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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 September 30, 2016, and the related Profit & Loss – cash basis for the month and nine 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 nine 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 September 30, 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

October 7, 2016

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

As of September 30, 2016

	<u>Sep 30, 16</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Citizen's Bank	26,728.96
<b>Total Checking/Savings</b>	<u>26,728.96</u>
Accounts Receivable	
Accounts Receivable	-220.00
<b>Total Accounts Receivable</b>	<u>-220.00</u>
<b>Total Current Assets</b>	26,508.96
<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>	<u>27,223.11</u>
<b>TOTAL ASSETS</b>	<u><u>53,732.07</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Retained Earnings	35,279.60
Net Income	18,452.47
<b>Total Equity</b>	<u>53,732.07</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>53,732.07</u></u>

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

	<u>Sep 16</u>
Ordinary Income/Expense	
Income	
POA Dues	240.00
Total Income	<u>240.00</u>
Expense	
Annual Picnic & Meeting	25.00
Dues and Subscriptions	10.00
Filing Fees	33.00
Professional Fees	241.25
Utilities	35.19
Total Expense	<u>344.44</u>
Net Ordinary Income	<u>-104.44</u>
Net Income	<u><u>-104.44</u></u>

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

	<u>Jan - Sep 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<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	70.00	0.00	70.00	100.0%
<b>Total Income</b>	<b>28,850.00</b>	<b>29,160.00</b>	<b>-310.00</b>	<b>98.9%</b>
<b>Expense</b>				
Advertising	0.00	50.00	-50.00	0.0%
Annual Picnic & Meeting	25.00	250.00	-225.00	10.0%
<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	10.00			
Fencing	0.00	500.00	-500.00	0.0%
Filing Fees	93.00	150.00	-57.00	62.0%
<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	1,696.75	3,000.00	-1,303.25	56.6%
Board Meeting Recorder	350.00	600.00	-250.00	58.3%
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>2,172.75</b>	<b>18,950.00</b>	<b>-16,777.25</b>	<b>11.5%</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>				
Electric				
Entrance Lights	281.52	400.00	-118.48	70.4%
<b>Total Electric</b>	<b>281.52</b>	<b>400.00</b>	<b>-118.48</b>	<b>70.4%</b>

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

	<u>Jan - Sep 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Waste Disposal	0.00	650.00	-650.00	0.0%
Total Utilities	281.52	1,050.00	-768.48	26.8%
Total Expense	10,497.53	33,890.00	-23,392.47	31.0%
Net Ordinary Income	18,352.47	-4,730.00	23,082.47	-388.0%
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>18,452.47</u>	<u>-4,730.00</u>	<u>23,182.47</u>	<u>-390.1%</u>

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

	<b>Jan - Sep 16</b>
<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	70.00
<b>Total Income</b>	<b>28,850.00</b>
<b>Expense</b>	
Annual Picnic & Meeting	25.00
Capital Purchase	259.45
Dues and Subscriptions	10.00
Filing Fees	93.00
Fish Stocking	1,243.95
Insurance	6,128.50
Internet	144.96
Postage and Delivery	58.40
Professional Fees	2,172.75
Rent	80.00
Utilities	281.52
<b>Total Expense</b>	<b>10,497.53</b>
<b>Net Ordinary Income</b>	<b>18,352.47</b>
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Other Income*	100.00
<b>Total Other Income</b>	<b>100.00</b>
<b>Net Other Income</b>	<b>100.00</b>
<b>Net Income</b>	<b>18,452.47</b>

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San Juan River Resort POA

Cash Disbursements

As of September 30, 2016

Type	Date	Num	Name	Paid Amount
Citizen's Bank				
Check	09/01/2016	1542	Archuleta County Clerk	-33.00
Check	09/01/2016	1543	Pam Schoemig	-25.00
Check	09/01/2016	1544	Lisa Quiller	-10.00
Check	09/01/2016	1545	Peggy L. Cotton	-191.25
Check	09/01/2016	1546	Kathy Wadenpfohl	-50.00
Check	09/01/2016	1547	LaPlata Electric	-35.19
Total Citizen's Bank				-344.44
TOTAL				-344.44

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San Juan River Resort POA

Deposits

As of September 30, 2016

<u>Type</u>	<u>Date</u>	<u>Split</u>	<u>Paid Amount</u>
Citizen's Bank Deposit	09/27/2016	Undeposited ...	240.00
Total Citizen's Bank			240.00
TOTAL			240.00

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