



JEROME VILLAGE

RESIDENT FEES

Revised 1/14/2026

Jerome Village Community Authority (JVCA)

Community Development Charge

Purpose: For the funding and ownership of infrastructure improvements (such as roads, sanitary sewers and waterlines) and amenities (such as parks, open spaces and community facilities). Households can expect the first year of this charge to be billed by the JVCA, and all subsequent charges to be included on the real estate tax bill sent by the Union County Auditor.

Fee: Rate of 9.5 mills - \$332.50 per \$100,000 of property value

Example:

- A - Property Value: \$500,000
- B - Assessed Value: $\$500,000 * .35 = \$175,000$
- C - Annual Millage Charge: $\$175,000 * .0095 = \$1,662.50$
- D - Semi-Annual Millage Charge: $\$1,662.50 / 2 = \831.25

A	B	C	D
Property Value	Assessed Value	Annual Millage Charge	Semi-Annual Millage Charge
\$500,000	\$175,000	\$1,662.50	\$831.25

Community Center Charge

The annual charge is based on the budgeted expenses for the community center(s) within the boundaries of the Jerome Village Community Authority for that year. The amount of this charge for 2026 is \$496.79. The annual cap is subject to increase each year by a percent not to exceed the Consumer Price Index for that year.

Income Charge – Charge is currently not in effect

This charge may only be levied by the Board in accordance with the Community Authority Declaration. This charge is currently **not** in effect and can only be levied after the Developer is no longer entitled to appoint members of the JVCA Board.

Fee: May be levied at a maximum rate of 2% based on the income of residents and profits of businesses located within the boundaries of the Jerome Village Community Authority each as further defined in the Declaration. While the maximum rate is a 2% charge, the JVCA board can only levy 1%, with the second 1% being implemented by a public vote.



RESIDENT FEES

Jerome Village Master Property Owners Association

Residential Property Owners Association (RPO)

Purpose: To cover the expenses of maintaining the common areas within each neighborhood which may include the care of the entries, green spaces, utilities, ponds, fences, and other features.

Fee: For calendar year 2026, each home will be assessed an annual RPO fee of \$376.00*, which is billed annually.

The following neighborhoods have additional assessments for specialized services which will be billed directly by their sub-association:

- Britonwood Neighborhood
- Canby Court Neighborhood
- Cottages at Verbena
- Eversole Woods Neighborhood
- Gardenia Neighborhood
- Plum Ridge Place
- Rock Rose Place

*For calendar year 2026, no RPO assessment will be made on any owner in the Courtyards. Contact Epcon Communities at 614-368-1970 for any additional fees that may be assessed as the result of the amenities and/or services provided to the homes located within the subdivision.

Design Review Board

Purpose: The Design Review Board (DRB) must review and provide written approval for all exterior modifications.

Refer to the Exterior Modification Application for DRB fees and the process to apply for an exterior modification.

More detail regarding these fee calculations and how each fee is used can be found on the Jerome Village Resident Portal at JeromeVillage.com/resident-login using Password: JVResidents