Rolling Meadows Condominium Association

2026 Annual Budget

	Annual	Per Unit* (88)
Income		
Assessment Income		
5001 - Association Dues	316,800.00	3,600.00
Total Assessment Income	**316,800.00**	**3,600.00**
Total Income	**316,800.00**	**3,600.00**
Expense		
Utilities Expense		
6128 - Water/Sewer	34,373.00	390.60
6450 - Electric	7,586.42	86.21
Total Utilities Expense	**41,959.42**	**476.81**
Administrative Expense		
6125 - Accounting Fees	220.00	2.50
6212 - Bank Charges	90.00	1.02
6223 - Corporate Income Tax	1,650.00	18.75
6310 - Office Expenses	800.00	9.09
6311 - Management Fee	29,000.56	329.55
6315 - Permits/Certificates	100.00	1.14
6341 - Legal Expense	750.00	8.52
6390 - Miscellaneous Expense	250.00	2.84
6941 - Insurance	66,523.00	755.94
Total Administrative Expense	**99,383.56**	**1,129.36**
Repair and Maintenance Expense		
6518 - Dryer Vent Cleaning	3,000.00	34.09
6526 - Exterminating	1,800.00	20.45
6536 - General Maintenance	10,000.00	113.64
6551 - Roof Repairs	1,000.00	11.36
6582 - Alarm Service	4,000.00	45.45
Total Repair and Maintenance Expense	**19,800.00**	**225.00**
Grounds		
6601 - Refuse Removal	25,701.00	292.06
6610 - Grounds Contract	23,797.64	270.43
6642 - Plumbing - Repairs/Supplies	1,500.00	17.05
6656 - Snow Removal	32,651.00	371.03
6666 - Additional Landscape	2,000.00	22.73
Total Grounds	**85,649.64**	**973.29**
Transfer to Replacement Reserve		
6956 - Transfer to Reserve	72,000.00	818.18
Total Transfer to Replacement Reserve	**72,000.00**	**818.18**
Total Expense	**318,792.62**	**3,622.64**

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*

Rolling Meadows Condominium Association

1/1/2025 - 12/31/2025

2025 Proposed Annual Budget Comparison

	2024	2025	% Variance	Monthly	Per Unit* (88)	Notes
Income						
Assessment Income						
5001 - Association Dues	306,240.00	316,800.00	3.45%	26,400.00	300.00	Increase per CPI
Total Assessment Income	**306,240.00**	**316,800.00**	**3.45%**	**26,400.00**	**300.00**	
Total Income	**306,240.00**	**316,800.00**	**3.45%**	**26,400.00**	**300.00**	
Expense						
Utilities Expense						
6128 - Water/Sewer	30,900.00	33,372.00	8.00%	2,781.00	31.60	projected increase by 8% (by $2,472)
6450 - Electric	6,695.00	7,157.00	6.90%	596.42	6.78	projected increase by 6.9% (by $462)
Total Utilities Expense	**37,595.00**	**40,529.00**	**7.80%**	**3,377.42**	**38.38**	
Administrative Expense						
6125 - Accounting Fees	220.00	220.00	0.00%	18.33	.21	
6212 - Bank Charges	90.00	90.00	0.00%	7.50	.09	
6310 - Office Expenses	800.00	800.00	0.00%	66.67	.76	
6311 - Management Fee	27,060.00	27,912.00	3.15%	2,326.00	26.43	increase per CPI
6315 - Permits/Certificates	100.00	100.00	0.00%	8.33	.09	
6341 - Legal Expense	300.00	600.00	100.00%	50.00	.57	Corporate Transparency Act (new expense per new law)
6390 - Miscellaneous Expense	200.00	200.00	0.00%	16.67	.19	
6941 - Insurance	52,000.00	57,700.00	10.96%	4,808.33	54.64	projected increase by 11% (by $5,700)
Total Administrative Expense	**80,770.00**	**87,622.00**	**8.48%**	**7,301.83**	**82.98**	
Repair and Maintenance Expense						
6518 - Dryer Vent Cleaning	3,000.00	3,000.00	0.00%	250.00	2.84	
6526 - Exterminating	1,500.00	1,800.00	20.00%	150.00	1.70	
6536 - General Maintenance	10,000.00	15,000.00	50.00%	1,250.00	14.20	
6551 - Roof Repairs	3,000.00	3,000.00	0.00%	250.00	2.84	
6582 - Alarm Service	3,700.00	4,000.00	8.11%	333.33	3.79	
Total Repair and Maintenance Expense	**21,200.00**	**26,800.00**	**26.42%**	**2,233.33**	**25.38**	
Grounds						
6601 - Refuse Removal	24,246.64	25,701.00	6.00%	2,141.75	24.34	projected 6% increase (by $1,455)
6610 - Grounds Contract	22,471.50	23,104.50	2.82%	1,925.38	21.88	per Bluemels contract
6642 - Plumbing - Repairs/Supplies	1,500.00	1,500.00	0.00%	125.00	1.42	
6656 - Snow Removal	30,800.00	31,700.00	2.92%	2,641.67	30.02	per Bluemels contract
6666 - Additional Landscape	10,000.00	4,000.00	-60.00%	333.33	3.79	
Total Grounds	**89,018.14**	**86,005.50**	**-3.38%**	**7,167.13**	**81.44**	
Transfer to Replacement Reserve						
6956 - Transfer to Reserve	72,000.00	72,000.00	0.00%	6,000.00	68.18	
Total Transfer to Replacement Reserve	**72,000.00**	**72,000.00**	**0.00%**	**6,000.00**	**68.18**	
Total Expense	**300,583.14**	**312,956.50**	**4.12%**	**26,079.71**	**296.36**	

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Rolling Meadows Condominium Association

1/1/2025 - 12/31/2025

2025 Proposed Annual Budget Comparison

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*

Rolling Meadows Condominium Association

1/1/2024 - 12/31/2024

2024 Proposed Annual Budget Comparison

	2023	2024	% Variance	Monthly	Per Unit* (88)	Notes
Income						
Assessment Income						
5001 - Association Dues	264,260.00	306,240.00	15.89 %	25,520.00	290.00	
Total Assessment Income	**264,260.00**	**306,240.00**	**15.89 %**	**25,520.00**	**290.00**	
Reserve Income						
5046 - Reserve Fund Charge	61,000.00	-	-100.00 %	-	-	
Total Reserve Income	**61,000.00**	**-**	**-100.00 %**	**-**	**-**	
Total Income	**325,260.00**	**306,240.00**	**-5.85 %**	**25,520.00**	**290.00**	
Expense						
Utilities Expense						
6128 - Water/Sewer	30,000.00	30,900.00	3.00 %	2,575.00	29.26	plus 3%
6450 - Electric	6,500.00	6,695.00	3.00 %	557.92	6.34	plus 3%
Total Utilities Expense	**36,500.00**	**37,595.00**	**3.00 %**	**3,132.92**	**35.60**	
Administrative Expense						
6125 - Accounting Fees	220.00	220.00	0.00 %	18.33	.21	
6212 - Bank Charges	90.00	90.00	0.00 %	7.50	.09	
6310 - Office Expenses	700.00	800.00	14.29 %	66.67	.76	
6311 - Management Fee	23,258.00	27,060.00	16.35 %	2,255.00	25.63	
6315 - Permits/Certificates	100.00	100.00	0.00 %	8.33	.09	
6341 - Legal Expense	300.00	300.00	0.00 %	25.00	.28	
6390 - Miscellaneous Expense	1,000.00	200.00	-80.00 %	16.67	.19	
6941 - Insurance	35,000.00	52,000.00	48.57 %	4,333.33	49.24	
Total Administrative Expense	**60,668.00**	**80,770.00**	**33.13 %**	**6,730.83**	**76.49**	
Repair and Maintenance Expense						
6518 - Dryer Vent Cleaning	2,500.00	3,000.00	20.00 %	250.00	2.84	to be done yearly
6526 - Exterminating	3,000.00	1,500.00	-50.00 %	125.00	1.42	
6536 - General Maintenance	5,000.00	10,000.00	100.00 %	833.33	9.47	
6551 - Roof Repairs	2,000.00	3,000.00	50.00 %	250.00	2.84	
6582 - Alarm Service	3,700.00	3,700.00	0.00 %	308.33	3.50	
Total Repair and Maintenance Expense	**16,200.00**	**21,200.00**	**30.86 %**	**1,766.67**	**20.08**	
Grounds						
6601 - Refuse Removal	28,000.00	24,246.64	-13.40 %	2,020.55	22.96	per Ogden Bulk contract/5% increase in September 2024
6610 - Grounds Contract	15,200.00	22,471.50	47.84 %	1,872.63	21.28	Per Bluemel's contract
6642 - Plumbing - Repairs/Supplies	1,500.00	1,500.00	0.00 %	125.00	1.42	
6656 - Snow Removal	26,720.00	30,800.00	15.27 %	2,566.67	29.17	per Bluemel's contract
6666 - Additional Landscape	10,000.00	10,000.00	0.00 %	833.33	9.47	
Total Grounds	**81,420.00**	**89,018.14**	**9.33 %**	**7,418.18**	**84.30**	

Rolling Meadows Condominium Association

1/1/2024 - 12/31/2024

2024 Proposed Annual Budget Comparison

	2023	2024	% Variance	Monthly	Per Unit* (88)	Notes
Transfer to Replacement Reserve						
6956 - Transfer to Reserve	61,000.00	72,000.00	18.03 %	6,000.00	68.18	
Total Transfer to Replacement Reserve	**61,000.00**	**72,000.00**	**18.03 %**	**6,000.00**	**68.18**	
Reserve Expense						
7024 - Roof Fund	10,000.00	-	-100.00 %	-	-	
7175 - Balcony Repairs	10,000.00	-	-100.00 %	-	-	
7301 - Asphalt Reserve Expense	60,000.00	-	-100.00 %	-	-	
Total Reserve Expense	**80,000.00**	**-**	**-100.00 %**	**-**	**-**	
Total Expense	**335,788.00**	**300,583.14**	**-10.48 %**	**25,048.60**	**284.64**	

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*