

LAKE PURGATORY PROPERTY OWNERS ASSOCIATION

FINANCIAL STATEMENTS

June 30, 2023

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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, 2023, 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. We do not express an opinion, a conclusion, nor provide any 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.

A statement of cash flows for the year ended June 30, 2023, has not been presented. Accounting principles generally accepted in the United States of America require that such a statement be presented when financial statements purport to present financial position and results of operations.

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

Clark, White & Associates, Inc.

Clark, White & Associates, Inc.
Durango, CO
July 19, 2023

Lake Purgatory Property Owners Association
Statement of Assets, Liabilities, and Equity - Modified Accrual Basis
June 30, 2023

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Bank of the San Juan, Operating	265,517.71
Total Checking/Savings	265,517.71
Accounts Receivable	
Accounts Receivable	11,542.46
Total Accounts Receivable	11,542.46
Total Current Assets	277,060.17
Fixed Assets	
Roads	118,692.00
Total Fixed Assets	118,692.00
TOTAL ASSETS	395,752.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	25,223.01
Total Accounts Payable	25,223.01
Other Current Liabilities	
Refundable road deposits	1,000.00
Total Other Current Liabilities	1,000.00
Total Current Liabilities	26,223.01
Total Liabilities	26,223.01
Equity	
Retained Earnings	372,202.57
Net Income	-2,673.41
Total Equity	369,529.16
TOTAL LIABILITIES & EQUITY	395,752.17

Lake Purgatory Property Owners Association
Statement of Revenues and Expenses - Modified Accrual Basis
For the Year Ended June 30, 2023

	Jul '22 - Jun 23
Ordinary Income/Expense	
Income	
Homeowners Dues/Assessments	55,063.96
Lot Transfer Fees	150.00
Total Income	55,213.96
Gross Profit	55,213.96
Expense	
Administrative Expense	
Annual Meeting Expense	189.76
Professional Fees-Bookkeeping	6,536.88
Website Hosting	137.99
Total Administrative Expense	6,864.63
Dues and Subscriptions	20.00
Insurance - Liability	991.00
Legal Fees	1,811.00
LPPO Road Snow Removal	
Reimbursed Exp - Snowplowing	-57,181.02
Snow Removal LPPO	39,513.83
Total LPPO Road Snow Removal	-17,667.19
Mail Box Repair	-7,349.04
Merchant deposit fees	2,879.83
Reimbursed Expenses	
Bark Beetle Cost	10.45
Reimb. Trash - Beaver Cir.	-960.00
Reimb. Trash - LPDRA	-3,360.00
Reimbursed for Trash Service	-5,280.00
Trash Service Cost	13,248.54
Total Reimbursed Expenses	3,658.99
Road Maintenance & Repair	
Lake Purgatory Drive Assoc.	
LPDRA Annual Fee	24,271.78
LPDRA Snow Removal	17,220.59
Total Lake Purgatory Drive Assoc.	41,492.37
LPPO Road Maintenance	
LPPO Road Maintenance	25,335.78
Total LPPO Road Maintenance	25,335.78
Total Road Maintenance & Repair	66,828.15
Total Expense	58,037.37
Net Ordinary Income	-2,823.41
Other Income/Expense	
Other Income	
Other Income	538.00
Total Other Income	538.00
Other Expense	

See Accountants' Compilation Report

Lake Purgatory Property Owners Association
Statement of Revenues and Expenses - Modified Accrual Basis
For the Year Ended June 30, 2023

	<u>Jul '22 - Jun 23</u>
Other Expenses	388.00
Total Other Expense	<u>388.00</u>
Net Other Income	<u>150.00</u>
Net Income	<u><u>-2,673.41</u></u>