

**WIND MEADOWS CORPORATION
PSA I PATIO HOMES
RATE PER UNIT BUDGET**

	2023 BUDGET	2024 BUDGET
INCOME		
ASSESSMENTS	\$ 295.00	\$ 315.00
EXPENSES:		
GROUND MAINTENANCE-CONTRACT	\$ 51.44	\$ 54.01
GROUND MAINTENANCE	\$ 18.38	\$ 25.12
SNOW REMOVAL	\$ 33.03	\$ 34.68
BUILDING MAINTENANCE	\$ 28.19	\$ 23.90
ENTRANCE/PARKING LIGHTS	\$ 2.21	\$ 1.47
INSURANCE	\$ 40.33	\$ 43.16
TRANSFER TO ADMIN	\$ 37.02	\$ 37.02
TRANSFER TO L/C & C/A	\$ 53.81	\$ 60.28
TRANSFER TO CONTINGENCY FUND	\$ 4.90	\$ 3.86
TRANSFER TO CAPITAL RESERVES	\$ 25.69	\$ 31.50
TOTAL	\$ 295.00	\$ 315.00
NET SURPLUS/DEFICIT	\$ -	\$ -

**WIND MEADOWS CORPORATION
PSA I PATIO HOMES
2024 BUDGET**

	2023 BUDGET	2024 BUDGET	
INCOME			
ASSESSMENTS	\$ 240,720.00	\$ 257,040.00	
EXPENSES:			
GROUNDS MAINTENANCE-CONTRACT	\$ 41,975.00	\$44,074.00	A.
GROUND MAINTENANCE	\$ 15,000.00	\$20,500.00	B
SNOW REMOVAL	\$ 26,954.00	\$28,302.00	C
BUILDING MAINTENANCE	\$ 23,000.00	\$19,500.00	D
ENTRANCE/PARKING LIGHTS	\$ 1,800.00	\$1,200.00	E
INSURANCE	\$ 32,913.00	\$35,217.00	F
TRANSFER TO ADMIN	\$ 30,208.00	\$30,208.00	G
TRANSFER TO L/C & C/A	\$ 43,910.00	\$49,187.00	H
TRANSFER TO CONTIGENCY FUND	\$ 4,000.00	\$3,152.00	I
TRANSFER TO CAPITAL RESERVES	\$ 20,960.00	\$25,700.00	J
TOTAL	\$ 240,720.00	\$ 257,040.00	
NET SURPLUS/DEFICIT	\$-	\$ -	

A.	5% increase per the contract
B.	Tree removals (4725+), trimmings (\$6000+), mulch (quote \$7245.)
C.	5% increase per the contract
D.	Seasonal building maintenance, one crawling insect treatment
E.	We Energies (LED bulbs savings)
F.	7% predicted increase per ins agent
G.	21.50 % of Admin budget
H.	21.50% of LC/CA budget
I.	Required for unexpected expenses (such as glass replacement)
J.	PSA Capital Reserves, 10% of income, for roofs, roads, painting, drainage, etc