FOREST PARK of LAFAYETTE LOA
2025 est. Close and 2026 Budget

Account Name	Acct	YTD Dec Actual	2025 Annual Budget	2026 Annual Budget
Income				
ASSOCIATION INCOME	**4000**			
LOA Dues:Annual Dues	4030	84,600.06	$84,600	$88,850
Late Fees/Finance Charges	4145	17.07	$0	$0
Transfer Fee Income	4155	900.00	$0	$0
Total ASSOCIATION INCOME		**85,517.13**	**$84,600**	**$88,850**
Total Operating Income		**85,517.13**	**$84,600**	**$88,850**
Expense				
ADMINISTRATIVE	**6000**			
Accounting Fees	6005	461.25	$400	$475
Bank Charges and Fees	6015	10.00	$24	$24
Business Filing Fees	6025	69.00	$70	$70
Insurance	6070	1,689.00	$1,689	$1,800
Misc. Admin.	6105	0.00	$20	$20
Postage and Delivery	6125	118.99	$140	$140
Printing and Reproduction	6130	347.94	$325	$350
Property Management Fee	6140	12,000.00	$12,000	$9,600
Property Transfer Fee	6145	900.00	$0	$0
Web Site Design & Management	6180	675.00	$675	$600
Web Site Hosting & Domain	6185	190.00	$220	$220
Total ADMINISTRATIVE		**16,461.18**	**$15,563**	**$13,299**
LANDSCAPE MAINTENANCE	**6830**			
Aeration	6835	700.00	$730	$765
Backflow Testing	6840	126.95	$120	$135
Clean Up Spring/Fall	6850	2,500.00	$4,400	$4,620
General Clean UP - Raking/Weeds	6865	3,360.00	$3,360	$3,500
Holiday Decorations	6870	840.00	$840	$900
Irrigation Maintenance	6880	4,030.01	$2,000	$5,000
Lawn Fertilizing/Weed Control	6890	5,420.97	$5,421	$5,700
Mowing - Irrigated	6900	17,150.00	$15,015	$15,750
Non-Irrigated Mowing	6915	6,785.00	$5,622	$5,900
Shrub Pruning	6930	250.00	$250	$300
Snow Removal	6935	4,200.00	$4,200	$4,410
Tree Trimming/Removal/Replace	6960	2,884.59	$3,000	$3,000
Weeding Gardens	6980	3,284.00	$3,100	$3,250
Total LANDSCAPE MAINTENANCE		**51,531.52**	**$48,058**	**$53,230**
MAINTENANCE	**7100**			
Lighting Maintenance	7135	25.00	$100	$100
Path/Sidewalk Maintenance	7150	0.00	$100	$100
Signs & Mail Boxes	7170	617.29	$200	$200

FOREST PARK of LAFAYETTE LOA

2025 est. Close and 2026 Budget

Account Name	Acct	YTD Dec Actual	2025 Annual Budget	2026 Annual Budget
Total MAINTENANCE		**642.29**	**$400**	**$400**
BUILDING/STRUCTURE/MAINTENANCE	**7200**			
Buildings & Structures Misc	7220	0.00	$650	$650
Total BUILDING/STRUCTURE/MAINTENANCE		**0.00**	**$650**	**$650**
REPAIRS	**7500**			
Irrigation Repair	7530	0.00	$100	$0
Total REPAIRS		**0.00**	**$100**	**$0**
UTILITIES	**7800**			
Electric	7810	1,203.45	$790	$1,300
Total UTILITIES		**1,203.45**	**$790**	**$1,300**
Water	**7850**			
Water - City of Lafayette	7860	14,018.24	$16,000	$16,000
Total Water		**14,018.24**	**$16,000**	**$16,000**
Total Operating Expense		**83,856.68**	**$81,561**	**$84,879**
Total Operating Income		85,517.13	$84,600	$88,850
Total Operating Expense		83,856.68	$81,561	$84,879
NOI - Net Operating Income		**1,660.45**	**$3,039**	**$3,971**
Other Income				
INTEREST INCOME	**8000**			
Interest Income - other	8005	15.27	$25	$15
Total INTEREST INCOME		**15.27**	**$25**	**$15**
Total Other Income		**15.27**	**$25**	**$15**
Net Other Income		**15.27**	**$25**	**$15**
Total Income		85,532.40	$84,625	$88,865
Total Expense		83,856.68	$81,561	$84,879
Net Income		**1,675.72**	**$3,064**	**$3,986**
			To Reserves	**$3,500**
			Net Income	**$486**