Grandview Yard Condominium East
PO Box 630
Worthington, OH 43085

November 03, 2025

Matthew Newman
976 Pullman Place
Grandview Heights, OH 43212

RE: 976 Pullman Place

Dear Matthew Newman,

The Board of Directors of Grandview Yard Condominium East approved the 2026 operating budget. Your 2026 charge is: $243.72 beginning on 01/01/2026, billed .

How Your Assessments Are Determined

Each year, the Board works closely with the management team to develop a responsible budget that ensures financial stability while maintaining the services and upkeep of the community. The budget process includes:

- Reviewing contracted services – Evaluating current service providers, negotiating rates, and obtaining competitive bids if necessary.
- Projecting capital improvements – Identifying upcoming projects, estimating costs, and determining long-term funding needs.
- Analyzing historical and current financials – Reviewing past expenditures, current spending trends, and anticipated cost changes.
- Incorporating expected income – Factoring in any non-assessment revenue such as rental income, late fees, or other sources.

Once total expenses are calculated and expected income is subtracted, the amount is divided among all owners Equally, per the governing documents.

Billing Preference: As part of our ongoing effort to reduce costs and streamline processes, we are making an important change to how billing statements are provided. Beginning December 1st, 2025, coupon books will no longer be issued. Instead, all homeowners will receive a **monthly statement**. Homeowners who choose to receive statements by **Email** enjoy this service at no additional cost. To update your billing preference, simply log into the online portal and navigate to **My Profile > Preferences**, then adjust your **Billing Communication Preferences to EMAIL**. If you do not opt into EMAIL preferences, paper statements will be mailed to you and your account will include a $5 monthly fee beginning December, 2025.

No matter what billing preference you choose, you are able to make online, bank, or check payments. Accompanying this letter is a flyer outlining the available payment options for your assessments. Please review this information to find the payment method that works best for you.

Also included with this letter is a copy of the approved budget in a new and improved layout. It now provides a breakdown of anticipated expenses with increased transparency, along with charts illustrating where assessments are allocated.

The Board remains committed to keeping expenses under control while meeting the association's obligations. The monthly association dues increased to $243.72. We will not know the exact number for the Yard Club and

CAM until December, but the board has estimated them to be $71.18 for CAM and $49.41 for the Yard club. $364.31 total dues.

All of us at Capital Property Solutions look forward to continuing to work with you and your association.

Yours in community,
On behalf of Grandview Yard Condominium East

This Community is Professionally Managed by:
Capital Property Solutions
portal.cpscolumbus.com

Payment Options

Paying your Association Assessments just got easier! Capital Property Solutions now offers multiple electronic payment options, explore the choices below and pick what's right for you.

Recurring Payment: Total New Balance	Recurring Payment: Flat Rate	One-Time Payment
A fluctuating recurring payment based on your account balance	**A set amount paid at a recurring interval**	**A non-recurring payment setup directly by you**
• **Always Current** Automatically pays the full balance due, even if it changes. • **No Carrying Balances** Helps prevent past-due amounts from piling up. • **Perfect for Variable Charges** Ideal if your assessments include water or fluctuating fees. • **Worry-Free Compliance** Stays in sync with your account so your account is always up to date. **Recommended Option**	• **Predictable Budgeting** Know exactly how much is coming out each time. • **Avoid Late Fees** Automated payments reduce the risk of missing deadlines. • **Saves Time** After setup, manual changes are only needed if the amount changes.	• **Complete Control** Choose the exact amount and timing of your payment. • **Great for Irregular Payments** Pay only when payment is due. • **Useful for Special Assessments or Catch-Ups** Flexible for covering unique situations. • **No Commitment** No need to set up recurring payments. • **Hands-On Visibility** No surprise withdrawals
Owner Payment Info **For online payments you will need the following information:** **Management ID: 7106** **Association ID: GYCE** **Account Number: GYCE59418**	**Payments can be made over the phone by calling** **Western Alliance Bank** **(844)-739-2331**	**Checks can be mailed to** **Western Alliance Bank** **P.O. Box 93003** **Las Vegas, NV 89193**

Electronic Payments can be made/setup through Western Alliance Bank via your CPS Homeowner's portal at: **portal.cpscolumbus.com**