



December 1, 2025

*Dear Members of the Windsor West Condominium Association,*

I would like to provide a clear explanation of the changes Windsor West has undergone since the last approved operating budget in 2023, and outline why an increase is necessary at this time.

Over the past three years, we have made significant improvements in safety, infrastructure, technology, and compliance with state mandates. These enhancements have strengthened our community, but they now require ongoing funding to be maintained responsibly.

#### *Operating Budget Overview*

The 2023 operating budget: \$530,011.33

The 2026 operating budget: \$631,640.00

This increase reflects real and documented operational needs, not discretionary spending.

#### *Insurance and Legal Requirements*

Insurance premiums have increased dramatically statewide. Our premium rose from \$90,025.33 in 2023 to \$208,975.00 in 2026, influenced by current market conditions and improvements made to the property.

Legal expenses have also grown as we work to protect the Association's interests, enforce governing documents, and navigate ongoing legal matters. During a period when Windsor West lacked both a resident president and adequate professional oversight, several individuals attempted to take advantage of the Association. Holding those parties accountable and preventing future exploitation has required substantial legal intervention. To date, we have spent \$177,054.58 on legal services related to recovery efforts, compliance, and active litigation.



## *Security, Lighting, and Infrastructure Improvements*

Since 2023, the Association has completed substantial upgrades, including:

- New parking lot and walkway lighting, including high-wattage lamp posts for improved nighttime visibility.
- Expansion to 100 high-definition security cameras operating 24/7, with increased electrical and data-storage requirements.
- Air conditioning was added to all laundry rooms, the Community Room, and Card Rooms.
- Renovations to the Community Room, Billiards Room, and Gym, including updated lighting, flooring, fixtures, and appliances.
- Replacement of the pool heat pump and electrical panel, with ongoing service and maintenance needs.
- Increased electrical usage across multiple common-area systems.

These improvements enhance safety, comfort, and quality of life, but they also increase operational expenses.

## Technology, Website, and Statutory Requirements (FS 718 and DBPR)

To comply with Florida Statute 718 and the Department of Business & Professional Regulation, we have built a new website with a secure, owner-only portal. This platform supports:

- Posting and archiving of all governing documents, minutes, financials, and notices
- Mandatory record retention through cloud hosting
- Microsoft-hosted email services
- Online participation tools, hybrid meetings, and electronic voting

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### WINDSOR WEST CONDOMINIUM ASSOCIATION, INC.

☎ +1 239.771.8464

✉ Info@WindsorWestFL.com

📍 3706 Broadway #42 (Office)  
Fort Myers, Florida 33901-8115

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ASSOCIATION, INC.

The transition to electronic voting requires ongoing administrative work and outreach. These statutory obligations are now permanent operating responsibilities.

*Important Note on SBA Disaster Loan Repayment*

The SBA Disaster Loan repayment is not included in the operating budget as it is a separate 30-year special assessment paid in addition to monthly dues.

*Moving Forward*

The improvements made between 2023 and 2025 have made the Windsor West condominium community safer, stronger, more transparent, and fully compliant with state requirements. Our legal actions have ensured accountability for past misconduct and have protected the Association from the vulnerabilities previously created.

*The adopted 2026 budget reflects the true cost of responsibly operating, protecting, and maintaining the property.*

Thank you for your continued support as we move the community forward.

*Respectfully,*

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**Michael Contorno, BM, LCAM, PI**

PRESIDENT - BOARD OF DIRECTORS

LCAM. LICENSE NUMBER: CAM61003

P.I. LICENSE NUMBER: CC3300419

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## ADOPTED BUDGET 2026

<b>INCOME</b>	
ASSESSMENTS - OPERATING	\$615,640.00
ASSESSMENTS - REPLACEMENT	\$53,000.00
SPECIAL ASSESSMENT	-
LATE FEES	-
COLLECTION FEE INCOME	-
COLLECTION FEE INTEREST	-
APPLICATION FEES	\$1,000.00
LAUNDRY INCOME	\$9,000.00
SECONDARY PARKING SPACE INCOME	\$6,000
INTEREST INCOME	-
<b>TOTAL INCOME</b>	<b>\$684,640.00</b>
<b>ADMINISTRATION</b>	
MANAGEMENT FEES	-
ACCOUNTING SERVICES	\$8,904.00
TAX PREP & OTHER ACCOUNTING SERVICES	\$1,050.00
AUDIT	\$6,500.00
ANNUAL CORPORATE REPORT	\$62.00
ANNUAL DIVISION FEES	\$424.00
LICENSES AND PERMITS	\$300.00
OFFICE EXPENSE	\$2,800.00
LEGAL FEES	\$21,000.00
TAXES	\$2,500.00
ENGINEERING EXPENSE	\$4,000.00
OFFICE MANAGER SALARY	\$65,520.00
PAYROLL TAXES	\$5,000.00
PAYROLL PROCESSING FEES	\$6,000.00
CONTINGENCY	\$500.00
GOVERNANCE EXPENSE - FEE OFFSETS	\$20,000.00
<b>TOTAL ADMIN EXPENSES</b>	<b>\$144,560.00</b>

### WINDSOR WEST CONDOMINIUM ASSOCIATION, INC.



**WINDSOR WEST CONDOMINIUM**  
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**BUILDING**

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<b>BUILDING MAINTENANCE</b>	<b>\$25,000.00</b>
<b>LOCKS &amp; KEYS</b>	<b>\$500.00</b>
<b>PLUMBING REPAIRS</b>	<b>\$2,000.00</b>
<b>JANITORIAL SERVICES</b>	<b>\$19,800.00</b>
<b>MAINTENANCE SUPPLIES</b>	<b>\$5,000.00</b>
<b>PEST CONTROL - INTERIOR</b>	<b>\$12,500.00</b>
<b>ELEVATOR MAINTENANCE</b>	<b>\$1,980.00</b>
<b>LIFE SAFETY SYSTEMS</b>	<b>\$9,000.00</b>
<b>ALARM MONITORING</b>	<b>\$3,000.00</b>
<b>ALARM REPAIRS</b>	<b>\$ 6,500.00</b>
<b>SECURITY</b>	<b>\$ 4,000.00</b>
<b>TOTAL BUILDING EXPENSES</b>	<b>\$89,280.00</b>

**GROUNDS**

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<b>LAWN SERVICE</b>	<b>\$14,700.00</b>
<b>GROUNDS MAINTENANCE</b>	<b>\$5,000.00</b>
<b>IRRIGATION MAINTENANCE</b>	<b>\$1,000.00</b>
<b>TOTAL GROUNDS EXPENSES</b>	<b>\$20,700.00</b>

**Condominium Act Compliance & Operational Requirements**

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<b>FL STATUTE   SECTION 718</b>	<b>\$25,000.00</b>
<b>TOTAL EXPENSES</b>	<b>\$25,000.00</b>

**INSURANCE**

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<b>INSURANCE EXPENSE</b>	<b>\$208,975.00</b>
<b>TOTAL INSURANCE EXPENSES</b>	<b>\$208,975.00</b>

**POOL**

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<b>POOL MAINTENANCE</b>	<b>\$5,700.00</b>
<b>POOL REPAIRS</b>	<b>\$2,500.00</b>
<b>POOL PERMIT</b>	<b>\$175.00</b>
<b>TOTAL POOL EXPENSE</b>	<b>\$8,375.00</b>

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**WINDSOR WEST CONDOMINIUM ASSOCIATION, INC.**



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**UTILITIES**

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<b>ELECTRIC</b>	<b>\$15,000.00</b>
<b>WATER/SEWER/GARBAGE</b>	<b>\$117,750.00</b>
<b>CABLE/INTERNET</b>	<b>\$ 2,000.00</b>
<b>TOTAL UTILITIES</b>	<b>\$134,750.00</b>
<b>TOTAL EXPENSES</b>	<b>\$631,640.00</b>
<b>SBA LOAN REPAYMENT</b>	<b>\$53,000.00</b>
<b>TOTAL</b>	<b>\$684,640.00</b>

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## PER UNIT BREAKDOWN

	UNIT	PERCENTAGE	2025 ANNUAL	2025 MONTHLY	2026 ANNUAL	2026 MONTHLY
1	10	1.06936	\$ 5,604.00	\$ 467.00	\$ 7,150.00	\$ 596.00
2	12	1.06936	\$ 5,604.00	\$ 467.00	\$ 7,150.00	\$ 596.00
3	120	1.06936	\$ 5,604.00	\$ 467.00	\$ 7,150.00	\$ 596.00
4	6	1.02266	\$ 5,359.00	\$ 447.00	\$ 6,838.00	\$ 570.00
5	8	1.02266	\$ 5,359.00	\$ 447.00	\$ 6,838.00	\$ 570.00
6	14	1.02266	\$ 5,359.00	\$ 447.00	\$ 6,838.00	\$ 570.00
7	16	1.02266	\$ 5,359.00	\$ 447.00	\$ 6,838.00	\$ 570.00
8	102	1.02266	\$ 5,359.00	\$ 447.00	\$ 6,838.00	\$ 570.00
9	104	1.02266	\$ 5,359.00	\$ 447.00	\$ 6,838.00	\$ 570.00
10	106	1.02266	\$ 5,359.00	\$ 447.00	\$ 6,838.00	\$ 570.00
11	108	1.02266	\$ 5,359.00	\$ 447.00	\$ 6,838.00	\$ 570.00
12	114	1.02266	\$ 5,359.00	\$ 447.00	\$ 6,838.00	\$ 570.00
13	116	1.02266	\$ 5,359.00	\$ 447.00	\$ 6,838.00	\$ 570.00
14	118	1.02266	\$ 5,359.00	\$ 447.00	\$ 6,838.00	\$ 570.00
15	9	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00
16	11	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00
17	29	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00
18	30	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00
19	31	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00
20	32	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00
21	111	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00
22	113	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00

### WINDSOR WEST CONDOMINIUM ASSOCIATION, INC.



**WINDSOR WEST CONDOMINIUM**  
ASSOCIATION, INC.

	UNIT	PERCENTAGE	2025 ANNUAL	2025 MONTHLY	2026 ANNUAL	2026 MONTHLY
23	121	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00
24	211	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00
25	213	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00
26	220	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00
27	221	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00
28	311	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00
29	313	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00
30	320	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00
31	321	1.01653	\$ 5,327.00	\$ 444.00	\$ 6,797.00	\$ 566.00
32	5	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
33	7	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
34	13	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
35	15	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
36	25	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
37	26	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
38	27	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
39	28	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
40	33	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
41	34	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
42	35	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
43	36	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
44	103	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
45	105	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
46	107	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00

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	UNIT	PERCENTAGE	2025 ANNUAL	2025 MONTHLY	2026 ANNUAL	2026 MONTHLY
47	109	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
48	115	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
49	117	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
50	119	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
51	202	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
52	203	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
53	204	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
54	205	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
55	206	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
56	207	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
57	208	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
58	209	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
59	214	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
60	215	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
61	216	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
62	21	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
63	218	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
64	219	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
65	302	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
66	303	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
67	304	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
68	305	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
69	306	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
70	307	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00

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	UNIT	PERCENTAGE	2025 ANNUAL	2025 MONTHLY	2026 ANNUAL	2026 MONTHLY
71	308	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
72	309	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
73	314	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
74	315	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
75	316	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
76	317	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
77	318	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
78	319	0.96982	\$ 5,082.00	\$ 424.00	\$ 6,485.00	\$ 540.00
79	1	0.96148	\$ 5,038.00	\$ 420.00	\$ 6,429.00	\$ 536.00
80	19	0.96148	\$ 5,038.00	\$ 420.00	\$ 6,429.00	\$ 536.00
81	21	0.96148	\$ 5,038.00	\$ 420.00	\$ 6,429.00	\$ 536.00
82	39	0.96148	\$ 5,038.00	\$ 420.00	\$ 6,429.00	\$ 536.00
83	101	0.96148	\$ 5,038.00	\$ 420.00	\$ 6,429.00	\$ 536.00
84	201	0.96148	\$ 5,038.00	\$ 420.00	\$ 6,429.00	\$ 536.00
85	301	0.96148	\$ 5,038.00	\$ 420.00	\$ 6,429.00	\$ 536.00
86	2	0.79473	\$ 4,164.00	\$ 347.00	\$ 5,314.00	\$ 443.00
87	4	0.79473	\$ 4,164.00	\$ 347.00	\$ 5,314.00	\$ 443.00
88	18	0.79473	\$ 4,164.00	\$ 347.00	\$ 5,314.00	\$ 443.00
89	20	0.79473	\$ 4,164.00	\$ 347.00	\$ 5,314.00	\$ 443.00
90	100	0.79473	\$ 4,164.00	\$ 347.00	\$ 5,314.00	\$ 443.00
91	110	0.79473	\$ 4,164.00	\$ 347.00	\$ 5,314.00	\$ 443.00
92	112	0.79473	\$ 4,164.00	\$ 347.00	\$ 5,314.00	\$ 443.00
93	3	0.7419	\$ 3,888.00	\$ 324.00	\$ 4,961.00	\$ 413.00
94	17	0.7419	\$ 3,888.00	\$ 324.00	\$ 4,961.00	\$ 413.00

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	UNIT	PERCENTAGE	2025 ANNUAL	2025 MONTHLY	2026 ANNUAL	2026 MONTHLY
95	22	0.7419	\$ 3,888.00	\$ 324.00	\$ 4,961.00	\$ 413.00
96	23	0.7419	\$ 3,888.00	\$ 324.00	\$ 4,961.00	\$ 413.00
97	24	0.7419	\$ 3,888.00	\$ 324.00	\$ 4,961.00	\$ 413.00
98	37	0.7419	\$ 3,888.00	\$ 324.00	\$ 4,961.00	\$ 413.00
99	38	0.7419	\$ 3,888.00	\$ 324.00	\$ 4,961.00	\$ 413.00
100	40	0.7419	\$ 3,888.00	\$ 324.00	\$ 4,961.00	\$ 413.00
101	200	0.7419	\$ 3,888.00	\$ 324.00	\$ 4,961.00	\$ 413.00
102	210	0.7419	\$ 3,888.00	\$ 324.00	\$ 4,961.00	\$ 413.00
103	212	0.7419	\$ 3,888.00	\$ 324.00	\$ 4,961.00	\$ 413.00
104	300	0.7419	\$ 3,888.00	\$ 324.00	\$ 4,961.00	\$ 413.00
105	310	0.7419	\$ 3,888.00	\$ 324.00	\$ 4,961.00	\$ 413.00
106	312	0.7419	\$ 3,888.00	\$ 324.00	\$ 4,961.00	\$ 413.00

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