

WINDSTONE COMMUNITY ASSOCIATION II, INC.

Windstone & Black Walnut Trails Units 6, 7 & 8

January 30, 2026

2026 Approved Annual Budget

Included is the Approved 2026 Annual Budget for your review.

We are pleased to share that the annual assessment has decreased to \$388.00. Statements for the 2026 assessment will be mailed and/or emailed to the membership.

Please remit the full assessment of \$388.00 no later than Sunday, March 1, 2026.

Checks may be mailed to:
P.O. Box 274
Sugar Grove, IL 60554

Any questions may be directed to the Board at manager@windstonehoa.com.

Kind regards,
Board of Directors
WCAII

2026 REVISED ANNUAL BUDGET

	A	B	C	D
1	2026 REVISED BUDGET			
2				2026
3				BUDGET
4	INCOME			
5				
6	Operating Acct Balance			\$ 133,000.00
7	2025 Carry Forward			\$ (42,566.00)
8	Balance of Operating Account			\$ 90,434.00
9				
10	TOTAL EXPENSES			\$ 118,577.00
11				
12	Annual Assessment			\$ 387.51
13	Round Up			\$ 388.00
14	EXPENSES			
15				
16	General Maintenance			
17				
18	Landscape Maintenance			\$ 39,348.00
19	Landscape Improvements			\$ 11,451.00
20	Landscape Improvements: Unused Balance Carry Forward			\$ (17,566.00)
21	Pond Maintenance			\$ 12,000.00
22	Tree Maintenance			\$ 30,000.00
23	Irrigation Maintenance			\$ 500.00
24	Exterior Repair & Maintenance			\$ 600.00
25				
26	TOTAL GENERAL MAINTENANCE			\$ 76,333.00
27				
28				
29	UTILITIES			
30				
31	Electric			\$ 1,700.00
32	Water			\$ 1,000.00
33	Trash			\$ 525.00
34	TOTAL UTILITIES			\$ 3,225.00
35				
36	ADMINISTRATION			
37				
38	Management Fee			\$ 21,473.00
39	Management Fee: Unused Balance Carry Forward			\$ (25,000.00)
40	Insurance			\$ 7,940.00
41	Legal Fees			\$ 3,500.00
42	Administration			\$ -
43	Storage			\$ 1,000.00
44	Vonage Phone			\$ 100.00
45	Postage & Printing			\$ 750.00
46	Accounting			\$ -
47	Audit/Tax Preparation			\$ 5,456.00
48	Bad Dept Expence			\$ 500.00
49	Website			\$ 1,000.00
50	Software Expenses			\$ 1,600.00
51	Holiday Decorations			\$ 1,500.00
52				

2026 REVISED ANNUAL BUDGET

	A	B	C	D
53	TOTAL ADMINISTRATION			\$ 19,819.00
54				
55	RESERVE CONTRIBUTION			\$ 19,200.00
56				
57				
58	TOTAL RESERVE COTRIBUTION			\$ 19,200.00
59				
60				
61	TOTAL EXPENSES			\$ 118,577.00
62				
63	CAPITAL PROJECTS 2026			
64	Tennis Court at Windstone Lane			\$ 78,900.00
65	Security Cameras			\$ 900.00
66	Security Mechanism For Tennis/Multi-Sport Doors			\$ 5,700.00
67				
68	TOTAL CAPITAL PROJECTS 2026			\$ 85,500.00