

FISCAL YEAR 2025 REPORT

1. FY 2025 FINANCIAL REPORT:

CATEGORY	BUDGET	ACTUAL
TOTAL INCOME	\$23,315	\$23,426
EXPENSES		
Administrative	\$6,224	\$6,063
Community Events	\$400	\$305
Fence Repair	\$2,000	\$-0-
Landscaping/Groundskeeping	\$7,060	\$5,579
Utilities	\$1,120	\$1,214
Snow Removal	\$2,000	\$1,155
Legal	\$2,000	\$215
TOTAL EXPENSES	\$18,804	\$14,530
HOA PERIMETER FENCE REPLACEMENT		\$141,430

Statement of Accounts: As of 12/31/2025

ASSETS		
Checking	\$8,635	\$47,229
Money Market	\$11,329	
Certificate of Deposit	\$27,000	
HOA RESERVES		
Fence Replacement	\$26,491	\$38,547
Fence Maintenance	\$2,800	
Working Capital	\$9,256	

2. FY 2025 ACCOUNTING AUDIT AND INCOME TAXES

Review of Financial Documents: An independent review of the HOA’s financial records was conducted, including bank statements from Elevations Federal Credit Union, invoices, Monthly Assets and Liabilities reports, and the accounting software generated Transaction Level Report for income and expenses January 1 through December 31, 2025. The review’s conclusions:

- “Treasurer reports are well-documented and in agreement with entries and balances on monthly bank statements.
- Bank statements provided evidence for payments and expenses.
- 2025 invoices (bills paid) were typical of what would be expected in an HOA.
- Treasurer’s work was found to be thorough and detailed with supporting documentation”.

Income Tax: HR Advisors completed the preparation and e-filing of 1099’s for all service contractors and copies of the forms were mailed by the HOA prior to the end of January 2025 deadline. HR Advisors completed the Noble Park IRS and Colorado Income taxes, which the HOA filed with payments of \$1,498 in federal tax and \$216 in Colorado tax.

3. HOA EVENTS/ACTIVITIES

- The Spring Cleanup was held on Sunday, April 27th.
- The Summer Picnic was held on Saturday, August 9th.

5. COMPLIANCE ACTIVITY

- 22 Notices
 - 19 Owners
- Types:
 - Weeds
 - Irrigation
 - Bins

6. PROJECTS

- 17 Requests
- Types:
 - A/C Compressor
 - Porch
 - Roof
 - Siding
 - Tree Removal
 - Windows
 - Entry Doors
 - Exterior Paint
 - New Fence
 - Structural Modification
 - Landscape proposals
 - Solar panels

7. LEGAL MATTERS

- Colorado Statutes Compliance
 - New – Noble Park Reserve Fund and Planning Policy
 - New – Noble Park Reserve Fund Investment Policy
- HOA Policies
 - New – Noble Park Pickup Mounted Camper Policy
- New Requirement for HOA Registration with Colorado Department of Regulatory Agencies, Division of Real Estate, with new fee of \$44.00

8. HOA Administrative Actions of Note:

- Website Additions:
 - Monthly Financial Status Reports
 - Annual HOA Management Reports