



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 January 31, 2014, and the related statement of income for the one month 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 month 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 for the month then ended 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

February 6, 2014

San Juan River Resort - POA
Balance Sheet
As of January 31, 2014

	<u>Jan 31, 14</u>
ASSETS	
Current Assets	
Checking/Savings	
Citizen's Bank	25,689.33
Total Checking/Savings	<u>25,689.33</u>
Accounts Receivable	
Accounts Receivable	17,840.00
Total Accounts Receivable	<u>17,840.00</u>
Total Current Assets	43,529.33
Fixed Assets	
Equipment	3,420.80
Accumulated Depreciation	-3,420.80
Total Fixed Assets	<u>0.00</u>
TOTAL ASSETS	<u><u>43,529.33</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	15,969.02
Net Income	27,560.31
Total Equity	<u>43,529.33</u>
TOTAL LIABILITIES & EQUITY	<u><u>43,529.33</u></u>

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San Juan River Resort - POA
Profit & Loss
January 2014

	<u>Jan 14</u>
Ordinary Income/Expense	
Income	
POA Dues	28,560.00
Total Income	<u>28,560.00</u>
Expense	
Rent	124.00
Postage and Delivery	92.00
Professional Fees	728.00
Utilities	55.69
Total Expense	<u>999.69</u>
Net Ordinary Income	<u>27,560.31</u>
Net Income	<u><u>27,560.31</u></u>

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**San Juan River Resort POA
Profit & Loss Budget vs. Actual**

January 2014

	Jan 14	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
POA Dues	28,560.00	29,160.00	-600.00	97.9%
Total Income	28,560.00	29,160.00	-600.00	97.9%
Expense				
Rent	124.00			
Building Signage	0.00	730.00	-730.00	0.0%
Advertising	0.00	10.00	-10.00	0.0%
Internet	0.00	45.00	-45.00	0.0%
Postage and Delivery	92.00	21.00	71.00	438.1%
Printing and Reproduction	0.00	12.50	-12.50	0.0%
Professional Fees				
Accounting	455.00	300.00	155.00	151.7%
Board Meeting Recorder	0.00	50.00	-50.00	0.0%
Legal Fees	273.00	415.00	-142.00	65.8%
Total Professional Fees	728.00	765.00	-37.00	95.2%
Telephone	0.00	25.00	-25.00	0.0%
Utilities				
Electric				
Aerator	21.91	33.75	-11.84	64.9%
Entrance Lights	33.78	33.75	0.03	100.1%
Total Electric	55.69	67.50	-11.81	82.5%
Total Utilities	55.69	67.50	-11.81	82.5%
Total Expense	999.69	1,676.00	-676.31	59.6%
Net Ordinary Income	27,560.31	27,484.00	76.31	100.3%
Net Income	27,560.31	27,484.00	76.31	100.3%

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San Juan River Resort POA
Cash Disbursements
 As of January 31, 2014

Type	Date	Num	Name	Amount
Citizen's Bank				
Check	1/6/2014	1393	LaPlata Electric	-55.69
Check	1/6/2014	1394	Tracy J. Cross	-273.00
Check	1/6/2014	1395	Wilson, Rea, Beckel & Ass...	-547.00
Check	1/21/2014	1396	Ross Aragon Community ...	-24.00
Check	1/21/2014	1397	Ross Aragon Community ...	-100.00
Total Citizen's Bank				-999.69
TOTAL				-999.69

San Juan River Resort POA
Deposits
As of January 31, 2014

Type	Date	Split	Paid Amount
Citizen's Bank			
Deposit	1/7/2014	-SPLIT-	1,560.00
Deposit	1/7/2014	-SPLIT-	960.00
Deposit	1/9/2014	-SPLIT-	1,680.00
Deposit	1/14/2014	-SPLIT-	1,800.00
Deposit	1/14/2014	-SPLIT-	1,320.00
Deposit	1/21/2014	-SPLIT-	1,920.00
Deposit	1/21/2014	-SPLIT-	1,680.00
Deposit	1/27/2014	-SPLIT-	1,905.00
Deposit	1/30/2014	-SPLIT-	720.00
Total Citizen's Bank			13,545.00
TOTAL			13,545.00

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

As of January 31, 2014

	<u>Jan 31, 14</u>
Aldridge, Paul	
Lot 1/106	120.00
Lot 1/26	120.00
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Total Aldridge, Paul	240.00
Atencio, Dolores	120.00
Augsbury, Larry	
Lot 2/26	120.00
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Total Augsbury, Larry	120.00
Bartholomew, Richard	
Lot 1/142	120.00
Lot 1/144	120.00
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Total Bartholomew, Richard	240.00
Betts, M. Roger	120.00
Birdwell, Scott & Michelle	120.00
Birt, Steve	120.00
Boher, Greg & Sherry	120.00
Brewster, David	120.00
Bullard, Curtis	390.00
Burnett, James	120.00
Bush, John	120.00
Byler, Stephen	120.00
Camacho Mary Ann	
Lot 2/46	120.00
Lot 2/63	120.00
Lot 2/64	120.00
Lot 2/65	120.00
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Total Camacho Mary Ann	480.00
Carr, Kippy	
Lot 2/32X	120.00
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Total Carr, Kippy	120.00
Chastain, Caleb & Margaret	120.00
Copeland Revocable Trust	
Lot 2/182X	120.00
Lot 2/184X	120.00
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Total Copeland Revocable Trust	240.00
Covington, Frank & Gayle	
Lot 1/11	120.00
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Total Covington, Frank & Gayle	120.00
Culp, Rodney	
Lot 2/134	120.00
Lot 2/99	120.00
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Total Culp, Rodney	240.00
Day Star Marketing	120.00
Derheim, Gary & Amy	120.00
Doan, Howard	120.00
Dobbs, Byron	120.00
Dresch	

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	<u>Jan 31, 14</u>
Lot 2/42	340.00
Lot 2/43	340.00
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Total Dresch	680.00
Fay, Marsha	240.00
Fleming Family Revocable Trust	120.00
Frakes, John	120.00
Fuchs, Michael & Krisha	120.00
Galbreath, Nancy	120.00
Gonzales, Rachel	120.00
Graves, Gordon	120.00
Greer, Jeff & Addie	120.00
Gunnels, Charles 2-82	1,050.00
Hampton, Douglas & Julia	
Lot 2/139X	120.00
Lot 2/141X	120.00
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Total Hampton, Douglas & Julia	240.00
Hancock, Kristina	
Lot 2/125X	120.00
Lot 2/95	120.00
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Total Hancock, Kristina	240.00
Handy, Brad	120.00
Hanks	120.00
Hanslip	840.00
Hebert, Joel	120.00
Hemphill, Linda	
Lot 1/152	120.00
Lot 1/58	120.00
Lot 1/59	120.00
Lot 1/60	120.00
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Total Hemphill, Linda	480.00
Hester, Jeff	120.00
Higgs, James	120.00
Hudson, Richard	120.00
Hughes/Green	120.00
Hynds, Michael Robert	120.00
Irwin, Brad	120.00
Island House LLC	
Lot 2/153X	120.00
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Total Island House LLC	120.00
Jackson, Megan	120.00
Jeffrey, Dennis & Annette	120.00
Jiura, John	
Lot 1/87	120.00
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Total Jiura, John	120.00
Jordan, Joseph & Chantelle	120.00
Kahn, Gordon	120.00
Kimber, Robert	
Lot 1/20	120.00
Lot 1/21	120.00
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	<u>Jan 31, 14</u>
Total Kimber, Robert	240.00
Kirk, James	120.00
Kraai, Harm	120.00
Krueger, David	120.00
Leighton, Theodore	
Lot 1/139	105.00
Lot 1/140	105.00
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Total Leighton, Theodore	210.00
Lucero, Albert	120.00
Ludwig, Robert	290.00
Mackey, Ray	440.00
Marsico Trust, Stephen & Donna	120.00
Martin, Bobby	120.00
McCollum, Dan	120.00
McKain, Steve	120.00
Messina, Sam	
Lot 1/22	120.00
Lot 1/23	120.00
	<hr/>
Total Messina, Sam	240.00
Monnin/Booth	120.00
Petri, Stephen	120.00
Ragsdale, Clarence	120.00
Rasmussen, Eric	190.00
Rawlings, Meagan	
U 2, L 34B	120.00
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Total Rawlings, Meagan	120.00
Rawlings/Reinhardt	120.00
Reitz, J B	120.00
Rich, Michael	120.00
Roesener, Derek	120.00
Rounds, Danny & Kelly	
Lot 2/39	120.00
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Total Rounds, Danny & Kelly	120.00
Roye, David	120.00
Saabye, Jean	120.00
Sanders, Mike & Carol	120.00
Saville, Shreve & Mary Ann	
Lot 2/102	120.00
	<hr/>
Total Saville, Shreve & Mary Ann	120.00
Schlichter, Dennis	120.00
Schoemig, Thomas	120.00
Scholl, James & Ann	120.00
Seis, Kenneth	120.00
Sinnott, Brian	120.00
Sissenstein, Jackie	120.00
Smith, Doyle	120.00
Stetson, David	120.00
Strickland, Moffatt, Hill	120.00
Trandy Properties LP	120.00

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	<u>Jan 31, 14</u>
Tulis, Vaughn	120.00
Urquhart, Roy & Sharon	120.00
Valley Resort Properties	120.00
Visel, Michelle	
Lot 2/89	120.00
Lot 2/90	120.00
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Total Visel, Michelle	240.00
Watson, James	240.00
Weathers, Jonathan	120.00
Werby, Jason & Don	
Lot 1/92	120.00
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Total Werby, Jason & Don	120.00
West, Doris	120.00
Wilkins/Grotz	120.00
Wilson, David	120.00
Wolfe	120.00
Young, Gerald	550.00
Zapata, Manuel & Cheryl	120.00
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TOTAL	<u><u>17,840.00</u></u>