



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

November 22, 2022

Dear PSA VIII members,

Winter is around the corner, so it is time to update all of you on the 2022 happenings in our area and the approved 2023 operating budget.

The spring inspection building maintenance work was completed in October by R&R Masonry and More for a total cost was \$5300.00.

WPI has completed call-in work orders throughout the season for \$178.50 so far this year.

Roof repairs at two units were completed by A-1 Chimney for a total of \$620.00.

Three units had fogged glass replaced this season for a cost to the PSA of \$1304.34 as this is a shared expense between the unit owner and the PSA.

Tree Removal/Trimming was completed for \$1875.00 by Droprite Tree Service and Uniform Tree Service.

Brightview mulched around all the buildings for \$9231.00. Mulch will be installed every 2-3 years depending on the budget.

Dresen Landscaping installed a tree in the common area on the Main Street berm to fill in a space for privacy and safety purposes for \$386.00 and a drainage issue was also repaired for \$1738.00.

The 2023 operating budget is attached. There will be a 7.6% (\$22) increase due to inflation. As we all know, regular contract costs have increased, as well as labor and material costs. Please note that our new monthly assessment will be \$310.00 per month beginning on January 1, 2023. Detailed payment information will be sent to you 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 that I reach out to you.

Thank you,
PSA VIII Director, Bob Randleman

**WIND MEADOWS CORPORATION
PSA VIII PRAIRIE MEADOW HOMES
2023 BUDGET**

	2022 BUDGET	2023 BUDGET
INCOME		
ASSESSMENTS	\$ 55,296.00	\$ 59,520.00
EXPENSES:		
GROUNDS MAINTENANCE-CONTRACT	\$ 8,127.00	\$ 8,534.00
GROUND MAINTENANCE	\$ 2,900.00	\$ 3,900.00
SNOW REMOVAL	\$ 8,600.00	\$ 9,030.00
BUILDING MAINTENANCE	\$ 6,000.00	\$ 7,000.00
ENTRANCE/PARKING LIGHTS	\$ 436.00	\$ 450.00
INSURANCE	\$ 8,792.00	\$ 9,496.00
TRANSFER TO ADMIN	\$ 6,522.00	\$ 7,107.00
TRANSFER TO L/C & C/A	\$ 9,469.00	\$ 10,416.00
CONTINGENCY RESERVES	\$ 500.00	\$ 267.00
TRANSFER TO CAPITAL RESERVES	\$ 3,950.00	\$ 3,320.00
TOTAL	<u>\$ 55,296.00</u>	<u>\$ 59,520.00</u>
NET SURPLUS/DEFICIT	<u>\$ -</u>	<u>\$ -</u>

**WIND MEADOWS CORPORATION
PSAVIII PRAIRIE MEADOW HOMES
RATE PER UNIT BUDGET**

	2022 BUDGET	2023 BUDGET
INCOME		
ASSESSMENTS	\$ 288.00	\$ 310.00
EXPENSES:		
GROUNDS MAINTENANCE-CONTRACT	\$ 42.33	\$ 44.45
GROUND MAINTENANCE	\$ 15.10	\$ 20.31
SNOW REMOVAL	\$ 44.79	\$ 47.03
BUILDING MAINTENANCE	\$ 31.25	\$ 36.46
ENTRANCE/PARKING LIGHTS	\$ 2.27	\$ 2.34
INSURANCE	\$ 45.79	\$ 49.46
TRANSFER TO ADMIN	\$ 33.97	\$ 37.02
TRANSFER TO L/C & C/A	\$ 49.32	\$ 54.25
CONTINGENCY RESERVE	\$ 2.60	\$ 1.39
TRANSFER TO CAPITAL RESERVES	\$ 20.57	\$ 17.29
TOTAL	<u>\$ 288.00</u>	<u>\$ 310.00</u>
NET SURPLUS/DEFICIT	<u>\$ -</u>	<u>\$ -</u>