Jamestown of Grandview Condominium

Association 2026 Annual Budget

INCOME	2026 Budget	Notes
Operating Dues	$264,960	Funds collected by the association from homeowner dues
Assessment Revenue	**$264,960**	**Subtotal**
TOTAL INCOME	**$264,960**	

OPERATING EXPENSES	2026 Budget	Notes
Federal Taxes	$50	Taxes on non-exempt income.
Administrative	$1,000	Costs for portal access and other various administrative costs
Printing and Copies	$156	Costs for office expenses associated with printing and copies
Postage and Delivery	$166	Costs associated with association mailings.
Administrative Expenses	**$1,372**	**Subtotal**
Accounting	$364	Cost for preparation of tax return and contractor 1099s
Legal	$2,000	Costs incurred for legal services necessary to support and protect the association's interests
Association Management	$22,928	Professional property management.
Professional Services	$5,000	Costs associated with professionals to support the operations of the community
Professional Services Expenses	**$30,292**	**Subtotal**
Pool	$5,000	Cost for pool opening, closing, upkeep.
Pool Expenses	**$5,000**	**Subtotal**
Insurance Expense	$20,900	Pays for property, liability, and other insurance policies that protect the community
Insurance	**$20,900**	**Subtotal**
Landscaping	$32,025	Lawn care service including mowing, trimming, fertilization, mulching, etc
General Grounds	$500	Costs for general upkeep of the property.
Snow Removal	$13,000	Costs associated with snow removal and ice treatments.
Trees	$4,000	Costs associated with tree care in the common elements.
Landscaping Expenses	**$49,525**	**Subtotal**
Interior Maintenance	$1,000	Repairs and preventative maintenance to interior common elements
Electric Repair	$5,000	Repairs needed for common area electric amenities.
Plumbing Repair	$5,000	Plumbing repairs for common areas.
Drainage	$500	Drainage repairs for common areas.
Exterior Maintenance	$2,000	Repairs and preventative maintenance to common elements.
Roof and Gutter	$1,500	Costs associated with repairs to the roofs and gutters
Asphalt and Concrete	$1,000	Costs associated with concrete and asphalt preventative maintenance and repairs
Pest Control	$5,000	Costs associated with repairs to the pest control for the common elements
Signage	$500	
Repairs and Maintenance	**$21,500**	**Subtotal**
Gas	$21,000	Costs associated with association gas utility usage.
Electric	$4,368	Costs associated with association electric utility usage
Water	$35,000	Costs associated with association water utility usage
Refuse Removal	$250	Costs associated with association refuse removal services
Phone	$600	Costs associated with association phone services.
Utilities	**$61,218**	**Subtotal**
Transfer to Reserve	$75,153	Funds transferred to reserve accounts for future capital repairs and improvements
Reserve	**$75,153**	**Subtotal**
TOTAL EXPENSES	**$264,960**	

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Administrative Expenses - $1,372
Federal Taxes, Administrative, Printing and Copies, Postage and Delivery

Professional Services Expenses - $30,292
Accounting, Legal, Association Management, Professional Services

Pool Expenses - $5,000
Pool

Insurance - $20,900
Insurance Expense

Landscaping Expenses - $49,525
Landscaping, General Grounds, Snow Removal, Trees

Repairs and Maintenance - $21,500
Interior Maintenance, Electric Repair, Plumbing Repair, Drainage, Exterior Maintenance, Roof and Gutter, Asphalt and

Utilities - $61,218
Gas, Electric, Water, Refuse Removal, Phone

Reserve - $75,153
Transfer to Reserve



