Rolling Meadows of Jamestown
Annual Operating Budget with Prior Year Performance
covering January 1, 2027 through December 31, 2027

	Proposed Budget for Year Ending December 31, 2027	Budget for Year Ending December 31, 2026	Projected Year-End Budget Performance for Year Ending December 31, 2026 as of November 7, 2026	Over/Under
Dues Amount	**$ 74.00**	**$ 110.00**		
Reserve Target ($30k in 2024 adjusted for inflation)	**$ 32,241**	**$ 31,796**		
Carryover from prior year	**$ 2,227**			
Income				
Association Dues	$ 11,396	$ 16,940	$ 16,940	$ 0
Late Fee Income	$ -	$ -	$ 122	+$ 122
Violations/Fines Income	$ -	$ -	$ -	$ 0
Total Budgeted Operating Income	**$ 11,396**	**$ 16,940**	**$ 17,062**	**+$ 122**
Expense				
Administrative Expenses				
Merchant Account Fees	$ 400	$ 500	$ 365	-$ 135
Transaction Count Overage Fees	$ 20	$ 20	$ 11	-$ 9
Software Subscriptions	$ 1,380	$ 1,380	$ 1,367	-$ 13
Insurance	$ 1,200	$ 1,000	$ 1,064	+$ 64
Legal and Professional Services	$ -	$ -	$ 30	+$ 30
Office Supplies and Postage	$ 400	$ 400	$ 281	-$ 119
Website Hosting	$ 82	$ 80	$ 76	-$ 4
State Filing Fees	$ 20	$ 20	$ 20	$ 0
Total Administrative Expenses	**$ 3,502**	**$ 3,400**	**$ 3,214**	**-$ 186**
Grounds Maintenance Expenses				
Sprinkler System Maintenance	$ 650	$ 1,750	$ 630	-$ 1,120
Weed Control	$ 1,800	$ 1,800	$ 1,659	-$ 141
Lawn Mowing & Maintenance	$ 6,000	$ 6,000	$ 5,473	-$ 527
Total Grounds Maintenance Expenses	**$ 8,450**	**$ 9,550**	**$ 7,761**	**-$ 1,789**
Utilities				
Electric	$ 900	$ 925	$ 794	-$ 131
Total Utilities	**$ 900**	**$ 925**	**$ 794**	**-$ 131**
Other Expenses				
Contribute to Reserve	$ 771	$ 3,065	$ 3,065	$ 0
Total Other Expenses	**$ 771**	**$ 3,065**	**$ 3,065**	$ 0
Total Budgeted Operating Expense	**$ 13,623**	**$ 16,940**	**$ 14,835**	**-$ 2,105**
Total Budgeted Operating Income	$ 11,396	$ 16,940	$ 17,062	+$ 122
Total Budgeted Operating Expense	$ 13,623	$ 16,940	$ 14,835	-$ 2,105
NOI - Net Operating Income	**$ (2,227)**	**$ -**	**$ 2,227**	**+$ 2,227**

	Account Balances		
	Current as of 11/07/2026	Projected 12/31/2026	Projected 12/31/2027
General Fund:	$ 2,689	$ 2,245	$ 18
Reserve:	$ 30,973	$ 31,053	$ 32,304

See Budget Notes on next page

Budget Notes

Carryover from prior year - In recent years, we have contributed budget excess at the end of the year into the reserve. Our reserve fund is now almost fully funded, and the amount of the budget surplus will put it way over, so this year I'm proposing to carry over the budget excess into the next year, which lowers the dues amount.

Software Subscriptions covers our QuickBooks Online subscription for handling our accounting.

Legal and Professional Services - 2026 actuals: We found a lien on a lot that should have been discharged by Waveland before they handed control back to us in 2024. Normally it is the homeowner's responsibility to cover the discharge fee on the lien, but since Waveland forgot to do it, and we didn't catch it at the time, the board decided to cover the fee.

Office Supplies and Postage - 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 budget less for this because some of the cost is offset by members who opt-in to email-only communications.

Grounds Maintenance Expenses - The 2026 budget for sprinkling included the purchase and installation of sprinkler controllers for the entrances with weather stations that would not run the sprinklers or would reduce the sprinkling amount if there was already enough rain in recent days to keep the grass green. This helps preserve water when it's unnecessary to sprinkle, and prevents overwatering of the lawn. The actuals do not reflect this expense, as I ended up taking the money out of the reserve, since it's considered a capital improvement, and the reserve was over-funded at the time anyway.

Contribute to Reserve - The reserve is almost completely funded. The small amount budgeted will be enough to get it to our target value by the end of 2027.

NOI - Net Operating Income - We are budgeting for a loss because the goal is to zero out the general fund (or get close to it), and this is the amount of money we are projected to still have left over at the end of 2026, and are budgeting to carry forward.

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.