

WIND MEADOWS Corporation

PSA VI Village Homes

2026 Budget

	2025 BUDGET	2026 BUDGET	
INCOME			
ASSESSMENTS	\$ 119,280.00	\$ 127,680.00	
TOTAL	\$ 119,280.00	\$ 127,680.00	
EXPENSES:			
GROUNDS MAINTENANCE-CONTRACT	\$ 9,409.00	\$ 9,453.00	
GROUND MAINTENANCE	\$ 8,000.00	\$ 8,000.00	A
SNOW REMOVAL	\$ 15,325.00	\$ 16,417.00	
BUILDING MAINTENANCE	\$ 17,680.00	\$ 18,000.00	B
ENTRANCE/PARKING LIGHTS	\$ 700.00	\$ 600.00	
SUMP PUMPS-FIRE ALARM TESTING	\$ 500.00	\$ 300.00	
TRANSFER TO (Contingency) PAINTING RESERVES	\$ 1,072.00	\$ 1,667.00	C
INSURANCE	\$ 17,699.00	\$ 23,000.00	D
TRANSFER TO ADMIN	\$ 13,497.00	\$ 12,718.00	
TRANSFER TO L/C & C/A	\$ 22,898.00	\$ 24,757.00	
TRANSFER TO CAPITAL RESERVES	\$ 12,500.00	\$ 12,768.00	E
TOTAL	\$ 119,280.00	\$ 127,680.00	F
NET SURPLUS/DEFICIT	\$ -	\$ -	

- A Annual tree trimming, removals, plantings, stump grinding, mulch
- B Annual building repairs, asphalt, etc
- C Painting Reserves
- D Current Insurance rate plus 5% for annual increase in May
- E Long term PSA projects
- F Dues \$380 per month per unit (total divided by 28 owners divided by 12 months)
Total cost per year for services and amenities is \$4560