



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

November 22, 2022

Dear PSA VII Members,

Winter is around the corner, so I wanted to reach out to you and share the approved PSA VII 2023 operating budget. See attached.

The operating budget for 2023 was prepared with direction from the WMC Board of Directors and WPI, our management company.

The 2023 operating budget reflects a \$16.00 increase which is an additional \$192.00 a year per home. This increase is due to the country's current inflation rates. As we all know there have been continued increases in labor, materials, and supply and demand costs across the country.

The budget increase also covers building maintenance for the clubhouse, tennis courts, and pool, labor costs for the lifeguards and management staff, care for Lake Meadow and care for common area green space throughout Wind Meadows.

My hope is to continue to give each court island a little facelift (little by little) by trimming trees, removing old shrubs, and/or adding new plantings or mulch. I also hope to repair any damaged or worn-looking mailbox stations in the coming year.

Please note that our new monthly assessment will be \$135.00 per month beginning on January 1, 2023. Detailed payment information will be sent in December.

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

Sincerely,

Katie White
PSA VII Director

**WIND MEADOWS CORPORATION
PSA VII SINGLE FAMILY HOMES
2023 BUDGET**

	2022 BUDGET	2023 BUDGET
INCOME		
ASSESSMENTS	\$ 52,836.00	\$ 59,940.00
TOTAL	\$ 52,836.00	\$ 59,940.00
EXPENSES:		
GROUNDS MAINTENANCE-CONTRACT	\$ 13,003.00	\$ 13,003.00
GROUND MAINTENANCE	\$ 1,528.00	\$ 3,303.00
TRANSFER TO ADMIN	\$ 15,082.00	\$ 16,438.00
TRANSFER TO L/C & C/A	\$ 21,723.00	\$ 23,896.00
TRANSFER TO CAPITAL RESERVES	\$ 1,500.00	\$ 3,300.00
TOTAL	\$ 52,836.00	\$ 59,940.00
NET SURPLUS/DEFICIT	\$ -	\$ -

**WIND MEADOWS CORPORATION
PSAVII SINGLE FAMILY HOMES
RATE PER UNIT BUDGET**

	2022 BUDGET	2023 BUDGET
INCOME		
ASSESSMENTS	\$ 119.00	\$ 135.00
TOTAL	\$ 119.00	\$ 135.00
EXPENSES:		
GROUNDS MAINTENANCE-CONTRACT	\$ 29.29	\$ 29.29
GROUND MAINTENANCE	\$ 3.44	\$ 7.44
TRANSFER TO ADMIN	\$ 33.97	\$ 37.02
TRANSFER TO L/C & C/A	\$ 48.93	\$ 53.82
TRANSFER TO CAPITAL RESERVES	\$ 3.38	\$ 7.43
TOTAL	\$ 119.00	\$ 135.00
NET SURPLUS/DEFICIT	\$ -	\$ -