



# 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 – cash basis of San Juan River Resort POA (POA) as of December 31, 2014, and the related profit & loss - cash basis 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 the cash basis of accounting.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the cash basis of accounting 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 ordinarily included in financial statements prepared in accordance with the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the POA's financial position and results of operations. 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 – cash basis for the eleven months then ended and the supplementary information contained in the schedules of deposits and cash disbursements for the month then ended and the customer balance summary – accrual basis as of December 31, 2014 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 5, 2015

**San Juan River Resort - POA**  
**Balance Sheet - Cash Basis**

As of December 31, 2014

	<u>Dec 31, 14</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Citizen's Bank	23,600.39
Total Checking/Savings	<u>23,600.39</u>
Accounts Receivable	
Accounts Receivable	-120.00
Total Accounts Receivable	<u>-120.00</u>
Total Current Assets	23,480.39
Fixed Assets	
Equipment	3,420.80
Accumulated Depreciation	-3,420.80
Total Fixed Assets	<u>0.00</u>
<b>TOTAL ASSETS</b>	<u><u>23,480.39</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	13,144.02
Net Income	10,336.37
Total Equity	<u>23,480.39</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>23,480.39</u></u>

See Accountant's Compilation Report

San Juan River Resort - POA  
Profit & Loss - Cash Basis  
December 2014

	<u>Dec 14</u>
Ordinary Income/Expense	
Expense	
Licenses and Permits	155.00
Postage and Delivery	2.40
Professional Fees	427.50
Rent	160.00
Utilities	35.19
Total Expense	<u>780.09</u>
Net Ordinary Income	<u>-780.09</u>
Net Income	<u><u>-780.09</u></u>

See Accountant's Compilation Report

**San Juan River Resort - POA**  
**Profit & Loss - YTD - Cash Basis**  
January through December 2014

	<u>Jan - Dec 14</u>
Ordinary Income/Expense	
Income	
POA Dues	29,175.00
Fish Donations	1,705.00
Late Fees	90.00
Lien Fee	50.00
Bldg Plan Approval Permit	140.00
	<hr/>
Total Income	31,160.00
Expense	
Advertising	42.00
Annual Picnic & Meeting	189.84
Building Signage	5,317.18
Dues and Subscriptions	90.00
Filing Fees	40.00
Fish Stocking	746.75
Insurance	6,125.00
Internet	37.99
Licenses and Permits	183.39
Miscellaneous	169.00
Postage and Delivery	276.06
Printing and Reproduction	39.00
Professional Fees	5,181.25
Rent	460.00
Supplies	323.00
Utilities	1,603.17
	<hr/>
Total Expense	20,823.63
	<hr/>
Net Ordinary Income	10,336.37
	<hr/>
Net Income	<u>10,336.37</u>

See Accountant's Compilation Report

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

January through December 2014

	Jan - Dec 14	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
POA Dues	29,175.00	29,160.00	15.00	100.1%
Fish Donations	1,705.00	0.00	1,705.00	100.0%
Late Fees	90.00	0.00	90.00	100.0%
Lien Fee	50.00	0.00	50.00	100.0%
Bldg Plan Approval Permit	140.00	0.00	140.00	100.0%
<b>Total Income</b>	<b>31,160.00</b>	<b>29,160.00</b>	<b>2,000.00</b>	<b>106.9%</b>
<b>Expense</b>				
Advertising	42.00	50.00	-8.00	84.0%
Annual Picnic & Meeting	189.84	300.00	-110.16	63.3%
Building Signage	5,317.18	8,800.00	-3,482.82	60.4%
Dues and Subscriptions	90.00	0.00	90.00	100.0%
Fencing	0.00	2,000.00	-2,000.00	0.0%
Filing Fees	40.00	0.00	40.00	100.0%
<b>Fish Stocking</b>				
From Donations	746.75	0.00	746.75	100.0%
From General Fund	0.00	100.00	-100.00	0.0%
<b>Total Fish Stocking</b>	<b>746.75</b>	<b>100.00</b>	<b>646.75</b>	<b>746.8%</b>
<b>Insurance</b>				
Liability Insurance	6,125.00	5,500.00	625.00	111.4%
<b>Total Insurance</b>	<b>6,125.00</b>	<b>5,500.00</b>	<b>625.00</b>	<b>111.4%</b>
Internet	37.99	550.00	-512.01	6.9%
Licenses and Permits	183.39	0.00	183.39	100.0%
Miscellaneous	169.00	0.00	169.00	100.0%
Postage and Delivery	276.06	250.00	26.06	110.4%
Printing and Reproduction	39.00	150.00	-111.00	26.0%
<b>Professional Fees</b>				
Accounting	2,933.75	3,500.00	-566.25	83.8%
Computer Program	155.00	0.00	155.00	100.0%
Board Meeting Recorder	630.00	600.00	30.00	105.0%
Legal Fees	1,462.50	5,000.00	-3,537.50	29.3%
Survey	0.00	350.00	-350.00	0.0%
<b>Total Professional Fees</b>	<b>5,181.25</b>	<b>9,450.00</b>	<b>-4,268.75</b>	<b>54.8%</b>
Rent	460.00	0.00	460.00	100.0%
Repairs & Maintenance	0.00	100.00	-100.00	0.0%
Security	0.00	700.00	-700.00	0.0%
<b>Supplies</b>				
Office	323.00	100.00	223.00	323.0%
<b>Total Supplies</b>	<b>323.00</b>	<b>100.00</b>	<b>223.00</b>	<b>323.0%</b>
Telephone	0.00	300.00	-300.00	0.0%
<b>Utilities</b>				
Electric				
Areator	498.52	405.00	93.52	123.1%
Entrance Lights	454.65	405.00	49.65	112.3%
<b>Total Electric</b>	<b>953.17</b>	<b>810.00</b>	<b>143.17</b>	<b>117.7%</b>
Utilities - Other	650.00			
<b>Total Utilities</b>	<b>1,603.17</b>	<b>810.00</b>	<b>793.17</b>	<b>197.9%</b>
<b>Total Expense</b>	<b>20,823.63</b>	<b>29,160.00</b>	<b>-8,336.37</b>	<b>71.4%</b>
<b>Net Ordinary Income</b>	<b>10,336.37</b>	<b>0.00</b>	<b>10,336.37</b>	<b>100.0%</b>
<b>Net Income</b>	<b>10,336.37</b>	<b>0.00</b>	<b>10,336.37</b>	<b>100.0%</b>

See Accountant's Compilation Report

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

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Paid Amount</u>
Citizen's Bank				
Check	12/2/2014	1449	Jeff * Hester	-155.00
Check	12/3/2014	1450	Ross Aragon Community Center	-160.00
Check	12/17/2014	1451	LaPlata Electric	-35.19
Check	12/17/2014	1452	Wilson, Rea, Beckel & Associates	-232.40
Check	12/17/2014	1453	Tracy J. Cross	-97.50
Check	12/17/2014	1454	Kathy Wadenpfohl	-100.00
Total Citizen's Bank				<hr/> -780.09 <hr/>
TOTAL				<hr/> <hr/> -780.09 <hr/> <hr/>

San Juan River Resort POA  
**Deposits**  
As of December 31, 2014

<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, 2014

	<u>Dec 31, 14</u>
Aldridge, Paul	
Lot 1/106	120.00
Total Aldridge, Paul	120.00
Allen, Douglas	120.00
Atencio, Dolores	120.00
Baca, Louis	120.00
Bankston, J	
Lot 2/117	120.00
Lot 2/37	120.00
Lot 2/38	120.00
Total Bankston, J	360.00
Bartholomew, Richard	
Lot 1/142	120.00
Lot 1/144	120.00
Total Bartholomew, Richard	240.00
Beach, Allen	120.00
Bear Down Land & River Com LLC	120.00
Bendure, Betty	120.00
Betts, M. Roger	120.00
Birdwell, Scott & Michelle	120.00
Birt, Steve	120.00
Black, Michael	120.00
Blaine, Don	120.00
Bonin, Jeremy	120.00
Booher, Greg & Sherry	120.00
Brewster, David	120.00
Brooke, Don	120.00
Buhrow, Jack	120.00
Bullard, Curtis	510.00
Burnett, James	120.00
Burroughs, Gregory	120.00
Bush, John	120.00
Busick, Kevin	
Lot 1/85	120.00
Total Busick, Kevin	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
Total Camacho Mary Ann	480.00
Campbell, Gail	120.00
Campbell, Robert	120.00
Carpenter	120.00
Carr, Kippy	
Lot 2/32X	120.00
Total Carr, Kippy	120.00
Carrillo & Frey	120.00

See Accountant's Compilation Report



	<u>Dec 31, 14</u>
Castleberry, Dale	120.00
Cazedessus	120.00
Chastain, Caleb & Margaret	120.00
Clark, Richard	120.00
Cook, Robert	120.00
Copeland Revocable Trust	
Lot 2/182X	120.00
Lot 2/184X	120.00
	<hr/>
Total Copeland Revocable Trust	240.00
Covington, Frank & Gayle	
Lot 1/11	120.00
	<hr/>
Total Covington, Frank & Gayle	120.00
Coy, John	120.00
Crucet, Fernando	120.00
Culp, Rodney	
Lot 2/134	120.00
Lot 2/99	120.00
	<hr/>
Total Culp, Rodney	240.00
Cypert, CI	
Lot 2/133	120.00
Lot 2/17	120.00
	<hr/>
Total Cypert, CI	240.00
Daffron, John & Kirsten	120.00
Dalton, Devon & Maren	120.00
Day Star Marketing	120.00
Deitemeyer	120.00
Derheim, Gary & Amy	120.00
Devine, Robert	
Lot 1/27	120.00
Lot 1/28	120.00
	<hr/>
Total Devine, Robert	240.00
Dickerson, Richard	120.00
Doan, Howard	120.00
Dobbs, Byron	120.00
Doctor, Anthony & Virginia	120.00
Dresch	
Lot 2/42	120.00
Lot 2/43	120.00
	<hr/>
Total Dresch	240.00
Fay, Marsha	120.00
Felts, Shawn & Joni	120.00
Fine, Gary	120.00
Fleming Family Revocable Trust	120.00
Fox, E.L.	120.00
Fox, Elizabeth	120.00
Frakes, John	120.00
Fuchs, Michael & Krisha	120.00
Galbreath, Nancy	120.00
Gale, Christopher	120.00

See Accountant's Compilation Report

	<u>Dec 31, 14</u>
Goeckner, Shawn & Vicki	120.00
Gonzales, Rachel	120.00
Graves, Gordon	120.00
Greer, Jeff & Addie	120.00
Gundelach, Neil	120.00
Gunnels, Charles 2-82	120.00
Hamilton, Richard	120.00
Hampton, Douglas & Julia	
Lot 2/139X	120.00
Lot 2/141X	120.00
	<hr/>
Total Hampton, Douglas & Julia	240.00
Hancock, Kristina	
Lot 2/125X	120.00
Lot 2/95	120.00
	<hr/>
Total Hancock, Kristina	240.00
Handy, Brad	120.00
Hanks	120.00
Hanslip	480.00
Hebert, Joel	120.00
Heiman, Edward	120.00
Hemphill, Linda	
Lot 1/152	120.00
Lot 1/58	120.00
Lot 1/59	120.00
Lot 1/60	120.00
	<hr/>
Total Hemphill, Linda	480.00
Hester, Jeff	120.00
Hicklin, Christine	120.00
Hicks, Robert & Effie	120.00
Higgs, James	120.00
Hoyt, James	120.00
Hudson, Richard	120.00
Huff, Barford	120.00
Hughes/Green	120.00
Huling, Jeffrey & Sheri	120.00
Hundley, Margaret	120.00
Irwin, Brad	120.00
Island House LLC	
Lot 2/153X	120.00
	<hr/>
Total Island House LLC	120.00
Jackson, Megan	120.00
JBM Colorado Properties LLC	120.00
Jeffrey, Dennis & Annette	120.00
Jiura, John	
Lot 1/87	120.00
	<hr/>
Total Jiura, John	120.00
Johnson, Gary & Judith	120.00
Jones, Brian	120.00
Jordan, Joseph & Chantelle	120.00
Juarez	

See Accountant's Compilation Report

	<u>Dec 31, 14</u>
Lot 2/121	120.00
Lot 2/122	120.00
	<hr/>
Total Juarez	240.00
Kahn, Gordon	120.00
Kelso, John & Christie	120.00
Kimber, Robert	
Lot 1/20	120.00
Lot 1/21	120.00
	<hr/>
Total Kimber, Robert	240.00
Kirk, James	120.00
Knopfle, LeRoy	120.00
Koller, Kevin & Valerie	120.00
Kraai, Harm	120.00
Krueger, David	120.00
Ledbetter, William & Julie	120.00
Leighton, Theodore	
Lot 1/139	120.00
Lot 1/140	120.00
	<hr/>
Total Leighton, Theodore	240.00
Lemons/Donaghy	120.00
Lucero, Albert	120.00
Ludwig, Robert	410.00
Mackey, Ray	120.00
Mann, Tyler	120.00
Marsico Trust, Stephen & Donna	120.00
Martin, Bobby	120.00
Matthews/McGinty	120.00
McCollum, Dan	120.00
McEacharn, Bruce	120.00
McKain, Steve	120.00
Messina, Sam	
Lot 1/22	120.00
Lot 1/23	120.00
	<hr/>
Total Messina, Sam	240.00
Milan Holdings, LLC	120.00
Miller, John & Cristen	120.00
Miller/Leclair	120.00
Monnin/Booth	120.00
Moore, William & Debra	
Lot 2/106	120.00
Lot 2/143X	120.00
	<hr/>
Total Moore, William & Debra	240.00
Narum, Richard	120.00
Neuwald, Douglas	120.00
Nuell, Laurie	120.00
O'Keefe, David & Deborah	
Lot 1/34GX	120.00
	<hr/>
Total O'Keefe, David & Deborah	120.00
Orion LLC	120.00

See Accountant's Compilation Report

	<u>Dec 31, 14</u>
Pap's Dream	120.00
Parker, Stewart & Michelle	120.00
Payne, Georgia	
Lot 1/72	120.00
Lot 1/73	120.00
	<hr/>
Total Payne, Georgia	240.00
Petri, Stephen	120.00
PSCH, LLC	120.00
Rafalo, Stewart	120.00
Ragsdale, Clarence	120.00
Raley, Donald	120.00
Ranken, Doug	120.00
Rapp, James	120.00
Rasmussen, Eric	120.00
Rawlings, Meagan	
U 2, L 34B	120.00
	<hr/>
Total Rawlings, Meagan	120.00
Rawlings/Reinhardt	120.00
Ray, Richard	120.00
Reitz, J B	120.00
Rich, Michael	120.00
Riethmiller, Richard	120.00
Robbins, Scott	120.00
Roesener, Derek	120.00
Rounds, Danny & Kelly	
Lot 2/34A	120.00
Lot 2/39	120.00
	<hr/>
Total Rounds, Danny & Kelly	240.00
Roye, David	120.00
Saabye, Jean	120.00
Sanders, Mike & Carol	120.00
Savage, Brian & Becky	120.00
Saville, Shreve & Mary Ann	
Lot 2/102	120.00
	<hr/>
Total Saville, Shreve & Mary Ann	120.00
Schlichter, Dennis	120.00
Schmidt, Zachary, Paul & Robert	
Lot 1/102	120.00
	<hr/>
Total Schmidt, Zachary, Paul & Rob...	120.00
Schneidmiller, Jim	
Lot 1/47	120.00
Lot 1/48	120.00
	<hr/>
Total Schneidmiller, Jim	240.00
Schoemig, Thomas	120.00
Scholl, Kevin & Traci	120.00
Schwanz, Lori	120.00
Sever	120.00
Sinnott Family Trust	120.00
Sinnott, Brian	120.00

See Accountant's Compilation Report

	<u>Dec 31, 14</u>
Sissenstein, Jackie	120.00
Smith, Doyle	120.00
Smith, Pam	
Lot 1/46	120.00
Lot 1/74	120.00
	<hr/>
Total Smith, Pam	240.00
Soniat, Robert	
Lot 2/101	120.00
Lot 2/94	120.00
	<hr/>
Total Soniat, Robert	240.00
Springall, Walton & Pam	
Lot 1/135	120.00
	<hr/>
Total Springall, Walton & Pam	120.00
Steele, Sharon	120.00
Stetson, David	120.00
Strickland, Moffatt, Hill	120.00
Tigrett, Terry & Dianne	120.00
Tilton, Joseph	120.00
Townzen, Tim	120.00
Trandy Properties LP	120.00
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
	<hr/>
Total Visel, Michelle	240.00
Walker	120.00
Watson, James	120.00
Weathers, Jonathan	120.00
Weidmann, Duke & Monica	120.00
Werby, Jason & Don	
Lot 1/92	120.00
	<hr/>
Total Werby, Jason & Don	120.00
West, Doris	120.00
Whitehead, Graham	120.00
Wiggins, William	120.00
Wilkins/Grotz	120.00
Williams, Guy	
Lot 2/19X	120.00
Lot 2/21	120.00
Lot 2/22	120.00
Lot 2/23	120.00
	<hr/>
Total Williams, Guy	480.00
Williams, Toby*	120.00
Wilson, David	120.00
Winters, Greg & Barbara	120.00
Wittwer, Jan & William	120.00
Wolfe	120.00

See Accountant's Compilation Report

	<u>Dec 31, 14</u>
Young, Gerald	670.00
Zabielinsky, Henry	120.00
Zapata, Manuel & Cheryl	<u>120.00</u>
TOTAL	<u><u>28,950.00</u></u>

See Accountant's Compilation Report