

**WIND MEADOWS CORPORATION
PSA II PATIO HOMES
2025 BUDGET**

| | 2024 BUDGET | 2025 BUDGET | |
|------------------------------|----------------|----------------|------|
| INCOME | | | |
| ASSESSMENTS | \$ 102,660.00 | \$ 121,800.00 | |
| Special Assessment | \$ 8,555.00 | \$ 10,150.00 | |
| Total | \$ 111,215.00 | \$ 131,950.00 | |
| EXPENSES: | | | |
| GROUNDS MAINTENANCE-CONTRACT | \$ 14,263.00 | \$ 14,976.00 | A |
| GROUND MAINTENANCE | \$ 6,500.00 | \$ 7,500.00 | B |
| SNOW REMOVAL | \$ 14,162.00 | \$ 14,162.00 | C |
| BUILDING MAINTENANCE | \$ 12,000.00 | \$ 15,300.00 | D |
| ENTRANCE/PARKING LIGHTS | \$ 420.00 | \$ 320.00 | E |
| INSURANCE | \$ 15,795.00 | \$ 22,915.00 | F |
| TRANSFER TO ADMIN | \$ 12,883.00 | \$ 13,952.00 | G |
| TRANSFER TO L/C & C/A | \$ 21,048.00 | \$ 23,670.00 | H |
| CONTINGENCY RESERVE | \$ 144.00 | \$ 155.00 | I |
| TRANSFER TO CAPITAL RESERVES | \$ 14,000.00 | \$ 19,000.00 | J |
| TOTAL | \$ 111,215.00 | \$ 131,950.00 | K |
| | | | |
| NET SURPLUS/DEFICIT | | \$ - | \$ - |

- A. 5% increase per the contract
 B. Tree removals and trimmings, drainage, etc
 C. Current per the contract
 D. Seasonal building maintenance
 E. We Energies (LED bulbs savings)
 F. Current Insurance cost
 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 with 29 PSA II homeowners=\$4200 a year per unit