2027 Hickory Grove COA Budget | Hickory Grove Condominium Association - Association level | FY2027

As of 10/27/2026

Keystone Property Management Co.
160 Southgate Avenue, Suite D
Iowa City, IA 52240
(319) 338-6288

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2027
Income													
Association Fee Income													
Homeowner/Condo Owner Association Dues/Fees	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00	$129,600.00
Rental Permit Reimbursement	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	$2,100.00
Subtotal for Association Fee Income	**10,975.00**	**10,975.00**	**10,975.00**	**10,975.00**	**10,975.00**	**10,975.00**	**10,975.00**	**10,975.00**	**10,975.00**	**10,975.00**	**10,975.00**	**10,975.00**	**$131,700.00**
Interest from Checking / Operating Account	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	4.17	$50.00
Late Fee Income	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	$300.00
Total for Income	**11,004.17**	**11,004.17**	**11,004.17**	**11,004.17**	**11,004.17**	**11,004.17**	**11,004.17**	**11,004.17**	**11,004.17**	**11,004.17**	**11,004.17**	**11,004.17**	**$132,050.00**
Expenses													
Cleaning Services													
Cleaning Services - Other	408.33	408.33	408.33	408.33	408.33	408.33	408.33	408.33	408.33	408.33	408.33	408.33	$4,900.00
Garage Cleaning	115.42	115.42	115.42	115.42	115.42	115.42	115.42	115.42	115.42	115.42	115.42	115.42	$1,385.00
Subtotal for Cleaning Services	**523.75**	**523.75**	**523.75**	**523.75**	**523.75**	**523.75**	**523.75**	**523.75**	**523.75**	**523.75**	**523.75**	**523.75**	**$6,285.00**
Accounting	0.00	0.00	0.00	0.00	0.00	0.00	275.00	0.00	0.00	0.00	0.00	0.00	$275.00
Elevator Systems													
Elevator Monitoring	127.25	127.25	127.25	127.25	127.25	127.25	127.25	127.25	127.25	127.25	127.25	127.25	$1,527.00
Elevator Repairs and Service Agreements	508.33	508.33	508.33	508.33	508.33	508.33	508.33	508.33	508.33	508.33	508.33	508.33	$6,100.00
Elevator Systems - Other	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	29.17	$350.00
Subtotal for Elevator Systems	**664.75**	**664.75**	**664.75**	**664.75**	**664.75**	**664.75**	**664.75**	**664.75**	**664.75**	**664.75**	**664.75**	**664.75**	**$7,977.00**
Door Access Systems (Per Mar)	104.17	104.17	104.17	104.17	104.17	104.17	104.17	104.17	104.17	104.17	104.17	104.17	$1,250.00
Fire and Alarm Monitoring Services													
Fire Alarm System Repairs	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	$500.00
Fire and Alarm Monitoring Services - Other	103.92	103.92	103.92	103.92	103.92	103.92	103.92	103.92	103.92	103.92	103.92	103.92	$1,247.00
Fire and Alarm System Inspections	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	$3,000.00
Hydrant Fee	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	$120.00
Subtotal for Fire and Alarm Monitoring Services	**405.58**	**405.58**	**405.58**	**405.58**	**405.58**	**405.58**	**405.58**	**405.58**	**405.58**	**405.58**	**405.58**	**405.58**	**$4,867.00**
Insurance - Other	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	$36,000.00
Lawn Care and Landscaping													
Bed Maintenance	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	$2,500.00
Landscaping Improvements	283.33	283.33	283.33	283.33	283.33	283.33	283.33	283.33	283.33	283.33	283.33	283.33	$3,400.00
Mowing, Trimming, and Edging	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	$5,400.00
Subtotal for Lawn Care and Landscaping	**941.67**	**941.67**	**941.67**	**941.67**	**941.67**	**941.67**	**941.67**	**941.67**	**941.67**	**941.67**	**941.67**	**941.67**	**$11,300.00**

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Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2027
Licenses and Permits	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	$2,100.00
General Maintenance and Repair	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	$12,000.00
Management Expenses													
Management Fees	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	$8,640.00
Supplies, Copies, Postage	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	$250.00
Subtotal for Management Expenses	**740.83**	**740.83**	**740.83**	**740.83**	**740.83**	**740.83**	**740.83**	**740.83**	**740.83**	**740.83**	**740.83**	**740.83**	**$8,890.00**
Snow and Ice Removal	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	$13,000.00
Trash Removal and Recycling Services - Other	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	260.00	$3,120.00
Utilities													
Gas and Electric Service	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	$6,000.00
Water, Sewer, and Stormwater Services	18.33	18.33	18.33	18.33	18.33	18.33	18.33	18.33	18.33	18.33	18.33	18.33	$220.00
Subtotal for Utilities	**518.33**	**518.33**	**518.33**	**518.33**	**518.33**	**518.33**	**518.33**	**518.33**	**518.33**	**518.33**	**518.33**	**518.33**	**$6,220.00**
Total for Expenses	**9,417.42**	**9,417.42**	**9,417.42**	**9,417.42**	**9,417.42**	**9,417.42**	**9,692.42**	**9,417.42**	**9,417.42**	**9,417.42**	**9,417.42**	**9,417.42**	**$113,284.00**
Net Operating Income	**1,586.75**	**1,586.75**	**1,586.75**	**1,586.75**	**1,586.75**	**1,586.75**	**1,311.75**	**1,586.75**	**1,586.75**	**1,586.75**	**1,586.75**	**1,586.75**	**$18,766.00**
Non-operating Income													
Total for Non-operating Income	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**$0.00**
Non-operating Expenses													
Transfer to Reserves Account	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	1,620.00	$19,440.00
Total for Non-operating Expenses	**1,620.00**	**1,620.00**	**1,620.00**	**1,620.00**	**1,620.00**	**1,620.00**	**1,620.00**	**1,620.00**	**1,620.00**	**1,620.00**	**1,620.00**	**1,620.00**	**$19,440.00**
Net Non-operating Income	**-1,620.00**	**-1,620.00**	**-1,620.00**	**-1,620.00**	**-1,620.00**	**-1,620.00**	**-1,620.00**	**-1,620.00**	**-1,620.00**	**-1,620.00**	**-1,620.00**	**-1,620.00**	**($19,440.00)**
Net Income	**-33.25**	**-33.25**	**-33.25**	**-33.25**	**-33.25**	**-33.25**	**-308.25**	**-33.25**	**-33.25**	**-33.25**	**-33.25**	**-33.25**	**($674.00)**