WINDSOR PLACE AT BERKSHIRE LAKES CONDOMINIUM ASSOCIATION, INC
c/o Alliant Association Management
13831 Vector Ave. Fort Myers, FL 33907
Office: 239-454-1101 Fax:239-454-1147

NOTICE OF BUDGET APPROVAL MEETING

NOTICE IS HEREBY GIVEN that in accordance with the bylaws of the Association and the Florida Condominium Association Act (FLS 718.112), that the Board of Directors of the Association will consider the adoption of the budget and annual assessment for the coming fiscal year of the Association on the following date, time and place:

Date: December 29, 2025
Time: 6:30pm
Place: Berkshire Lakes Master 495 Mardel Drive Naples FL 34104 **and ZOOM**

Join Zoom Meeting
https://us02web.zoom.us/j/81793326492?pwd=0E2NirFWmeecuvW6CIW23xbbXlCabF.1&from=addon
Meeting ID: 817 9332 6492
Passcode: 401552

Agenda: The order of business for the regular meeting of the Board of Administration shall be as follows:

1. **Call to Order/Establish Quorum**
2. **Proof of Notice**
3. **Approval of Previous Meeting Minutes**
4. **Treasurers Report**
5. **Director Reports**
6. **Management Report**
7. **Old Business(if any)**
8. **New Business**
    - **a.** Approval of 2025 Association Budget
    - **b.** Convert Reserves from Straight Line to Pooling Method
    - **c.** Waive of January 2026 late fees- Extend 30 days grace period
    - **d.** Resolution for E- Voting
    - **e.** Landscaping Proposals
9. **Open Forum**
10. **Adjournment**

Additional changes to this budget may take place between now and the formal approval by the board. The Board will address all questions concerning the attached proposed budget at this meeting. Since this meeting is held in conjunction with the regular Board of Directors Meeting, a separate Agenda outlining additional agenda items will be posted 48 hours prior to the meeting.

On Behalf of the Board of Directors

Sincerely,

Cindy Glover

Cindy Glover, LCAM
Alliant Association Management

Windsor Place at Berkshire Lakes Condominium
2026 Proposed Budget
January 1, 2026 to December 31, 2026

2025 Budget	10/31/2025 YTD Actual	12/31/2025 Est	Account	Description	2026 Budget	Per Quarter
$559,711	$466,330	$734,654	6310	Assessment Fees	$570,600	$142,650
$166,460	$139,910	$167,892	6315	Reserve Assessment	$155,561	$38,890
$0	$468	$562	6340	Owners Interest Income	$0	$0
$0	$3,849	$4,619	6350	Late Fees	$0	$0
$0	$4,347	$5,216	6910	Interest Income	$0	$0
-$84,127	$0	-$84,127	6320	Prepaid Insurance Budget Adj.	$0	$0
$642,044	**$614,905**	**$828,816**		**Income Total**	**$726,161**	**$181,540**
OPERATING EXPENSES						
$25,056	$20,880	$25,056	7010	Management Contract	$25,808	$6,452
$0	$2	$3	7025	Bad Debt Write Off	$0	$0
$500	$11,433	$11,433	7026	Taxes/License/Permits	$10,500	$2,625
$10,000	$5,784	$6,941	7030	Legal Fees	$10,000	$2,500
$6,500	$4,631	$5,557	7040	Office Expense	$6,500	$1,625
$525	$525	$630	7045	Annual Corporate Filing	$525	$131
			7050	Audit	$5,000	$1,250
$650	$0	$0	**7055**	**CTA Rename (E-Voting)***	$750	$188
$43,231	**$43,256**	**$49,620**		**Administrative Total**	**$59,083**	**$14,771**
$21,000	$45,153	$54,183	8010	Building Maintenance	$32,731	$8,183
$5,000	$2,953	$3,543	8015	Plumbing Maintenance	$5,000	$1,250
$12,000	$9,340	$11,208	8025	Pest Control	$12,000	$3,000
$3,000	$1,032	$1,238	8030	Fire Protection	$1,130	$283
$2,000	$0	$0	8031	Concrete	$0	$0
$5,000	$4,920	$4,920	8032	Dryer Duct Cleaning	$0	$0
$8,000	$14,356	$17,227	8033	Lanais	$6,000	$1,500
$20,000	$17,597	$21,116	**8035**	**AC LineSet**	$20,000	$5,000
$10,000	$21,289	$25,547	8040	Roof Repair	$10,000	$2,500
$86,000	**$116,639**	**$138,983**		**Buildings Total**	**$86,861**	**$21,715**
$65,700	$49,275	$65,700	8110	Grounds Maintenance	$65,700	$16,425
$13,000	$6,600	$13,000	8115	Mulching Exp	$7,650	$1,913
$20,776	$14,630	$20,776	8135	Tree Trimming	$9,000	$2,250
$10,000	$2,029	$10,000	8145	Landscaping Improvements	$6,000	$1,500
$28,036	$14,941	$28,036	8150	Irrigation Maintenance & Repairs	$28,036	$7,009
$137,512	**$87,475**	**$137,512**		**Grounds Total**	**$116,386**	**$29,097**
$1,688	$1,266	$1,688	8210	Lake Maintenance	$2,775	$694
$1,000	$9,170	$12,227	8225	Fountain Maintenance	$1,000	$250
$2,688	**$10,436**	**$13,915**		**Lake Total**	**$3,775**	**$944**
$5,500	$4,140	$5,520	8310	Pool Maintenance Contract	$7,200	$1,800
$4,050	$2,730	$3,640	8312	Janitorial	$4,050	$1,013
$1,500	$683	$1,500	8315	Pool and Spa Repairs	$1,500	$375
$11,050	**$7,553**	**$10,660**		**Pool Maintenance Total**	**$12,750**	**$3,188**
$248,217	$151,287	$201,716	8410	Property Insurance	$177,441	$44,360
$28,844	$19,163	$25,550	8415	Liab/D&O/ Crime Insurance	$25,438	$6,360
$560	$379	$506	8420	Worker Comp	$551	$138
$0	$0	-$4	6320	Prepaid Insurance Budget Adjustm	$0	$0
$0	$1,153	$1,537	8425	Flood Insurance	$0	$0
$4,000	$1,048	$1,398	8428	Property Finance Charge	$0	$0
$500	$0	$0	8430	Appraisal/Wind Mitigation Fee	$4,850	$1,213
$282,121	**$173,030**	**$230,703**		**Insurance Total**	**$208,280**	**$52,070**
$2,500	$2,687	$3,583	8510	Water & Sewer	$2,500	$625
$23,000	$15,160	$20,213	8520	Electric	$23,000	$5,750
$55,736	$41,802	$55,736	8525	Bulk Internet	$57,965	$14,491
$81,236	**$59,648**	**$79,531**		**Utilities Total**	**$83,465**	**$20,866**
$124,840	**$139,910**	**$167,892**		**Reserve Per Page 2**	**$155,561**	$38,890
$768,678	**$637,947**	**$828,816**		**TOTAL EXPENSES**	**$726,161**	**$181,540**
$0	**$0**	**$0**		**TOTAL EXPENSES**	**$0**	**$0**

Per Homeowner	Annual	Quarterly
Assessments	$4,919	$1,229.74
Reserves	$1,341.04	$335.26
Totals	**$6,260.01**	$1,565.00

GL	Account	Est. Life New	Est. Remaining Life	Est. Replacement Cost	Beginning Reserve Balance 1/1/2025	YTD Funding 10/31/2025	YTD Disbursements	Estimated Fund Balance 12/31/2025	2026 Full Funding
5000	Misc. Capital Improvements	8	3	$4,323	$930	$943	$0	$2,061	$754
5005	Lake Management	15	9	$19,225	$2,851	$1,511	$0	$4,664	$1,618
5010	Painting	7	1	$231,250	$215,000	$13,542	-$53,629	$174,913	$0
5015	Pavement	20	4	$110,200	$118,043	$0	-$13,495	$101,849	$2,088
5020	Paving/ Reseal	5	1	$20,096	$20,096	$0	$0	$20,096	$0
5021	Stoops (Concrete, WP Coat)	12	5	$21,750	$0	$3,625	$0	$4,350	$3,480
5025	Pool	60	26	$136,800	$89,010	$0	-$36,109	$52,901	$3,227
5030	Roofs, Gutter, Downspout	30	18	$2,069,500	$422,840	$76,234	$0	$514,321	$86,399
5031	Railings (Balcony/Stoop)	40	5	$142,500	$0	$23,750	$0	$28,500	$22,800
5036	Balconies (Concrete,WP Coat)	20	5	$64,400	$0	$10,733		$12,880	$10,304
5040	Storm Damage	1	1	$33,024	$33,024	$0	$0	$33,024	$0
5045	Tree Trimming	7	1	$18,566	$18,566	$0	$0	$18,566	$0
5046	Irrigation System, Replace	40	15	$252,000	$0	$14,000	-$11,318	$3,218	$16,585
5050	Well pump	20	8	$27,000	$3,178	$1,411	$0	$4,871	$2,766
5051	Concrete, Flatwork, Pavers	65	4	$36,350	$0	$4,169	-$12,458	-$9,946	$11,574
5052	Pool House Structure & Deck	40	10	$30,000	$0	$3,309	$0	$3,971	$2,603
5053	Pool; Rest Rooms	20	3	$10,000	$0	$2,778	$0	$3,333	$2,222
5054	Pool; Mechanical EquipRestroom	15	6	$14,000	$0	$1,944	$0	$2,333	$1,945
5055	Pool; Furniture	12	6	$15,000	$0	$2,083	$0	$2,500	$2,083
5056	Pool; Fence	25	2	$9,900	$0	$4,125	$0	$4,950	$2,475
	Subtotals				**$923,538**	**$164,156**	**-$127,009**	**$983,354**	**$172,924**
5160	Unallocated Interest			$0	$47,110	$6,093	-$25,445	$23,887	-$17,363
	Totals			**$0**	**$970,647**	**$170,249**	**-$152,454**	$1,007,241	$155,561

Contribution per Unit(116) $1,341