River Birch Place 2026-2027 Operating Budget and Fee Structure

Condo Units Full Service	10
Total Condo Units	13
Months per year	12
Tax rate	1.056

APPROVED

Landscape Services (MulchGuys & American Landscaping)	**Condo Units (10) 1/2/3/4/5/6 7/8/9/10**	**Common Area (all units)**	**Total 2026-7 Expenditures**
Spring Cleanup	$ -	$ 633.60	$ 633.60
Mowing (21x) - incl weeding alt weeks	$ 7,856.64	$ 1,013.76	$ 8,870.40
Fall Cleanup	$ -	$ 844.80	$ 844.80
Mid-season trimming/cleanup	$ -	$ 528.00	$ 528.00
Fertilization - 13 units plus common area		$ 4,212.93	$ 4,212.93
Fertilization - common areas		INCL in Above	
Pond Maintenance			
Pond Algea Treatment (3x) & DNR Fee		$ 1,200.00	$ 1,200.00
Snow Removal (MulchGuys)			
Driveways & Sidewalks	$ 6,336.00		$ 6,336.00
Total Landscaping Costs (incl. tax)	**$ 14,192.64**	**$ 8,433.09**	**$ 22,625.73**
Unit Cost/per month (fee)	$ 118.27	$ 54.06	$ 22,625.73

Common Services & Other 2026-7 Budget Items	Allocated HOA Funds	Unit Owner Fee Allocation	Total 2026-7 Expenditures
WAVE Property Management	$ -	$ 4,680.00	$ 4,680.00
Waste Management	$ -	$ 4,020.00	$ 4,020.00
WE Energies (front lighting)	$ -	$ 350.00	$ 350.00
Pond Recert alloc (every 5 years)	$ -	$ 800.00	$ 800.00
Berm & Tree mulching	$ 1,300.00	$ 1,392.80	$ 2,692.80
Long-term tree maintenance reserve fund	$ -	$ 4,000.00	$ 4,000.00
City Tree Replacement	$ -	$ 450.00	$ 450.00
Storm Damage Tree Replacment	$ -		$ -
LaLonde restoration project	$ 10,500.00		$ 10,500.00
Flowers for front entry	$ 100.00	$ -	$ 100.00
HOA Picnic	$ 150.00	$ -	$ 150.00
Wisc. Annual Reg Fee	$ -	$ 10.00	$ 10.00
Annual Tax Preparation	$ -	$ 125.00	$ 125.00
Misc. Office Supplies	$ -	$ 100.00	$ 100.00
Attorney fees	$ -		$ -
Total Common Svc & Budget Items	**$ 12,050.00**	**$ 15,927.80**	**$ 27,977.80**
Unit Cost/per month (fee) - for ALL units		$ 102.10	

Total Projected 2026-7 Budget and Allocations: $ 50,603.53

Current Year (2026-7)	Full Service	Partial Service	
Landscaping items FULL-SERVICE only (Rows 8 - 19)	$ 118.27	$ -	
Landscaping items - COMMON areas (Rows 8 - 19)	$ 54.06	$ 54.06	
Common Services & Other 2026-7 Budget Items (rows 23 - 40)	$ 102.10	$ 102.10	
Monthly Fees Required to cover costs	**$ 274.43**	**$ 156.16**	

Quarterly Fees	2025-6 Actual	2026-7 Required	Year-to-Year difference
Partial service Quarterly Fee	$ 425.00	$ 468.48	$ 43.48
Full Service	$ 855.00	$ 823.29	$ (31.71)

River Birch Place Board of Directors approved the budget with NO CHANGE to quarterly fees for 2026-7.

Fees for 2027-8 may change.