



WILSON, REA, BECKEL & ASSOCIATES, CPAs, LLC

Experience. Value. Results.

56 Talisman Drive, Suite 8-B
P.O. Box 3460
Pagosa Springs, CO 81147

Office: (970) 731-1040
Fax: (970) 731-1041
www.wrbcpas.com

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 December 31, 2013, and the related statement of income for the one month and year 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 management's budget information reported on the Profit & Loss Budget vs. Actual statement for the year then ended is not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. 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 December 31, 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

January 7, 2013

San Juan River Resort - POA
Balance Sheet
 As of December 31, 2013

	<u>Dec 31, 13</u>
ASSETS	
Current Assets	
Checking/Savings	
Citizen's Bank	13,144.02
Total Checking/Savings	<u>13,144.02</u>
Accounts Receivable	
Accounts Receivable	2,825.00
Total Accounts Receivable	<u>2,825.00</u>
Total Current Assets	15,969.02
Fixed Assets	
Equipment	3,420.80
Accumulated Depreciation	-3,420.80
Total Fixed Assets	<u>0.00</u>
TOTAL ASSETS	<u><u>15,969.02</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	19,179.77
Net Income	-3,210.75
Total Equity	<u>15,969.02</u>
TOTAL LIABILITIES & EQUITY	<u><u>15,969.02</u></u>

San Juan River Resort - POA
Profit & Loss
December 2013

	<u>Dec 13</u>
Ordinary Income/Expense	
Income	
POA Dues	0.00
Total Income	<u>0.00</u>
Expense	
Postage and Delivery	4.60
Professional Fees	102.00
Supplies	65.20
Utilities	55.69
Total Expense	<u>227.49</u>
Net Ordinary Income	<u>-227.49</u>
Net Income	<u><u>-227.49</u></u>

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

	Jan - Dec 13
Ordinary Income/Expense	
Income	
Scott Kay Memorial	600.00
POA Dues	29,160.00
Fish Donations	515.00
Bldg Plan Approval Permit	35.00
	30,310.00
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	139.67
Professional Fees	5,065.33
Supplies	65.20
Telephone	154.05
Utilities	1,262.81
	33,520.75
Net Ordinary Income	-3,210.75
Net Income	-3,210.75

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

	Jan - Dec 13	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Scott Kay Memorial	600.00	0.00	600.00	100.0%
POA Dues	29,160.00	28,890.00	270.00	100.9%
Fish Donations	515.00	0.00	515.00	100.0%
Bldg Plan Approval Permit	35.00	0.00	35.00	100.0%
Total Income	30,310.00	28,890.00	1,420.00	104.9%
Expense				
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	0.00	1,166.25	100.0%
Total Fish Stocking	1,166.25	0.00	1,166.25	100.0%
Insurance				
Liability Insurance	6,058.00	5,523.00	535.00	109.7%
Total Insurance	6,058.00	5,523.00	535.00	109.7%
Internet	370.73	300.00	70.73	123.6%
Postage and Delivery	139.67	300.00	-160.33	46.6%
Printing and Reproduction	0.00	200.00	-200.00	0.0%
Professional Fees				
Accounting	2,584.50	2,500.00	84.50	103.4%
Computer Program	1,453.33	0.00	1,453.33	100.0%
Consulting	150.00	0.00	150.00	100.0%
Legal Fees	877.50	500.00	377.50	175.5%
Survey	0.00	350.00	-350.00	0.0%
Total Professional Fees	5,065.33	3,350.00	1,715.33	151.2%
Repairs & Maintenance	0.00	300.00	-300.00	0.0%
Supplies				
Office	17.11	0.00	17.11	100.0%
Property	48.09	0.00	48.09	100.0%
Supplies - Other	0.00	200.00	-200.00	0.0%
Total Supplies	65.20	200.00	-134.80	32.6%
Telephone	154.05	300.00	-145.95	51.4%
Utilities				
Electric				
Areator	213.34	400.00	-186.66	53.3%
Entrance Lights	399.47	600.00	-200.53	66.6%
Total Electric	612.81	1,000.00	-387.19	61.3%
Utilities - Other	650.00	0.00	650.00	100.0%
Total Utilities	1,262.81	1,000.00	262.81	126.3%
Total Expense	33,520.75	31,063.00	2,457.75	107.9%
Net Ordinary Income	-3,210.75	-2,173.00	-1,037.75	147.8%
Net Income	-3,210.75	-2,173.00	-1,037.75	147.8%

See Accountant's Compilation Report

San Juan River Resort POA
Cash Disbursements
As of December 31, 2013

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Citizen's Bank				
Check	12/4/2013	1388	LaPlata Electric	-55.69
Check	12/4/2013	1389	Jan Wittwer	-13.96
Check	12/4/2013	1390	Ferko Recording Services	-50.00
Check	12/4/2013	1391	Jeff * Hester	-55.84
Check	12/4/2013	1392	Wilson, Rea, Beckel & Ass...	-52.00
Total Citizen's Bank				<u>-227.49</u>
TOTAL				<u><u>-227.49</u></u>

San Juan River Resort POA
Deposits
As of December 31, 2013

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

San Juan River Resort POA
Customer Balance Summary
 As of December 31, 2013

	Dec 23, 13
Bullard, Curtis	270.00
Dresch	
Lot 2/42	220.00
Lot 2/43	220.00
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
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
Total Williams, Guy	-15.00
Young, Gerald	430.00
TOTAL	2,825.00