



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 October 31, 2015, and the related profit & loss - cash basis for the one month and ten 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 ten 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 October 31, 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

November 6, 2015

San Juan River Resort - POA
Balance Sheet - Cash Basis
As of October 31, 2015

	<u>Oct 31, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
Citizen's Bank	35,673.84
Total Checking/Savings	<u>35,673.84</u>
Accounts Receivable	
Accounts Receivable	-5.00
Total Accounts Receivable	<u>-5.00</u>
Total Current Assets	35,668.84
Fixed Assets	
Equipment	3,420.80
Accumulated Depreciation	-3,420.80
Total Fixed Assets	<u>0.00</u>
TOTAL ASSETS	<u><u>35,668.84</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	23,600.39
Net Income	12,068.45
Total Equity	<u>35,668.84</u>
TOTAL LIABILITIES & EQUITY	<u><u>35,668.84</u></u>

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

	<u>Oct 15</u>
Ordinary Income/Expense	
Expense	
Postage and Delivery	0.49
Professional Fees	178.50
Utilities	35.19
Total Expense	<u>214.18</u>
Net Ordinary Income	<u>-214.18</u>
Net Income	<u><u>-214.18</u></u>

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

	<u>Jan - Oct 15</u>
Ordinary Income/Expense	
Income	
POA Dues	25,868.05
Fish Donations	250.00
Bldg Plan Approval Permit	140.00
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Total Income	26,258.05
Expense	
Advertising	35.20
Annual Picnic & Meeting	224.62
Capital Purchase	2,263.80
Fish Stocking	900.00
Insurance	6,308.75
Internet	75.00
Postage and Delivery	126.25
Professional Fees	3,144.00
Rent	140.00
Repairs & Maintenance	0.00
Security	540.00
Supplies	115.27
Utilities	316.71
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Total Expense	14,189.60
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Net Ordinary Income	12,068.45
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Net Income	<u>12,068.45</u>

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

January through October 2015

	Jan - Oct 15	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
POA Dues	25,868.05	29,160.00	-3,291.95	88.7%
Fish Donations	250.00	0.00	250.00	100.0%
Bldg Plan Approval Permit	140.00	0.00	140.00	100.0%
Total Income	26,258.05	29,160.00	-2,901.95	90.0%
Expense				
Advertising	35.20	50.00	-14.80	70.4%
Annual Picnic & Meeting	224.62	200.00	24.62	112.3%
Capital Purchase				
Electronic Voting	0.00	500.00	-500.00	0.0%
Entrance Signs	2,263.80	500.00	1,763.80	452.8%
Total Capital Purchase	2,263.80	1,000.00	1,263.80	226.4%
Fencing	0.00	500.00	-500.00	0.0%
Fish Stocking				
From Donations	900.00	0.00	900.00	100.0%
From General Fund	0.00	100.00	-100.00	0.0%
Total Fish Stocking	900.00	100.00	800.00	900.0%
Insurance				
Liability Insurance	6,308.75	6,300.00	8.75	100.1%
Total Insurance	6,308.75	6,300.00	8.75	100.1%
Internet	75.00	200.00	-125.00	37.5%
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	126.25	250.00	-123.75	50.5%
Printing and Reproduction	0.00	100.00	-100.00	0.0%
Professional Fees				
Accounting	2,369.00	3,000.00	-631.00	79.0%
Computer Program	0.00	0.00	0.00	0.0%
Board Meeting Recorder	175.00	600.00	-425.00	29.2%
Legal Fees	600.00	5,000.00	-4,400.00	12.0%
Survey	0.00	350.00	-350.00	0.0%
Total Professional Fees	3,144.00	8,950.00	-5,806.00	35.1%
Property Owner Recognition	0.00	200.00	-200.00	0.0%
Rent	140.00	0.00	140.00	100.0%
Repairs & Maintenance				
Grounds & Parks	0.00	0.00	0.00	0.0%
Repairs & Maintenance - Other	0.00	100.00	-100.00	0.0%
Total Repairs & Maintenance	0.00	100.00	-100.00	0.0%
Security	540.00	600.00	-60.00	90.0%
Supplies				
Office	70.66	200.00	-129.34	35.3%
Property	44.61	0.00	44.61	100.0%
Total Supplies	115.27	200.00	-84.73	57.6%
Telephone	0.00	50.00	-50.00	0.0%
Utilities				
Electric				
Entrance Lights	316.71	450.00	-133.29	70.4%
Total Electric	316.71	450.00	-133.29	70.4%
Total Utilities	316.71	450.00	-133.29	70.4%
Total Expense	14,189.60	34,550.00	-20,360.40	41.1%

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

	<u>Jan - Oct 15</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Net Ordinary Income	12,068.45	-5,390.00	17,458.45	-223.9%
Net Income	<u>12,068.45</u>	<u>-5,390.00</u>	<u>17,458.45</u>	<u>-223.9%</u>

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San Juan River Resort POA
Deposits
As of October 31, 2015

<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
Cash Disbursements
As of October 31, 2015

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Paid Amount</u>
Citizen's Bank				
Check	10/1/2015	1489	LaPlata Electric	-35.19
Check	10/1/2015	1490	Kathy Wadenpfohl	-75.00
Check	10/1/2015	1491	Wilson, Rea, Beckel & Associates	-103.99
Total Citizen's Bank				<u>-214.18</u>
TOTAL				<u><u>-214.18</u></u>

San Juan River Resort POA
Customer Balance Summary
 As of October 31, 2015

	Oct 31, 15
Bullard, Curtis	510.00
Busick, Kevin	
Lot 1/85	120.00
	120.00
Total Busick, Kevin	120.00
Cook, Robert	-5.00
Day Star Marketing	120.00
Devine, Robert	
Lot 1/27	120.00
Lot 1/28	120.00
	240.00
Total Devine, Robert	240.00
Dresch	
Lot 2/42	120.00
Lot 2/43	120.00
	240.00
Total Dresch	240.00
Handy, Brad	120.00
Hughes/Green	120.00
Leighton, Theodore	
Lot 1/139	120.00
Lot 1/140	120.00
	240.00
Total Leighton, Theodore	240.00
Ludwig, Robert	410.00
Mackey, Ray	120.00
Mann, Tyler	120.00
Winters, Greg & Barbara	120.00
Young, Gerald	550.00
	3,025.00
TOTAL	3,025.00