



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

November 22, 2022

Dear PSA VI members,

Winter is around the corner, so it is time to update all of you on the 2022 happenings in our area and the approved 2023 operating budget.

The spring inspection building maintenance work was completed in October by R&R Masonry for a total cost of \$10,500.00.

WPI has completed call-in work orders throughout the season for \$1,350.00 so far this year.

The painting project was finally completed at an expense beyond the special assessment. The additional cost was \$6400.00 for labor and \$3900.00 for paint/supplies.

Tree Removal/Trimming was completed for \$5197.50 by Droprite Tree Service and Uniform Tree Service.

The 2023 operating budget is attached. There will be a 7.5% (\$20) increase to the monthly dues beginning January 1, 2023, due to inflation. As we all know, regular contract costs have increased, as well as labor and material costs.

In 2023 your monthly dues will be \$290 a month. Payment information soon to follow.

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. She will do her best to help and if she cannot then she will ask me to reach out to you.

Thank you,
PSA VI Director, Cary Anastasio

**WIND MEADOWS CORPORATION
PSA VI VILLAGE HOMES
2023 BUDGET**

	2022 BUDGET	2023 BUDGET
INCOME		
ASSESSMENTS	\$ 90,720.00	\$ 97,440.00
TOTAL	\$ 90,720.00	\$ 97,440.00
EXPENSES:		
GROUNDS MAINTENANCE-CONTRACT	\$ 8,127.00	\$ 8,534.00
GROUND MAINTENANCE	\$ 5,519.00	\$ 6,594.00
SNOW REMOVAL	\$ 13,900.00	\$ 14,595.00
BUILDING MAINTENANCE	\$ 13,000.00	\$ 13,000.00
ENTRANCE/PARKING LIGHTS	\$ 808.00	\$ 800.00
SUMP PUMPS-FIRE ALARM TESTING	\$ 500.00	\$ 600.00
TRANSFER TO (Contingency)PAINTING RESERVES	\$ 1,300.00	\$ 1,300.00
INSURANCE	\$ 10,556.00	\$ 11,401.00
TRANSFER TO ADMIN	\$ 11,413.00	\$ 12,438.00
TRANSFER TO L/C & C/A	\$ 16,525.00	\$ 18,178.00
TRANSFER TO CAPITAL RESERVES	\$ 9,072.00	\$ 10,000.00
TOTAL	\$ 90,720.00	\$ 97,440.00
NET SURPLUS/DEFICIT	\$ -	\$ -

**WIND MEADOWS CORPORATION
PSAVI VILLAGE HOMES
RATE PER UNIT BUDGET**

	2022 BUDGET	2023 BUDGET
INCOME		
ASSESSMENTS	\$ 270.00	\$ 290.00
TOTAL	\$ 270.00	\$ 290.00
EXPENSES:		
GROUNDS MAINTENANCE-CONTRACT	\$ 24.19	\$ 25.40
GROUND MAINTENANCE	\$ 16.43	\$ 19.63
SNOW REMOVAL	\$ 41.37	\$ 43.44
BUILDING MAINTENANCE/SUMP PUMPS	\$ 38.69	\$ 38.69
ENTRANCE/PARKING LIGHTS	\$ 2.40	\$ 2.38
SUMP PUMPS	\$ 1.49	\$ 1.79
TRANSFER TO PAINTING RESERVES	\$ 3.87	\$ 3.87
INSURANCE	\$ 31.42	\$ 33.93
TRANSFER TO ADMIN	\$ 33.97	\$ 37.02
TRANSFER TO L/C & C/A	\$ 49.18	\$ 54.10
TRANSFER TO CAPITAL RESERVES	\$ 27.00	\$ 29.76
TOTAL	\$ 270.00	\$ 290.00
NET SURPLUS/DEFICIT	\$ -	\$ -