



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

November 22, 2022

Dear PSA V members,

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

The spring inspection building maintenance work was completed in June by R&R Masonry for a total cost was \$3300.00.

Tuckpointing work was also completed by R&R Masonry for \$800.00.

Stump grinding was completed for \$240.00, and a large limb was removed from the common area for \$150.00 this season.

As you know, Margaret and Kai discovered a painting contractor that quoted our painting project for a great price. The project was completed in August for \$12,600.00. And a shout out to Kim who kept an eye out for us.

The 2023 operating budget is attached, along with the most recently approved balance sheet for PSA V. There will be a \$20 increase to the monthly dues beginning January 1, 2023, due to inflation.

All regular contract costs have increased, as well as labor and material costs.

The following projects are planned for PSA V in 2023: building maintenance work, the sealing of all the chimneys, and crack filling/seal coating.

If you have any questions or concerns, please reach out to me.

Thank you,

PSA V Director, Dan Crispin

**WIND MEADOWS CORPORATION  
PSA V CONDO HOMES  
2023 BUDGET**

|                                   | 2022<br>BUDGET      | 2023<br>BUDGET      |
|-----------------------------------|---------------------|---------------------|
| <b>INCOME</b>                     |                     |                     |
| ASSESSMENTS                       | \$ 24,480.00        | \$ 25,920.00        |
| SPECIAL ASSESSMENT                | \$ -                | \$ -                |
| TOTAL                             | <u>\$ 24,480.00</u> | <u>\$ 25,920.00</u> |
| <b>EXPENSES:</b>                  |                     |                     |
| GROUNDS MAINTENANCE-CONTRACT      | \$ 3,252.00         | \$ 3,415.00         |
| GROUND MAINTENANCE                | \$ 400.00           | \$ 500.00           |
| SNOW REMOVAL                      | \$ 5,308.00         | \$ 5,574.00         |
| BUILDING MAINTENANCE              | \$ 3,028.00         | \$ 3,754.00         |
| SEWER CLEAN OUT                   | \$ 300.00           | \$ 400.00           |
| INSURANCE                         | \$ 3,270.00         | \$ 3,532.00         |
| TRANSFER TO ADMIN                 | \$ 2,446.00         | \$ 2,664.00         |
| TRANSFER TO L/C & C/A             | \$ 3,528.00         | \$ 3,881.00         |
| TRANSFER TO CAPITAL RESERVES      | \$ 2,448.00         | \$ 1,200.00         |
| TRANSFER TO RESERVES-SEAL COATING | \$ 400.00           | \$ 400.00           |
| TRANSFER TO RESERVES-PAINTING     | \$ -                | \$ 500.00           |
| CONTINGENCY RESERVE               | \$ 100.00           | \$ 100.00           |
| TOTAL                             | <u>\$ 24,480.00</u> | <u>\$ 25,920.00</u> |
| NET SURPLUS/DEFICIT               | <u>\$ -</u>         | <u>\$ -</u>         |

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