2026 Hickory Grove COA Budget | Hickory Grove Condominium Association - Association level | FY2026

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 2026
Income													
Association Fee Income													
Homeowner/Condo Owner Association Dues/Fees	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	$115,200.00
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	**9,775.00**	**9,775.00**	**9,775.00**	**9,775.00**	**9,775.00**	**9,775.00**	**9,775.00**	**9,775.00**	**9,775.00**	**9,775.00**	**9,775.00**	**9,775.00**	**$117,300.00**
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	**9,804.17**	**9,804.17**	**9,804.17**	**9,804.17**	**9,804.17**	**9,804.17**	**9,804.17**	**9,804.17**	**9,804.17**	**9,804.17**	**9,804.17**	**9,804.17**	**$117,650.00**
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	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
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	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	$3,900.00
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	**481.42**	**481.42**	**481.42**	**481.42**	**481.42**	**481.42**	**481.42**	**481.42**	**481.42**	**481.42**	**481.42**	**481.42**	**$5,777.00**
Door Access Systems (Per Mar)	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	$1,200.00
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
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

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Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2026
Subtotal for Lawn Care and Landscaping	**658.33**	**658.33**	**658.33**	**658.33**	**658.33**	**658.33**	**658.33**	**658.33**	**658.33**	**658.33**	**658.33**	**658.33**	**$7,900.00**
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	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	$150.00
Subtotal for Management Expenses	**732.50**	**732.50**	**732.50**	**732.50**	**732.50**	**732.50**	**732.50**	**732.50**	**732.50**	**732.50**	**732.50**	**732.50**	**$8,790.00**
Snow and Ice Removal	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
Trash Removal and Recycling Services - Other	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	$2,700.00
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	**8,840.75**	**8,840.75**	**8,840.75**	**8,840.75**	**8,840.75**	**8,840.75**	**8,840.75**	**8,840.75**	**8,840.75**	**8,840.75**	**8,840.75**	**8,840.75**	**$106,089.00**
Net Operating Income	**963.42**	**963.42**	**963.42**	**963.42**	**963.42**	**963.42**	**963.42**	**963.42**	**963.42**	**963.42**	**963.42**	**963.42**	**$11,561.00**
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	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	960.00	$11,520.00
Total for Non-operating Expenses	**960.00**	**960.00**	**960.00**	**960.00**	**960.00**	**960.00**	**960.00**	**960.00**	**960.00**	**960.00**	**960.00**	**960.00**	**$11,520.00**
Net Non-operating Income	**-960.00**	**-960.00**	**-960.00**	**-960.00**	**-960.00**	**-960.00**	**-960.00**	**-960.00**	**-960.00**	**-960.00**	**-960.00**	**-960.00**	**($11,520.00)**
Net Income	**3.42**	**3.42**	**3.42**	**3.42**	**3.42**	**3.42**	**3.42**	**3.42**	**3.42**	**3.42**	**3.42**	**3.42**	**$41.00**