$	1,085,600	\$	364,663
Surplus / (Deficit)	\$	(10,900)	\$	15,923
* Less Reimburseable Items				



Reserve Fund	2016 Year- End	3/31/17 YTD
Revenues from Assessments	\$ 371,217	\$ 100,887
Expenditures	\$ (675,389)	\$ (339,068)
Net Additions to Reserves	\$ (304,172)	\$ (238,181)
	\$ 1.7F0.104	6 1 500 470
Balance	\$ 1,752,194	\$ 1,520,478
Monthly Assessments		
Single Family Homes	\$178	\$181
Townhomes	\$276	\$280



Monthly Assessment Detail	2016 Budget	2017 Budget
Single Family Homes		
Operating Fund	151	151
Reserve Fund	27	30
TOTAL	178	181
Townhomes		
Operating Fund	151	151
Reserve Fund	27	30
Property Insurance	46	46
Roof Replacement	48	48
Roof Repair Fund	4	5
TOTAL	276	280

Numbers Rounded



Balance Sheet 3/31/2017		(\$)
Assets		
Operating Fund - Cash	\$	1,060,893
Reserve Fund - Cash	\$	1,520,478
Accounts Receivable	\$	35,856
Prepaid Expenses	\$	78,734
Total Assets		2,695,962
Liabilities and Equity		
Accounts Payable	\$	100,424
Replacement Reserve	\$	1,520,478
Operating Fund Balance	\$	1,075,060
Total Liabilities and Equity		2,695,962



- We believe Windsor Lakes financial future is strong, as long as we continue to follow the recommendations in our Reserve Study and plan appropriately for future expenditures.
- Townhomes roof replacement is a challenge that we must continue to monitor closely. At this time the fund is on track, provided the roofs continue be in as good a shape as they are. We are dipping into the roof repair fund attempting to keep roofs in good shape as we continue to build the fund for replacements.
- With the fence project two-thirds completed, we are pleased that the major projects such as fences, the recent house paining projects, last year's gate entry system installation, are of a better quality than our developer provided. The result we fully expect is that they should last longer before needing replacements, keeping the reserves solid.
- Windsor Lakes' financial condition continues to be strong, as it has been since formation, and with strong board leadership, particularly in the financial area, we fully expect the trend to continue.

Open Forum



OUESTIONS???



Board Election



- Election Results
- One Director Elected



Board Election



- Election Results
- Skip ParkerElected
- **■**282 Votes Casts



Meeting Ajourned



THANK YOU!!!



2017 Annual Meeting Windsor Lakes Homeowners Association, Inc.



April 26, 2017