



# 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 – cash basis of San Juan River Resort POA (POA) as of April 30, 2015, and the related profit & loss - cash basis for the one month and four 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 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 four 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 April 30, 2015 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*

May 5, 2015

**San Juan River Resort - POA**  
**Balance Sheet - Cash Basis**  
As of April 30, 2015

	<u>Apr 30, 15</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Citizen's Bank	35,456.27
<b>Total Checking/Savings</b>	<u>35,456.27</u>
Accounts Receivable	
Accounts Receivable	-125.00
<b>Total Accounts Receivable</b>	<u>-125.00</u>
<b>Total Current Assets</b>	35,331.27
<b>Fixed Assets</b>	
Equipment	3,420.80
Accumulated Depreciation	-3,420.80
<b>Total Fixed Assets</b>	<u>0.00</u>
<b>TOTAL ASSETS</b>	<u><u>35,331.27</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Retained Earnings	23,480.39
Net Income	11,850.88
<b>Total Equity</b>	<u>35,331.27</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>35,331.27</u></u>

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**San Juan River Resort - POA**  
**Profit & Loss - Cash Basis**  
April 2015

	<u>Apr 15</u>
Ordinary Income/Expense	
Income	
POA Dues	2,160.00
	<u>2,160.00</u>
Total Income	2,160.00
Expense	
Postage and Delivery	0.96
Professional Fees	570.50
Utilities	35.19
	<u>606.65</u>
Total Expense	606.65
Net Ordinary Income	<u>1,553.35</u>
Net Income	<u><u>1,553.35</u></u>

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**San Juan River Resort - POA**  
**Profit & Loss - YTD - Cash Basis**  
January through April 2015

	<u>Jan - Apr 15</u>
Ordinary Income/Expense	
Income	
POA Dues	22,440.00
Bldg Plan Approval Permit	35.00
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Total Income	22,475.00
Expense	
Capital Purchase	2,263.80
Insurance	6,308.75
Internet	15.00
Postage and Delivery	101.70
Professional Fees	1,749.50
Supplies	44.61
Utilities	140.76
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Total Expense	10,624.12
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Net Ordinary Income	11,850.88
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Net Income	<u><u>11,850.88</u></u>

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**San Juan River Resort POA**  
**Profit & Loss Budget vs. Actual - Cash Basis**  
January through April 2015

	Jan - Apr 15	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
POA Dues	22,440.00	29,160.00	-6,720.00	77.0%
Bldg Plan Approval Permit	35.00	0.00	35.00	100.0%
<b>Total Income</b>	<b>22,475.00</b>	<b>29,160.00</b>	<b>-6,685.00</b>	<b>77.1%</b>
<b>Expense</b>				
Advertising	0.00	50.00	-50.00	0.0%
Annual Picnic & Meeting	0.00	200.00	-200.00	0.0%
<b>Capital Purchase</b>				
Electronic Voting	0.00	500.00	-500.00	0.0%
Entrance Signs	2,263.80	500.00	1,763.80	452.8%
<b>Total Capital Purchase</b>	<b>2,263.80</b>	<b>1,000.00</b>	<b>1,263.80</b>	<b>226.4%</b>
Fencing	0.00	500.00	-500.00	0.0%
<b>Fish Stocking</b>				
From General Fund	0.00	100.00	-100.00	0.0%
<b>Total Fish Stocking</b>	<b>0.00</b>	<b>100.00</b>	<b>-100.00</b>	<b>0.0%</b>
<b>Insurance</b>				
Liability Insurance	6,308.75	6,300.00	8.75	100.1%
<b>Total Insurance</b>	<b>6,308.75</b>	<b>6,300.00</b>	<b>8.75</b>	<b>100.1%</b>
Internet	15.00	200.00	-185.00	7.5%
Mailbox/Kiosk Building	0.00	15,000.00	-15,000.00	0.0%
Miscellaneous	0.00	300.00	-300.00	0.0%
Postage and Delivery	101.70	250.00	-148.30	40.7%
Printing and Reproduction	0.00	100.00	-100.00	0.0%
<b>Professional Fees</b>				
Accounting	1,359.50	3,000.00	-1,640.50	45.3%
Computer Program	0.00	0.00	0.00	0.0%
Board Meeting Recorder	0.00	600.00	-600.00	0.0%
Legal Fees	390.00	5,000.00	-4,610.00	7.8%
Survey	0.00	350.00	-350.00	0.0%
<b>Total Professional Fees</b>	<b>1,749.50</b>	<b>8,950.00</b>	<b>-7,200.50</b>	<b>19.5%</b>
Property Owner Recogniti...	0.00	200.00	-200.00	0.0%
Repairs & Maintenance	0.00	100.00	-100.00	0.0%
Security	0.00	600.00	-600.00	0.0%
<b>Supplies</b>				
Office	0.00	200.00	-200.00	0.0%
Property	44.61	0.00	44.61	100.0%
<b>Total Supplies</b>	<b>44.61</b>	<b>200.00</b>	<b>-155.39</b>	<b>22.3%</b>
Telephone	0.00	50.00	-50.00	0.0%
<b>Utilities</b>				
Electric				
Entrance Lights	140.76	450.00	-309.24	31.3%
<b>Total Electric</b>	<b>140.76</b>	<b>450.00</b>	<b>-309.24</b>	<b>31.3%</b>
<b>Total Utilities</b>	<b>140.76</b>	<b>450.00</b>	<b>-309.24</b>	<b>31.3%</b>
<b>Total Expense</b>	<b>10,624.12</b>	<b>34,550.00</b>	<b>-23,925.88</b>	<b>30.7%</b>

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San Juan River Resort POA  
Profit & Loss Budget vs. Actual - Cash Basis  
January through April 2015

	<u>Jan - Apr 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Net Ordinary Income	11,850.88	-5,390.00	17,240.88	-219.9%
Net Income	<u>11,850.88</u>	<u>-5,390.00</u>	<u>17,240.88</u>	<u>-219.9%</u>

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**San Juan River Resort POA**  
**Cash Disbursements**  
As of April 30, 2015

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Paid Amount</u>
Citizen's Bank				
Check	4/3/2015	1465	Wilson, Rea, Beckel & Associates	-181.46
Check	4/3/2015	1466	Tracy J. Cross	-390.00
Check	4/23/2015	1467	LaPlata Electric	-35.19
Total Citizen's Bank				<u>-606.65</u>
TOTAL				<u><u>-606.65</u></u>

**San Juan River Resort POA**  
**Deposits**  
As of April 30, 2015

<u>Type</u>	<u>Date</u>	<u>Split</u>	<u>Paid Amount</u>
Citizen's Bank			
Deposit	4/14/2015	-SPLIT-	480.00
Deposit	4/21/2015	-SPLIT-	1,320.00
Deposit	4/28/2015	-SPLIT-	360.00
Total Citizen's Bank			<u>2,160.00</u>
<b>TOTAL</b>			<u><u>2,160.00</u></u>



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

As of April 30, 2015

	<u>Apr 30, 15</u>
Black, Michael	120.00
Bullard, Curtis	510.00
Burnett, James	120.00
Busick, Kevin	
Lot 1/85	120.00
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Total Busick, Kevin	120.00
Byler, Stephen	
U1, Lot 31	120.00
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Total Byler, Stephen	120.00
Chastain, Caleb & Margaret	120.00
Cook, Robert	-5.00
Coy, John	120.00
Culp, Rodney	
Lot 2/134	120.00
Lot 2/99	120.00
	<hr/>
Total Culp, Rodney	240.00
Dalton, Devon & Maren	120.00
Day Star Marketing	120.00
Derheim, Gary & Amy	120.00
Devine, Robert	
Lot 1/27	120.00
Lot 1/28	120.00
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Total Devine, Robert	240.00
Dresch	
Lot 2/42	120.00
Lot 2/43	120.00
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Total Dresch	240.00
Fay, Marsha	120.00
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
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
Hughes/Green	120.00
Jackson, Megan	120.00
Jordan, Joseph & Chantelle	120.00
Leighton, Theodore	

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	<u>Apr 30, 15</u>
Lot 1/139	120.00
Lot 1/140	120.00
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Total Leighton, Theodore	240.00
Ludwig, Robert	410.00
Mackey, Ray	120.00
Mann, Tyler	120.00
Rapp, James	120.00
Schneidmiller, Jim	
Lot 1/47	120.00
Lot 1/48	120.00
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Total Schneidmiller, Jim	240.00
Trandy Properties LP	120.00
Watson, James	120.00
Whitehead, Graham	120.00
Winters, Greg & Barbara	120.00
Wolfe	120.00
Young, Gerald	670.00
Zapata, Manuel & Cheryl	120.00
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TOTAL	<u><u>6,505.00</u></u>