

**Rolling Meadows of Jamestown**  
**Proposed Annual Operating Budget with Prior Year Performance**  
**covering January 1, 2026 through December 31, 2026**

	Proposed Budget for Year Ending December 31, 2026	Budget for Year Ending December 31, 2025	Projected Year-End Budget Performance for Year Ending December 31, 2025 as of November 17, 2025	Over/Under
<b>Dues Amount</b>	\$ 104.00	\$ 175.00		
<b>Reserve Target (\$30k in 2024 adjusted for inflation)</b>	\$ 31,796	\$ 20,000		
<b>Income</b>				
Association Dues	\$ 16,016	\$ 26,950	\$ 26,950	\$ 0
Late Fee Income	\$ -	\$ -	\$ 144	+\$ 144
Violations/Fines Income	\$ -	\$ -	\$ 34	+\$ 34
<b>Total Budgeted Operating Income</b>	<b>\$ 16,016</b>	<b>\$ 26,950</b>	<b>\$ 27,128</b>	<b>+\$ 178</b>
<b>Expense</b>				
<b>Administrative Expenses</b>				
Merchant Account Fees	\$ 500	\$ 500	\$ 436	-\$ 64
Transaction Count Overage Fees	\$ 20	\$ -	\$ 19	+\$ 19
Software Subscriptions	\$ 1,380	\$ 1,188	\$ 1,284	+\$ 96
Insurance	\$ 1,000	\$ 1,000	\$ 928	-\$ 72
Legal and Professional Services	\$ -	\$ 5,000	\$ -	-\$ 5,000
Office Supplies and Postage	\$ 400	\$ 400	\$ 301	-\$ 99
Website Hosting	\$ 80	\$ 80	\$ 93	+\$ 13
State Filing Fees	\$ 20	\$ 20	\$ 20	\$ 0
<b>Total Administrative Expenses</b>	<b>\$ 3,400</b>	<b>\$ 8,188</b>	<b>\$ 3,081</b>	<b>-\$ 5,107</b>
<b>Grounds Maintenance Expenses</b>				
Sprinkler System Maintenance	\$ 800	\$ 900	\$ 799	-\$ 101
Weed Control	\$ 1,800	\$ 500	\$ 1,618	+\$ 1,118
Lawn Mowing & Maintenance	\$ 6,000	\$ 8,600	\$ 5,330	-\$ 3,270
<b>Total Grounds Maintenance Expenses</b>	<b>\$ 8,600</b>	<b>\$ 10,000</b>	<b>\$ 7,747</b>	<b>-\$ 2,253</b>
<b>Utilities</b>				
Electric	\$ 925	\$ 925	\$ 877	-\$ 48
<b>Total Utilities</b>	<b>\$ 925</b>	<b>\$ 925</b>	<b>\$ 877</b>	<b>-\$ 48</b>
<b>2024 Sign Replacement Project</b>				
Carryover from 2024	\$ -	\$ (4,112)	\$ (4,112)	\$ 0
Boulder Signs	\$ -	\$ -	\$ -	\$ 0
Landscaping redesign/repair	\$ -	\$ 1,500	\$ 1,700	+\$ 200
Sprinkler System redesign/repair	\$ -	\$ -	\$ -	\$ 0
Lighting/Electrical	\$ -	\$ 4,112	\$ 3,301	-\$ 811
Return to Reserves	\$ -	\$ -	\$ 611	+\$ 611
<b>Total 2024 Sign Replacement Project</b>	<b>\$ -</b>	<b>\$ 1,500</b>	<b>\$ 1,500</b>	<b>+\$ 0</b>
<b>Other Expenses</b>				
Contribute to Reserve	\$ 3,091	\$ 6,337	\$ 13,837	+\$ 7,500
<b>Total Other Expenses</b>	<b>\$ 3,091</b>	<b>\$ 6,337</b>	<b>\$ 13,837</b>	<b>+\$ 7,500</b>
<b>Total Budgeted Operating Expense</b>	<b>\$ 16,016</b>	<b>\$ 26,950</b>	<b>\$ 27,043</b>	<b>+\$ 93</b>
Total Budgeted Operating Income	\$ 16,016	\$ 26,950	\$ 27,128	+\$ 178
Total Budgeted Operating Expense	\$ 16,016	\$ 26,950	\$ 27,043	+\$ 93
<b>NOI - Net Operating Income</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 84</b>	<b>+\$ 84</b>

	Current as of 11/17/2025	Account Balances Projected 12/31/2025	Projected 12/31/2026
<b>General Fund:</b>	\$ 8,295	\$ 84	\$ 84
<b>Reserve:</b>	\$ 20,793	\$ 28,373	\$ 31,929
<b>Sign Project:</b>	\$ -	\$ -	

See Budget Notes on next page

# Budget Notes

**Association Dues** - Our dues income in 2025 was an exact match for the budgeted amount for the first time in memory, since we're not adding an unknown number of new lots anymore.

**Software Subscriptions** covers our QuickBooks Online subscription for handling our accounting. This was overbudget in 2025 because Intuit raised their prices mid-year. The 2026 budget takes into account their new pricing.

**Legal and Professional Services** - For 2025: We planned 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 and lots of input from homeowners. The amount budgeted for this year is only meant to cover a preliminary investigation into the feasibility of combining the 4 covenants, or at least combining 4-6 and updating 1-3. Any eventual changes made will require the individual written approval of most of the residents per the amendment rules in the existing covenants. Alternatively we were looking into the possible legal fees to investigate cost recovery of re-grading the Phase 2 open space to match the original grading plan that Holwerda Homes failed to do. This is the project we ended up tackling this year, and as it is currently blocked on interactions with the County Drain Commission and the Township office, the money has not yet been spent. The leftover money that was unspent is getting thrown into the reserve. We also realized that as this would count as a capital improvement project, we would be allowed to spend directly from the reserve to cover it, so the money for it can stay there and wouldn't need to be budgeted (except to restore the reserve in the future after it's spent).

**Office Supplies and Postage** - Part of the excessive cost this year was due to late notices and violation enforcement notices, and the communication surrounding our departure from Waveland. 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 2026 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. It was overbudget this last year because we opted to pay WordPress.com \$13 to redirect our old domain name to the new one. That did not get added into the 2026 budget because we will be letting that expire and not renewing it (everyone should know where the new website is by now). Coming soon: ticket system and homeowner portal.

**Grounds Maintenance Expenses** - The budget we inherited from Waveland was ambiguous about the separation between sprinkling, weed control, and lawn mowing, and the 2025 budget was a guess based on their previous budget. Now that we know how it's really split, we've reallocated the money appropriately in the 2026 budget.

**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 "Carryover" line is 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 before the end of 2024 and still had money allocated. We did allocate an additional \$1,500 to the project in 2025 for some followup landscape work, which is why the section total is \$1500 because that amount did come from the main budget. The remaining work on this project was completed in September, and the \$611 left over was returned to the reserve fund, and the Sign Project fund has been closed. The final reports from the sign project can be found at <https://rmjhoa.org/info> > Public Documents > Financial Operations > 2025 > Sign Project Closeout Reports.

**Contribute to Reserve** - We ended up significantly under budget in 2025 because of some of the landscape work that was budgeted for didn't need to be done from the operational budget because it got done as a side effect of work on the sign project and got paid from there. We also did not spend the \$5000 we had budgeted for legal expenses (see above). At the Nov 1, 2024 board meeting (last year), a discussion was held about how much should be in the reserve fund based on the current value of our assets. Best practices for an HOA Reserve fund is to have the repair or replacement cost for all assets available (sort of a self-insurance) to enable a recovery from a complete wipe-out should it ever happen. With the addition of the new signs, which have a \$7.5K each replacement value, combined with the existing well pumps at \$6K each and the sprinkler systems at \$1.5K each, that means our Reserve should now be maintained at \$30,000. A homeowner in attendance at the board meeting suggested that contributing \$5,000 per year over the next 3 years would be tolerable, as our dues are still lower than last year even if we do that. This will turn out to be mostly unnecessary as returning the unused money from this year's budget into the reserve has resulted in \$13,837 getting added to the reserve this year instead of the planned \$6,337, and the interest earned on our money market account is projected to add another \$622, so our reserve is now almost fully funded. We've adjusted our reserve target to \$31,796 to account for inflation since the estimate was made, and are budgeting \$3,019 to add to the reserve this year which will completely fund our reserve. The interest being earned on the new money market account appears to be almost enough to keep pace with inflation, so we will likely not need to contribute to the reserve for a while unless we spend some of it (which might happen for the Phase 2 open space re-grading - TBD).

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