

**Peggy L. Cotton, PA**  
344 Lewis Street – PO Box 3579  
Pagosa Springs, CO 81147  
970.264.6525 - Fax 970.264.6991

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 August 31, 2016, and the related Profit & Loss – cash basis for the month and eight months then ended.

A preparation is limited to presenting in the form of financial statements, information that is the representation of management. We have compiled the information in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance on them.

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 eight 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 August 31, 2016 is presented for purposes of additional analysis and is not a required part of the basic financial statements.

We are not independent with respect to San Juan River Resort POA.

*Peggy L. Cotton*  
Peggy L. Cotton, PA

September 7, 2016

San Juan River Resort POA  
**Balance Sheet - Cash Basis**  
 As of August 31, 2016

	Aug 31, 16
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Citizen's Bank	26,833.40
<b>Total Checking/Savings</b>	26,833.40
<b>Accounts Receivable</b>	
Accounts Receivable	-220.00
<b>Total Accounts Receivable</b>	-220.00
<b>Total Current Assets</b>	26,613.40
<b>Fixed Assets</b>	
Equipment	3,420.80
Signs	2,263.80
Buildings	25,848.31
Accumulated Depreciation	-4,309.80
<b>Total Fixed Assets</b>	27,223.11
<b>TOTAL ASSETS</b>	53,836.51
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Retained Earnings	35,279.60
Net Income	18,556.91
<b>Total Equity</b>	53,836.51
<b>TOTAL LIABILITIES &amp; EQUITY</b>	53,836.51

San Juan River Resort POA  
Profit & Loss - Cash Basis  
August 2016

	<u>Aug 16</u>
Ordinary Income/Expense	
Income	
POA Dues	600.00
Bldg Plan Approval Permit	<u>35.00</u>
Total Income	635.00
Expense	
Fish Stocking	1,243.95
Professional Fees	<u>52.60</u>
Total Expense	<u>1,296.55</u>
Net Ordinary Income	<u>-661.55</u>
Net Income	<u><u>-661.55</u></u>

See Accountant's Compilation Report

**San Juan River Resort POA**  
**Profit & Loss Budget vs. Actual - Cash Basis**  
 January through August 2016

	Jan - Aug 16	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
POA Dues	28,255.00	29,160.00	-905.00	96.9%
Fish Donations	225.00	0.00	225.00	100.0%
Late Fees	60.00	0.00	60.00	100.0%
Bldg Plan Approval Permit	70.00	0.00	70.00	100.0%
<b>Total Income</b>	<b>28,610.00</b>	<b>29,160.00</b>	<b>-550.00</b>	<b>98.1%</b>
<b>Expense</b>				
Advertising	0.00	50.00	-50.00	0.0%
Annual Picnic & Meeting	0.00	250.00	-250.00	0.0%
<b>Capital Purchase</b>				
Mailbox/Kiosk Building	259.45	2,500.00	-2,240.55	10.4%
Electronic Voting	0.00	500.00	-500.00	0.0%
Entrance Signs	0.00	200.00	-200.00	0.0%
Landscaping	0.00	1,000.00	-1,000.00	0.0%
<b>Total Capital Purchase</b>	<b>259.45</b>	<b>4,200.00</b>	<b>-3,940.55</b>	<b>6.2%</b>
Fencing	0.00	500.00	-500.00	0.0%
Filing Fees	60.00	150.00	-90.00	40.0%
<b>Fish Stocking</b>				
From Donations	995.75	0.00	995.75	100.0%
From General Fund	248.20	0.00	248.20	100.0%
Fish Stocking - Other	0.00	100.00	-100.00	0.0%
<b>Total Fish Stocking</b>	<b>1,243.95</b>	<b>100.00</b>	<b>1,143.95</b>	<b>1,244.0%</b>
<b>Insurance</b>				
Liability Insurance	6,128.50	6,740.00	-611.50	90.9%
<b>Total Insurance</b>	<b>6,128.50</b>	<b>6,740.00</b>	<b>-611.50</b>	<b>90.9%</b>
Internet	144.96	200.00	-55.04	72.5%
Licenses and Permits	0.00	150.00	-150.00	0.0%
Postage and Delivery	58.40	200.00	-141.60	29.2%
Printing and Reproduction	0.00	50.00	-50.00	0.0%
<b>Professional Fees</b>				
Accounting	1,505.50	3,000.00	-1,494.50	50.2%
Board Meeting Recorder	300.00	600.00	-300.00	50.0%
Legal Fees	126.00	15,000.00	-14,874.00	0.8%
Survey	0.00	350.00	-350.00	0.0%
<b>Total Professional Fees</b>	<b>1,931.50</b>	<b>18,950.00</b>	<b>-17,018.50</b>	<b>10.2%</b>
Property Owner Recognition	0.00	200.00	-200.00	0.0%
Rent	80.00	200.00	-120.00	40.0%
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%
<b>Total Supplies</b>	<b>0.00</b>	<b>200.00</b>	<b>-200.00</b>	<b>0.0%</b>
<b>Utilities</b>				
<b>Electric</b>				
Entrance Lights	246.33	400.00	-153.67	61.6%
<b>Total Electric</b>	<b>246.33</b>	<b>400.00</b>	<b>-153.67</b>	<b>61.6%</b>
Waste Disposal	0.00	650.00	-650.00	0.0%

See Accountant's Compilation Report

**San Juan River Resort POA**  
**Profit & Loss Budget vs. Actual - Cash Basis**  
 January through August 2016

	<u>Jan - Aug 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total Utilities	246.33	1,050.00	-803.67	23.5%
Total Expense	10,153.09	33,890.00	-23,736.91	30.0%
Net Ordinary Income	18,456.91	-4,730.00	23,186.91	-390.2%
Other Income/Expense				
Other Income				
Other Income*	100.00	0.00	100.00	100.0%
Total Other Income	100.00	0.00	100.00	100.0%
Net Other Income	100.00	0.00	100.00	100.0%
Net Income	<u>18,556.91</u>	<u>-4,730.00</u>	<u>23,286.91</u>	<u>-392.3%</u>

See Accountant's Compilation Report

San Juan River Resort POA  
**Profit & Loss - YTD - Cash Basis**  
 January through August 2016

	Jan - Aug ...
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
POA Dues	28,255.00
Fish Donations	225.00
Late Fees	60.00
Bldg Plan Approval Permit	70.00
<b>Total Income</b>	28,610.00
<b>Expense</b>	
Capital Purchase	259.45
Filing Fees	60.00
Fish Stocking	1,243.95
Insurance	6,128.50
Internet	144.96
Postage and Delivery	58.40
Professional Fees	1,931.50
Rent	80.00
Utilities	246.33
<b>Total Expense</b>	10,153.09
<b>Net Ordinary Income</b>	18,456.91
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Other Income*	100.00
<b>Total Other Income</b>	100.00
<b>Net Other Income</b>	100.00
<b>Net Income</b>	18,556.91

See Accountant's Compilation Report

San Juan River Resort POA

Cash Disbursements

As of August 31, 2016

Type	Date	Num	Name	Paid Amount
Citizen's Bank				
Check	08/01/2016	1539	Peggy L. Cotton	-52.60
Check	08/01/2016	1540	Riverbend Trout Farm, LLC	-1,243.95
Check	08/24/2016	1542	SJRV Metro District	-360.00
Total Citizen's Bank				-1,656.55
TOTAL				-1,656.55

See Accountant's Compilation Report

San Juan River Resort POA

Deposits

As of August 31, 2016

Type	Date	Split	Paid Amount
Citizen's Bank Deposit	08/09/2016	-SPLIT-	360.00
Deposit	08/26/2016	-SPLIT-	375.00
Total Citizen's Bank			735.00
TOTAL			735.00

See Accountant's Compilation Report