



# WILSON, REA, BECKEL & ASSOCIATES, CPAs, LLC

*Experience. Value. Results.*

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## ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors  
San Juan River Resort POA  
Pagosa Springs, Colorado

We have compiled the accompanying balance sheet of San Juan River Resort POA (POA) as of November 30, 2013, and the related statement of income for the one month and eleven months then ended. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and statement of cash flows were included in the financial statements, they might influence the user's conclusions about the POA's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The supplementary information contained in the schedules of deposits and cash disbursements for the one month then ended and the customer balance summary as of November 30, 2013 is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary information has been compiled from information that is the representation of management. We have not audited or reviewed the supplementary information and, accordingly, do not express an opinion or provide any assurance on such supplementary information.

We are not independent with respect to San Juan River Resort POA.

*Wilson, Rea, Beckel & Associates, CPAs, LLC*

December 5, 2013

**San Juan River Resort - POA**  
**Balance Sheet**  
As of November 30, 2013

	<u>Nov 30, 13</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Citizen's Bank	13,371.51
Total Checking/Savings	<u>13,371.51</u>
Accounts Receivable	
Accounts Receivable	2,825.00
Total Accounts Receivable	<u>2,825.00</u>
Total Current Assets	16,196.51
Fixed Assets	
Equipment	3,420.80
Accumulated Depreciation	<u>-3,420.80</u>
Total Fixed Assets	<u>0.00</u>
<b>TOTAL ASSETS</b>	<u><u>16,196.51</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	19,179.77
Net Income	<u>-2,983.26</u>
Total Equity	<u>16,196.51</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>16,196.51</u></u>

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**San Juan River Resort - POA**  
**Profit & Loss**  
November 2013

	<u>Nov 13</u>
Ordinary Income/Expense	
Expense	
Postage and Delivery	3.68
Professional Fees	<u>84.50</u>
Total Expense	<u>88.18</u>
Net Ordinary Income	<u>-88.18</u>
Net Income	<u><u>-88.18</u></u>

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**San Juan River Resort - POA**  
**Profit & Loss - YTD**  
January through November 2013

	<u>Jan - Nov 13</u>
Ordinary Income/Expense	
Income	
Scott Kay Memorial	600.00
POA Dues	29,160.00
Fish Donations	515.00
Bldg Plan Approval Permit	35.00
Total Income	<u>30,310.00</u>
Expense	
Security	567.94
Fencing	18,345.22
Advertising	48.25
Annual Picnic & Meeting	260.17
Filing Fees	17.13
Fish Stocking	1,166.25
Insurance	6,058.00
Internet	370.73
Postage and Delivery	135.07
Professional Fees	4,963.33
Telephone	154.05
Utilities	1,207.12
Total Expense	<u>33,293.26</u>
Net Ordinary Income	<u>-2,983.26</u>
Net Income	<u><u>-2,983.26</u></u>

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San Juan River Resort POA  
 Profit & Loss Budget vs. Actual  
 January through November 2013

	Jan - Nov 13	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Scott Kay Memorial	600.00			
POA Dues	29,160.00	28,890.00	270.00	100.9%
Fish Donations	515.00			
Bldg Plan Approval Permit	35.00			
<b>Total Income</b>	<b>30,310.00</b>	<b>28,890.00</b>	<b>1,420.00</b>	<b>104.9%</b>
<b>Expense</b>				
Building Signage	0.00	3,500.00	-3,500.00	0.0%
Security	567.94	940.00	-372.06	60.4%
Mailbox/Kiosk Building	0.00	7,500.00	-7,500.00	0.0%
Fencing	18,345.22	7,300.00	11,045.22	251.3%
Advertising	48.25	50.00	-1.75	96.5%
Annual Picnic & Meeting	260.17	300.00	-39.83	86.7%
Filing Fees	17.13			
Fish Stocking				
From Donations	1,166.25			
<b>Total Fish Stocking</b>	<b>1,166.25</b>			
<b>Insurance</b>				
Liability Insurance	6,058.00	5,523.00	535.00	109.7%
<b>Total Insurance</b>	<b>6,058.00</b>	<b>5,523.00</b>	<b>535.00</b>	<b>109.7%</b>
<b>Internet</b>	<b>370.73</b>	<b>275.00</b>	<b>95.73</b>	<b>134.8%</b>
<b>Postage and Delivery</b>	<b>135.07</b>	<b>275.00</b>	<b>-139.93</b>	<b>49.1%</b>
<b>Printing and Reproduction</b>	<b>0.00</b>	<b>180.00</b>	<b>-180.00</b>	<b>0.0%</b>
<b>Professional Fees</b>				
Accounting	2,532.50	2,300.00	232.50	110.1%
Computer Program	1,453.33			
Consulting	100.00			
Legal Fees	877.50	500.00	377.50	175.5%
Survey	0.00	350.00	-350.00	0.0%
<b>Total Professional Fees</b>	<b>4,963.33</b>	<b>3,150.00</b>	<b>1,813.33</b>	<b>157.6%</b>
<b>Repairs &amp; Maintenance</b>	<b>0.00</b>	<b>275.00</b>	<b>-275.00</b>	<b>0.0%</b>
<b>Supplies</b>	<b>0.00</b>	<b>190.00</b>	<b>-190.00</b>	<b>0.0%</b>
<b>Telephone</b>	<b>154.05</b>	<b>275.00</b>	<b>-120.95</b>	<b>56.0%</b>
<b>Utilities</b>				
<b>Electric</b>				
Areator	213.34	367.00	-153.66	58.1%
Entrance Lights	343.78	550.00	-206.22	62.5%
<b>Total Electric</b>	<b>557.12</b>	<b>917.00</b>	<b>-359.88</b>	<b>60.8%</b>
<b>Utilities - Other</b>	<b>650.00</b>			
<b>Total Utilities</b>	<b>1,207.12</b>	<b>917.00</b>	<b>290.12</b>	<b>131.6%</b>
<b>Total Expense</b>	<b>33,293.26</b>	<b>30,650.00</b>	<b>2,643.26</b>	<b>108.6%</b>
<b>Net Ordinary Income</b>	<b>-2,983.26</b>	<b>-1,760.00</b>	<b>-1,223.26</b>	<b>169.5%</b>
<b>Net Income</b>	<b>-2,983.26</b>	<b>-1,760.00</b>	<b>-1,223.26</b>	<b>169.5%</b>

**San Juan River Resort POA**  
**Cash Disbursements**  
As of November 30, 2013

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Citizen's Bank Check	11/5/2013	1387	Wilson, Rea, Beckel & Ass...	-88.18
Total Citizen's Bank				<u>-88.18</u>
TOTAL				<u><u>-88.18</u></u>

**San Juan River Resort POA**  
**Deposits**  
As of November 30, 2013

<u>Type</u>	<u>Date</u>	<u>Split</u>	<u>Paid Amount</u>
Citizen's Bank			
Total Citizen's Bank			<hr/>
<b>TOTAL</b>			<hr/> <hr/>

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**San Juan River Resort POA  
Customer Balance Summary**

As of November 30, 2013

	<u>Nov 30, 13</u>
Bullard, Curtis	270.00
Dresch	
Lot 2/42	220.00
Lot 2/43	220.00
	<u>440.00</u>
Total Dresch	440.00
Fay, Marsha	120.00
Gunnels, Charles 2-82	930.00
Irwin, Brad	120.00
Leighton, Theodore	
Lot 1/139	-15.00
Lot 1/140	-15.00
	<u>-30.00</u>
Total Leighton, Theodore	-30.00
Ludwig, Robert	170.00
Mackey, Ray	320.00
Mann, Tyler	-120.00
Rasmussen, Eric	70.00
Watson, James	120.00
Williams, Guy	
Lot 2/19X	-15.00
	<u>-15.00</u>
Total Williams, Guy	-15.00
Young, Gerald	430.00
	<u>430.00</u>
TOTAL	<u><u>2,825.00</u></u>

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