# Green Ridge Condominium Association

Date: November 24, 2025

To: Green Ridge Condominium Homeowners

From: Board of Directors

In accordance with Article 5.1 of the Green Ridge By-laws, the Board of Directors has approved the Green Ridge 2026 Budget (attached). The decision to implement the special assessment and increase dues was not made lightly. The Board of Directors met twice to thoroughly examine and re-examine the 2026 budget. As of November 11, 2025, it was necessary to transfer money from the Reserve Fund to meet current expenses. Additional transfers will likely be required to meet expenses for the remainder of this year. Your new Board is committed to staying within the approved budget going forward and rebuilding our Reserve Fund. In 2026, we will complete siding and replacement gutters on two buildings. The remaining two buildings will be completed the following year bringing this years-long project to its conclusion.

Beginning in 2026, there will be a $45 increase in monthly dues to address rising cost-of-living expenses. In addition, a Special Assessment of $540 has been approved to fund siding and gutter replacement for two buildings, with the remaining funds going toward replenishing the Reserve Fund.

Please join us for a meeting at the Rec Center on Thursday, December 11, 2025, at 6 p.m. We welcome all owners to come to learn more about the approved budget and ask questions. Our goal is to provide clarity, listen to your concerns, and make sure everyone feels informed and supported.

**Key Updates for 2026:**

- Siding: Two buildings will be sided along with installation of gutters, leaving two to be completed.
- Replenish Reserves

**Monthly Dues Cover:**

The monthly dues are used to fund services essential for the upkeep and operation of the complex.

- Snow plowing, snow removal, salting
- Exterior building maintenance (e.g., roofing, lighting, painting, garages, gutter cleaning, pest control, repairs)
- Recreation Center and swimming pool maintenance
- Sewer and water service
- Insurance
- Reserves, 10%
- Management services, financial reports, budgeting
- 24/7 emergency maintenance services
- Fence repairs and possible replacements
- Asphalt/Concrete
- Balcony repairs and maintenance
- Grounds Miscellaneous

**Special Assessment Payment:**
One payment in the amount of $540 is due by May 1, 2026.

**How to Pay the Special Assessment:**

1. **By Check:** Mail a check payable to **Green Ridge Condominiums** in the amount of $540 to:
   Washington Properties, Inc.
   6939 Mariner Drive
   Mount Pleasant, WI 53406

2. **Owner's Portal (AppFolio):** If you pay through the portal, you will need to log-in to make a one-time payment unless your account is set up to pay your balance in full.

3. **Automatic Withdrawal (ACH):** Special assessment payment will not be deducted automatically unless you provide written approval to Washington Properties, Inc.

**Monthly Dues Payments:**
For homeowners enrolled in the automatic withdrawal program or online payments, your monthly dues will continue to be deducted starting January 2026. For those paying by check, coupon books will be mailed by mid-December.

**Contact Us:**
If you have questions or concerns, please contact our Project Managers, Meredith Orth and Sydney Harbach, via email at **greenridge@wpiracine.com** or at **262-800-0324**.

**Thank you for your continued engagement and commitment to our community.**

Sincerely,

Green Ridge Board of Directors

Enc.: 2026 Budget



11/23/25/ns

# GREEN RIDGE CONDOMINIUM ASSOCIATION

## 2026 BUDGET

| | | 2025 BUDGET | | 2026 BUDGET |
|---|---|---|---|---|
| **INCOME** | | | | |
| 4020 - Association Fees | $ | 1,301,496.00 | $ | 1,482,936.00 |
| 4030 - Special Assessment ($540) | $ | 235,200.00 | $ | 181,440.00 |
| 4100 - Late Fee Income | $ | 1,500.00 | $ | 1,500.00 |
| 4400 - Transfer Fee Income | $ | 8,000.00 | $ | 8,000.00 |
| 4430 - Recreation Center Reservations | $ | 4,000.00 | $ | 4,000.00 |
| 4500 - Interest Income | $ | 1,000.00 | $ | 1,000.00 |
| **TOTAL INCOME** | **$** | **1,551,196.00** | **$** | **1,678,876.00** |
| | | | | |
| **EXPENSES** | | | | |
| **BUILDING AND GROUNDS MAINTENANCE** | | | | |
| 6310 - Repairs & Maintenance - Asphalt/Conc | $ | 55,000.00 | $ | 60,000.00 |
| 6320 - Repairs & Maintenance - Buildings | $ | 90,000.00 | $ | 90,000.00 |
| 6322 - Repairs & Maintenance - Painting | $ | 25,000.00 | $ | 25,000.00 |
| 6323 - Repairs & Maintenance - Fences | $ | 18,000.00 | $ | 18,000.00 |
| 6321 - Repairs & Maintenance - Balconies | $ | 115,000.00 | $ | 115,000.00 |
| 6325 - Repairs & Maintenance - Roofs | $ | 90,000.00 | $ | 110,000.00 |
| 6328 - Repairs & Maintenance - Siding/Gutters | $ | 112,000.00 | $ | 140,000.00 |
| 6324 - Repairs & Maintenance - Gutter Cleaning | $ | - | $ | 20,000.00 |
| 6330 - Repairs & Maintenance - Ponds | $ | 12,000.00 | $ | 6,000.00 |
| 6340 - Repairs & Maint - Grounds Contract | $ | 72,500.00 | $ | 72,500.00 |
| 6350 - Repairs & Maint - Grounds Misc | $ | 15,000.00 | $ | 15,000.00 |
| 6355 - Repairs & Maint - Tree Maint | $ | 10,000.00 | $ | 15,000.00 |
| 6360 - Repairs & Maint - Snow Removal | $ | 63,000.00 | $ | 63,000.00 |
| 6390 - Pest Control | $ | 4,200.00 | $ | 4,200.00 |
| 6400 - Area Lighting | $ | 6,800.00 | $ | 6,800.00 |
| 6410 - Water | $ | 82,000.00 | $ | 82,000.00 |
| 6420 - Sewer | $ | 163,000.00 | $ | 165,000.00 |
| 6430 - Insurance | $ | 270,000.00 | $ | 305,000.00 |
| **PROFESSIONAL AND OFFICE** | . | | | |
| 6710 - Professional Fees - Accounting | $ | 500.00 | $ | 500.00 |
| 6720 - Professional Fees - Management | $ | 86,000.00 | $ | 88,376.00 |
| 6730 - Professional Fees - Legal | $ | 3,200.00 | $ | 3,200.00 |
| 6740 - Office Services | $ | 4,000.00 | $ | 4,000.00 |
| **RECREATION CENTER** | | | | |
| 6010 - Recreation Center Maintenance | $ | 15,000.00 | $ | 15,000.00 |
| 6020 - Swimming Pool Maintenace | $ | 31,000.00 | $ | 31,000.00 |
| 6030 - License and Permits | $ | 450.00 | $ | 500.00 |
| 6040 - Telephone | $ | 3,000.00 | $ | 3,000.00 |
| 6050 - Heat | $ | 17,500.00 | $ | 12,000.00 |
| 6060 - Electricity | $ | 19,800.00 | $ | 18,000.00 |
| 6080 - Janitorial Services | $ | 12,000.00 | $ | 17,000.00 |
| 6100 - Property Taxes | $ | 500.00 | $ | 500.00 |
| 6090 - Water and Sewer-Rec Center | $ | 2,750.00 | $ | 3,300.00 |
| **SUB TOTAL** | **$** | **1,399,200.00** | **$** | **1,508,876.00** |
| | | | | |
| **RESERVES** | | | | |
| 6910 - Transfer to Reserves-Asphalt/Concrete | $ | 12,000.00 | $ | 18,000.00 |
| 6930 - Transfer to Reserves-Siding | $ | 50,000.00 | $ | 60,000.00 |
| 6940 - Transfer to Reserves-Pool | $ | 1,500.00 | $ | 2,500.00 |
| 6950 - Transfer to Reserves-Pond | $ | 1,500.00 | $ | 2,500.00 |
| 6970 - Transfer to Reserves-Roofs | $ | 44,996.00 | $ | 45,000.00 |
| 6980 - Transfer to Reserves-Rec Ctr Improvements | $ | 42,000.00 | h $ | 42,000.00 |
| **SUB TOTAL** | **$** | **151,996.00** | **$** | **170,000.00** |
| | | | | |
| **TOTAL EXPENSES** | **$** | **1,551,196.00** | **$** | **1,678,876.00** |
| | | | | |
| **NET SURPLUS/DEFICIT** | **$** | **-** | **$** | **-** |

2026 -237 units @$370, 92 units @$363 & 7 units @$356 + $540 SA

a.) Increased to based on historical spending and needs of the property

b.) Budgeting for two building roofs and two to three garage roofs in 2026

c.) Budgeting to side two buildings in 2026

d.) New budget item to account for annual cleaning of gutters

e.) Reduced to pond maintenance spending only. Moving the anticipated cost of two Aerators in 2026 to a capital expense

f.) Increased for more regular pruning and trimming of trees

g.) Increased based on historical spending

h.) Insurance increase will be less than 20%, currently projected at 13%

i.) Management contract increased 3%

j.) Increased based on historical spending

k.) Lowered based on historical spending

l.) Lowered based on historical spending

m.) Contractor rate increased

n.) Increased based on historical spending

# GREEN RIDGE CONDOMINIUM ASSOCIATION

## 2026 BUDGET - RATE PER UNIT PER MONTH

| | 2025 BUDGET | 2026 BUDGET |
|---|---|---|
| **INCOME** | | |
| 4020 - Association Fees | $ 322.79 | $ 367.79 |
| 4030 - Special Assessment ($540) | $ 58.33 | $ 45.00 |
| 4100 - Late Fee Income | $ 0.37 | $ 0.37 |
| 4400 - Transfer Fee Income | $ 1.98 | $ 1.98 |
| 4200 - Recreation Center Reservations | $ 0.99 | $ 0.99 |
| 4500 - Interest Income | $ 0.25 | $ 0.25 |
| **TOTAL INCOME** | **$ 384.72** | **$ 416.39** |
| | | |
| **EXPENSES** | | |
| **BUILDING AND GROUNDS MAINTENANCE** | | |
| 6310 - Repairs & Maintenance - Asphalt/Conc | $ 13.64 | $ 14.88 |
| 6320 - Repairs & Maintenance - Buildings | $ 22.32 | $ 22.32 |
| 6322 - Repairs & Maintenance - Painting | $ 6.20 | $ 6.20 |
| 6323 - Repairs & Maintenance - Fences | $ 4.46 | $ 4.46 |
| 6320 - Repairs & Maintenance - Balconies | $ 28.52 | $ 28.52 |
| 6325 - Repairs & Maintenance - Roofs | $ 22.32 | $ 27.28 |
| 6328 - Repairs & Maintenance - Siding/Gutters | $ 27.78 | $ 34.72 |
| 6324 - Repairs & Maintenance - Gutter Cleaning | $ - | $ 4.96 |
| 6330 - Repairs & Maintenance - Ponds | $ 2.98 | $ 1.49 |
| 6340 - Repairs & Maint - Grounds Contract | $ 17.98 | $ 17.98 |
| 6350 - Repairs & Maint - Grounds Misc | $ 3.72 | $ 3.72 |
| 6350 - Repairs & Maint - Tree Maint | $ 2.48 | $ 3.72 |
| 6360 - Repairs & Maint - Snow Removal | $ 15.63 | $ 15.63 |
| 6390 - Pest Control | $ 1.04 | $ 1.04 |
| 6400 - Area Lighting | $ 1.69 | $ 1.69 |
| 6410 - Water | $ 20.34 | $ 20.34 |
| 6420 - Sewer | $ 40.43 | $ 40.92 |
| 6430 - Insurance | $ 66.96 | $ 75.64 |
| **PROFESSIONAL AND OFFICE** | | |
| 6710 - Professional Fees - Accounting | $ 0.12 | $ 0.12 |
| 6720 - Professional Fees - Management | $ 21.33 | $ 21.92 |
| 6730 - Professional Fees - Legal | $ 0.79 | $ 0.79 |
| 6740 - Office Supplies | $ 0.99 | $ 0.99 |
| **RECREATION CENTER** | | |
| 6010 - Recreation Center Maintenance | $ 3.72 | $ 3.72 |
| 6020 - Swimming Pool Maintenace | $ 7.69 | $ 7.69 |
| 6030 - License and Permits | $ 0.11 | $ 0.12 |
| 6040 - Telephone | $ 0.74 | $ 0.74 |
| 6050 - Heat | $ 4.34 | $ 2.98 |
| 6060 - Electricity | $ 4.91 | $ 4.46 |
| 6080 - Janitorial Services | $ 2.98 | $ 4.22 |
| 6100 - Property Taxes | $ 0.12 | $ 0.12 |
| 6090 - Water and Sewer-Rec Center | $ 0.68 | $ 0.82 |
| **RESERVES** | | |
| 6910 - Transfer to Reserves-Asphalt/Concrete | $ 2.98 | $ 4.46 |
| 6930 - Transfer to Reserves-Siding | $ 12.40 | $ 14.88 |
| 6940 - Transfer to Reserves-Pool | $ 0.37 | $ 0.62 |
| 6950 - Transfer to Reserves-Pond | $ 0.37 | $ 0.62 |
| 6970 - Transfer to Reserves-Roofs | $ 11.16 | $ 11.16 |
| 6980 - Transfer to Reserves-Rec Ctr Improvements | $ 10.42 | $ 10.42 |
| **TOTAL EXPENSES** | **$ 384.72** | **$ 416.39** |
| **NET SURPLUS/DEFICIT** | $ - | $ - |