

**WIND MEADOWS CORPORATION
LEISURE CENTER/COMMON AREA
2021 BUDGET**

	2020 BUDGET	2021 BUDGET	SEE NOTES ON PAGE 2
INCOME			
TRANSFER FROM PSAI	\$ 34,851.00	\$ 37,732.00	
TRANSFER FROM PSAII	\$ 14,863.00	\$ 16,092.00	
TRANSFER FROM PSAIII	\$ 10,763.00	\$ 11,653.00	
TRANSFER FROM PSAIV	\$ 56,889.00	\$ 61,592.00	
TRANSFER FROM PSAV	\$ 3,075.00	\$ 3,329.00	
TRANSFER FROM PSAVI	\$ 14,350.00	\$ 15,537.00	
TRANSFER FROM PSAVII	\$ 18,963.00	\$ 20,531.00	
TRANSFER FROM PSAVIII	\$ 8,200.00	\$ 8,878.00	
POOL GUEST & LESSON FEES	\$ 1,500.00	\$ 1,500.00	
CLEANING FEES	\$ 5,000.00	\$ 5,000.00	
TOTAL	<u>\$ 168,454.00</u>	<u>\$ 181,844.00</u>	
EXPENSES:			
TENNIS COURT-SUPPLIES & UTILITIES	\$ 800.00	\$ 1,200.00	A.
TENNIS COURT-REPAIR & MAINT	\$ 1,200.00	\$ 1,500.00	B.
UTILITIES	\$ 9,000.00	\$ 8,500.00	
SUPPLIES	\$ 1,500.00	\$ 1,500.00	
REPAIR AND MAINTENANCE	\$ 5,500.00	\$ 7,000.00	C.
POOL-GUARD AND STAFF	\$ 18,600.00	\$ 24,340.00	D.
POOL-SUPPLIES & UTILITIES	\$ 8,500.00	\$ 8,500.00	
POOL-REPAIRS & MAINTENANCE	\$ 9,500.00	\$ 12,000.00	E.
POOL-MANAGER	\$ 3,300.00	\$ -	F.
CLEANING & SUPPLIES-PARTIES	\$ 5,000.00	\$ 3,500.00	
CLEANING & SUPPLIES-GENERAL	\$ 5,800.00	\$ 2,500.00	
SECURITY EXPENSE	\$ 2,000.00	\$ 1,000.00	
REAL ESTATE TAXES	\$ 5,500.00	\$ 5,500.00	
GROUNDS MAINTENANCE-CONTRACT	\$ 47,685.00	\$ 48,431.00	G.
GROUNDS MAINTENANCE-OTHER	\$ 10,000.00	\$ 15,000.00	H.
SNOW REMOVAL	\$ 6,608.00	\$ 6,718.00	I.
MISCELLANEOUS EXPENSE	\$ 1,000.00	\$ 1,000.00	
INSURANCE	\$ 4,160.00	\$ 4,355.00	J.
CAPITAL RESERVES TRANSFER	\$ 22,800.00	\$ 29,300.00	K.
TOTAL	<u>\$ 168,453.00</u>	<u>\$ 181,844.00</u>	
NET SURPLUS/DEFICIT	<u>\$ 1.00</u>	<u>\$ -</u>	

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The notes below are the reasons for an increase to the corresponding line item:

- A. Increased to account for LCC request for new benches and to account for aging wind screens and nets that will be needing replacements.
- B. Increased to account for additional upkeep as courts are aging.
- C. Increased to account for increased maintenance needs as the building is aging, annual A/C & Furnace inspections, and interior/exterior improvement requests from LCC. (see attached list)
- D. Increased due to the following factors:
 - 1.) WPI is no longer able to employ lifeguards directly, due to insurance reasons, and also due to the fact that lifeguards are in short supply and hard to find outside of the YMCA and the Racine Parks Dept.
 - 2.) The state of Wisconsin requires that a lifeguard be on duty anytime the pool is open, regardless of whether it is adults only or not.
 - 3.) The plan currently for 2021 is to be open from Jun-5 to Sep-6, 94 days.
 - 4.) Regular daily hours are from 10am-8pm seven days a week.
 - 5.) Planned guard staffing for 2021 is 15 total hours on week days and 16 total hours weekend days, with two guards on duty from 1pm-5pm weekdays and 12pm-5pm weekends.
 - 6.) 66 weekdays at 15 guard hours a day and 28 weekend days at 16 guard hours per day for 100 days at a billing rate of \$17/hr comes to a projection of \$24,446.
 - 7.) If the pool closed each day at 7pm instead of 8pm you could decrease the budget figure by \$1,598.
- E. Increased to account for the care of aging pool systems and to account for WPI's Certified Pool Operator (CPO) overseeing the daily upkeep of the pump room, pool systems, and the
- F. This line item has been removed as this work is now carried out by the WPI CPO and categorized under the pool maintenance budget item.
- G. Annual contract increase
- H. Increased to account for landscaping work requested by the LCC around the LC, tree removal, and sealcoating of the LC asphalt. (quote attached)
- I. Annual contract increase
- J. Insurance premium increase
- K. Increased to account for crack repair work on Tennis Courts in 2021.