



Cahill • O'Kelly
& Associates

Certified Public Accountants

**HI COUNTRY HAUS
COMMUNITY IMPROVEMENT
AND
RECREATION ASSOCIATION, INC.**

FINANCIAL STATEMENTS

May 31, 2011

CONTENTS

ACCOUNTANTS' REPORT	Page	1
BALANCE SHEET	Page	2
STATEMENT OF REVENUE AND EXPENSES	Page	3



Certified Public Accountants

To the Board of Directors and Members
Hi Country Haus Community Improvement and Recreation Association
Winter Park, Colorado

We have compiled the accompanying balance sheet of Hi Country Haus Community Improvement and Recreation Association, Inc. (a Colorado corporation) as of May 31, 2011, and the related statement of revenue and expenses for the year then ended in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all disclosures and the statement of cash flows required by generally accepted accounting principles. If the omitted disclosures and statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Association's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters. We are not independent with respect to Hi Country Haus Community Improvement and Recreation Association.

Cahill, O'Kelly & Associates, P.C.
CAHILL, O'KELLY & ASSOCIATES, P.C.
Boulder, Colorado

June 21, 2011

HI COUNTRY HAUS CIRA
Balance Sheet
May 31, 2011

ASSETS

CURRENT ASSETS

Cash and Cash Equivalents	\$ 83,038
Cash - Operating	
Cash - Designated for Future Repairs, Replacements and Special Projects	<u>322,855</u>
	405,893
Accounts Receivable - Members, Net of Allowance for Doubtful Accounts of \$7,845	4,849
Prepaid Expenses	<u>1,673</u>
Total Current Assets	412,415

FIXED ASSETS

Building - Recreation Complex	361,222
Building Improvements	280,181
Furniture and Fixtures	18,010
Land and Improvements	<u>118,236</u>
	777,649
Less Accumulated Depreciation	<u>(441,847)</u>
Total Fixed Assets	<u>335,802</u>

TOTAL ASSETS

\$ 748,217

LIABILITIES AND MEMBERS' EQUITY

CURRENT LIABILITIES

Accounts Payable	\$ 13,413
------------------	-----------

MEMBERS' EQUITY

Undesignated	416,497
Designated for Future Repairs, Replacements and Special Projects	<u>318,307</u>
Total Members' Equity	<u>734,804</u>

TOTAL LIABILITIES AND MEMBERS' EQUITY

\$ 748,217

HI COUNTRY HAUS CIRA
Statement of Revenue and Expenses
For the Year Ended May 31, 2011

REVENUE		
Member Assessments - REC	\$	161,805
Member Assessments - PUD		158,702
Interest Income		2,631
Other Income		<u>46,377</u>
Total Revenue		369,515
 EXPENSES		
Recreation Center Expenses		
Maintenance - Building		8,296
Maintenance - Pool		13,602
Maintenance - Hot Tub		12,901
Management Expense		7,236
Staffing Expense		52,631
Supplies		1,585
Utilities		37,458
Depreciation		2,718
Reserve Expense		<u>11,688</u>
Total Recreation Center Expenses		148,115
 Planned Unit Development Expenses		
Landscaping		8,703
Management Expense		7,236
Repairs and Maintenance		2,648
Road Maintenance		12,508
Snow Removal		26,274
Trash Removal		37,994
Tree Maintenance		270
Utilities		946
Reserve Expense		<u>45,891</u>
Total Planned Unit Development Expenses		142,470
 General and Administrative Expenses		
Accounting Services		11,115
Bad Debt Expense		16,558
Board Meeting Expense		1,441
Insurance		3,412
Legal Fees		6,918
Miscellaneous Expense		2,908
Office Expense		<u>507</u>
Total General and Administrative Expenses		<u>42,859</u>
Total Expenses		<u>333,444</u>
 EXCESS OF REVENUE OVER EXPENSES	 \$	 <u>36,071</u> ✓

See Accountants' Compilation Report

Hi Country Haus, CIRA
Budget vs Actual

	Annual Budget 5/31/2011	Actual 5/31/2011	(Over)/Under Budget 5/31/2011
REVENUE			
DUES REVENUE			
Dues Revenue - REC Center	161,805.12	161,805.12	0.00
Dues Revenue - PUD	158,701.92	158,701.92	0.00
Total DUES REVENUE	320,507.04	320,507.04	0.00
Interest Income	3,600.00	2,630.46	969.54
Other Income	8,685.51	46,377.38	(37,691.87)
TOTAL REVENUE	332,792.55	369,514.88	(36,722.33)
EXPENSES			
RECREATION CENTER EXPENSES			
Maintenance - Building/Mechanical	12,800.00	8,295.73	4,504.27
Maintenance - Pool/Hot Tub	30,000.00	26,503.33	3,496.67
Miscellaneous	0.00	0.00	0.00
Management Expense	6,000.00	7,236.00	(1,236.00)
Staffing Expense	49,677.33	52,630.50	(2,953.17)
Supplies	2,800.00	1,585.37	1,214.63
Utilities	43,600.00	37,457.69	6,142.31
Reserve Expense: Contributions to Reserves	11,688.05	11,688.00	0.05
Reserve Expense: Contributions to Reserves (Add'l)	0.00	0.00	0.00
Depreciation Expense	2,718.00	2,718.00	0.00
Total RECREATION CENTER EXPENSES	169,283.38	148,114.62	11,168.76
PUD EXPENSES			
Landscaping	20,374.59	8,703.26	11,671.33
Management Expense	6,000.00	7,236.00	(1,236.00)
Miscellaneous Expense	0.00	0.00	0.00
Repairs and Maintenance	6,000.00	2,648.01	3,351.99
Road Maintenance	7,000.00	12,508.00	(5,508.00)
Snow Removal	29,500.00	26,273.56	3,226.44
Trash Removal	33,750.00	37,994.08	(4,244.08)
Tree Maintenance	4,000.00	270.00	3,730.00
Utilities	946.08	946.08	0.00
Reserve Expense: Contributions to Reserves	45,891.50	45,891.48	0.02
Reserve Expense: Contributions to Reserves (Add'l)	0.00	0.00	0.00
Depreciation Expense	0.00	0.00	0.00
Total PUD EXPENSES	153,462.17	142,470.47	10,991.70
GENERAL AND ADMINISTRATIVE			
Accounting Services	11,425.00	11,115.00	310.00
Bad Debt Expense	0.00	16,558.05	(16,558.05)
Bank Service Charges	300.00	30.00	270.00
Board Meeting Expense	1,050.00	1,440.58	(390.58)
Insurance Expense	4,200.00	3,412.46	787.54
Legal Expense	3,000.00	6,918.32	(3,918.32)
Miscellaneous Expense	1,350.00	2,877.98	(1,527.98)
Office Expense	1,440.00	506.68	933.32
Professional Fees: Engineering	0.00	0.00	0.00
Professional Fees: Reserve Planning	0.00	0.00	0.00
Professional Fees: Reserve Policy	0.00	0.00	0.00
Travel Expense	0.00	0.00	0.00
Depreciation Expense	0.00	0.00	0.00
Total GENERAL AND ADMINISTRATIVE	22,765.00	42,859.07	(20,094.07)
TOTAL EXPENSES	335,510.55	333,444.16	2,066.39
NET REVENUE AND EXPENSES	(2,718.00)	36,070.72	(38,788.72)

Hi Country Haus, CIRA
Budget
2011-2012

Prepared: 6/21/11

	Budget 5/31/12
REVENUE	
DUES REVENUE	
Dues Revenue - REC Center	161,805.12
Dues Revenue - PUD	158,701.92
Total DUES REVENUE	320,507.04
Interest Income	3,600.00
Other Income	8,685.51
TOTAL REVENUE	332,792.55
 EXPENSES	
RECREATION CENTER EXPENSES	
Maintenance - Building/Mechanical	12,800.00
Maintenance - Pool/Hot Tub	30,000.00
Management Expense	6,000.00
Staffing Expense	49,677.33
Supplies	2,800.00
Utilities	43,600.00
Reserve Expense: Contributions to Reserves	11,888.05
Depreciation Expense	2,011.00
Total RECREATION CENTER EXPENSES	158,676.38
 PUD EXPENSES	
Drainage and Road Improvement	34,000.00
Landscaping	46,374.59
Management Expense	6,000.00
Miscellaneous Expense	0.00
Repairs and Maintenance	6,000.00
Road Maintenance	7,000.00
Snow Removal	29,500.00
Trash Removal	33,750.00
Tree Maintenance	4,000.00
Utilities	946.08
Reserve Expense: Contributions to Reserves	19,891.50
Depreciation Expense	0.00
Total PUD EXPENSES	187,462.17
 GENERAL AND ADMINISTRATIVE	
Accounting Services	11,425.00
Bad Debt Expense	0.00
Bank Service Charges	300.00
Board Meeting Expense	1,050.00
Insurance Expense	4,200.00
Legal Expense	3,000.00
Miscellaneous Expense	1,350.00
Office Expense	1,440.00
Professional Fees: Engineering	0.00
Professional Fees: Reserve Planning	0.00
Travel Expense	0.00
Depreciation Expense	0.00
Total GENERAL AND ADMINISTRATIVE	22,765.00
 TOTAL EXPENSES	 368,803.55
 NET REVENUE AND EXPENSES	 (36,011.00)

Hi Country Haus, CIRA
 Supplemental & expanded cash flow statement

	<u>31-May-11</u>	
Net Income	36,071	
Add Back Depreciation (non-cash item)	2,718	
		16,558 Bad Debt Expense
		<u>(35,659) Bad Debt Expense Recovery</u>
Add Back Bad Debt Expense (non-cash item)	(19,101)	(19,101)
Change in Accounts Receivable (in revenue but not yet collected)	23,769	(Increase) Decrease Assets
Change in Prepaid Expenses	1,677	(Increase) Decrease Assets
Change in Accounts Payable (from current year to prior year)	5,464	Increase (Decrease) Liabilities
Net Cash Flow from Operations	<u>50,598</u>	
Less Legal Fees Paid (from reserve funds)	0	
Increase in Reserves (non-cash expense included in the income statement)	57,579	
Purchase of Land Improvements	(44,501)	
Purchase of Building Improvements	(5,318)	
Net Cash Flow for the Year	<u>58,358</u>	
Cash at Beginning of Year	347,535	
Cash at End of Year	<u><u>405,893</u></u>	
 Cash Breakdown:		
Designated for Reserves	322,855	
Operating	<u>83,038</u>	
	<u><u>405,893</u></u>	