

Cutty's Des Moines Camping Club
Grimes, Iowa

FINANCIAL REPORT
(Compiled)

October 31, 2018

Denman & Company, LLP
Certified Public Accountants
West Des Moines, Iowa

DENMAN & COMPANY, LLP

To Management
Cutty's Des Moines Camping Club
Grimes, Iowa

Management is responsible for the accompanying financial statements of Cutty's Des Moines Camping Club (a corporation), which comprise the statements of assets, liabilities and members' equity--income tax basis as of October 31, 2018 and 2017, and the related statement of revenues and expenses--income tax basis for the one month ended October 31, 2018 and 2017 (current period) and the statements of revenues and expenses--income tax basis, members' equity--income tax basis, and cash flows--income tax basis for the years ended October 31, 2018 and 2017, in accordance with the income tax basis of accounting, and for determining that the income 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 income 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 of the disclosures ordinarily included in financial statements prepared in accordance with the income tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Club's assets, liabilities, equity, revenues, and expenses and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Supplementary Information

The supplementary information contained on pages eight through sixteen is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement, however, we have not audited or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any assurance on such supplementary information.

Denman & Company, LLP

Denman & Company, LLP

West Des Moines, Iowa
February 15, 2019

Catty's Des Moines Camping Club
STATEMENTS OF ASSETS, LIABILITIES AND MEMBERS' EQUITY--INCOME TAX BASIS
See Independent Accountant's Compilation Report

		October 31	
		2018	2017
ASSETS			
CURRENT ASSETS			
Cash		\$ 552,332	\$ 765,639
Accounts receivable		17,612	14,402
Inventory			
Store		2,194	3,230
RV		65,100	69,215
Snack Bar		3,039	3,651
Prepaid expenses		33,493	23,392
Income tax receivable		13,000	13,000
Total current assets		686,770	892,529
PROPERTY AND EQUIPMENT			
Land		143,298	143,298
Land improvements		1,538,224	1,228,408
Buildings		3,733,267	3,694,913
Electrical upgrade		561,764	561,764
Furniture, fixtures and equipment		1,022,235	943,485
Construction in progress		3,550	18,161
		7,002,338	6,590,029
Less accumulated depreciation		5,494,641	5,293,671
Total property and equipment		1,507,697	1,296,358
OTHER ASSETS			
Membership units		300,000	300,000
Total other assets		300,000	300,000
Total assets		\$ 2,494,467	\$ 2,488,887
LIABILITIES AND MEMBERS' EQUITY			
CURRENT LIABILITIES			
Current maturities of long-term debt		\$ 7,085	\$ 3,511
Current maturities of special assessment		8,802	9,553
Rental deposit		675	875
Accounts payable			
Trade		26,741	18,176
Payroll taxes withheld and accrued		2,903	3,667
Accrued interest		44	92
Property and sales tax payable		130,817	111,094
Total current liabilities		177,067	146,968
SPECIAL ASSESSMENT, less current maturities		-	8,802
LONG-TERM DEBT, less current maturities		24,326	6,389
MEMBERS' EQUITY			
Total liabilities and members' equity		\$ 2,494,467	\$ 2,488,887

Cutty's Des Moines Camping Club
STATEMENTS OF REVENUES AND EXPENSES--INCOME TAX BASIS
See Independent Accountant's Compilation Report

	October 31, 2018	Year Ended October 31		October 31, 2017	Year Ended October 31, 2017
		2018	%		
REVENUES					
Membership dues, net of discount	\$ 44,619	\$ 576,850	39.25	\$ 40,530	\$ 611,752
Fees and charges	20,237	600,823	40.88	33,777	594,935
Labor	460	6,904	0.47	1,050	9,586
Coin operated machines	1,116	11,180	0.76	890	10,435
Winter service fee	6,191	45,461	3.09	6,623	54,352
Merchandise sales- rv parts	2,344	30,757	2.09	2,958	41,774
Merchandise sales- store	5,680	127,491	8.68	5,147	147,207
Electric & sewer surcharge	2,290	29,326	2.00	3,885	31,129
Propane income	2,444	28,884	1.97	1,716	23,816
Interest income	275	3,248	0.22	306	3,011
Miscellaneous	1,274	8,690	0.59	280	6,771
Sale of assets gain (loss)	-	-	-	-	(3,995)
Total revenues	<u>86,930</u>	<u>1,469,614</u>	<u>100.00</u>	<u>97,162</u>	<u>1,530,773</u>
EXPENSES					
Salaries	36,075	463,107	31.51	62,109	502,910
Employee benefits	4,720	59,460	4.05	3,886	51,525
Payroll taxes	4,418	45,776	3.11	5,464	46,402
Contract labor	14,235	16,722	1.14	14,693	14,693
Merchandise purchases	159	451	0.03	147	707
Cost- rv parts	12,105	27,884	1.90	8,630	32,192
Cost- snack bar	13,957	40,362	2.75	12,701	44,389
Cost- store	2,129	18,194	1.24	(10,924)	21,112
Activities	702	17,587	1.20	454	22,013
Maintenance	8,303	107,323	7.30	16,599	128,942
Utilities	16,481	178,723	12.16	5,298	121,318
Telephone & Internet	771	9,380	0.64	691	9,857
Property taxes	42,059	161,979	11.02	10,283	130,440
Insurance	2,610	29,195	1.99	2,096	33,705
Membership sales exp	400	12,700	0.86	1,200	18,650
Advertising	-	8,692	0.59	-	7,704
Meals	-	94	0.01	-	120
Office supplies	1,480	21,131	1.44	1,523	21,217
Professional fees	2,930	16,328	1.11	272	17,784
Collection fees	1,389	16,961	1.15	2,514	32,714
Depreciation	21,742	200,970	13.68	24,254	205,177
Other	4,292	43,036	2.93	3,558	31,305
Interest expense	637	4,321	0.29	99	4,517
Use tax	2,422	2,892	0.20	211	314
Penalty	-	-	-	-	733
Income tax expense	-	-	-	(10,500)	-
Total expenses	<u>194,016</u>	<u>1,503,268</u>	<u>102.29</u>	<u>155,258</u>	<u>1,500,440</u>
Excess (deficiency) of revenues over expenses--income tax basis	<u>\$ (107,086)</u>	<u>\$ (33,654)</u>	<u>(2.29)</u>	<u>\$ (58,096)</u>	<u>\$ 30,333</u>