

Rolling Meadows of Jamestown
Proposed Annual Operating Budget as of October 27, 2024
covering January 1, 2025 through December 31, 2025

	Proposed Budget for Year Ending December 31, 2025	Budget for Year Ending December 31, 2024	Projected Year-End Budget Performance for Year Ending December 31, 2024		Over/Under
Dues Amount	\$ 140.00	\$ 236.00			
Number of Lots	154	154			
Income					
Association Dues	\$ 21,560	\$ 36,344	\$ 36,340	-\$	4
Pull from Reserves	\$ -	\$ 9,670	\$ 9,670	\$	0
Late Fee Income	\$ -	\$ -	\$ 193	+\$	193
Violations/Fines Income	\$ -	\$ -	\$ 459	+\$	459
Total Budgeted Operating Income	\$ 21,560	\$ 46,014	\$ 46,662	+\$	648
Expense					
Administrative Expenses					
Bank Service Expense	\$ 10	\$ 20	\$ 3	-\$	17
Dues and Subscriptions	\$ 1,080	\$ 2,340	\$ 495	-\$	1,845
Insurance	\$ 1,000	\$ 1,000	\$ 890	-\$	110
Legal and Professional Services	\$ 5,000	\$ 900	\$ 61	-\$	839
Meeting Expenses	\$ -	\$ 200	\$ -	-\$	200
Office Supplies and Postage	\$ 400	\$ 500	\$ 772	+\$	272
Property Management Fees	\$ -	\$ 5,544	\$ 2,380	-\$	3,164
Website Hosting	\$ 80	\$ -	\$ 49	+\$	49
Licenses, Fees, and Taxes	\$ 20	\$ 20	\$ 68	+\$	48
Total Administrative Expenses	\$ 7,590	\$ 10,524	\$ 4,718	-\$	5,806
Community Relations and Events Expenses					
Social Events	\$ -	\$ 400	\$ -	-\$	400
Total Community Relations and Events	\$ -	\$ 400	\$ -	-\$	400
Grounds Maintenance Expenses					
Irrigation	\$ 900	\$ 1,150	\$ 285	-\$	865
Lawn and Landscape Extras	\$ 500	\$ 500	\$ -	-\$	500
Lawn and Landscape Maintenance	\$ 8,600	\$ 8,350	\$ 6,779	-\$	1,571
Total Grounds Maintenance Expenses	\$ 10,000	\$ 10,000	\$ 7,064	-\$	2,936
Utilities					
Electric	\$ 925	\$ 925	\$ 792	-\$	133
Total Utilities	\$ 925	\$ 925	\$ 792	-\$	133
2024 Sign Replacement Project					
Carryover from 2024	\$ (4,192)	\$ -	\$ -	\$	0
Boulder Signs	\$ -	\$ 15,300	\$ 15,251	-\$	49
Landscaping redesign/repair	\$ 1,500	\$ 3,000	\$ 4,335	+\$	1,335
Sprinkler System redesign/repair	\$ -	\$ 1,000	\$ 522	-\$	479
Lighting/Electrical	\$ 4,192	\$ 5,000	\$ -	-\$	5,000
Carry forward to 2025	\$ -	\$ -	\$ 4,192	+\$	4,192
Total 2024 Sign Replacement Project	\$ 1,500	\$ 24,300	\$ 24,300	-\$	0
Other Expenses					
Contribute to Reserve	\$ 1,545	\$ -	\$ 9,900	+\$	9,900
Total Other Expenses	\$ 1,545	\$ -	\$ 9,900	+\$	9,900
Total Budgeted Operating Expense	\$ 21,560	\$ 46,149	\$ 46,774	+\$	625
Total Budgeted Operating Income	\$ 21,560	\$ 46,014	\$ 46,662	+\$	648
Total Budgeted Operating Expense	\$ 21,560	\$ 46,149	\$ 46,774	+\$	625
NOI - Net Operating Income	\$ -	\$ (135)	\$ (112)	+\$	23

See Budget Notes on next page

Budget Notes

Association Dues - The \$4 shortfall here in 2024 was due to confusion with a title company about how dues were getting paid on a new house (we sent them an inaccurate title disclosure, which they used before we caught it), and we chose not to pursue because of the small amount and since it was our fault anyway.

Pull from Reserve - We pulled from reserves in 2024 to offset the cost of the Sign Replacement project, with the intention of taking a second sign project assessment for 2025 to repay it.

Dues and Subscriptions was budgeted in 2024 to cover the cost of a direct subscription to AppFolio, which is the association management software that Waveland had been using, on the assumption that they could just move our data and we could keep going with it. They turned out not to be able to move most of our data, so we got QuickBooks Online instead, which was significantly cheaper.

Legal and Professional Services - The amount budgeted in 2024 was added to the budget in 2023 intending to cover the remaining work needed to be done by Waveland in 2023 to clean up our federal tax filings, and we neglected to get it removed from the 2024 budget. As for 2025: We plan to look into doing a full replacement of our Declarations of Covenants and Restrictions, now that all of the houses have been sold and there is no longer a developer involved, so that we can have a single Covenants and Restrictions for the entire neighborhood instead of having 4 separate ones like we do currently. The Best Practices guides for HOAs recommend reviewing and updating your CCRs every 5 years. The Phase 1-3 covenant has been mostly unchanged for over 20 years and parts of it are vastly outdated, and having 4 separate covenants is a headache for management. This project will likely span multiple years and cost a significant amount of lawyer time. The amount budgeted for this year is only meant to cover a preliminary investigation into the feasibility of combining the 4 covenants. Any eventual changes made will require the approval of residents per the amendment rules in the existing covenants.

Meeting Expenses - This amount was intended to cover the cost of having someone from Waveland attending our annual meeting. Since we parted ways with them 3 months sooner than planned, they did not attend our meeting, and we did not have that expense. This line item has also covered facility rental in the past, but Searchlight Ministries has been quite gracious in allowing us to use their sanctuary for free for our meetings, so this line item is no longer needed.

Property Management Fees - We had budgeted to have Waveland through the end of April (when our contract ended) but they ended up letting us out of the contract early, so we only had to pay for January.

Office Supplies and Postage - Part of the excessive cost this year was due to late notices and violation enforcement notices. This is offset by the collected late fees and fines in the Income section. The cost of a full paper mailing to the association is now between \$160 and \$205 depending on whether or not a second ounce stamp is needed. We are budgeting less for this in 2025 in hopes of offsetting some of the cost by getting members to opt-in to email-only communications.

Website Hosting - Our website is now on our own domain name on a privately-hosted server, which costs a little money, but it means no ads, and expands our options for what we can do on it. Coming soon: ticket system and homeowner portal.

Licenses, Fees, and Taxes - This went overbudget because we had an unexpected drainage assessment from the county at the end of 2023, which Waveland claims they never received, so we had to pay the assessment plus late fees in early 2024. We also had to pay \$5 to the state to change our registered business address away from Waveland.

Social Events - We budgeted money for a social event, but nobody organized one, so it didn't get used. If someone volunteers at the board meeting we might add this back in. It would add about \$3 to the dues amount.

Grounds Maintenance Expenses - Many of the things in this category ended up getting covered by work already being done for the sign project in 2024, and thus didn't need to be done by the normal annual maintenance. We expect it to return to normal in 2025.

2024 Sign Replacement Project - This is technically being handled as a separate fund which doesn't affect our general fund budget, but is being included here for transparency. The "Carry forward" and "Carryover" lines are just to force the zero balance for that section to show that it doesn't affect the main budget, since the electrical and lighting work did not get done yet and probably won't until spring. We plan to allocate an additional \$1,500 to the project in 2025 for some followup landscape work. The original landscape work ended up getting done before the signs were actually installed. Now that the signs are here, additional work is needed to make them blend in with the landscape better.

Contribute to Reserve - We ended up significantly under budget in 2024 (mostly because of leaving Waveland sooner than planned), and are projecting to have enough money left over to pay off the money we borrowed from the reserve for the sign project without needing a new assessment for that in 2025 as originally planned. The sign project took \$9,670 out of the reserve, and we plan to pay \$9,900 back into it by the end of the year. The additional \$1,545 in the 2025 budget will get the reserve fund back to the \$15,000 that we plan to keep it at.

If you have any questions that weren't answered in the above notes, feel free to contact Dave Miller at dave@justdave.net or 616-236-3305.