

WIND MEADOWS CORPORATION
PSA I PATIO HOMES
2025 BUDGET

	2024 BUDGET	2025 BUDGET	
INCOME			
ASSESSMENTS	\$ 257,040.00	\$ 297,840.00	
Special Assessment			
EXPENSES:			
GROUNDS MAINTENANCE-CONTRACT	\$44,074.00	\$46,277.00	A.
GROUND MAINTENANCE	\$20,500.00	\$24,000.00	B
SNOW REMOVAL	\$28,302.00	\$28,302.00	C
BUILDING MAINTENANCE	\$19,500.00	\$21,000.00	D
ENTRANCE/PARKING LIGHTS	\$1,200.00	\$900.00	E
INSURANCE	\$35,217.00	\$56,208.00	F
TRANSFER TO ADMIN	\$30,208.00	\$32,605.00	G
TRANSFER TO L/C & C/A	\$49,187.00	\$55,316.00	H
TRANSFER TO CONTINGENCY FUND	\$3,152.00	\$3,432.00	I
TRANSFER TO CAPITAL RESERVES	\$25,700.00	\$29,800.00	J
TOTAL	\$ 257,040.00	\$ 297,840.00	K
NET SURPLUS/DEFICIT	\$-	\$ -	
A.	5% increase per the contract		
B.	Winter tree removal and trimmings/fall trimmings		
C	Current per contract		
D	Seasonal building maintenance		
E	We Energies (LED bulbs savings)		
F	Current rate plus 10%		
G	Shared Admin budget		
H	Shared LC/CA budget		
I	Required for unexpected expenses (such as glass replacement)		
J	PSA Capital Reserves, roads, roofs, drainage		
K	Total shared cost \$4200 per unit per year		