

2025-26 Dues Increase

Budgeting: Needs vs. Wants

The WG Board has been very careful over the last three years with -0- dues increase. Over the same time, inflation has increased almost 16% creating unmet needs. We have purchased -0- equipment in four years and our water bills are now around 142k a year.

Needs:

- Our campus has many 50-year-old trees that are in need of trimming or removal, some becoming a safety issue. In the recent July storm, we had 17 large trees down at an unbudgeted cost of 25,720 using 3 different tree services.
- Water Line breaks are becoming more frequent and are very expensive to repair.
- We need to replace the old red truck, used daily for grounds maintenance and snow removal.
- Used Mower, a new one can cost 80k, we are looking at a used mower for 25k.
- Concrete – In March we will have the concrete loan paid off. The last three years we have been building the Reserve enabling us to do \$100 - \$150k of concrete work this Fall. There is still deferred concrete work that needs to be done.

The checking account is below 50k. We have used the 50k CD for operations this year. The Board has voted to increase dues by \$25 to \$210 a month effective October 1, 2025. A copy of the budget is posted on our website at <https://wellingtongreens.net/association/financial-info.html>

Please remember to adjust any automatic payments with your bank effective October 1, 2025 or reach out to Barb Geiger if you have a recurring monthly payment through Wellington's payment portal to have her update the amount for you. Barb can be reached at (402) 525-5383 or at barbgeiger3@gmail.com Thank you for helping to make WG such a great place to live.

Mike Behne, Treasurer