

Financial Report Package

March 2026

Prepared for

Windermere Neighborhood Association, Inc.

By

Elite Management Professionals

Assets

Operating Assets		
10-1000-00 NSB Operating Account	\$55,364.90	
Total Operating Assets:		\$55,364.90
Total Assets:		\$55,364.90

Liabilities & Equity

20-2001-00 Prepaid Dues	1,371.65	
20-2020-00 Security Deposit	100.00	
39-3900-00 Retained Earnings	29,202.50	
Net Income Gain / Loss	24,690.75	
		\$24,690.75
Total Liabilities & Equity:		\$55,364.90

Assets

Capital Reserve Assets		
12-1225-01	Reserve CD Funds from Previous Management	\$91,836.46
12-1232-01	NSB MM General Reserves	35,248.07
Total Capital Reserve Assets:		<u>\$127,084.53</u>
Total Assets:		<u><u>\$127,084.53</u></u>

Liabilities & Equity

36-3660-01	Capital Reserve	127,005.60	
36-3800-01	Reserve Interest Current Year	78.93	
39-3900-01	Retained Earnings	(7,110.24)	
	Net Income Gain / Loss	<u>7,110.24</u>	
			<u>\$7,110.24</u>
Total Liabilities & Equity:			<u><u>\$127,084.53</u></u>

Income Statement - Operating
Windermere Neighborhood Association, Inc.
03/31/2026

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessment Income							
4020-00 Regular Assessment	\$ 10,015.00	\$ -	\$ 10,015.00	\$ 84,497.00	\$ 89,040.00	(\$ 4,543.00)	\$178,080.00
4050-00 Clubhouse/Pool Income	-	-	-	300.00	-	300.00	-
4070-00 Collection Fees	-	-	-	100.00	-	100.00	-
4110-00 Late Fees	320.00	-	320.00	370.00	-	370.00	-
Total Assessment Income	\$ 10,335.00	\$ -	\$ 10,335.00	\$ 85,267.00	\$ 89,040.00	(\$3,773.00)	\$178,080.00
Other Income							
4206-00 Pool Key Income	(20.00)	-	(20.00)	-	-	-	-
Total Other Income	(\$ 20.00)	\$ -	(\$ 20.00)	\$ -	\$ -	\$0.00	\$ -
Total OPERATING INCOME	\$ 10,315.00	\$ -	\$ 10,315.00	\$ 85,267.00	\$ 89,040.00	(\$ 3,773.00)	\$178,080.00
OPERATING EXPENSE							
Grounds/Site Maintenance							
5205-00 Assn. Grounds Maint. Contract	-	2,410.00	2,410.00	-	7,230.00	7,230.00	28,920.00
5215-00 Lighting Repairs	-	41.67	41.67	-	125.01	125.01	500.00
5220-00 Irrigation Repairs/Improvement	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
5240-00 Tree Removal/Trimming/Rplc.	-	500.00	500.00	1,885.50	1,500.00	(385.50)	6,000.00
5250-00 Pine Straw/Mulch	-	666.67	666.67	-	2,000.01	2,000.01	8,000.00
5268-00 Stormwater Maintenance Contract	940.26	208.33	(731.93)	940.26	624.99	(315.27)	2,500.00
5274-00 Miscellaneous Grnd Maint.	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
Total Grounds/Site Maintenance	\$ 940.26	\$ 4,743.34	\$ 3,803.08	\$ 2,825.76	\$ 14,230.02	\$11,404.26	\$ 56,920.00
Recreation							
5302-00 Pool Contract O&M	1,303.09	1,303.09	-	3,909.27	3,909.27	-	15,637.05
5308-00 Signage--P&T	-	41.67	41.67	-	125.01	125.01	500.00
5312-00 Telephone - Pool	160.00	160.00	-	644.80	480.00	(164.80)	1,920.00
5316-00 Pool Permits	620.00	27.08	(592.92)	620.00	81.24	(538.76)	325.00
5324-00 Pool Chemicals/Supplies	-	250.00	250.00	-	750.00	750.00	3,000.00
5342-00 Locks/Keys/Cards--P&T	-	166.67	166.67	-	500.01	500.01	2,000.00
5344-00 Pool Misc. Expense/Inspection	-	50.00	50.00	-	150.00	150.00	600.00
5347-00 Clubhouse Supplies	-	166.67	166.67	-	500.01	500.01	2,000.00
5348-00 Clubhouse Maintenance	-	416.67	416.67	1,034.00	1,250.01	216.01	5,000.00
5349-00 Mechanical/HVAC	-	208.33	208.33	-	624.99	624.99	2,500.00
5350-00 Pool Repairs/Maint.	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
5370-00 Playground	-	66.67	66.67	32,663.42	200.01	(32,463.41)	800.00
Total Recreation	\$ 2,083.09	\$ 3,273.52	\$ 1,190.43	\$ 38,871.49	\$ 9,820.56	(\$29,050.93)	\$ 39,282.05
Utilities							
5401-00 Electricity	876.20	900.00	23.80	1,772.94	2,700.00	927.06	10,800.00
5405-00 Water/Sewer	109.42	458.33	348.91	444.89	1,374.99	930.10	5,500.00
5415-00 Natural Gas/Propane	444.86	83.33	(361.53)	699.26	249.99	(449.27)	1,000.00
Total Utilities	\$ 1,430.48	\$ 1,441.66	\$ 11.18	\$ 2,917.09	\$ 4,324.98	\$1,407.89	\$ 17,300.00
Contract/General Services							
5535-00 Janitorial Services	330.00	-	(330.00)	330.00	-	(330.00)	-
5545-00 Termite Protection	-	66.67	66.67	-	200.01	200.01	800.00
Total Contract/General Services	\$ 330.00	\$ 66.67	(\$ 263.33)	\$ 330.00	\$ 200.01	(\$129.99)	\$ 800.00
Administrative							
5604-00 Association Management	1,303.09	1,303.09	-	3,909.27	3,909.27	-	15,637.05
5608-00 Legal--General	-	41.67	41.67	-	125.01	125.01	500.00
5610-00 Legal--Collections	-	41.67	41.67	-	125.01	125.01	500.00
5618-00 Property Insurance	-	658.33	658.33	1,904.90	1,974.99	70.09	7,900.00
5628-00 Postage & Printing	477.67	166.67	(311.00)	597.27	500.01	(97.26)	2,000.00
5812-00 Tax Filing/Preparation	-	25.00	25.00	-	75.00	75.00	300.00
5814-00 Tax Payments	-	41.67	41.67	-	125.01	125.01	500.00
5840-00 Social	210.23	208.33	(1.90)	210.23	624.99	414.76	2,500.00
5848-00 Miscellaneous Expense	-	41.67	41.67	-	125.01	125.01	500.00
Total Administrative	\$ 1,990.99	\$ 2,528.10	\$ 537.11	\$ 6,621.67	\$ 7,584.30	\$962.63	\$ 30,337.05
Reserve Expenses							
8015-00 Reserve Transfer	2,370.08	2,370.08	-	7,110.24	7,110.24	-	28,440.90
8045-00 Reserve Study	1,900.00	416.67	(1,483.33)	1,900.00	1,250.01	(649.99)	5,000.00

Income Statement - Operating
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Reserve Expenses	\$4,270.08	\$2,786.75	(\$1,483.33)	\$9,010.24	\$8,360.25	(\$649.99)	\$33,440.90
Total OPERATING EXPENSE	\$11,044.90	\$14,840.04	\$3,795.14	\$60,576.25	\$44,520.12	(\$16,056.13)	\$178,080.00
Net Income:	(\$729.90)	(\$14,840.04)	\$14,110.14	\$24,690.75	\$44,519.88	(\$19,829.13)	\$0.00

Income Statement - Reserve
 Windermere Neighborhood Association, Inc.
 03/31/2026

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
4602-01 Reserve Inc. From Operating	\$2,370.08	\$-	\$2,370.08	\$7,110.24	\$-	\$7,110.24	\$-
Total Reserve Income	\$2,370.08	\$-	\$2,370.08	\$7,110.24	\$-	\$7,110.24	\$-
Total RESERVE INCOME	\$2,370.08	\$-	\$2,370.08	\$7,110.24	\$-	\$7,110.24	\$-
Net Reserve:	\$2,370.08	\$0.00	\$2,370.08	\$7,110.24	\$0.00	\$7,110.24	\$0.00