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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, 2017, and the related Profit & Loss – cash basis for the month and four 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 Accounts. 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 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, 2017 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

May 4, 2017

San Juan River Resort POA
Balance Sheet - Cash Basis
As of April 30, 2017

	<u>Apr 30, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
Citizen's Bank	47,349.02
Total Checking/Savings	<u>47,349.02</u>
Total Current Assets	47,349.02
Fixed Assets	
Equipment	3,420.80
Signs	2,263.80
Buildings	25,848.31
Accumulated Depreciation	<u>-7,347.80</u>
Total Fixed Assets	<u>24,185.11</u>
TOTAL ASSETS	<u><u>71,534.13</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	49,112.03
Net Income	<u>22,422.10</u>
Total Equity	<u>71,534.13</u>
TOTAL LIABILITIES & EQUITY	<u><u>71,534.13</u></u>

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San Juan River Resort POA
Profit & Loss - Cash Basis

April 2017

	<u>Apr 17</u>
Ordinary Income/Expense	
Income	
POA Dues	1,680.00
Total Income	<u>1,680.00</u>
Expense	
Professional Fees	120.15
Utilities	35.19
Total Expense	<u>155.34</u>
Net Ordinary Income	<u>1,524.66</u>
Net Income	<u><u>1,524.66</u></u>

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San Juan River Resort POA
Profit & Loss Budget vs. Actual - Cash Basis
 January through April 2017

	Jan - Apr 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
POA Dues	24,620.00	29,160.00	-4,540.00	84.4%
Bldg Plan Approval Permit	35.00	0.00	35.00	100.0%
Total Income	24,655.00	29,160.00	-4,505.00	84.6%
Expense				
Advertising	0.00	25.00	-25.00	0.0%
Annual Picnic & Meeting	0.00	300.00	-300.00	0.0%
Capital Purchase				
Mailbox/Kiosk Building	0.00	250.00	-250.00	0.0%
Entrance Signs	0.00	5,000.00	-5,000.00	0.0%
Landscaping	0.00	500.00	-500.00	0.0%
Total Capital Purchase	0.00	5,750.00	-5,750.00	0.0%
Fencing	0.00	500.00	-500.00	0.0%
Fish Stocking				
From General Fund	0.00	100.00	-100.00	0.0%
Total Fish Stocking	0.00	100.00	-100.00	0.0%
Insurance				
Liability Insurance	0.00	750.00	-750.00	0.0%
Total Insurance	0.00	750.00	-750.00	0.0%
Internet	15.00	350.00	-335.00	4.3%
Miscellaneous	0.00	200.00	-200.00	0.0%
Postage and Delivery	0.00	200.00	-200.00	0.0%
Printing and Reproduction	0.00	50.00	-50.00	0.0%
Professional Fees				
Accounting	711.95	2,700.00	-1,988.05	26.4%
Board Meeting Recorder	50.00	600.00	-550.00	8.3%
Legal Fees	0.00	15,000.00	-15,000.00	0.0%
Survey	0.00	250.00	-250.00	0.0%
Total Professional Fees	761.95	18,550.00	-17,788.05	4.1%
Property Owner Recognition	0.00	200.00	-200.00	0.0%
Rent	180.00	200.00	-20.00	90.0%
Repairs & Maintenance				
Grounds & Parks	0.00	500.00	-500.00	0.0%
Repairs & Maintenance - Other	0.00	100.00	-100.00	0.0%
Total Repairs & Maintenance	0.00	600.00	-600.00	0.0%
Security	450.00	650.00	-200.00	69.2%
Supplies				
Office	0.00	200.00	-200.00	0.0%
Total Supplies	0.00	200.00	-200.00	0.0%
Utilities				
Electric				
Entrance Lights	175.95	400.00	-224.05	44.0%
Total Electric	175.95	400.00	-224.05	44.0%
Waste Disposal	650.00	650.00	0.00	100.0%
Total Utilities	825.95	1,050.00	-224.05	78.7%
Total Expense	2,232.90	29,675.00	-27,442.10	7.5%
Net Ordinary Income	22,422.10	-515.00	22,937.10	-4,353.8%
Net Income	22,422.10	-515.00	22,937.10	-4,353.8%

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San Juan River Resort POA
Profit & Loss - YTD - Cash Basis
January through April 2017

	<u>Jan - Apr ...</u>
Ordinary Income/Expense	
Income	
POA Dues	24,620.00
Bldg Plan Approval Permit	35.00
Total Income	<u>24,655.00</u>
Expense	
Internet	15.00
Professional Fees	761.95
Rent	180.00
Security	450.00
Utilities	825.95
Total Expense	<u>2,232.90</u>
Net Ordinary Income	<u>22,422.10</u>
Net Income	<u><u>22,422.10</u></u>

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San Juan River Resort POA
Cash Disbursements
As of April 30, 2017

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Paid Amount</u>
Citizen's Bank				
Check	04/03/2017	1575	Peggy L. Cotton	-120.15
Check	04/03/2017	1576	LaPlata Electric	-35.19
Total Citizen's Bank				<hr/> -155.34 <hr/>
TOTAL				<hr/> -155.34 <hr/>

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San Juan River Resort POA

Deposits

As of April 30, 2017

<u>Type</u>	<u>Date</u>	<u>Split</u>	<u>Paid Amount</u>
Citizen's Bank			
Deposit	04/04/2017	-SPLIT-	720.00
Deposit	04/14/2017	-SPLIT-	360.00
Deposit	04/25/2017	-SPLIT-	600.00
Total Citizen's Bank			<u>1,680.00</u>
TOTAL			<u><u>1,680.00</u></u>

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