Print

THE TOWNHOMES AT HARRISON PARK

2026 Annual Budget

INCOME		
Assessment Revenue	$	111,729
This is the primary source of income for the Association. The amount of income and regular monthly assessments is determined based upon the anticipated expenses for the fiscal year. This amount is then multiplied by your undivided interest in the common elements, and divided by 12 to determine your monthly dues. The undivided interest and par value can be found in the Declaration on the LC Online Portal.		
Recreation Assessments	$	17,568
This is the mandatory membership to Harrison Park Recreation Association which is the clubhouse, pool, and fitness center located at 575 W. 1st Avenue. The Recreation Association saw a $10 increase in monthly dues for 2023.This amount is equally distributed to all residential units within the Condominium.		
Infrastructure Assessements	$	40,829
This amount is determined by the developer (Harrison Park Infrastructure, Ltd.) based on property tax value for the tax-abatement period of the Condominium. Please refer to the Declaration for more information surrounding Infrastructure Assessments.		
TOTAL INCOME:	$	170,126

EXPENSE		
Management Fees	$	9,000
- Contracted and hourly management fees from Collective House Realty		
Legal & Professional Services	$	1,665
- Legal services from Kaman & Cusimano - Professional engineering services for maintenance and projects - Filing fee for Federal Tax Return		
Taxes & Insurance	$	22,384
- Insurance coverage.		
Contract Services	$	19,660
- Landscape and snow removal services from Grounded Landscape Management. - Contracted waste and recycling removal from Rumpke - Software Access Fee for LC Online Portal		
Grounds Repairs & Maintenance	$	2,500
- Bulk Waste Expense (Illegal Dumping) - General Groundscare - Non-Contract Landscape Expenses		
Maintenance & Repairs	$	3,960
- Gutter & Downspout Repair - Plumbing Repairs (Common & Limited Common Element) - Siding/Structural Repairs (Common & Limited Common Element) - Miscellaneous Building Maintenance		
General & Administrative	$	192
- Annual Meeting Notices - Annual Assessment Notices - Signage - Miscellaneous Owner Mailings		
Recreation Association Assessments	$	17,568
This is the mandatory membership to Harrison Park Recreation Association which is the clubhouse, pool, and fitness center located at 575 W. 1st Avenue. The Recreation Association saw a $10 increase in monthly dues for 2023. This amount is equally distributed to all residential units within the Condominium.		
Infrastructure Fees	$	40,829
This amount is determined by the developer (Harrison Park Infrastructure, Ltd.) based on property tax value for the tax-abatement period of the Condominium. Please refer to the Declaration for more information surrounding Infrastructure Assessments.		
Utility/Refuse Removal	$	8,232
- Common Area Electric - Common Area Water & Sewer		
Transfer to Capital Reserve	$	44,136
The Reserve Allocation amount is determined by the Association's Reserve Study, and the state required funding requirement pursuant to O.R.C. Chapter 5311. This amount will cover all replacement reserve items for the year that have a long expected life such as concrete replacements, asphalt projects, and other assets outlined in the Reserve Study. Proper reserve funding reduces the need for special assessments in the future.		
TOTAL EXPENSE:	$	170,126
NET OPERATING INCOME	$	-

Fund Balance Sheet

Properties: Harrison Park Place Condominium Association - 575 West First Avenue Columbus, OH 43215
As of: 03/31/2026
Accounting Basis: Accrual
Level of Detail: Detail View

Account Name	Operating	Reserve	Total
ASSETS			
Cash			
Operating Cash - Alliance	-7,323.79		-7,323.79
Reserve Cash - Alliance		122,967.01	122,967.01
Total Cash	**-7,323.79**	**122,967.01**	**115,643.22**
DUE TO/FROM ACCOUNTS			
DTF - The Offices at Harrison Park Condominium	-216.00		-216.00
DTF - Harrison Park Recreation Association	-2,391.50		-2,391.50
Total DUE TO/FROM ACCOUNTS	**-2,607.50**	**0.00**	**-2,607.50**
PREPAID			
Prepaid Insurance	6,553.59		6,553.59
Prepaid Other	1,440.00		1,440.00
Total PREPAID	**7,993.59**	**0.00**	**7,993.59**
ACCOUNTS RECEIVABLE			
Accounts Receivable - Other	1,418.00		1,418.00
Total ACCOUNTS RECEIVABLE	**1,418.00**	**0.00**	**1,418.00**
TOTAL ASSETS	**-519.70**	**122,967.01**	**122,447.31**
LIABILITIES & CAPITAL			
Liabilities			
Prepaid Assessments	2,358.88		2,358.88
CURRENT LIABILITIES			
Accounts Payable	-1,080.31		-1,080.31
Accrued Expenses	-3,950.66		-3,950.66
Total CURRENT LIABILITIES	**-5,030.97**	**0.00**	**-5,030.97**
Total Liabilities	**-2,672.09**	**0.00**	**-2,672.09**
Capital			
Prior Years Retained Earnings	109,318.10		109,318.10
Calculated Retained Earnings	2,367.46	9,442.54	11,810.00
Calculated Prior Years Retained Earnings	-30,460.62	34,451.92	3,991.30
Total Capital	**81,224.94**	**43,894.46**	**125,119.40**
TOTAL LIABILITIES & CAPITAL	**78,552.85**	**43,894.46**	**122,447.31**

Fund Income Statement - Operating

Properties: Harrison Park Place Condominium Association - 575 West First Avenue Columbus, OH 43215
As of: Mar 2026
Accounting Basis: Accrual
Fund Type: Operating
Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Income									
ASSESSMENT REVENUE									
Regular Assessments	9,310.80	9,310.74	0.06	0.00%	27,932.40	27,932.22	0.18	0.00%	111,728.88
Regular Assessments - Recreation Association	1,440.00	1,440.00	0.00	0.00%	4,320.00	4,320.00	0.00	0.00%	17,280.00
Regular Assessments - Infrastructure Association	3,402.48	3,402.44	0.04	0.00%	10,207.44	10,207.32	0.12	0.00%	40,829.28
Total ASSESSMENT REVENUE	**14,153.28**	**14,153.18**	**0.10**	**0.00%**	**42,459.84**	**42,459.54**	**0.30**	**0.00%**	**169,838.16**
ANCILLARY REVENUE									
Utility Profit Sharing	333.92	409.00	-75.08	-18.36%	1,113.90	1,227.00	-113.10	-9.22%	4,908.00
NSF Fee	30.00	0.00	30.00	--	30.00	0.00	30.00	--	0.00
Late Fee	17.50	0.00	17.50	--	52.50	0.00	52.50	--	0.00
Total ANCILLARY REVENUE	**381.42**	**409.00**	**-27.58**	**-6.74%**	**1,196.40**	**1,227.00**	**-30.60**	**-2.49%**	**4,908.00**
INTEREST EARNED									
Operating Interest	0.61	0.00	0.61	--	1.46	0.00	1.46	--	0.00
Total INTEREST EARNED	**0.61**	**0.00**	**0.61**	**--**	**1.46**	**0.00**	**1.46**	**--**	**0.00**
Total Operating Income	**14,535.31**	**14,562.18**	**-26.87**	**-0.18%**	**43,657.70**	**43,686.54**	**-28.84**	**-0.07%**	**174,746.16**
Expense									
BUILDING REPAIRS & MAINTENANCE									
CHR Maintenance Labor	75.00	75.00	0.00	0.00%	225.00	225.00	0.00	0.00%	900.00
Gutter & Downspout - R&M	0.00	40.00	40.00	100.00%	0.00	120.00	120.00	100.00%	480.00
Pest Control	0.00	0.00	0.00	0.00%	0.00	270.00	270.00	100.00%	1,080.00
Roofing - R&M	0.00	125.00	125.00	100.00%	0.00	375.00	375.00	100.00%	1,500.00
Total BUILDING REPAIRS & MAINTENANCE	**75.00**	**240.00**	**165.00**	**68.75%**	**225.00**	**990.00**	**765.00**	**77.27%**	**3,960.00**
CONTRACT SERVICES									
Landscape Maintenance Contract	161.10	1,337.50	1,176.40	87.96%	483.30	1,637.50	1,154.20	70.49%	11,300.00
Waste Removal	633.94	583.00	-50.94	-8.74%	1,881.41	1,749.00	-132.41	-7.57%	6,996.00
Fire & Life Safety	0.00	42.00	42.00	100.00%	1,225.00	126.00	-1,099.00	-872.22%	500.00

Fund Income Statement - Operating

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Total CONTRACT SERVICES	**795.04**	**1,962.50**	**1,167.46**	**59.49%**	**3,589.71**	**3,512.50**	**-77.21**	**-2.20%**	**18,796.00**
GENERAL & ADMINISTRATIVE									
Software & Web Services	72.00	72.00	0.00	0.00%	216.00	216.00	0.00	0.00%	864.00
Administrative Supplies	0.00	16.00	16.00	100.00%	22.47	48.00	25.53	53.19%	192.00
Total GENERAL & ADMINISTRATIVE	**72.00**	**88.00**	**16.00**	**18.18%**	**238.47**	**264.00**	**25.53**	**9.67%**	**1,056.00**
GROUNDS REPAIRS & MAINTENANCE									
Snow Removal	623.38	650.00	26.62	4.10%	2,784.46	2,000.00	-784.46	-39.22%	2,500.00
Total GROUNDS REPAIRS & MAINTENANCE	**623.38**	**650.00**	**26.62**	**4.10%**	**2,784.46**	**2,000.00**	**-784.46**	**-39.22%**	**2,500.00**
INSURANCE									
Insurance Premium	1,619.84	1,776.50	156.66	8.82%	3,313.91	5,329.50	2,015.59	37.82%	22,383.92
Total INSURANCE	**1,619.84**	**1,776.50**	**156.66**	**8.82%**	**3,313.91**	**5,329.50**	**2,015.59**	**37.82%**	**22,383.92**
LEGAL & PROFESSIONAL SERVICES									
Legal	0.00	65.00	65.00	100.00%	62.50	680.00	617.50	90.81%	1,265.00
Tax Services	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	400.00
Total LEGAL & PROFESSIONAL SERVICES	**0.00**	**65.00**	**65.00**	**100.00%**	**62.50**	**680.00**	**617.50**	**90.81%**	**1,665.00**
ASSOCIATION MANAGEMENT									
Management Fees - Contract	750.00	750.00	0.00	0.00%	2,250.00	2,250.00	0.00	0.00%	9,000.00
Total ASSOCIATION MANAGEMENT	**750.00**	**750.00**	**0.00**	**0.00%**	**2,250.00**	**2,250.00**	**0.00**	**0.00%**	**9,000.00**
UTILITIES									
Electric Service	175.20	291.00	115.80	39.79%	398.60	873.00	474.40	54.34%	3,492.00
Water & Sewer Service	957.82	395.00	-562.82	-142.49%	2,866.27	1,185.00	-1,681.27	-141.88%	4,740.00
Total UTILITIES	**1,133.02**	**686.00**	**-447.02**	**-65.16%**	**3,264.87**	**2,058.00**	**-1,206.87**	**-58.64%**	**8,232.00**
INTERFUND TRANSFERS									
Recreation Association Assessments	1,440.00	1,440.00	0.00	0.00%	4,320.00	4,320.00	0.00	0.00%	17,280.00
Infrastructure Fees	3,402.44	3,402.44	0.00	0.00%	10,207.32	10,207.32	0.00	0.00%	40,829.28
Transfer to Capital Reserve	3,678.00	3,678.00	0.00	0.00%	11,034.00	11,034.00	0.00	0.00%	44,136.00
Total INTERFUND TRANSFERS	**8,520.44**	**8,520.44**	**0.00**	**0.00%**	**25,561.32**	**25,561.32**	**0.00**	**0.00%**	**102,245.28**
Total Operating Expense	**13,588.72**	**14,738.44**	**1,149.72**	**7.80%**	**41,290.24**	**42,645.32**	**1,355.08**	**3.18%**	**169,838.20**
Total Operating Income	14,535.31	14,562.18	-26.87	-0.18%	43,657.70	43,686.54	-28.84	-0.07%	174,746.16
Total Operating Expense	13,588.72	14,738.44	1,149.72	7.80%	41,290.24	42,645.32	1,355.08	3.18%	169,838.20
NOI - Net Operating Income	**946.59**	**-176.26**	**1,122.85**	**637.04%**	**2,367.46**	**1,041.22**	**1,326.24**	**127.37%**	**4,907.96**

Fund Income Statement - Operating

Account Name	MTD Actual	MTD Budget	MTD $ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD $ Var.	YTD % Var.	Annual Budget
Other Expense									
Operating Reserve (Contingency)	0.00	409.00	409.00	100.00%	0.00	1,227.00	1,227.00	100.00%	4,908.00
Total Other Expense	**0.00**	**409.00**	**409.00**	**100.00%**	**0.00**	**1,227.00**	**1,227.00**	**100.00%**	**4,908.00**
Net Other Income	**0.00**	**-409.00**	**409.00**	**100.00%**	**0.00**	**-1,227.00**	**1,227.00**	**100.00%**	**-4,908.00**
Total Income	14,535.31	14,562.18	-26.87	-0.18%	43,657.70	43,686.54	-28.84	-0.07%	174,746.16
Total Expense	13,588.72	15,147.44	1,558.72	10.29%	41,290.24	43,872.32	2,582.08	5.89%	174,746.20
Net Income	**946.59**	**-585.26**	**1,531.85**	**261.74%**	**2,367.46**	**-185.78**	**2,553.24**	**1374.34%**	**-0.04**

Fund Income Statement - Reserve

Properties: Harrison Park Place Condominium Association - 575 West First Avenue Columbus, OH 43215
As of: Mar 2026
Accounting Basis: Accrual
Fund Type: Reserve
Level of Detail: Detail View

Account Name	MTD Actual	YTD Actual
Income		
ASSESSMENT REVENUE		
Reserve Revenue	3,678.00	11,034.00
Total ASSESSMENT REVENUE	**3,678.00**	**11,034.00**
INTEREST EARNED		
Reserve Interest	20.99	58.54
Total INTEREST EARNED	**20.99**	**58.54**
Total Reserve Income	**3,698.99**	**11,092.54**
Expense		
MISCELLANEOUS RESERVE EXPENSE		
Miscellaneous Capital Expense	1,650.00	1,650.00
Total MISCELLANEOUS RESERVE EXPENSE	**1,650.00**	**1,650.00**
Total Reserve Expense	**1,650.00**	**1,650.00**
Total Reserve Income	3,698.99	11,092.54
Total Reserve Expense	1,650.00	1,650.00
Net Reserve	**2,048.99**	**9,442.54**
Total Income	3,698.99	11,092.54
Total Expense	1,650.00	1,650.00
Net Income	**2,048.99**	**9,442.54**

HARRISON PARK PLACE CONDOMINIUM ASSOCIATION

REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, NOVEMBER 4, 2025 | 6:30 PM
VIA ZOOM CONFERENCE CALL

Board Members Present: Gwendolynn Jenkins
Holly Higgins
Jasmeen Bhasin

Board Members Absent:

Management Present: Valerie Price, Manager, Associations

MEETING MINUTES

The Board then announced the meeting was duly convened and the Board was ready to transact such business as may lawfully come before it.

1. **Call to Order**
   a. **A motion to call the meeting to order at 6:34 PM was made by H. Higgins. The motion was seconded by W. Jenkins. The motion carries 3-0.**
2. **Roll Call**
   a. All board members were present; therefore, a quorum is established.
3. **Financial Reports**
   a. 2026 Budget
      i. **H. Higgins moves to hold off on approving the final budget until getting confirmation on the final number, The motion was seconded by. J Bhasin. The motion carries 3-0.**
      ii. The board members to review the budget and send any recommended changes to V. Price. Once the board has completed their review, the budget will be posted to the online portal for approval.
4. **Old Business**
   a. Electronic Approvals
      i. **The following was approved unanimously between meeting:**
         1. Capital Contractors/ Certapro – Hardie Siding
   b. Landscaping Contract
      i. Grounded Landscape Management: $13,802.40
      ii. Yardmaster: $13,923.32
      iii. Yellowstone: $9730.00
      iv. CLM: $9,037.15
      v. Five Seasons: $11,784.70
      vi. Hidden Creek: $17,684.54

HARRISON PARK PLACE CONDOMINIUM ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, NOVEMBER 4, 2025 | 6:30 PM
VIA ZOOM CONFERENCE CALL

      vii. EMI: $11,944.67
      viii. Brightview: $7,007.93
         1. V. Price to request that Grounded Landscape Management reduce their proposal to $9,500 to maintain continuity and keep the landscaping appearance consistent amongst the HP properties.
         2. Discuss and resolve the hole in the ground left by Joseph's Trees.
   c. Reserve Study
      i. **A motion to update the Reserve Study in 2026 to include landscaping and Hardie board siding was made by H. Higgins. The motion was seconded by W. Jenkins. The motion carries 3-0.**
5. **New Business**
   a. Power Washing
      i. The LOT Project has caused an increase in construction dust and dirt that has covered the associations buildings. V. Price to determine whether the City will cover power washing and soil sampling (all plantings have died).
6. **General Discussion**
   a. Traffic flow
      i. Vehicles have been parking in front of the fire hydrant on Harrison Park Place – V. Price to send reminder email.
7. **Adjournment**
   a. **A motion to adjourn the meeting at 7:42 PM was made by H. Higgins. The motion was seconded by J. Bhasin. The motion carries 3-0.**

Respectfully submitted,
Valerie Price

HARRISON PARK PLACE CONDOMINIUM ASSOCIATION

ANNUAL MEETING OF THE ASSOCIATION
TUESDAY, MARCH 25, 2025 | 6:30 PM
575 W. FIRST AVENUE, COLUMBUS, OH 43215

Board Members Present: Kaitlyn Donnelly
Gwendolynn Jenkins
Holly Higgins

Board Members Absent: None

Management Present: Valerie Price, Manager, Associations
Claire Forman, Association Coordinator

Unit Owners Present: There were eight (5) unit owners present – 1 by proxy

ANNUAL MEETING MINUTES

The Board then announced the meeting was duly convened and the Board was ready to transact such business as may lawfully come before it.

1. **Call to Order**
   a. **A motion to call the meeting to order at 6:31 PM was made by H. Higgins. The motion was seconded by R. Chase. The motion carries 9-0.**
2. **Introduction**
   a. Board of Directors
      i. Kaitlyn Donnelly – President
      ii. Gwendolyn Jenkins – Secretary

ii. Gwendolyn Jenkins – Secretary
iii. Holly Higgins – Treasurer

b. Collective House Realty

i. Valerie Price – Manager, Associations
ii. Claire Forman – Association Coordinator

3. **Proof of Notice & Meeting**

a. Notice of the meeting was sent February 13, 2025, meeting the 7-day notice requirement stated in the Bylaws.

b. There were ten (10) unit owners present, two (2) of those by Proxy meeting the 20% Quorum requirement listed in the Bylaws.

4. **Election of Directors**

a. Introduction of Nominees

i. There were no nominations prior to the meeting so the floor was open for nominations.

1. R. Chase nominated H. Higgins.
2. W. Jenkins nominated K. Donnelly.
3. J. Bhasin nominated themself.

ii. A motion to close the floor for nominations was made. The motion was seconded and carried 9-0.

b. Statements by Candidates

i. Each candidate was given the opportunity to discuss their interest in why they are interested in running for the board.

c. Presentation of Election Results

i. J. Bhasin was elected to the board for a 2-year term.

ii. H. Higgins was elected to the board for a 3-year term.

5. **CHR Presentation**

a. V. Price presented a summary of the 2024 financial happenings, 2024 completed projects, and discussed upcoming projects. A copy of the meeting slides will be available on the CHR Online portal.

6. **General Discussion**

a. Landscaping

i. The Board intends to address the landscaping and snow removal contract during the annual meeting. While service quality has not consistently met expectations, the current contract is cost-effective. Given the ongoing LOT Project, the Board sees limited benefit in transitioning to a higher-cost contractor at this time.

7. **Adjournment**

a. **A motion to adjourn the meeting at 7:17 PM was made by K. Donnelly. The motion was seconded by N. Bhasin. The motion carries 9-0.**

Respectfully submitted,
Valerie Price