

**WIND MEADOWS CORPORATION
PSA III MANOR HOMES
2026 BUDGET**

	2025 BUDGET	2026 BUDGET	
INCOME			
ASSESSMENTS	\$ 120,960.00	\$ 126,000.00	
SPECIAL ASSESSMENTS			
TOTAL	<u>\$ 120,960.00</u>	<u>\$ 126,000.00</u>	
EXPENSES:			
GROUNDS MAINTENANCE-CONTRACT	\$ 15,053.00	\$ 15,125.00	A
GROUND MAINTENANCE	\$ 8,500.00	\$ 8,500.00	B
SNOW REMOVAL	\$ 15,193.00	\$ 16,272.00	C
BUILDING MAINTENANCE	\$ 15,000.00	\$ 15,000.00	D
ENTRANCE/PARKING LIGHTS	\$ 220.00	\$ 227.00	E
INSURANCE	\$ 25,308.00	\$ 32,800.00	F
TRANSFER TO ADMIN	\$ 10,009.00	\$ 9,432.00	G
TRANSFER TO L/C & C/A	\$ 16,981.00	\$ 18,359.00	H
TRANSFER TO CAPITAL RESERVES	\$ 13,000.00	\$ 9,000.00	I
CONTINGENCY	\$ 1,696.00	\$ 1,285.00	J
TOTAL	<u>\$ 120,960.00</u>	<u>\$ 126,000.00</u>	K
NET SURPLUS/DEFICIT	<u>\$ -</u>	<u>\$ -</u>	

- A. Per the contract-no contract increase only tax 5.5% increase
 B. Tree removals and trimmings, drainage, etc
 C. 2% increase per the contract
 D. Seasonal building maintenance
 E. We Energies
 F. Current monthly x 12 months plus 5% for increase in May
 G. Shared Admin budget
 H. Shared LC/CA budget
 I. Reserves
 J. unexpected expenses or mulch
 K. \$500 per year per unit (\$6000 per year for services and ammenities)