

**NOBLE PARK HOMEOWNERS ASSOCIATION  
FISCAL YEAR 2019 REPORT**

1. FY 2019 FINANCIAL REPORT:

CATEGORY	BUDGET	ACTUAL
TOTAL INCOME	<b>\$17,100</b>	<b>\$18,148<sup>1</sup></b>
<b>EXPENSES</b>		
Legal and Accounting	\$4,000	\$8,016 <sup>2</sup>
Common Area Landscaping and Maintenance	\$6,600	\$8,545.62 <sup>3</sup>
HOA Insurance	\$1,500	\$1,683.25
Website	\$200	\$171.87
Community Events	\$500	\$477.71
Newsletters/Dues Notice/Office Expenses	\$650	\$584.17
Reserve	\$3,700	0
<b>TOTAL EXPENSES</b>	<b>\$17,100</b>	<b>\$19,478.62</b>

<sup>1</sup> Excess income = Interest Income, Fees for Real Estate transaction documentation, fines and penalties

<sup>2</sup> Legal fees for HOA pursuit of lien exceeded estimate; Income Taxes paid

<sup>3</sup> Higher fence repair costs; increase in landscape maintenance cost

2. FY 2019 ACCOUNTING AUDIT AND INCOME TAXES

- Accountant Review of Financial Documents: Positive review with no corrections to be made
- Statement of Accounts: As of 12/31/2019

ASSETS		
Checking	\$15,934.97	
Savings	\$136,002.64	<b>\$151,937.61</b>

3. HOA EVENTS/ACTIVITIES

- Spring Cleanup
  - 21 volunteers
  - mulched every tree in Christensen Park
  - mulched the trees in the median of King's Ridge
  - worked on the main traffic circle of King's Ridge
  - collected trash from 47th Street to Airport Road
  - pulled a lot of heavy, treated lumber off the hill leading to the tunnel under Valmont.
- Summer Picnic – was not held
- Halloween Howl – held October 26

#### 4. COMPLIANCE ACTIVITY:

- Weeds
- Mow
- Water
- Bare Ground
- Pet Nuisance
- Bins
- Debris in yard
- Equipment in yard/driveway
- Inoperable Vehicle
- Noise
- Commercial Vehicle
- Dead Trees
- Boats/Trailers/RVs
- Short Term Rental (Airbnb)

#### 5. PROJECTS

- Solar panel installations
- External house painting
- Hot tub installation
- New A/C unit installation
- New house siding installation

#### 6. LEGAL MATTERS

- HOA legal action to establish judgment and lien
- Law firm drafts and reviews of HOA policies

#### 7. HOA Administration

- Two policies adopted to conform to new Colorado Statutes for HOAs
  - Collection Policy
  - Enforcement Policy