

**Minutes of River Oaks Board Meeting (via Zoom)  
January 19, 2026**

**Board Members Present:** Ruth Brackmann, Arthur Kreymmer, Jim Berg, Brian Lynch, Becky Christiansen

**Absent:** Amie Watanaarepornchai, Rich Thompson

The meeting was called to order at 7:00 p.m.

**Secretary's Report:** The previous minutes were approved.

**Treasurer's Report:**

Total assets of ROIA are currently \$25,339.51 . Ruth reported that most of the overdue assessments have been collected.

There was a discussion of QuickBooks Online, which is the current accounting software being used by River Oaks. It has a difficult learning curve, different than QuickBooks for individual computers. A suggestion was made to perhaps export the information to Excel, but that cannot be made from QB Online and presents problems with keeping the data safe and secure. Jim suggested that the Board solicit homeowners who are experienced with QuickBooks Online to work with the bookkeeping for River Oaks. The Annual Financial Report will still be done by the accounting firm we've been using.

Arthur reported that the mortgage holder for the house with the lien has changed once again. He will be contacting the new mortgage holder to see what can be done about the funds owed by the homeowner.

The Treasurers' Report was approved.

**Old Business:**

**Budget** – The proposed budget for the fiscal year starting on March 1, 2026 will be added to the annual mailing to homeowners with their invoices. The Board encourages payment of the annual dues be made as a one-time payment for the whole year, but will also provide for quarterly payments if the homeowner desires.

**New Business:**

**Annual Meeting:** The Annual Meeting is scheduled for Monday, February 16, 2026, at 7 PM. Email information on the meeting, including the Zoom link and the eBallots, will be sent the week before the meeting. Up for reelection to the Board are Arthur, Jim, and Becky. Arthur and Becky will run again, as will Jim. Jim would eventually like to find someone who might be willing to take over from him as one of the two treasurers.

The meeting adjourned at 7:43 PM.

The Annual Meeting is scheduled for February 16, 2026, at 7 PM.

Respectfully submitted,  
Becky Christiansen, Secretary



River Oaks Improvement Association  
P.O. Box 144  
Warrenville, IL 60555

## Proposed Budget for Fiscal Year 2026/2027

March 1, 2026, through February 28, 2027

Income		2025 Budget	2025 As of 01/12/2026	2026 Proposed Budget
	Assessments	\$15,840.00	\$15,840.00	<b>\$15,840.00</b>
	Late Fees/Miscellaneous Adjustments	\$0.00	\$205.69	\$0.00
	Property Damage Re-Imb	\$0.00	\$38.72	\$0.00
	<b>Total Income</b>	<b>\$15,840.00</b>	<b>\$16,084.41</b>	<b>\$15,840.00</b>
Expenses				
	Annual Meeting	\$40.00	\$ -	\$40.00
	Electric	\$360.00	\$295.64	\$360.00
	Insurance	\$580.00	\$529.00	\$1,000.00
	Landscaping and Grounds	\$10,640.00	\$10,830.00	<b>\$10,640.00</b>
	Newsletter/Website	\$80.00	\$ 119.88	\$120.00
	Office Supplies	\$420.00	\$406.00	<b>\$456.00</b>
	Postage and Delivery			
	PO Box	\$150.00	\$156.00	\$160.00
	Postage	\$150.00	\$68.04	\$70.00
	Professional Fees			
	Annual Compilation	\$250.00	\$250.00	\$750.00
	Lein Filings	\$0.00	\$0.00	\$1,000.00
	Property Maintenance	\$1,000.00	\$500.00	\$1,000.00
	State Corporate Fees	\$15.00	\$ -	\$15.00
	<b>Total Expense</b>	<b>\$13,685.00</b>	<b>\$13,154.56</b>	<b>\$15,611.00</b>
	<b>Net Ordinary Income</b>	<b>\$2,155.00</b>	<b>\$2,929.85</b>	<b>\$229.00</b>
	Annual Assessment (per lot)	\$240.00		<b>\$240.00</b>

# ROIA - Statement of Activity

March 1, 2025 - January 18, 2026

	<b>Total</b>
<b>REVENUE</b>	
Assessments	
Annual / Quarterly	15,840.00
Late Fees	59.98
<b>Total Assessments</b>	<b>15,899.98</b>
<b>Total Revenue</b>	<b>15,899.98</b>
<b>GROSS PROFIT</b>	<b>15,899.98</b>
<b>EXPENDITURES</b>	
Electric	295.64
Insurance	529.00
Landscaping and Groundskeeping	10,830.00
Newsletter & Website	119.88
Office Supplies	
Accounting Software	406.00
<b>Total Office Supplies</b>	<b>406.00</b>
Postage and Delivery	
PO Box	156.00
Postage	68.04
<b>Total Postage and Delivery</b>	<b>224.04</b>
Professional Fees	
Accountant	250.00
<b>Total Professional Fees</b>	<b>250.00</b>
Property Maintenance	
Common Area Upkeep	500.00
<b>Total Property Maintenance</b>	<b>500.00</b>
<b>Total Expenditures</b>	<b>13,154.56</b>
<b>NET OPERATING REVENUE</b>	<b>2,745.42</b>
<b>NET REVENUE</b>	<b>\$2,745.42</b>

# ROIA Statement of Financial Position

As of January 18, 2026

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
ROIA Operating Account	25,339.51
<b>Total Bank Accounts</b>	<b>25,339.51</b>
<b>Other Current Assets</b>	
Homeowner Deposits	0.00
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>0.00</b>
<b>Total Current Assets</b>	<b>25,339.51</b>
<b>TOTAL ASSETS</b>	<b>\$25,339.51</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	
<b>Equity</b>	
Opening Balance Equity	0.00
Unrestricted Net Assets	30,464.73
Net Revenue	-5,125.22
<b>Total Equity</b>	<b>25,339.51</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$25,339.51</b>