

**WIND MEADOWS CORPORATION**  
**PSA I PATIO HOMES**  
**2026 BUDGET**

	2025 BUDGET	2026 BUDGET	
<b>INCOME</b>			
ASSESSMENTS	\$ 297,840.00	\$ 314,160.00	
Special Assessment			
<b>EXPENSES:</b>			
GROUNDS MAINTENANCE-CONTRACT	\$46,277.00	\$46,497.00	A.
GROUND MAINTENANCE	\$24,000.00	\$24,000.00	B
SNOW REMOVAL	\$28,302.00	\$30,313.00	C
BUILDING MAINTENANCE	\$21,000.00	\$21,000.00	D
ENTRANCE/PARKING LIGHTS	\$900.00	\$900.00	E
INSURANCE	\$56,208.00	\$67,450.00	F
TRANSFER TO ADMIN	\$32,605.00	\$30,724.00	G
TRANSFER TO L/C & C/A	\$55,316.00	\$59,806.00	H
TRANSFER TO CONTINGENCY FUND	\$3,432.00	\$3,470.00	I
TRANSFER TO CAPITAL RESERVES	<u>\$29,800.00</u>	<u>\$30,000.00</u>	J
	TOTAL	<u>\$ 297,840.00</u>	K
	NET SURPLUS/DEFICIT	\$-	-

- A. per contract
- B. Winter tree removal and trimmings/fall trimmings, mulch \$7280.00
- C. Current per contract
- D. Seasonal building maintenance, pest control \$5440
- 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 \$4620 per unit per year (\$385 per month x 12)