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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 January 31, 2017, and the related Profit & Loss – cash basis for the month.

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 month 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 January 31, 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

February 3, 2017

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

As of January 31, 2017

	<u>Jan 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
Citizen's Bank	37,495.29
Total Checking/Savings	<u>37,495.29</u>
Total Current Assets	37,495.29
Fixed Assets	
Equipment	3,420.80
Signs	2,263.80
Buildings	25,848.31
Accumulated Depreciation	<u>-4,309.80</u>
Total Fixed Assets	<u>27,223.11</u>
TOTAL ASSETS	<u><u>64,718.40</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	52,150.03
Net Income	12,568.37
Total Equity	<u>64,718.40</u>
TOTAL LIABILITIES & EQUITY	<u><u>64,718.40</u></u>

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

	<u>Jan 17</u>
Ordinary Income/Expense	
Income	
POA Dues	13,340.00
Total Income	<u>13,340.00</u>
Expense	
Internet	15.00
Professional Fees	56.25
Rent	180.00
Security	450.00
Utilities	70.38
Total Expense	<u>771.63</u>
Net Ordinary Income	<u>12,568.37</u>
Net Income	<u><u>12,568.37</u></u>

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

	Jan 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
POA Dues	13,340.00	29,160.00	-15,820.00	45.7%
Total Income	13,340.00	29,160.00	-15,820.00	45.7%
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	56.25	2,700.00	-2,643.75	2.1%
Board Meeting Recorder	0.00	600.00	-600.00	0.0%
Legal Fees	0.00	15,000.00	-15,000.00	0.0%
Survey	0.00	250.00	-250.00	0.0%
Total Professional Fees	56.25	18,550.00	-18,493.75	0.3%
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	70.38	400.00	-329.62	17.6%
Total Electric	70.38	400.00	-329.62	17.6%
Waste Disposal	0.00	650.00	-650.00	0.0%
Total Utilities	70.38	1,050.00	-979.62	6.7%

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

	<u>Jan 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total Expense	771.63	29,675.00	-28,903.37	2.6%
Net Ordinary Income	12,568.37	-515.00	13,083.37	-2,440.5%
Net Income	<u>12,568.37</u>	<u>-515.00</u>	<u>13,083.37</u>	<u>-2,440.5%</u>

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

	<u>Jan 17</u>
Ordinary Income/Expense	
Income	
POA Dues	13,340.00
Total Income	<u>13,340.00</u>
Expense	
Internet	15.00
Professional Fees	56.25
Rent	180.00
Security	450.00
Utilities	70.38
Total Expense	<u>771.63</u>
Net Ordinary Income	<u>12,568.37</u>
Net Income	<u><u>12,568.37</u></u>

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San Juan River Resort POA

Cash Disbursements

As of January 31, 2017

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Paid Amount</u>
Citizen's Bank				
Check	01/05/2017	1564	Your Digital Shepherd	-15.00
Check	01/05/2017	1565	Peggy L. Cotton	-56.25
Check	01/05/2017	1566	Town of Pagosa Springs	-180.00
Check	01/05/2017	1567	Archuleta County Sheriff's Office	-450.00
Check	01/05/2017	1568	LaPlata Electric	-70.38
Total Citizen's Bank				<u>-771.63</u>
TOTAL				<u><u>-771.63</u></u>

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San Juan River Resort POA
Deposits
As of January 31, 2017

<u>Type</u>	<u>Date</u>	<u>Split</u>	<u>Paid Amount</u>
Citizen's Bank			
Deposit	01/10/2017	-SPLIT-	1,920.00
Deposit	01/10/2017	-SPLIT-	1,800.00
Deposit	01/10/2017	-SPLIT-	600.00
Deposit	01/13/2017	-SPLIT-	1,680.00
Deposit	01/13/2017	-SPLIT-	720.00
Deposit	01/20/2017	-SPLIT-	1,800.00
Deposit	01/20/2017	-SPLIT-	1,440.00
Deposit	01/20/2017	-SPLIT-	600.00
Deposit	01/24/2017	-SPLIT-	1,340.00
Deposit	01/31/2017	-SPLIT-	1,440.00
Total Citizen's Bank			<u>13,340.00</u>
TOTAL			<u><u>13,340.00</u></u>

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