



Wind Meadows Corporation, 6939 Mariner Drive, Racine, WI 53406

November 22, 2022

Dear PSA IV Members,

Winter is almost here, so we wanted to reach out to you and share the approved PSA IV 2023 operating budget. See attached.

The operating budget for 2023 was prepared with direction from the WMC Board of Directors and WPI, our management company.

The 2023 operating budget reflects an \$11.00 increase which is an additional \$132.00 a year per home. This increase is due to the country's current inflation rates. As we all know there have been continued increases in labor, materials, and supply and demand costs across the country.

The budget increase also covers building maintenance for the clubhouse, tennis courts, and pool, labor costs for the lifeguards and management staff, care for Lake Meadow and care for common area green space throughout Wind Meadows.

Our hope is to continue to give each court island a little facelift by trimming trees, removing old shrubs, and/or adding new plantings or mulch.

Please note that our new monthly assessment will be \$125.00 per month beginning on January 1, 2023. Detailed payment information will be sent in December.

If you have any questions or concerns, please reach out to the Wind Meadows Office to speak with Carrie @ 262-639-8974 or [wmc@w-p-inc.com](mailto:wmc@w-p-inc.com). She will do her best to help and if she cannot then she will ask one of us to reach out to you.

Sincerely,

Memo Fachino, Jessica Mazurkiewicz, and Jackie Kelble  
PSA IV Directors

**WIND MEADOWS CORPORATION  
PSA IV SINGLE FAMILY HOMES  
2023 BUDGET**

	2022 BUDGET	2023 BUDGET
<b>INCOME</b>		
ASSESSMENTS	\$ 151,848.00	\$ 166,500.00
TOTAL	\$ 151,848.00	\$ 166,500.00
<b>EXPENSES:</b>		
GROUNDS MAINTENANCE-CONTRACT	\$ 35,761.00	\$ 37,550.00
GROUND MAINTENANCE	\$ 4,674.00	\$ 6,000.00
TRANSFER TO ADMIN	\$ 45,244.00	\$ 49,314.00
TRANSFER TO L/C & C/A	\$ 65,169.00	\$ 71,686.00
TRANSFER TO CAPITAL RESERVES	\$ 1,000.00	\$ 1,950.00
TOTAL	\$ 151,848.00	\$ 166,500.00
NET SURPLUS/DEFICIT	\$ -	\$ -

**WIND MEADOWS CORPORATION  
PSAIV SINGLE FAMILY HOMES  
RATE PER UNIT BUDGET**

	2022 BUDGET	2023 BUDGET
<b>INCOME</b>		
ASSESSMENTS	\$ 114.00	\$ 125.00
TOTAL	\$ 114.00	\$ 125.00
<b>EXPENSES:</b>		
GROUNDS MAINTENANCE-CONTRACT	\$ 26.85	\$ 28.19
GROUND MAINTENANCE	\$ 3.51	\$ 4.50
TRANSFER TO ADMIN	\$ 33.97	\$ 37.02
TRANSFER TO L/C & C/A	\$ 48.93	\$ 53.82
TRANSFER TO CAPITAL RESERVES	\$ 0.75	\$ 1.46
TOTAL	\$ 114.00	\$ 125.00
NET SURPLUS/DEFICIT	\$ -	\$ -