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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 October 31, 2016, and the related Profit & Loss – cash basis for the month and ten 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 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, 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, PA

November 4, 2016

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

As of October 31, 2016

	<u>Oct 31, 16</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Citizen's Bank	25,312.05
Total Checking/Savings	25,312.05
Accounts Receivable	
Accounts Receivable	-220.00
Total Accounts Receivable	-220.00
Total Current Assets	25,092.05
Fixed Assets	
Equipment	3,420.80
Signs	2,263.80
Buildings	25,848.31
Accumulated Depreciation	-4,309.80
Total Fixed Assets	27,223.11
<b>TOTAL ASSETS</b>	<u><u>52,315.16</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	35,279.60
Net Income	17,035.56
Total Equity	52,315.16
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>52,315.16</u></u>

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

	Oct 16
Ordinary Income/Expense	
Income	
Bidg Plan Approval Permit	35.00
Total Income	35.00
Expense	
Annual Picnic & Meeting	255.08
Dues and Subscriptions	35.00
Filing Fees	11.00
Fish Stocking	1,243.95
Insurance	783.00
Internet	140.00
Postage and Delivery	31.74
Professional Fees	140.90
Rent	20.00
Utilities	35.19
Total Expense	2,695.86
Net Ordinary Income	-2,660.86
Net Income	-2,660.86

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

January through October 2016

	Jan - Oct 16	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
POA Dues	28,495.00	29,160.00	-665.00	97.7%
Fish Donations	225.00	0.00	225.00	100.0%
Late Fees	60.00	0.00	60.00	100.0%
Bldg Plan Approval Permit	105.00	0.00	105.00	100.0%
<b>Total Income</b>	<b>28,885.00</b>	<b>29,160.00</b>	<b>-275.00</b>	<b>99.1%</b>
<b>Expense</b>				
Advertising	0.00	50.00	-50.00	0.0%
Annual Picnic & Meeting	280.08	250.00	30.08	112.0%
<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>
Dues and Subscriptions	45.00			
Fencing	0.00	500.00	-500.00	0.0%
Filing Fees	104.00	150.00	-46.00	69.3%
<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>				
Errors & Omissions	125.00	0.00	125.00	100.0%
Liability Insurance	6,786.50	6,740.00	46.50	100.7%
<b>Total Insurance</b>	<b>6,911.50</b>	<b>6,740.00</b>	<b>171.50</b>	<b>102.5%</b>
Internet	284.96	200.00	84.96	142.5%
Licenses and Permits	0.00	150.00	-150.00	0.0%
Postage and Delivery	90.14	200.00	-109.86	45.1%
Printing and Reproduction	0.00	50.00	-50.00	0.0%
<b>Professional Fees</b>				
Accounting	1,787.65	3,000.00	-1,212.35	59.6%
Board Meeting Recorder	400.00	600.00	-200.00	66.7%
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>2,313.65</b>	<b>18,950.00</b>	<b>-16,636.35</b>	<b>12.2%</b>
Property Owner Recognition	0.00	200.00	-200.00	0.0%
Rent	100.00	200.00	-100.00	50.0%
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>				
Electric				
Entrance Lights	316.71	400.00	-83.29	79.2%

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

	<u>Jan - Oct 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total Electric	316.71	400.00	-83.29	79.2%
Waste Disposal	0.00	650.00	-650.00	0.0%
Total Utilities	<u>316.71</u>	<u>1,050.00</u>	<u>-733.29</u>	<u>30.2%</u>
Total Expense	<u>11,949.44</u>	<u>33,890.00</u>	<u>-21,940.56</u>	<u>35.3%</u>
Net Ordinary Income	16,935.56	-4,730.00	21,665.56	-358.0%
Other Income/Expense				
Other Income				
Other Income*	<u>100.00</u>	<u>0.00</u>	<u>100.00</u>	<u>100.0%</u>
Total Other Income	<u>100.00</u>	<u>0.00</u>	<u>100.00</u>	<u>100.0%</u>
Net Other Income	<u>100.00</u>	<u>0.00</u>	<u>100.00</u>	<u>100.0%</u>
Net Income	<u><u>17,035.56</u></u>	<u><u>-4,730.00</u></u>	<u><u>21,765.56</u></u>	<u><u>-360.2%</u></u>

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

	Jan - Oct 16
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
POA Dues	28,495.00
Fish Donations	225.00
Late Fees	60.00
Bldg Plan Approval Permit	105.00
<b>Total Income</b>	28,885.00
<b>Expense</b>	
Annual Picnic & Meeting	280.08
Capital Purchase	259.45
Dues and Subscriptions	45.00
Filing Fees	104.00
Fish Stocking	1,243.95
Insurance	6,911.50
Internet	284.96
Postage and Delivery	90.14
Professional Fees	2,313.65
Rent	100.00
Utilities	316.71
<b>Total Expense</b>	11,949.44
<b>Net Ordinary Income</b>	16,935.56
<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>	17,035.56

See Accountant's Compilation Report

San Juan River Resort POA

Cash Disbursements

As of October 31, 2016

Type	Date	Num	Name	Paid Amount
Citizen's Bank				
Check	10/03/2016	1548	Your Digital Shepherd	-140.00
Check	10/03/2016	1549	LaPlata Electric	-35.19
Check	10/03/2016	1550	Kathy Wadenpfuhl	-50.00
Check	10/03/2016	1551	Peggy L. Cotton	-90.90
Check	10/03/2016	1552	American Family Insurance	-783.00
Check	10/03/2016	1553	Julene Campbell	-323.02
Check	10/03/2016	1554	U S Postmaster	-18.80
Check	10/04/2016	1555	Riverbend Trout Farm, LLC	-1,243.95
Check	10/14/2016	1556	Archuleta County Clerk	-11.00
Total Citizen's Bank				<u>-2,695.86</u>
TOTAL				<u><u>-2,695.86</u></u>

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San Juan River Resort POA

Deposits

As of October 31, 2016

Type	Date	Split	Paid Amount
Citizen's Bank Deposit	10/07/2016	Bldg Plan App...	35.00
Total Citizen's Bank			35.00
TOTAL			35.00

See Accountant's Compilation Report