



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

November 22, 2022

Dear PSA II Members,

I have a few annual updates on 2023 PSA II Monthly HOA fees, maintenance performed during the past year, and the 2023 Wind Meadows Operational Budget.

- **2023 PSA II Monthly HOA Dues.** The HOA dues will remain at \$295 per month.
- **2023 WMC Operational Budget.** The 2023 WMC Operational Budget and PSA II budget is attached. Regular contract costs and labor costs have increased as a result of inflation. PSA II will be meeting our responsibilities to the Insurance, Admin, and Leisure Center/Common Area lines as well as our Grounds Maintenance Contract and Snow Removal (Brightview) lines of the budget. We will be putting less toward the Capital Reserve Fund, however. I will do my best to remain within the budget, but at some point, during the year, we may need to consider a small special assessment to augment the Capital Reserve Fund.
- **Building Maintenance.** The spring inspection work was completed by R&R Masonry and More at a cost of \$7,655.00. Washington Properties also completed call-in work orders throughout the season for a total of \$669.00 as of the date of this letter.
- **Ground Maintenance.** Ground Maintenance work including grub preventative treatment and tree removal/trimming services was completed for a total of \$10,855.00 by various contractors depending on bids and/or availability. A drainage issue due to roots in the sump pump discharge pipes was resolved by TCM Sewer and Drain for \$438.00 and mulch was installed throughout the area for \$9,541.00. We will not be mulching in 2023.
- **Pergola Restoration.** Over the years, the entry pergolas have been compromised by the removal of rotted beams and/or boards, changing the architectural integrity of the area. The patio home declarations require that the pergolas be maintained by the PSA. The goal is to restore the pergolas beginning in 2023 or 2024, subject to the PSA budget. We have restored a few garbage enclosure pergolas that were completely rotted. The final restoration of these pergolas will be done in 2023.

If you have any questions or concerns, please reach out to the Wind Meadows Office to speak with Carrie at 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.

Thanks

Claudia Simonson, PSA II Director

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**WIND MEADOWS CORPORATION
PSA II PATIO HOMES
2023 BUDGET**

	2022 BUDGET	2023 BUDGET
INCOME		
ASSESSMENTS	\$ 102,660.00	\$ 102,660.00
EXPENSES:		
GROUNDS MAINTENANCE-CONTRACT	\$ 12,936.00	\$ 13,583.00
GROUND MAINTENANCE	\$ 7,130.00	\$ 6,375.00
SNOW REMOVAL	\$ 12,844.00	\$ 13,487.00
BUILDING MAINTENANCE	\$ 15,000.00	\$ 12,000.00
ENTRANCE/PARKING LIGHTS	\$ 680.00	\$ 680.00
INSURANCE	\$ 13,667.00	\$ 14,761.00
TRANSFER TO ADMIN	\$ 11,821.00	\$ 12,883.00
TRANSFER TO L/C & C/A	\$ 17,082.00	\$ 18,791.00
CONTINGENCY RESERVE	\$ 500.00	\$ 100.00
TRANSFER TO CAPITAL RESERVES	\$ 11,000.00	\$ 10,000.00
TOTAL	\$ 102,660.00	\$ 102,660.00
NET SURPLUS/DEFICIT	<u>\$ -</u>	<u>\$ -</u>

**WIND MEADOWS CORPORATION
PSAII PATIO HOMES
RATE PER UNIT BUDGET**

	2022 BUDGET	2023 BUDGET
INCOME		
ASSESSMENTS	\$ 295.00	\$ 295.00
EXPENSES:		
GROUNDS MAINTENANCE-CONTRACT	\$ 37.17	\$ 39.03
GROUND MAINTENANCE	\$ 20.49	\$ 18.32
SNOW REMOVAL	\$ 36.91	\$ 38.76
BUILDING MAINTENANCE	\$ 43.10	\$ 34.48
ENTRANCE/PARKING LIGHTS	\$ 1.95	\$ 1.95
INSURANCE	\$ 39.27	\$ 42.42
TRANSFER TO ADMIN	\$ 33.97	\$ 37.02
TRANSFER TO L/C & C/A	\$ 49.09	\$ 54.00
CONTINGENCY RESERVE	\$ 1.44	\$ 0.29
TRANSFER TO CAPITAL RESERVES	\$ 31.61	\$ 28.74
TOTAL	\$ 295.00	\$ 295.00
NET SURPLUS/DEFICIT	\$ -	\$ -