CROSSWIND PRESERVE II CONDOMINIUM ASSOCIATION, INC.

NOTICE TO UNIT OWNERS

2027 Adopted Budget and Assessment Notice

Budget adopted: October 22, 2026 **Date of notice:** November 11, 2026

The Board of Directors has adopted the Association's 2027 annual operating budget, a copy of which accompanies this notice. The assessment amounts below reflect each Unit's share of the adopted budget.

2027 Assessment Summary

Regular quarterly assessment - operating portion	$930.00
Regular quarterly assessment - reserve fund portion	$225.00
Total quarterly assessment	**$1,155.00**
Total annual assessment (4 quarterly installments)	**$4,620.00**

The quarterly assessment is equivalent to $385.00 per month. This is lower than the preliminary $390.00 monthly amount presented at the Annual Meeting. The anticipated 2027 mulch expense is included in the regular 2027 budget and assessment rather than being billed as a separate one-time charge.

Payment Schedule and Options

Quarterly assessments of $1,155.00 are due January 15, April 15, July 15 and October 15, 2027. Owners may pay on the quarterly schedule, prepay two quarterly installments at a time (semiannually), or prepay all four installments for the full year.

Please do not submit 2027 assessment payments before January 5, 2027.

Owner Review / Petition Period

Consistent with Bylaw §5.4, owners have 15 days from the date of this notice to submit a petition requesting review of the 2027 budget. A petition must be signed by owners holding more than 50% of the Association votes (8 of 14). If a sufficient petition is received, the Board will call a meeting to review the budget.

Petition deadline: November 26, 2026

Questions may be directed to the Board:

John Schindhelm
President
414-861-8777
jschindhelm@outlook.com

Gregg Ehlert
Vice President
414-333-8172
ehlertgregg@gmail.com

Dave Hammer
Secretary-Treasurer
414-322-7675
hammertime74nova@outlook.com

2027 Crosswind Preserve-2 Monthly Fees Calculations

To: Board

Rev-3 **Final** Date 10/26/2026

From: Dave Hammer

Subject: 2027 Budget & Fees

Item	Budget 2027	Budget 2026
Snow Removal	10,575	11,600
Water-City NB	1,800	1,800
Lawn Care	14,100	13,600
Sprinkler System	1,300	1,300
Miscellaneous	205	260
Insurance	15,800	12,500
Buildings Maintanence	2,000	2,000
Grounds-Extra	1,300	1,000
Proffessional Ser	1,300	1,300
Mulch	3,700	
Budget For 2026	**$ 52,080**	**$ 45,360**
Operating Budget Fees/Mo.	$ 310.00	$ 270.00
Round up error		
Reserve Fund Fees/Month	$ 75.00	$ 65.00
TOTAL /Month	**$ 385.00**	**$ 335.00**
TOTAL /QTR	**$ 1,155.0**	**$ 1,005.00**

2027 Operating Budget Details: Crosswind-2 (Final-Oct 2026)

Snow Removal: Switching from an "Annual Plan" to a "Per Event. The 2"minimum guideline will still be followed before service is requested. Like previous years, mailboxes and fire hydrants are included. No Tax on snow removal, only salting's. The budgeted amount is based on last year's numbers as a guideline to set the budget for 2027.

$1,910/month x 3 (Jan, Feb, March 2026) = $5,730.00

$1,910/month x 2 (November-December 2027) = $3,820.00

Sub-Total =$9,550.00

$290/ice control application (x6 assumption)=$1,740.00

Total=$11,290.00.00 **Budget:$10,575.00**

New Berlin Water: 3-day per week cycle is planned, the same as in the last several years. Budget remains unchanged from 2026

Budget $1,800.00

Landscape-Monthly Services:

Mowing & Lawn Trimming; (4) fertilizations; (2) Trimming & cleanup; bi-monthly weeding.

Sub-total=$13,008 + tax

Grub Control: $325.00 + tax

Total=$14,026.00 w/tax (W/O Mulch)

Budget $14,100.00 (7 equal monthly payments)

Grounds-Extras: There are bushes that need replacing, but not yet specifically defined. Focus will be on the front areas of several units.

Budget: $1,300.00

Mulch Budget: Quote : $3,675.00 Budget $3,700.00.00

Sprinkler System: Startup is to be sure all heads are working properly. The shut- down is to remove water from the lines for winter. Included is an extra service call and parts if required.

Start-up: $170.00

Shutdown:$415.00

Other Service: $300.00

Replacement parts=$400.00

Total=$1,285.00 **Budget: $1,300.00**

Insurance: Estimating a 14% increase which has ben the trend for past 3-4 years.

$13,866 (2026) x 1.14=$15,807.00.00 **Budget $15,800.00**

Building Maintenance: At this time no work is planned, however there are projects being discussed and each year something unexpected arises that needs to be addressed.

Budget :$2,000.000

Professional Services: State & Federal Tax Form Preparation, State Filing fees, Legal counsel

Budget: $1,300.00

Miscellaneous: Office supplies ($50), Annual Meeting ($155)

Budget $205.00

Operating Budget Total= $ 52,080.00

Reserve Fund: The scheduled contribution (discussed in 2020 at the 55% Funding Level) was to be $95/month/owner. Upon review of the Fund, the amount has been reduced to $75/month/owner (was $65 in 2026). Likely will need to be increased again in 2028.

1) Minimum to cover Operating Budget: $52,080.00/14owners/12months=$310.00/month/owner
2) Reserve Fund: 2027=$75.00/month/owner =$12,600.00/ year
3) **Total for 2027 dues = $310 + $75 = $385.00/month x 3 months = $1,155.00 / quarter**

Prepared by: Dave Hammer/Treasurer

Reviewed by: Board Members