

**WIND MEADOWS CORPORATION
PSA II PATIO HOMES
2026 BUDGET**

	2025 BUDGET	2026 BUDGET	
INCOME			
ASSESSMENTS	\$ 121,800.00	\$ 121,800.00	
Special Assessment	\$ 10,150.00	\$ 24,360.00	
Total	<hr/> \$ 131,950.00	<hr/> \$ 146,160.00	
EXPENSES:			
GROUND MAINTENANCE-CONTRACT	\$ 14,976.00	\$ 15,047.00	A
GROUND MAINTENANCE	\$ 7,500.00	\$ 10,000.00	B
SNOW REMOVAL	\$ 14,162.00	\$ 15,162.00	C
BUILDING MAINTENANCE	\$ 15,300.00	\$ 15,000.00	D
ENTRANCE/PARKING LIGHTS	\$ 320.00	\$ 360.00	E
INSURANCE	\$ 22,915.00	\$ 31,152.00	F
TRANSFER TO ADMIN	\$ 13,952.00	\$ 13,147.00	G
TRANSFER TO L/C & C/A	\$ 23,670.00	\$ 25,592.00	H
CONTINGENCY RESERVE	\$ 155.00	\$ 200.00	I
TRANSFER TO CAPITAL RESERVES	\$ 19,000.00	\$ 20,500.00	J
TOTAL	\$ 131,950.00	\$ 146,160.00	K
NET SURPLUS/DEFICIT	<hr/> \$ -	<hr/> \$ -	

- A. no contract increase-only racine county tax increase to 5.5%
- B. Tree removals and trimmings, drainage, etc
- C 2% increase to contract
- D Seasonal building maintenance
- E We Energies (LED bulbs savings)
- F Current Insurance cost plus 10% for increase
- G Admin budget shared cost
- H LC/CA shared cost
- I Required for unexpected expenses
- J PSA Capital Reserves for long term projects
- K **Total shared cost**
\$350 per month plus special assessment for \$840.00
which is \$4200 per year plus \$840.00 for services and ammenities