



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

November 22, 2022

Dear PSA III 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 September by R&R Masonry and More for a total cost was \$8,400.00.

A roof repair was completed by Dick's Roof Repair Service for \$1,970.00 and a chimney repair was done by A-1 Chimney for \$1,650.00.

WPI has completed call-in work orders throughout the season for a total of \$308.70 as of the date of this letter.

Tree work was completed this season for a total of \$10,383.75 by Roman Tree Service, Droprite Tree, and Landscape and Uniform Tree Service.

The approved 2023 operating budget for PSA III is attached. There will be a \$40 increase to the monthly dues beginning January 1, 2023, due to inflation. As we all know, regular contract costs have increased, due to labor and material costs.

In 2023 your monthly dues will be \$400 a month. Payment information will be sent out in December with the election results.

If you have any questions or concerns, please reach out to one of us.

Thank you,

PSA III Director, Mike Palazzola and Project Manager, Carrie Amos

**WIND MEADOWS CORPORATION
PSA III MANOR HOMES
2023 BUDGET**

	2022 BUDGET	2023 BUDGET
INCOME		
ASSESSMENTS	\$ 90,720.00	\$ 100,800.00
SPECIAL ASSESSMENTS	\$ -	
TOTAL	<u>\$ 90,720.00</u>	<u>\$ 100,800.00</u>
EXPENSES:		
GROUNDS MAINTENANCE-CONTRACT	\$ 13,004.00	\$ 13,654.00
GROUND MAINTENANCE	\$ 5,000.00	\$ 8,500.00
SNOW REMOVAL	\$ 13,780.00	\$ 14,469.00
BUILDING MAINTENANCE	\$ 12,278.00	\$ 13,000.00
ENTRANCE/PARKING LIGHTS	\$ 450.00	\$ 201.00
INSURANCE	\$ 15,094.00	\$ 16,302.00
TRANSFER TO ADMIN	\$ 8,560.00	\$ 9,328.00
TRANSFER TO L/C & C/A	\$ 12,254.00	\$ 13,480.00
TRANSFER TO CAPITAL RESERVES	\$ 10,300.00	\$ 10,300.00
CONTINGENCY	\$ -	\$ 1,566.00
TOTAL	<u>\$ 90,720.00</u>	<u>\$ 100,800.00</u>
NET SURPLUS/DEFICIT	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**WIND MEADOWS CORPORATION
PSAIII MANOR HOMES
RATE PER UNIT BUDGET**

	2022 BUDGET	2023 BUDGET
INCOME		
ASSESSMENTS	\$ 360.00	\$ 400.00
SPECIAL ASSESSMENTS	\$ -	\$ -
TOTAL	<u>\$ 360.00</u>	<u>\$ 400.00</u>
EXPENSES:		
GROUNDS MAINTENANCE-CONTRACT	\$ 51.60	\$ 54.18
GROUND MAINTENANCE	\$ 19.84	\$ 33.73
SNOW REMOVAL	\$ 54.68	\$ 57.42
BUILDING MAINTENANCE	\$ 48.72	\$ 51.59
ENTRANCE/PARKING LIGHTS	\$ 1.79	\$ 0.80
INSURANCE	\$ 59.90	\$ 64.69
TRANSFER TO ADMIN	\$ 33.97	\$ 37.02
TRANSFER TO L/C & C/A	\$ 48.63	\$ 53.49
TRANSFER TO CAPITAL RESERVES	\$ 40.87	\$ 40.87
CONTINGENCY	\$ -	\$ 6.21
TOTAL	<u>\$ 360.00</u>	<u>\$ 400.00</u>
NET SURPLUS/DEFICIT	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>