Grandview Yard Condominium East

Association 2026 Annual Budget

INCOME	2026 Budget	Notes
Operating Dues	$190,100	Funds collected by the association from homeowner dues.
Assessment Revenue	**$190,100**	**Subtotal**
TOTAL INCOME	**$190,100**	

OPERATING EXPENSES	2026 Budget	Notes
Bank Charges	$80	Bank service fees and financial processing costs for the association.
Income Tax	$1,950	Taxes on non-exempt income.
Administrative	$1,100	Costs for portal access and other various administrative costs
Printing and Copies	$250	Costs for office expenses associated with printing and copies.
Postage and Delivery	$250	Costs associated with association mailings.
Administrative Expenses	**$3,630**	**Subtotal**
Accounting	$320	Cost for preparation of tax return and contractor 1099s.
Legal	$8,000	Costs incurred for legal services necessary to support and protect the association's interests.
Association Management	$18,300	Professional property management.
Other Professional Services	$5,000	Costs associated with professionals to support the operations of the community.
Professional Services	**$31,620**	**Subtotal**
Insurance Expense	$60,000	Pays for property, liability, and other insurance policies that protect the community.
Insurance	**$60,000**	**Subtotal**
Landscaping	$31,600	Lawn care service including mowing, trimming, fertilization, mulching, etc.
General Grounds	$1,000	Costs for general upkeep of the property.
Trees	$1,000	Costs associated with tree care in the common elements.
Irrigation	$1,800	Costs associated with irrigation maintenance and upkeep in the common elements.
Snow Removal	$22,000	Costs associated with snow removal and ice treatments.
Landscaping Expenses	**$57,400**	**Subtotal**
Master Association Income	-$52,700	Income to pay NRI CAM chrages
Master Association Expenses	$26,500	Payments to NRI for CAM charges (billed quarterly)
Community Facility Expenses	$18,350	Payments to NRI for Yard Club charges (billed quarterly)
Community Facility Income	-$36,500	Income to pay NRI Yard Club charges
Clubhouse/Pool	**-$44,350**	**Subtotal**
Interior Maintenance	$1,000	Repairs and preventative maintenance to interior common elements.
Electric Repair	$1,000	Repairs needed for common area electric amenities.
Plumbing Repair	$1,000	Plumbing repairs for common areas.
Pest Control	$2,000	Costs associated with repairs to the pest control for the common elements.
Exterior Maintenance	$22,500	Repairs and preventative maintenance to common elements.
Roof and Gutter	$6,000	Costs associated with repairs to the roofs and gutters.
Supplies	$600	Costs for materials associated with repairs and preventative maintenance.
Asphalt and Concrete	$2,000	Costs associated with concrete and asphalt preventative maintenance and repairs.
Repairs and Maintenance	**$36,100**	**Subtotal**
Transfer to Reserve	$40,800	Funds transferred to reserve accounts for future capital repairs and improvements.
Reserve	**$40,800**	**Subtotal**
Electric	$900	Costs associated with association electric utility usage.
Water	$4,000	Costs associated with association water utility usage.
Utilities	**$4,900**	**Subtotal**
TOTAL EXPENSES	**$190,100**	

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Administrative Expenses - $3,630
Bank Charges, Income Tax, Administrative, Printing and Copies, Postage and Delivery

Professional Services - $31,620
Accounting, Legal, Association Management, Other Professional Services

Insurance - $60,000
Insurance Expense

Landscaping Expenses - $57,400
Landscaping, General Grounds, Trees, Irrigation, Snow Removal

Clubhouse/Pool - $-44,350
Master Association Income, Master Association Expenses, Community Facility Expenses, Community Facility Income

Repairs and Maintenance - $28,600
Interior Maintenance, Electric Repair, Plumbing Repair, Pest Control, Exterior Maintenance, Roof and Gutter, Supplies,

Reserve - $40,800
Transfer to Reserve

Utilities - $4,900
Electric, Water

