

## **Garden Park Homeowners Association**

### Owner's Meeting Agenda

Saturday, April 11, 2026 10:00 am

Via Conference Call: 1.916.235.1420

PIN# 557413

1. Call to Order
2. Roll Call
3. Approval of the Meeting Minutes – No Meeting Minutes to approve, this is the first owner's meeting.
4. Homeowners Forum
5. Property Management Report
6. Open Issues
7. New Business
8. Meeting Adjourned

**Garden Park Homeowner's Association**  
**Profit & Loss**  
 January 1 through March 15, 2026

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	<b>Jan 1 - Mar 15, 26</b>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
2026 Special Assessment	37,550.01
Association Dues	11,550.00
<b>Total Income</b>	49,100.01
<b>Expense</b>	
Annual Filing Fees	69.00
Association Management	
Special Services	150.00
Association Management - Other	1,800.00
<b>Total Association Management</b>	1,950.00
Legal Collections	250.00
Snow Removal	1,350.00
Water (City of Longmont)	1,062.19
<b>Total Expense</b>	4,681.19
<b>Net Ordinary Income</b>	44,418.82
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Interest Income	0.22
<b>Total Other Income</b>	0.22
<b>Net Other Income</b>	0.22
<b>Net Income</b>	<b>44,419.04</b>

**Garden Park Homeowner's Association**  
**Balance Sheet**  
As of March 15, 2026

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	<u>Mar 15, 26</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating Acct.	7,619.74
Reserve Account	48,950.46
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Total Checking/Savings	56,570.20
Accounts Receivable	
Accounts Receivable	-3,250.00
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Total Accounts Receivable	-3,250.00
Total Current Assets	53,320.20
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<b>TOTAL ASSETS</b>	<b><u>53,320.20</u></b>
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<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Balance Equity	29,265.22
Retained Earnings	-20,364.06
Net Income	44,419.04
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Total Equity	53,320.20
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>53,320.20</u></b>
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**Garden Park Homeowner's Association**  
**Profit & Loss Budget vs. Actual**  
 January 1 through March 15, 2026

	Jan 1 - Mar 15, 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
Income				
2026 Special Assessment	37,550.01	12,500.00	25,050.01	300.4%
Association Dues	0.00	0.00	0.00	0.0%
Dues Refund	11,550.00	10,500.00	1,050.00	110.0%
Association Dues - Other				
<b>Total Association Dues</b>	<b>11,550.00</b>	<b>10,500.00</b>	<b>1,050.00</b>	<b>110.0%</b>
<b>Total Income</b>	<b>49,100.01</b>	<b>23,000.00</b>	<b>26,100.01</b>	<b>213.5%</b>
Expense				
2022 Paint Project	0.00	0.00	0.00	0.0%
ACH Quarterly Bank Fee	0.00	12.50	-12.50	0.0%
Annual Filing Fees	69.00	37.50	31.50	184.0%
Annual Meeting	0.00	0.00	0.00	0.0%
Association Management				
Special Services	150.00	0.00	150.00	100.0%
Association Management - Other	1,800.00	1,500.00	300.00	120.0%
<b>Total Association Management</b>	<b>1,950.00</b>	<b>1,500.00</b>	<b>450.00</b>	<b>130.0%</b>
Automobile Expense	0.00	0.00	0.00	0.0%
Computer and Internet Expenses	0.00	0.00	0.00	0.0%
Depreciation Expense	0.00	0.00	0.00	0.0%
Electrical Repairs	0.00	0.00	0.00	0.0%
Gutter Cleaning	0.00	1,600.00	-1,600.00	0.0%
Insurance Expense	0.00	30,000.00	-30,000.00	0.0%
Interest Expense	0.00	0.00	0.00	0.0%
Landscaping and Groundskeeping	0.00	0.00	0.00	0.0%
Legal (9 Governing Docs)	0.00	0.00	0.00	0.0%
Legal Collections	250.00	0.00	250.00	100.0%
Meals and Entertainment	0.00	0.00	0.00	0.0%
Mileage	0.00	0.00	0.00	0.0%
Office Supplies	0.00	75.00	-75.00	0.0%
Payroll Expenses	0.00	0.00	0.00	0.0%
Postage and Delivery	0.00	100.00	-100.00	0.0%
Professional Fees	0.00	0.00	0.00	0.0%
Reconciliation Discrepancies	0.00	0.00	0.00	0.0%
Rent Expense	0.00	0.00	0.00	0.0%
Repairs and Maintenance	0.00	24,730.00	-24,730.00	0.0%
Reserve Contribution	0.00	7,500.00	-7,500.00	0.0%
Roof Insurance Claim	0.00	0.00	0.00	0.0%
Small Tools and Equipment	0.00	0.00	0.00	0.0%
Snow Removal	1,350.00	4,050.00	-2,700.00	33.3%
Tax Prep.	0.00	350.00	-350.00	0.0%
Telephone Expense	0.00	0.00	0.00	0.0%
Tree Trimming	0.00	0.00	0.00	0.0%
Utilities	0.00	0.00	0.00	0.0%

**Garden Park Homeowner's Association**  
**Profit & Loss Budget vs. Actual**  
 January 1 through March 15, 2026

	Jan 1 - Mar 15, 26	Budget	\$ Over Budget	% of Budget
Water (City of Longmont)	1,062.19	6,120.00	-5,057.81	17.4%
Weed Control	0.00	0.00	0.00	0.0%
<b>Total Expense</b>	<b>4,681.19</b>	<b>76,075.00</b>	<b>-71,393.81</b>	<b>6.2%</b>
Net Ordinary Income	44,418.82	-53,075.00	97,493.82	-83.7%
Other Income/Expense				
Other Income	0.22	0.00	0.22	100.0%
Interest Income				
<b>Total Other Income</b>	<b>0.22</b>	<b>0.00</b>	<b>0.22</b>	<b>100.0%</b>
Other Expense				
Ask My Accountant	0.00	0.00	0.00	0.0%
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
Net Other Income	0.22	0.00	0.22	100.0%
<b>Net Income</b>	<b>44,419.04</b>	<b>-53,075.00</b>	<b>97,494.04</b>	<b>-83.7%</b>