

**NOBLE PARK HOMEOWNERS ASSOCIATION
FISCAL YEAR 2021 REPORT**

1. FY 2021 FINANCIAL REPORT:

CATEGORY	BUDGET	ACTUAL
TOTAL INCOME	\$20,450	\$20,429.27¹
EXPENSES		
Accounting/ Audit	\$1,200	\$1,200
Administrative	\$400	\$620
Common Area Maintenance	0	\$75
Fence Repairs	\$5,000	\$2,564
HOA Insurance	\$1,700	\$1,704
Landscaping and Groundskeeping	\$4,500	\$7,707 ²
Legal	\$200	\$123
Website	\$200	\$185.87
TOTAL EXPENSES	\$13,200	\$14,179

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

² Snow removal contractor issues; Late landscape services billing from prior year

2. FY 2021 ACCOUNTING AUDIT AND INCOME TAXES

- Accountant Review of Financial Documents: Independent review identified a \$78.90 discrepancy between the end of year Treasurer's Report and the bank statement. The \$78.90 represents an interest income adjustment made when the HOA switched banks mid-year. The adjustment entry in the accounting records resulted in this discrepancy. The matter was resolved and accounting records and bank statements match.
- Statement of Accounts: As of 12/31/2021

ASSETS		
Checking	\$6,759.50	
Savings	\$145,082.79	\$151,842.29

3. HOA EVENTS/ACTIVITIES

- The Spring Cleanup was combined with the Summer Picnic and held in early June. Highlights are:
 - A record turnout – at least 45 volunteers!
 - Trash cleaned up from 47th Street to Airport Road
 - Trees were mulched
 - Gazebo area, the bridge and through the drainage for the water pump were weeded. mulched every tree in Christensen Park
 - Scott Harper once again served up great food from the grill

4. COMPLIANCE ACTIVITY

- Weeds
- Mowing
- Watering
- Bare ground/Ground cover replenishment
- Unauthorized vehicles
- Nuisance (noise)
- Pets (At roaming at large/barking)
- Vehicular Nuisance (Speeding/Noise)

5. PROJECTS

- Four external house painting
- One garage door
- One siding/trim replacement
- Two landscape proposals
- One structural home addition

6. LEGAL MATTERS

- Homeowner judgment and lien activity

7. HOA Administrative Actions of Note:

- No annual meeting was held – Boulder Meadows Library closed to public events
- A Money Market account was established with Elevations FCU for HOA reserve funds
- A written “Description of Services” and descriptive neighborhood maps were developed to solicit quotes for new landscape services and snow removal contractors.