

NOBLE PARK HOMEOWNERS ASSOCIATION
FISCAL YEAR 2023 REPORT

1. FY 2023 FINANCIAL REPORT:

CATEGORY	BUDGET	ACTUAL
TOTAL INCOME	\$29,700	29,833
EXPENSES		
Administrative	\$3,340	\$3,703
Fence Repair	\$5,000	\$1,058
Landscaping/Groundskeeping	\$12,100	\$4,323
Snow Removal	\$2,000	\$850
Legal	\$2,000	\$2,371
Community Events	\$500	\$353
TOTAL EXPENSES	\$24,940	\$12,657

2. FY 2023 ACCOUNTING AUDIT AND INCOME TAXES

Accountant Review of Financial Documents: An independent review of the HOA's financial records was conducted, including all bank statements, invoices/bills, Treasurer's Reports and reports from the HOA accounting system of all transactions made. No discrepancies were found.

- Statement of Accounts: As of 12/31/2023

ASSETS		
Checking	\$ 1,627	
Money Market	\$ 23,495	
Certificate of Deposit	\$149,996	
Regular Savings	0.03	
		\$175,118

4. HOA EVENTS/ACTIVITIES

- The Spring Cleanup was held on Earth Day, April 22nd.
- The Summer Picnic was held on Saturday, August 5th.

5. COMPLIANCE ACTIVITY

- 22 Notices
 - 17 Owners

- Types:
 - Weeds
 - Watering
 - Bins
 - Dead Trees

- Xeriscape Maintenance
- Bare ground/Ground cover replenishment
- Vehicle – Multiple Covenant violations
- Vehicle Blocking Sidewalk
- Pets (At roaming at large/barking)
- Landscape Maintenance

6. PROJECTS

- 20 Requests
- Types:
 - Patio
 - Decks
 - A/C External Unit
 - Windows/Doors
 - Tree Removal
 - Exterior Paint
 - New Fences
 - Siding/trim replacement
 - Landscape proposals

7. SECURITY

- Vehicle Vandalism

8. LEGAL MATTERS

- Colorado Statutes Compliance
- Special Assessment
- Policy Reviews

8. HOA Administrative Actions of Note:

- Policies:
 - Adoption of Amendment of Policies and Rules (9/5/23)
 - NPHOA Collection Policy (11/1/23)
- Website Upgrade
 - Expanded Documents page
 - HOA Policies
 - Newsletters
 - Annual Reports
 - Status Page
 - Board meeting information (date and time with agenda) and Minutes
 - Update links to irrigation and fence projects
 - Updated Realtor page with HOA fees listed
- Purchased 18-month Certificate of Deposit with a 5.20 APY