

**LAKE PURGATORY PROPERTY OWNERS ASSOCIATION**

**FINANCIAL STATEMENTS**

**June 30, 2021**

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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 – tax basis as of June 30, 2021, and the related Statement of Revenues and Expenses – tax basis for the year then ended in accordance with the tax basis of accounting, and for determining that the tax 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 tax 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 tax 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  
July 21, 2021

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**Lake Purgatory Property Owners Association**  
**Statement of Assets, Liabilities, and Equity - Tax Basis**  
June 30, 2021

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	Jun 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Bank of the San Juan, Operating	54,404.30
<b>Total Checking/Savings</b>	54,404.30
<b>Accounts Receivable</b>	
Accounts Receivable	2,785.89
<b>Total Accounts Receivable</b>	2,785.89
<b>Other Current Assets</b>	
Undeposited Funds	240.00
<b>Total Other Current Assets</b>	240.00
<b>Total Current Assets</b>	57,430.19
<b>Fixed Assets</b>	
Land	26,679.00
Roads	118,692.00
<b>Total Fixed Assets</b>	145,371.00
<b>TOTAL ASSETS</b>	<b>202,801.19</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
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	166,545.92
Net Income	34,255.27
<b>Total Equity</b>	200,801.19
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>202,801.19</b>

# Lake Purgatory Property Owners Association Statement of Revenues and Expenses - Tax Basis

For the Year Ended June 30, 2021

	Jul '20 - Jun 21
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Homeowners Dues/Assessments	51,186.73
Lot Transfer Fees	650.00
Misc. Income	1,000.00
<b>Total Income</b>	52,836.73
<b>Gross Profit</b>	52,836.73
<b>Expense</b>	
<b>Administrative Expense</b>	
Annual Meeting Expense	285.57
Professional Fees-Bookkeeping	7,256.03
Website Hosting	125.99
<b>Total Administrative Expense</b>	7,667.59
Dues and Subscriptions	117.32
Insurance - Liability	2,843.00
Legal Fees	200.00
<b>LPPO Road Snow Removal</b>	
Reimbursed Exp - Snowplowing	-14,466.47
Snow Removal LPPO	8,951.18
<b>Total LPPO Road Snow Removal</b>	-5,515.29
Merchant deposit fees	1,651.50
<b>Reimbursed Expenses</b>	
Reimb. Trash - Beaver Cir.	-4,474.00
Reimb. Trash - LPDRA	-7,074.00
Reimbursed for Trash Service	-12,870.00
Trash Service Cost	9,953.68
<b>Total Reimbursed Expenses</b>	-14,464.32
Repairs	318.50
<b>Road Maintenance &amp; Repair</b>	
Lake Purgatory Drive Assoc.	
LPDRA Annual Fee	19,115.78
LPDRA Snow Removal	4,475.27
<b>Total Lake Purgatory Drive Assoc.</b>	23,591.05
Repairs	1,922.11
<b>Total Road Maintenance &amp; Repair</b>	25,513.16
Survey Expense	250.00
<b>Total Expense</b>	18,581.46
<b>Net Ordinary Income</b>	34,255.27
<b>Net Income</b>	34,255.27