

Annual Report

Poudre Overlook H.O.A. of Fort Collins
For the year ended December 31, 2022



Prepared by

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Prepared on

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Balance Sheet

As of December 31, 2022

	Total
ASSETS	
Current Assets	
Bank Accounts	
Bank of Colorado Checking	8,280.91
Savings Bank of Colorado	69,099.11
Total Bank Accounts	77,380.02
Accounts Receivable	
Accounts Receivable (A/R)	154.01
Total Accounts Receivable	154.01
Other Current Assets	
Prepaid Expenses	1,058.00
Prepaid Insurance	
Commercial Liability	156.00
Commercial Property	132.00
Crime & Fidelity	72.00
Directors & Officers	41.68
Worker's Comp Insurance	205.35
Total Prepaid Insurance	607.03
Total Prepaid Expenses	1,665.03
Undeposited Funds	4.36
Total Other Current Assets	1,669.39
Total Current Assets	79,203.42
TOTAL ASSETS	\$79,203.42
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	-22.05
Total Accounts Payable	-22.05
Other Current Liabilities	
Prepaid Income	
Prepaid Homeowners Dues	56.96
Total Prepaid Income	56.96
Total Other Current Liabilities	56.96
Total Current Liabilities	34.91
Total Liabilities	34.91
Equity	
Retained Earnings	63,069.70
Net Income	16,098.81
Total Equity	79,168.51
TOTAL LIABILITIES AND EQUITY	\$79,203.42

Statement of Cash Flows

January - December 2022

	Total
OPERATING ACTIVITIES	
Net Income	16,098.81
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Accounts Receivable (A/R)	-154.01
Prepaid Expenses	16.45
Prepaid Expenses:Prepaid Insurance:Commercial Liability	-3.32
Prepaid Expenses:Prepaid Insurance:Commercial Property	-5.68
Prepaid Expenses:Prepaid Insurance:Worker's Comp Insurance	-0.04
Accounts Payable (A/P)	-7,115.31
Prepaid Income:Prepaid Homeowners Dues	-1,678.64
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-8,940.55
Net cash provided by operating activities	7,158.26
NET CASH INCREASE FOR PERIOD	7,158.26
Cash at beginning of period	70,226.12
CASH AT END OF PERIOD	\$77,384.38

Statement of Income and Expenses

January - December 2022

	Total
INCOME	
Homeowners Dues and Fees	0.00
Regular Assessments	53,557.20
Transfer Fees	600.00
Total Homeowners Dues and Fees	54,157.20
Total Income	54,157.20
GROSS PROFIT	
54,157.20	
EXPENSES	
General and Administrative	
Administrative Taxes & Fees	
Colorado Secretary of State	40.00
Department of Regulatory Agencies	29.00
Total Administrative Taxes & Fees	69.00
Bank Charges & Fees	333.13
Expired Insurance Coverage	
Commercial Liability	464.68
Commercial Property	390.32
Crime & Fidelity	216.00
Directors & Officers	125.00
Worker's Comp	351.96
Total Expired Insurance Coverage	1,547.96
Meetings - Business	541.33
Office Supplies & Software	1,400.47
Office/General Administrative Expenses	322.60
Post Office Box Rental	150.00
Website	480.00
Total General and Administrative	4,844.49
Landscape Expenses	22.00
Landscape Contract	13,397.04
Mowing & Maintenance - Outlots	2,600.00
Sprinkler Systems Maintenance & Repairs	1,376.89
Trees, Shrubs, Plants --Maintenance & Replacement	252.00
Utilities	
Electric	
Elec. - 2820 Headwater Dr.	145.27
Elec. - 3090 Headwater Dr.	86.91
Total Electric	232.18
Water	
Spklr. - 2820 Headwater Dr.	3,083.36
Spklr. - 3090 Headwater Dr.	981.80
Total Water	4,065.16
Total Utilities	4,297.34

	Total
Total Landscape Expenses	21,945.27
Professional Services	
Accounting Services	299.00
Document Revisions	5,338.36
Legal Services	1,894.68
Total Professional Services	7,532.04
Repairs & Maintenance	
Maintenance - Pet Waste	2,850.00
Snow Removal & Sanding	1,285.38
Total Repairs & Maintenance	4,135.38
Total Expenses	38,457.18
NET OPERATING INCOME	15,700.02
OTHER INCOME	
Interest Income	398.79
Total Other Income	398.79
NET OTHER INCOME	398.79
NET INCOME	\$16,098.81