

**WATERFORD LAKES TRACT N-25A NEIGHBORHOOD ASSOCIATION, INC.
(CYPRESS ISLES)
Board of Directors Meeting**



Agenda

Location: WLCA Community Building (453 Mark Twain Blvd., Orlando, FL)

5:30 PM, September 15, 2026

- 1. Call to Order**
- 2. Certify Quorum**
- 3. Proof of Notice**
- 4. Adoption of Agenda**
- 5. Approval of July 21, 2026 Minutes**
- 6. Introduction of New Manager**
- 7. Reports of Committees**
 - A. Architectural Review Committee**
 - i. Architectural Review Applications**
 - B. Grounds Maintenance Committee**
 - i. Tree trimming at entrances**
 - ii. Turf growth at entrances**
 - C. Neighborhood Watch**
 - D. Newsletter & Website**
 - i. Next CIN deadline November 1, 2026**
 - E. New Owner Welcome Committee**
- 8. Report of the Association Manager**
- 9. Unfinished Business (none)**
- 10. New Business**
 - A. 2027 Budget Approval (Proposed Budget Attached)**
 - B. Next board meeting November 17, 2026**
- 11. Adjournment**

		Cypress Isles Budget			
Waterford Lakes Tract N-25A		2026	2026	2027	
		Approved	Anticipated	Proposed	
Acct #		Budget	End of Year	Budget	% Chg
INCOME					
4000	Assessment Income	\$ 34,580	\$ 40,343	\$ 34,580	0.0%
4710	Late Fees & Interest		\$ 791		
4900	Interest Earned - Operating Accounts				
	INCOME	\$ 34,580	\$ 41,135	\$ 34,580	0.0%
EXPENSES					
INSURANCE					
5010	Liability	\$ 4,550	\$ 4,550	\$ 5,232.89	15.0%
5020	D&O	\$ 1,736	\$ 1,736	\$ 1,996.62	15.0%
	INSURANCE	\$ 6,287	\$ 6,287	\$ 7,230	15.0%
UTILITIES					
5210	Electric - General	\$ 1,841	\$ 1,709	\$ 1,709	-7.2%
	UTILITIES	\$ 1,841	\$ 1,709	\$ 1,709	-7.2%
MAINTENANCE & REPAIRS					
5300	Landscape Contract	\$ 11,388	\$ 11,392	\$ 11,392	0.0%
5390	Aquatic Weed Control	\$ 1,620	\$ 1,620	\$ 1,620	0.0%
5330	Mulch, Sod & Power Washing	\$ 750	\$ 621	\$ -	-100.0%
	MAINTENANCE & REPAIRS	\$ 13,758	\$ 13,633	\$ 13,012	-5.4%
GENERAL & ADMINISTRATIVE					
7000	Management Fee	\$ 9,000	\$ 9,000	\$ 9,000	0.0%
7200	Legal Fees	\$ -	\$ -	\$ -	New
7400	Storage Fee	\$ 113	\$ 131	\$ 131	15.9%
7410	Website	\$ -	\$ 220	\$ 220	New
7420	Postage & Delivery	\$ 781	\$ 539	\$ 539	-31.0%
7430	Copies & Printing	\$ 285	\$ 115	\$ 115	-59.6%
7440	Office Supplies	\$ 1,171	\$ 843	\$ 843	-28.0%
7670	Corporate Annual Report	\$ 61	\$ 61	\$ 61	0.0%
7700	Community Events	\$ 100	\$ 382	\$ 100	0.0%
7880	Miscellaneous	\$ 106	\$ -	\$ -	-100.0%
7890	Bank Charge	\$ -	\$ 65	\$ 65	New
7895	Assessment Coupons	\$ 17	\$ 11	\$ 11	-37.4%
7990	Bad Debt Expense	\$ 25	\$ -	\$ 25	0.0%
	GENERAL & ADMINISTRATIVE	\$ 11,659	\$ 11,367	\$ 11,110	-4.7%
RESERVE CONTRIBUTIONS					
9005	Reserves - Pooled	\$ 750	\$ 750	\$ 617	-17.7%
9007	Reserves - Landscaping	\$ -	\$ -	\$ -	New
9009	Reserves - Contingency	\$ -	\$ -	\$ 617	New
9010	Reserves - Website Hosting	\$ 285	\$ 285	\$ 285	0.0%
	RESERVE CONTRIBUTIONS	\$ 1,035	\$ 1,035	\$ 1,520	46.8%
	TOTAL EXPENSES	\$ 34,580	\$ 34,030	\$ 34,580	0.0%
CURRENT YEAR NET INCOME (LOSS)		\$ (0)	\$ 7,105	\$ 0	
NUMBER OF UNITS		140			
		<u>Quarterly</u>	<u>Annually</u>	<u>Change</u>	
2026	ASSESSMENTS	\$ 61.75	\$ 247.00		
2027	ASSESSMENTS	\$ 61.75	\$ 247.00	0.00%	