

**WIND MEADOWS CORPORATION  
PSAII PATIO HOMES  
RATE PER UNIT BUDGET**

	2023 BUDGET	2024 BUDGET
<b>INCOME</b>		
ASSESSMENTS	\$ 295.00	\$ 295.00
Special Assessment		\$ 24.58
Total Income	\$ 295.00	\$ 319.58
<b>EXPENSES:</b>		
GROUNDS MAINTENANCE-CONTRACT	\$ 39.03	\$ 40.99
GROUND MAINTENANCE	\$ 18.32	\$ 18.68
SNOW REMOVAL	\$ 38.76	\$ 40.70
BUILDING MAINTENANCE	\$ 34.48	\$ 34.48
ENTRANCE/PARKING LIGHTS	\$ 1.95	\$ 1.21
INSURANCE	\$ 42.42	\$ 45.39
TRANSFER TO ADMIN	\$ 37.02	\$ 37.02
TRANSFER TO L/C & C/A	\$ 54.00	\$ 60.48
CONTINGENCY RESERVE	\$ 0.29	\$ 0.41
TRANSFER TO CAPITAL RESERVES	\$ 28.74	\$ 40.23
TOTAL	\$ 295.00	\$ 319.58
<b>NET SURPLUS/DEFICIT</b>		
	\$ -	\$ (0.00)

**WIND MEADOWS CORPORATION  
PSA II PATIO HOMES  
2024 BUDGET**

	2023 BUDGET	2024 BUDGET	
<b>INCOME</b>			
ASSESSMENTS	\$ 102,660.00	\$ 102,660.00	
Special Assessment		\$ 8,555.00	
Total	\$ 102,660.00	\$ 111,215.00	
<b>EXPENSES:</b>			
GROUNDS MAINTENANCE-CONTRACT	\$ 13,583.00	\$ 14,263.00	A
GROUND MAINTENANCE	\$ 6,375.00	\$ 6,500.00	B
SNOW REMOVAL	\$ 13,487.00	\$ 14,162.00	C
BUILDING MAINTENANCE	\$ 12,000.00	\$ 12,000.00	D
ENTRANCE/PARKING LIGHTS	\$ 680.00	\$ 420.00	E
INSURANCE	\$ 14,761.00	\$ 15,795.00	F
TRANSFER TO ADMIN	\$ 12,883.00	\$ 12,883.00	
TRANSFER TO L/C & C/A	\$ 18,791.00	\$ 21,048.00	G
CONTINGENCY RESERVE	\$ 100.00	\$ 144.00	H
TRANSFER TO CAPITAL RESERVES	\$ 10,000.00	\$ 14,000.00	I
TOTAL	\$ 102,660.00	\$ 111,215.00	
NET SURPLUS/DEFICIT			
	\$ -	\$ -	

- A. 5% increase per the contract
- B. Tree removals and trimmings, drainage, etc
- C. 5% increase per the contract
- D. Seasonal building maintenance
- E. We Energies (LED bulbs savings)
- F. 7% predicted increase per ins agent
- G. 18% of LC/CA budget
- H. Required for unexpected expenses
- I. PSA Capital Reserves for long term projects