

GARDEN PARK HOMEOWNERS ASSOCIATION
ANNUAL MEETING

Saturday, October 4, 2025, 10:00am

Location: **VIA CONFERENCE CALL 1.916.235.1420**

PIN# 557413

The Annual Meeting of the Garden Park Homeowners Association will be held on the above date and location. The meeting is scheduled for 10:00am and we hope you will be able to attend. Please mail back this proxy if you are unable to attend, as we need a quorum to conduct this meeting. All assessments, fees and charges must be current as of September 30, 2025, to count towards a quorum and to vote at the Annual Meeting. Return proxy to: Realty One, Inc., PO Box 140396 Edgewater, CO 80214, or email admin@realtyone-co.com.

PROXY

Garden Park Homeowners Association

ANNUAL MEETING, SATURDAY, October 4, 2025

I, _____ am a member in good standing of the Garden Park Homeowners Association under the provision of the legal documents governing said association (please check one of the following):

_____ I grant my proxy to the Secretary of the Garden Park Homeowners Association.

_____ I grant my proxy to _____ (please name an individual who will vote your proxy at the October 4, 2025 meeting.)

This proxy is executed for the Annual Meeting scheduled for October 4, 2025 and all adjournments thereof, and carries with it full right to the proxy holder to cast his/her vote (s) as he/she sees fit, and to represent me on any matter or resolution which may come before the meeting and to take any other action which I could personally take if present at the meeting.

This proxy shall remain in effect for this meeting, until revoked by me or upon the conveyance of my property.

Date: _____, 2025 By: _____

Address: _____

GARDEN PARK HOA CONDO ASSOCIATION

Annual Meeting

September 14, 2024

Teleconferencing

Call to Order: 10:00 a.m. Tony Lonsinger, President, brought the meeting to order. Five present at the meeting with one proxy. A quorum was determined. Forrest Scruggs, Realty One, Inc., Manager was also present.

1. Minutes: The Minutes from September 9, 2023, were approved, motion by Tony, second by Barbara Rhoades, all in favor.

2. Property Management Report:

The Financials for January through August 2024 were presented by Forrest Scruggs, and Forrest said the Reserves are in good shape and fully funded. Forrest along with Tony reviewed the major expense on the xeriscape landscaping project of \$41,000. There were no questions from the members but everyone was very satisfied.

3. Homeowner Forum:

Tony once again said he will remove the hose bibs in October and put out the salt buckets. He confirmed the same snow removal company will be hired to remove snow at 4 inches. Tony will arrange for the gutter cleaning when the majority of the leaves are down.

4. New Business: The elections were held with each member agreeing to serve for another term, Tony as President, Marcene as Secretary, and Barbara as Treasurer. No other responses were received. All were in favor for each nominee.

Meeting Adjourned: 10:39 am, Tony motioned, second by Barbara, all in favor, meeting adjourned.

Garden Park Homeowner's Association
Profit & Loss
January through August 2025

	<u>Jan - Aug 25</u>
Ordinary Income/Expense	
Income	
Association Dues	29,275.00
Total Income	29,275.00
Expense	
ACH Quarterly Bank Fee	42.00
Annual Filing Fees	69.00
Association Management	4,600.00
Gutter Cleaning	795.00
Insurance Expense	14,190.00
Postage and Delivery	11.68
Repairs and Maintenance	20,291.47
Snow Removal	2,700.00
Tax Prep.	350.00
Water (City of Longmont)	3,978.61
Total Expense	47,027.76
Net Ordinary Income	-17,752.76
Other Income/Expense	
Other Income	
Interest Income	2.50
Total Other Income	2.50
Net Other Income	2.50
Net Income	<u><u>-17,750.26</u></u>

Garden Park Homeowner's Association
Balance Sheet
As of August 31, 2025

	<u>Aug 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating Acct.	8,253.33
Reserve Account	25,206.64
Total Checking/Savings	33,459.97
Accounts Receivable	
Accounts Receivable	-1,550.00
Total Accounts Receivable	-1,550.00
Total Current Assets	31,909.97
TOTAL ASSETS	31,909.97
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	29,265.22
Retained Earnings	20,395.01
Net Income	-17,750.26
Total Equity	31,909.97
TOTAL LIABILITIES & EQUITY	31,909.97

Garden Park Homeowner's Association
Profit & Loss Budget vs. Actual
January through August 2025

	Jan - Aug 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Association Dues	29,275.00	28,800.00	475.00	101.6%
Total Income	29,275.00	28,800.00	475.00	101.6%
Expense				
ACH Quarterly Bank Fee	42.00	38.00	4.00	110.5%
Annual Filing Fees	69.00	68.00	1.00	101.5%
Association Management	4,600.00	4,600.00	0.00	100.0%
Gutter Cleaning	795.00	1,500.00	-705.00	53.0%
Insurance Expense	14,190.00	7,720.00	6,470.00	183.8%
Office Supplies	0.00	45.00	-45.00	0.0%
Postage and Delivery	11.68	86.00	-74.32	13.6%
Repairs and Maintenance	20,291.47	1,400.00	18,891.47	1,449.4%
Reserve Contribution	0.00	6,708.68	-6,708.68	0.0%
Snow Removal	2,700.00	2,700.00	0.00	100.0%
Tax Prep.	350.00	350.00	0.00	100.0%
Water (City of Longmont)	3,978.61	4,080.00	-101.39	97.5%
Total Expense	47,027.76	29,295.68	17,732.08	160.5%
Net Ordinary Income	-17,752.76	-495.68	-17,257.08	3,581.5%
Other Income/Expense				
Other Income	2.50			
Interest Income				
Total Other Income	2.50			
Net Other Income	2.50			
Net Income	-17,750.26	-495.68	-17,254.58	3,581.0%