

## **High Pines Owners Association (HPOA) Annual Meeting**

**January 23, 2024**

Meeting convened at The Barn at 6:30 PM after the 6:00 PM Social

Members present: approximately 35.

### **6:30 PM Annual Meeting**

President Joe Todd called meeting to order and gave opening remarks.

First drawing for door prize. Jerry Peevyhouse winner.

#### **Guest Speaker:**

Joe Todd introduced our guest speaker, Roy Martinez, our HPOA representative to NEPCO.

#### **NEPCO Update:**

NEPCO—Northern El Paso County Coalition of Community Associations

Paul Pirog was the previous representative and he remains as the alternate.

NEPCO comprises approximately 10,000 + homes, and 20,000 + registered voters. It is important to have this one voice to represent us. It promotes sharing of information among HOA members. It is also a point of contact for our local government. Any member of the HOA can attend. The meetings are bimonthly. NEPCO shares all their information with members.

#### **Committees of NEPCO:**

Transportation and Land Use—this committee needs a chair. IT is responsible for coordinating proposals which come in.

Wildfire Preparedness—the chair lives in Red Rock Ranch

El Paso Transportation—PPACG—Pikes Peak area

RTPAC—Regional Transportation

#### **Update on Monument Ridge East and West:**

Last year's proposal: The property is in unincorporated El Paso County. They want to annex this into the Town of Monument. The planning staff voted it with changes to the town council. The town council shot it down stating water issues, destroying all the trees (the developer wanted to replant some even though statistics demonstrate this is usually unsuccessful), population impact, and loss of Frontage road causing road from Misty Acres to be extended to County Line Road.

BUT, the land has current zoning leaving the developer the right to build on it (ex-mixed use zoning). If the Town of Monument does not approve it, the developer will go to the county. Of course, El Paso will consider the developer's proposal. NEPCO will keep us updated.

Password: Nepco@2021

User name: member

**Synopsis of the November, 2023 meeting:**

Information on roads—the county is providing a survey all all roads around El Paso County. This will determine the higher priorities for road work. They are struggling to keep up with all the needs of road maintenance.

Check out the “**Citizen Connect**” app. Members can go there to upload photos—trash, debris, potholes—so the county can evaluate the need for maintenance.

**Senate Bill 213.** This bill addresses accessory dwelling units (another home on a single lot used for long term, everyday use). This bill was shot down by Commissioner Williams. We actually have accessory living quarters now (more like a guest house for temporary living) as part of our bylaws. What the county wanted to to was to combine accessory living quarters with accessory dwelling units, which isn’t good for our HPOA.

The county is in the process of rewriting the code for developers. Now, a developer must notify all dwellings *within 500 feet* from a dwelling to be built. The county wants to change it to only the dwellings *adjacent* to the new dwellings.

**Pikes Peak Emergency Preparedness and Safety Guide.**

—a great source of information

**Pikes Peak Alerts**—another great resource and free to sign up for

**Wildfire Mitigation**—Jeremy Baumgartner is a person to contact for information.

**Wildlife**—obviously we have a lot of in our community.

**Law Enforcement**—the chief of Woodmoor is Kevin Nielsen, and he spoke at the January meeting. He discussed crimes and burglaries. Our crime rate is 2-3 home burglaries per year.

If our HOA wants to pay for patrols, more rapid response, vacation checks, and even motor assists (lock out of cars), we can pay \$150/home lot/year. We’d have to contact the public service department.

**NEPCO’s future discussion topics:**

- short term rentals
- planning department at TOM and EPC
- ADU re-emergence
- HOA water and sewage

**Water district—WWSD.** Our manager is Jessie Shaffer.

He discussed renewable water plans. There will be about a 4% increase in rates. In 2023, it went up 7%. The average is considered 10%.

The well on County Line Rd will soon have a well house built.

There will be a water meter replacement for all of us. It’s a 5-year program underway now since 2020, and we are scheduled for the end of that period—in 2025.

Also of note—there was a water main break last year on High Pines Drive and Plowman.

\*\*\*

Thanks to Roy for a great presentation. His power point has been attached to these minutes. Second drawing for door prize. Michelle and John Hagopian winner.

\*\*\*

### **7:45 Business Meeting**

President Joe Todd introduced Herb Preslier, ex-officio board member. Herb said he enjoyed his time on the board, and encouraged others to run for positions. He explained most meetings (not including the annual meeting)—2-3 per year—are on zoom so it's not a big time commitment. He asked for members to join the board tonight.

Jeremy McIntire, our treasurer, went over finances. His report has been attached to these minutes.

Rich Hansen, president-elect and in charge of the architectural committee, said we only had one fence request.

Joe Todd discussed the detention pond project. This is being jointly done with the patio homes. It did not get completed before winter, so it will be completed in the spring. The cost is about \$6500.

### **New Business:**

**El Paso County Plowing** changes have affected all of us. Nobody understands where they are measuring the amount of snowfall to determine whether plowing will occur. If it's Monument, then we are being treated unfairly since we get more snow than downtown Monument.

Perhaps we can put sand barrels near the High Pines entrance to protect vehicles from sliding onto County Line Rd.

**Dogs.** This is the number one complaint to our HPOA board. Complaints are dogs off leash, being aggressive, or incessant barking. The board recommends first talking to the dog owner. If that doesn't work, the HPOA can't really do anything unless it becomes a nuisance. Then, we may be able to intervene. However, if the dog owner lives in another HOA, then it is a problem we can't do anything about.

NOTE—Dogs must be on leash if it's off your property.

Please be considerate of your neighbors.

Please pick up after them—and dispose of the bag in your receptacle.

\*\*\*

Third drawing for door prize. Joe Berube winner.

\*\*\*

## Election of Officers

- We established that we had a quorum
- We have several open positions. We have been functioning without a vice-president for several months. We need a vice-president, and can have two members-at-large.
- We introduced the existing nominations for Secretary (Barbara Preslier) and President (Rich Hansen). The members motioned that they were all in favor of Rich Hansen's nomination.
- We received additional nominations from floor for Vice President—Dion Kearney, Members-at-Large—Jim Stittner and Bob Linza.

Jim Stittner said our HPOA was the best one he's ever been a part of, and he was involved before in the Denver area. Thank you, Jim.

Elections were held.

The results:

Ex-Officio	Joe Todd	
President	Rich Hansen	
Vice President	Dion Kearney	
Secretary	Barbara Preslier	
Treasurer	Jeremy McIntire	
Director-at-large	Jim Stittner	
Director-at-large	Bob Linza*	*Bob will be a non-voting member of the board as per the bylaws.

All approve election.

We all thank Joe Todd for doing a wonderful job as president.

Joe Todd - introduced Rich Hansen as President.

Any questions or statements from the members:

Dion Kearney related a story about a water issue. He said he heard gushing water outside and didn't know where it was coming from. He called the water department, who came immediately. It turned out it was a neighbor's outside faucet that was left running.

As to the county taking over the detention ponds, we were given a resounding "no" from them. Roy said if the developer does manage to take over our private roads, that would be an ideal time for the county to take over the detention ponds.

Joe asked about companies for cleaning roof vents.

\*\*\*

Final drawing for door prize. Karen and Roy Martinez won.

\*\*\*

Ex- Officio Joe Todd made a motion to end the meeting at 8:30 PM. All agree. No opposition.  
Meeting adjourned.

Attachments: Roy Martinez power point  
Jeremy McIntire treasurer report

Minutes prepared by Barbara Preslier, secretary



# High Pines Owners Association

## Annual Meeting

Woodmoor “Barn”  
Community Center

January 23, 2024

# Topic Updates by Resident Roy Martinez

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- **Northern El Paso County Coalition of Community Associations (NEPCO)**
  - Non-profit member organization representing HOAs in northern EPC
  - 10,000+ homes and 20,000+ registered voters
  - HPOA is a member HOA
- Roy Martinez  
HPOA Rep to NEPCO



- NEPCO **facilitates communication, interaction, and information** on topics of common interest
- NEPCO provides bi-monthly **informational meetings**
- **Information exchanges, and feedback** with state, county and local **government entities**
- Serving as an **area-wide point of contact** with **levels of government**
- **NEPCO information** is shared with HPOA residents

- Two NEPCO Committees
  - Transportation & Land Use Committee
  - Wildfire Preparedness Committee
- Rep to El Paso County Transportation
- Rep to Pikes Peak Area Council of Governments (PPACG)
- Rep to PPACG Regional Transportation Plan Advisory Committee (RTPAC)

# HPOA NEPCO Activities – Close to Home

- “Monument Ridge East & West” development proposal
  - Currently unincorporated EPC, with existing zoning
  - Proposed Annexation by ToM
  - Proposal voted down by Monument Town Council in July, 2023
  - **Developer plans to come back under El Paso County**



- HPOA Residents can attend General Membership meetings
- HPOA Residents have member access to website
  - Inquire for credentials
- 2023 meeting topics included:
  - Transportation, Emergency management & Fire District's merger, legislative impacts on HOAs, water in our region, Town of Monument land use planning, and El Paso County commissioner updates in Nov.
- 2024 meetings planned - topics:
  - Law Enforcement in January, State HOA Legislative update, HOA insurance costs and/or parks & open spaces, EPC Public Works & Planning, EPC commissioner updates

- Salient Points from November Meeting:
  - District 1 Commissioner, Holly Williams
    - EPC Public Works Director (Kevin Mastin) & Director of Planning (Meggan Harrington)
    - 2,300 miles of roads in the county – split between gravel and asphalt
    - Ave. cost to pave a road \$1M/mile and does not include sidewalks
    - This year will map every road using LidAR
      - Full depth road condition – will use to det. which will be paved in 2024
      - List of roads to be paved will come out in January on website
      - If you identify a road that is need of repair, you can go to **Citizen Connect** (phone app or website) to enter information (Picture with coordinates)
      - **Citizen Connect app** – request services, e.g. pot holes, trash & debris, etc., and info will go directly to the appropriate staff member
  - Land Use Legislation
    - SB 23-213 did not pass, but will likely come back by governor
    - A new county proposal is looking at combining Accessory Living Quarters with Accessory Dwelling Units (ADUs).
      - Would allow property owners to put a 2<sup>nd</sup> home. PUDs would be exempt.
  - Planning Dept
    - County code will undergo a complete rewrite in 2024. NEPCO will be kept in the loop
    - Notification buffer with proposed developments will increase to 500-ft, compared to immediately adjacent

- Salient Points from January Meeting:

- [Pikes Peak Regional Emergency Preparedness and Safety Guide](#) – obtain a copy
  - <https://pproem.com/>
  - Noteworthy – under Emergency Communications
    - ❖ **“Peak Alerts”** notify you of emergencies that happen near your address or current location. Need to sign up for these alerts
- Wildfire Preparedness Committee update
  - Chipper program by Monument Fire
  - End of February, beginning of March
  - Need to contact Jamey Bumgartner at Monument Fire





# **Pikes Peak Regional Emergency Preparedness and Safety Guide**



Version 3

# Emergency Preparedness and Safety Guide

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**Pikes Peak Regional Office of Emergency Management**  
**3755 Mark Dabbling Blvd. • Colorado Springs CO • 80907**  
**(719) 385-5957**  
**pproem.com**



- Salient Points from January meeting cont... – Law Enforcement Topic
  - Speakers - EPC Undersheriff, ToM Chief, WIA Security Chief
  - EPC Undersheriff, Jeff Kramer
    - Largest sheriff's dept. in state – 542 officers, 900+/- total staff
    - Most populous county
    - EPC has single largest jail in state
      - ❖ 1,161 inmates currently, capacity is 1,694
      - ❖ 130-200 inmates per day go into court
      - ❖ Anyone can tour jail
      - ❖ Priority 1 responses (alarms, assault, burglaries, etc.) – 14:35 minutes ave response time
      - ❖ Disturbances and suicidal checks are the highest priority 1 calls
  - Town of Monument Chief, Patrick Regan
    - 27 sworn officers
      - ❖ This year allocated 2 more officers
    - EPSO provides dispatch service to ToM
    - Training is shared through EPSO

- Salient Points - Law Enforcement Topic cont...
  - WIA Public Safety Chief, Kevin Nielsen
    - 3,200 lots
    - HOA established in 1972, and from '72-'95 was a police dept.
    - 1995 laws changed and had to be a governmental agency, and since WIA is an HOA, they changed to a Public Safety and not "law enforcement"
    - Number 1 goal is crime prevention
    - 8 security officers, 24/7 patrol, typically 2 officers' noon-2a.m.
    - On 800 MHz network and can now communicate with EPSO and Town of Monument
    - Most prevalent crime in WIA is vehicle burglaries
      - ❖ Crime of opportunity
      - ❖ Looking for visible items in car
      - ❖ Looking for unlocked cars
    - Porch pirates are "typically" in Townhomes
    - Additional information / stats:
      - On average 2-5 home burglaries/year in WIA
      - National average 9-10 burglaries/year for a community size as WIA
      - WIA Public Safety can provide contract service to other surrounding HOAs
        - A community the size of HPOA would be approximately \$150/lot/yr
        - Services provided, patrol community, immediate officer response, vacation checks, motorist assists, home security survey, etc.

- ADU topic possible re-emergence
- Continue engaging with planning departments at ToM and EPC
- Need a Chairperson for the TLUC
- Governing document updates
- Short Term Rentals

# HPOA Woodmoor Water & Sanitation District

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- HPOA's water & sewer service provider
- Roy was elected to the Board in May 2023
  - 4-yr term, appointed treasurer
- Last HPOA annual meeting in 2023 featured the WWSD Manager, Jessie Shaffer
- NEPCO topic in July 2023 was water
  - WWSD, Triview MD, and ToM Water
  - Renewable water plans

- Loop Authority was created
  - 4 partnering water providers
    - WWSD, Donala Water & San. District, Cherokee Metropolitan District, and Town of Monument
  - Partners will further develop the Loop water project that will treat and transport Woodmoor's renewable water (i.e. Ranch Water) to Woodmoor as well as other participants'
  - WWSD will curtail its use of non-renewable groundwater and transition to using its renewable surface water supplies

# HPOA Woodmoor Water & Sanitation District

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- Other Highlights:

- 2024 Water & sewer rates / fees – approximately 4% increase
- Unaccounted for water 7% in 2023
  - 10% is considered excellent across the US
- Well 22 was completed in 2023, located off County Line Rd. just east of I-25
  - Well house is currently being constructed
- Water meter replacement program is under way - Yr. 3 of 5
  - Aging meters are being replaced with Smart Meters
  - HPOA area is scheduled for 2025
  - Web portal will be available to customers
    - ❖ Set up personalized notifications such as leak alerts, viewing water usage (data updated every 4-yrs), viewing and paying bill, and other tools

# HPOA Woodmoor Water & Sanitation District

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- Water System Renewal & Replacement Program - ongoing
  - Replaces aging infrastructure (water lines, valves, fire hydrants, etc.)

# HPOA Woodmoor Water & Sanitation District

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- Example of aging water infrastructure in HPOA
  - **Water main break** in December on **Plowman near High Pines Drive**
  - Service saddle corroded and caused water main to fail
  - Loss of system water pressure – calls from customers
  - Next steps taken by district personnel:
    - District must shut down large pumps, but keep service
    - Operators determined likelihood of a water main break
    - Not immediately apparent and had to locate
    - After locating leak, had to isolate the section of water main by turning off valves in street, and notify affected residents
    - Assess damage, call for locates, mobilize equipment
    - Must wait for locates before digging – typically takes 2-4 hrs.
    - Then dig and find cause of break, then make repairs
    - Next disinfect section of water main that was repaired and isolated, and flush before putting back into service.
    - Temporary backfill
    - Will return when the weather improves to repair asphalt





## CONTACT INFORMATION

### Mailing Address

Post Office Box 1407  
Monument, Colorado 80132

### Phone:

719-488-2525 ext. 0

### After-Hours Emergency:

719-339-1761

### Status of Current Water Outages or to Report an Emergency:

719-488-2525 ext. 3

## DISTRICT INFORMATION

### Office & Drop Box Location:

1845 Woodmoor Drive  
Monument, Colorado 80132  
(behind the fire station)

### Office Hours:

7 a.m. through 5:30 p.m. Mon-Thur  
Office is closed on Fridays

**Regular Board Meetings** are held at  
the District office on the second  
Monday of each month at 1:00 p.m.



# Any Questions for Roy?

**Contact:**

[RoyMartinezCO@gmail.com](mailto:RoyMartinezCO@gmail.com)

720-212-4112

January 23, 2024

To: HPOA Board of Directors  
High Pines Owner's Association  
PO Box 1127  
Monument, CO 80132

Dear Board,

Please find for your review the attached financial statements for the HPOA for the year ending December 31, 2023. These statements have not been audited and as such do not express an opinion or provide any assurance about whether the financial statements are in accordance with U.S. generally accepted accounting principles.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. generally accepted accounting principles and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

My responsibility is to compile these statements with the objective of said compilation being to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all the disclosures ordinarily included in financial statements prepared in accordance with U.S. generally accepted accounting principles. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the organization's assets, liabilities, net assets, revenue, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Sincerely,

/s/ Jeremy McIntire  
HPOA Treasurer

# Income Statement (Profit and Loss)

## High Pines Owners' Association

For the year ended December 31, 2023

	2023	2022	2021	2020
<b>Income</b>				
Annual HPOA Dues	6,200.00	6,200.00	6,200.00	6,200.00
Other Fees	505.00	579.00	640.00	810.00
<b>Total Income</b>	<b>6,705.00</b>	<b>6,779.00</b>	<b>6,840.00</b>	<b>7,010.00</b>
<b>Gross Profit</b>	<b>6,705.00</b>	<b>6,779.00</b>	<b>6,840.00</b>	<b>7,010.00</b>
<b>Operating Expenses</b>				
Accounting Fees	1,867.50	1,790.00	1,776.00	1,776.00
Bank Service Charges	181.25	722.99	618.70	589.42
CC Processing Fee	171.53	-	-	-
HPOA Website Fees	239.88	214.88	179.88	319.84
Insurance	2,218.19	1,680.34	1,633.97	1,497.04
Landscaping	-	-	-	2,565.00
License Fees	40.00	10.00	10.00	10.00
Maintenance and Supplies	265.32	-	52.96	-
Management	75.00	-	-	-
Membership Dues - NEPCO	-	30.00	30.00	30.00
Mowing Expenses	577.05	450.00	700.00	250.00
Postage & Shipping	188.00	-	-	-
SaaS Fees	360.00	360.00	360.00	360.00
US Income Tax	-	31.00	44.00	44.00
<b>Total Operating Expenses</b>	<b>6,183.72</b>	<b>5,289.21</b>	<b>5,405.51</b>	<b>7,441.30</b>
<b>Operating Income</b>	<b>521.28</b>	<b>1,489.79</b>	<b>1,434.49</b>	<b>(431.30)</b>
<b>Other Income / (Expense)</b>				
Interest Income	311.30	172.32	201.61	246.31
<b>Total Other Income / (Expense)</b>	<b>311.30</b>	<b>172.32</b>	<b>201.61</b>	<b>246.31</b>
<b>Net Income</b>	<b>832.58</b>	<b>1,662.11</b>	<b>1,636.10</b>	<b>(184.99)</b>

# Balance Sheet

## High Pines Owners' Association As of December 31, 2023

	DEC 31, 2023	DEC 31, 2022	DEC 31, 2021	DEC 31, 2020
<b>Assets</b>				
<b>Current Assets</b>				
<b>Cash and Cash Equivalents</b>				
Community Banks of Colorado	21,659.75	21,335.40	20,540.05	33,391.16
<b>Total Cash and Cash Equivalents</b>	<b>21,659.75</b>	<b>21,335.40</b>	<b>20,540.05</b>	<b>33,391.16</b>
Prepayments	1,080.80	705.00	693.34	663.31
<b>Total Current Assets</b>	<b>22,740.55</b>	<b>22,040.40</b>	<b>21,233.39</b>	<b>34,054.47</b>
<b>Long Term Assets</b>				
CDs - Restricted Cash for HPOA Reserve	26,139.69	25,834.01	25,663.91	25,465.03
<b>Total Long Term Assets</b>	<b>26,139.69</b>	<b>25,834.01</b>	<b>25,663.91</b>	<b>25,465.03</b>
<b>Total Assets</b>	<b>48,880.24</b>	<b>47,874.41</b>	<b>46,897.30</b>	<b>59,519.50</b>
<b>Liabilities and Equity</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Accounts Payable	-	86.75	771.75	37.05
Suspense	260.00	-	-	-
<b>Total Current Liabilities</b>	<b>260.00</b>	<b>86.75</b>	<b>771.75</b>	<b>37.05</b>
<b>Total Liabilities</b>	<b>260.00</b>	<b>86.75</b>	<b>771.75</b>	<b>37.05</b>
<b>Equity</b>				
Current Year Earnings	832.58	1,662.11	1,636.10	(184.99)
Retained Earnings	24,029.66	22,367.55	20,731.45	35,909.44
Use Restricted Net Assets	23,758.00	23,758.00	23,758.00	23,758.00
<b>Total Equity</b>	<b>48,620.24</b>	<b>47,787.66</b>	<b>46,125.55</b>	<b>59,482.45</b>
<b>Total Liabilities and Equity</b>	<b>48,880.24</b>	<b>47,874.41</b>	<b>46,897.30</b>	<b>59,519.50</b>

# Cash Summary

## High Pines Owners' Association For the year ended December 31, 2023

	2023	2022	2021	2020
<b>Income</b>				
Annual HPOA Dues	6,200.00	6,200.00	6,200.00	6,200.00
Interest Income	311.30	172.32	201.61	246.31
Other Fees	505.00	579.00	640.00	810.00
<b>Total Income</b>	<b>7,016.30</b>	<b>6,951.32</b>	<b>7,041.61</b>	<b>7,256.31</b>
<b>Less Expenses</b>				
Accounting Fees	1,867.50	1,790.00	1,776.00	1,776.00
Bank Service Charges	228.00	717.99	614.00	589.12
CC Processing Fee	171.53	-	-	-
HPOA Website Fees	239.88	214.88	179.88	319.84
Insurance	2,218.19	1,680.34	1,633.97	1,497.04
Landscaping	-	-	-	2,565.00
License Fees	50.00	-	10.00	10.00
Maintenance and Supplies	265.32	-	52.96	-
Management	75.00	-	-	-
Membership Dues - NEPCO	30.00	30.00	-	60.00
Mowing Expenses	577.05	1,150.00	-	250.00
Postage & Shipping	188.00	-	-	-
SaaS Fees	360.00	360.00	360.00	360.00
US Income Tax	-	31.00	44.00	44.00
<b>Total Expenses</b>	<b>6,270.47</b>	<b>5,974.21</b>	<b>4,670.81</b>	<b>7,471.00</b>
<b>Surplus (Deficit)</b>	<b>745.83</b>	<b>977.11</b>	<b>2,370.80</b>	<b>(214.69)</b>
<b>Plus Other Cash Activity</b>				
CDs - Restricted Cash for HPOA Reserve	(305.68)	(170.10)	(198.88)	(234.03)
Prepayments	(375.80)	(11.66)	(30.03)	(142.96)
Suspense	260.00	-	-	-
<b>Total Other Cash Activity</b>	<b>(421.48)</b>	<b>(181.76)</b>	<b>(228.91)</b>	<b>(376.99)</b>
<b>Plus Changes in Equity</b>				
Retained Earnings	-	-	(14,993.00)	-
<b>Total Changes in Equity</b>	<b>-</b>	<b>-</b>	<b>(14,993.00)</b>	<b>-</b>
<b>Net Cash Flows</b>	<b>324.35</b>	<b>795.35</b>	<b>(12,851.11)</b>	<b>(591.68)</b>
<b>Summary</b>				
Opening Balance	21,335.40	20,540.05	33,391.16	33,982.84
Plus Net Cash Flows	324.35	795.35	(12,851.11)	(591.68)

	2023	2022	2021	2020
Closing Balance	21,659.75	21,335.40	20,540.05	33,391.16
Net change in cash for period	324.35	795.35	(12,851.11)	(591.68)

# Statement of Accounts

*Year Ending December 31, 2023*

	Account		Amount
<b>Certificates of Deposit</b>	*55	\$	10,440.10
	*86	\$	5,192.94
	*71	\$	5,161.97
	*07	\$	5,344.68
<b>Subtotal</b>		\$	26,139.69
<b>Bank Account</b>	*72	\$	21,634.75
<b>Undeposited Funds</b>		\$	25.00
<b>Total</b>		\$	47,799.44