

# WINDSTONE COMMUNITY ASSOCIATION II, INC.

Windstone & Black Walnut Trails Units 6, 7 & 8

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November 16, 2025

## **2026 Propose Annual Budget - BOD Meeting December 16, 2025 @ 6:45 PM Sugar Grove Fire Station 25 Municipal Dr.**

Attached is the Proposed 2026 Annual Budget for your review. Approval of this budget will result in the annual assessment of **\$460.00**. As stated above, the budget meeting will be held on Tuesday, December 16, 2025 @ 6:45 PM at the Sugar Grove Fire Station located at 25 Municipal Dr.

Statements for the 2026 assessment will be mailed/emailed to the membership upon the Board's approval of the budget. The due date for the full assessment of \$460.00 will be Monday, March 2, 2026.

Any questions may be directed to the Board at [manager@windstonehoa.com](mailto:manager@windstonehoa.com).

Kind regards,

Board of Directors  
WCAII

**WINDSTONE COMMUNITY ASSOCIATION II, INC.  
2026 PROPOSED BUDGET**

	<b>2025</b>	<b>2026</b>
<b>INCOME</b>	<b>BUDGET</b>	<b>BUDGET</b>
Homeowner Assessments - Operating	113,013.00	<b>121,724.00</b>
Homeowner Assessments - Reserve	18,000.00	19,200.00
PAL Fees (Prep/Accounting)		
Reserve Interest Income		
<b>TOTAL INCOME</b>	<b>131,013.00</b>	<b>140,924.00</b>
<b>EXPENSES</b>		
<b>Grounds Maintenance:</b>		
Landscape Maintenance	<b>39,348.00</b>	39,384.00
Landscape Improvements	8,900.00	8,900.00
Pond Maintenance	13,500.00	12,000.00
Tree Maintenance	9,000.00	17,000.00
Irrigation Maintenance	600.00	600.00
Exterior repair & Maintenance	500.00	500.00
Subtotal Grounds Maintenance	<b>71,848.00</b>	<b>78,384.00</b>
<b>UTILITES</b>		
Electric	1,600.00	1,700.00
Water	1,000.00	1,000.00
Trash	525.00	525.00
Subtotal Utilities	<b>3,125.00</b>	<b>3,225.00</b>
<b>ADMINISTRATION</b>		
Management Fee	15,000.00	15,000.00
Insurance	6,700.00	7,940.00
Legal Fees	3,500.00	3,500.00
Administration	2,000.00	1,100.00
Storage	1,425.00	1,500.00
Vonage Phone	365.00	325.00
Postage & Printing	1,500.00	1,500.00
Accounting		
Audit/Tax Preparation	3,200.00	3,400.00
Bad Debt Expense	500.00	500.00
Website	800.00	300.00
Software Expense	1,200.00	1,200.00
Holiday Decorations	1,850.00	1,850.00
Subtotal Administration	<b>38,040.00</b>	<b>40,115.00</b>
<b>RESERVE CONTRIBUTION- FUTURE</b>	18,000.00	19,200.00
<b>TOTAL EXPENSES</b>	<b>131,013.00</b>	<b>140,924.00</b>
<b>RESERVE</b>		
<b>CAPITAL EXPENDETURES 2026</b>		
<b>TENNIS COURT WINDSTONE LANE</b>		78,900.00
<b>NEW SIGN ON MERRILL NEW RD.</b>		2,500.00
<b>SECURITY CARD READER ENRTY SYSTEM</b>		5,700.00
<b>TOTAL 2026 CAPITAL EXPENSE</b>		<b>87,100.00</b>