

**LAKE PURGATORY PROPERTY OWNERS ASSOCIATION**

**FINANCIAL STATEMENTS**

**June 30, 2022**

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# CLARK, WHITE, & ASSOCIATES, INC.

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## Accountant's Compilation Report

To the Board of Directors  
Lake Purgatory Property Owners Association  
Durango, Colorado

Management is responsible for the accompanying financial statements of Lake Purgatory Property Owners Association (a corporation), which comprise the Statement of Assets, Liabilities and Equity – modified accrual basis as of June 30, 2022, and the related Statement of Revenues and Expenses – modified accrual basis for the year then ended in accordance with the modified accrual basis of accounting, and for determining that the modified accrual basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the modified accrual basis of accounting which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all the disclosures ordinarily included in financial statements prepared in accordance with the modified accrual basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, equity, revenues, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Lake Purgatory Property Owners Association.

*Clark, White & Associates, Inc.*

Clark, White & Associates, Inc.  
Durango, CO  
August 17, 2022

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**Lake Purgatory Property Owners Association**  
**Statement of Assets, Liabilities, and Equity - Modified Accrual Basis**  
**June 30, 2022**

	<b>Jun 30, 22</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Bank of the San Juan, Operating	249,572.54
<b>Total Checking/Savings</b>	249,572.54
<b>Accounts Receivable</b>	
Accounts Receivable	5,938.03
<b>Total Accounts Receivable</b>	5,938.03
<b>Total Current Assets</b>	255,510.57
<b>Fixed Assets</b>	
Roads	118,692.00
<b>Total Fixed Assets</b>	118,692.00
<b>TOTAL ASSETS</b>	<b>374,202.57</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Refundable road deposits	2,000.00
<b>Total Other Current Liabilities</b>	2,000.00
<b>Total Current Liabilities</b>	2,000.00
<b>Total Liabilities</b>	2,000.00
<b>Equity</b>	
Retained Earnings	200,801.19
Net Income	171,401.38
<b>Total Equity</b>	372,202.57
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>374,202.57</b>

**Lake Purgatory Property Owners Association**  
**Statement of Revenues and Expenses - Modified Accrual Basis**  
**For the Year Ended June 30, 2022**

	<b>Jul '21 - Jun 22</b>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Homeowners Dues/Assessments	48,563.96
Interest/Fees	110.25
Lot Transfer Fees	150.00
<b>Total Income</b>	48,824.21
<b>Gross Profit</b>	48,824.21
<b>Expense</b>	
<b>Administrative Expense</b>	
Office Supplies	406.89
Professional Fees-Bookkeeping	6,630.42
Website Hosting	472.79
<b>Total Administrative Expense</b>	7,510.10
Bad Debt	1.74
Dues and Subscriptions	10.00
Insurance - Liability	2,816.00
Legal Fees	3,120.00
<b>LPPO Road Snow Removal</b>	
Reimbursed Exp - Snowplowing	-22,946.55
Snow Removal LPPO	12,634.49
<b>Total LPPO Road Snow Removal</b>	-10,312.06
Merchant deposit fees	1,854.93
<b>Reimbursed Expenses</b>	
Reimb. Trash - Beaver Cir.	-2,060.00
Reimb. Trash - LPDRA	-4,320.00
Reimbursed for Trash Service	-7,060.00
Trash Service Cost	7,620.90
<b>Total Reimbursed Expenses</b>	-5,819.10
Repairs	155.70
<b>Road Maintenance &amp; Repair</b>	
Lake Purgatory Drive Assoc.	
LPDRA Annual Fee	22,149.23
LPDRA Snow Removal	8,952.95
<b>Total Lake Purgatory Drive Assoc.</b>	31,102.18
<b>LPPO Road Maintenance</b>	
LPPO Road Maintenance	34,567.84
<b>Total LPPO Road Maintenance</b>	34,567.84
Road Maintenance & Repair - Other	300.00
<b>Total Road Maintenance &amp; Repair</b>	65,970.02
Survey Expense	345.00
<b>Total Expense</b>	65,652.33
<b>Net Ordinary Income</b>	-16,828.12

See Accountants' Compilation Report

**Lake Purgatory Property Owners Association**  
**Statement of Revenues and Expenses - Modified Accrual Basis**  
**For the Year Ended June 30, 2022**

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	<u>Jul '21 - Jun 22</u>
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Gain/loss on asset disposition	203,321.00
Other Income	<u>230.00</u>
<b>Total Other Income</b>	203,551.00
<b>Other Expense</b>	
Other Expenses	<u>15,321.50</u>
<b>Total Other Expense</b>	<u>15,321.50</u>
<b>Net Other Income</b>	<u>188,229.50</u>
<b>Net Income</b>	<u><u>171,401.38</u></u>