WINDSOR NEIGHBORHOOD OWNERS ASSOCIATION, INC.

BOARD OR DIRECTORS
BUDGET APPROVAL MEETING NOTICE

To All Members:

The Board of Directors Meeting of the **WINDSOR NEIGHBORHOOD OWNERS ASSOCIATION, INC.** will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: October 6, 2026 at 7:00 PM**
- **LOCATION: Tampa Palms North Clubhouse, 16402 Tampa Palms Blvd., Tampa, FL 33647**

The purpose of the Board of Directors Meeting is to conduct any business as permitted by Florida Statues and the governing documents of the Association.

An identification of agenda items is as follows:

1. Call to order by the President
2. Proof of notice of the meeting
3. Determination of a quorum
4. Open the meeting
5. Disposal of unapproved past membership meeting minutes
6. President's or Treasurer's Report
7. Unfinished business
8. New business
   a. Call for Motion to Adopt 2027 Budget
   b. Allocation of reserve interest
9. Next Meeting Date: December 1, 2026
10. Adjournment

Mailed on or before: September 22, 2026

BY ORDER OF THE BOARD OF DIRECTORS

WINDSOR NEIGHBORHOOD ASSOCIATION
c/o Condominium Associates
16402 Tampa Palms Boulevard
Tampa, FL 33647

September 22, 2026

Dear Windsor Neighborhood Homeowner,

Enclosed please find a copy of the Proposed 2027 Budget for Windsor Neighborhood that will be considered at the Board of Directors meeting to be held on Tuesday, October 6th at 7:00 pm at the Club Tampa Palms Media Room at 16402 Tampa Palms Blvd, Tampa FL 33647.

This proposed budget does not anticipate an increase in the quarterly maintenance fees of $375.00.

The Board of Directors will deliberate on the budget figures and the maintenance fees at the meeting and vote for the budget required in 2027. All owners are welcome to attend and can sign up at the meeting to speak to the Board on any agenda item.

Please make sure that anyone visiting your home or providing services has proper access to the community by using your personal access code or an authorized vendor code.

If you are unsure how to provide access or need assistance with your code, please reach out to me at akline@condominiumassociates.com.

For everyone's safety and security, please do **not** allow anyone to "piggyback" through the gate behind another vehicle or enter through the exit gate while cars are leaving.

These simple steps help protect the security of our residents while keeping our community safe. Thank you for your cooperation!

We look forward to seeing you at the meeting.

Sincerely,

Hope Kline, LCAM
Association Manager
Windsor Neighborhood Association, Inc.

Windsor Neighborhood Proposed Budget

Proposed Budget 1/1/2027 – 12/31/2027

Account	Description	2026 Approved Budget	2027 Proposed Budget
OPERATING INCOME			
4010-00	Maintenance Fee Income	76,500	76,500
Total OPERATING INCOME		**76,500**	**76,500**
OPERATING EXPENSE			
ADMINISTRATIVE			
5105-00	Accounting-CPA	800	800.00
5125-00	Division Fees	62	62.00
5140-00	Legal & Professional Fees	1000	1000.00
5155-00	Office & Administrative	2000	2000.00
5156-00	Miscellaneous Expense	0	0.00
	Property Management Fee	12175	12540.00
Total ADMINISTRATIVE EXPENSE		**16037**	**16,402**
UTILITY EXPENSE			
5230-00	Telephone/Internet	1,200	1608.00
Total UTILITY EXPENSE		**1,200**	**1,225**
REPAIRS AND MAINTEANCE			
5135-00	Aquatic's Pond Maintenance	3,145	3232.00
5340-00	Holiday Expense		0.00
5489-00	Irrigation	900	1200.00
5700-00	Entrance Lightning	1,908	1908.00
5710-00	General Maintenance	3,860	3217.00
5720-00	Landscape Grounds Contract	13,860	7251.00
	Annuals	0	7000.00
5721-11	Landscape Enhancements	4,525	4525.00
5733-00	Entry Wall/Fence	3,574	2000.00
5734-00	Gate/Call Box/Contract	3,780	3405.00
5735-00	Sidewalk repair/cleaning	3,564	3564.00
Total REPAIRS AND MAINTENANCE		**39,116**	**37,302**
INSURANCE			
6040-00	Property & Liability	8,384	8227.00
Total INSURANCE		**8,384**	**8,227**
RESERVE FUNDING			
7555-00	Landscape and Entrance	2,100	2100.00
7528-00	Road Reseal & Restripe	3,624	3624.00
7593-00	Lighting/Entrance	0	0.00
75-7594	Road Resurface	6,039	6036.00
75-7595	Gate Reserve		1,584
Total RESERVE FUNDING		**11,763**	**13,344**
Total OPERATING EXPENSE		**76,500**	**76,500**

Net Income

QUARTERLY ASSESSMENT		
HOA Fees 2026		375.00
HOA Fees 2027		**375.00**
Owner Annual Assessment		$1,500.00
Number of Properties	51 Homeowners	

BUDGETARY RESERVES
Windsor Proposed Budget January 1, 2027 through December 31, 2027

	RESERVE FUNDING	Estimated Replacement Cost	Estimated Useful Life	Estimated Remaining Life	Funded Balance 6/30/26	Funding 7/1/26 12/31/2026	Balance at 1/1/2027	2027 Annual	2027 Per Month Assessment
25-2555	Landscape and Entrance	36,000.00	19.00	10.00	12,150.00	1,050.00	13,200.00	2,100.00	175.00
25-2554	Road Reseal & Restripe	15,000.00	6.00	2.00	5,949.78	1,812.00	7,761.78	3,624.00	302.00
25-2580	Lighting/Entrance	15,000.00	10.00	3.00	15,540.66	15,540.66	15,540.66	0.00	0.00
25-2550	Road Resurface	150,000.00	25.00	22.00	20,159.00	3,019.50	23,178.50	6,036.00	503.00
25-2595	Gate Reserve	25,000.00	9.00	0.00	5,239.00		8,987.00	1,584.00	132.00
	Total RESERVE				**59,038.44**	**21,422.16**	**68,667.94**	**13,344.00**	**1,112.00**

WINDSOR NEIGHBORHOOD ASSOCIATION Proposed Budget for the period of January 1, 2027 thru December 31, 2027

Maint fees	51 units
$ 76,500.00	TOTAL INCOME
$ 1,500.00	Quarterly Assessment
$ 375.00	Quarterly Fee