

**NOBLE PARK HOMEOWNERS ASSOCIATION
FISCAL YEAR 2022 REPORT**

1. FY 2022 FINANCIAL REPORT:

CATEGORY	BUDGET	ACTUAL
TOTAL INCOME	\$21,800	\$21,822
EXPENSES		
Administrative	\$3,800	\$5,402
Landscaping/Groundskeeping	\$2,000	\$3,693
Fence Repair	\$4,000	\$1,103
Snow Removal	\$3,000	\$2,850
Mowing	\$2,000	\$2,870
TOTAL EXPENSES	\$14,800	\$15,918

2. FY 2022 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 12/31/2022

ASSETS		
Checking	\$ 6,759.50	
Regular Savings	\$ 10,005.11	
Money Market	\$142,319.79	
		\$157,965.03

OLD BUSINESS

1. DECEMBER 2021 WINDSTORMS

4. 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

5. COMPLIANCE ACTIVITY

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

6. PROJECTS

- Types:
 - External house painting
 - Garage door
 - Siding/trim replacement
 - Landscape proposals
 - Structural home addition

7. SECURITY

- Vehicle Breakins
- Stolen License Plate
- Stolen Vehicle
- Night-Time “Strollers”

8. LEGAL MATTERS

- Colorado 2022 Revised Statutes

8. 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.