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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 June 30, 2017, and the related Profit & Loss – cash basis for the month and six 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 six 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 June 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

July 5, 2017

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

	<u>Jun 30, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
Citizen's Bank	49,632.64
Total Checking/Savings	49,632.64
Accounts Receivable	
Accounts Receivable	-120.00
Total Accounts Receivable	-120.00
Total Current Assets	49,512.64
Fixed Assets	
Equipment	3,420.80
Signs	2,263.80
Buildings	25,848.31
Accumulated Depreciation	-7,347.80
Total Fixed Assets	24,185.11
TOTAL ASSETS	<u><u>73,697.75</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	49,352.03
Net Income	24,345.72
Total Equity	73,697.75
TOTAL LIABILITIES & EQUITY	<u><u>73,697.75</u></u>

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

	<u>Jun 17</u>
Ordinary Income/Expense	
Income	
POA Dues	480.00
Fish Donations	650.00
Bldg Plan Approval Permit	35.00
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Total Income	1,165.00
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Gross Profit	1,165.00
Expense	
Professional Fees	821.00
Utilities	35.19
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Total Expense	856.19
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Net Ordinary Income	308.81
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Net Income	<u>308.81</u>

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

	Jan - Jun 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
POA Dues	25,940.00	29,160.00	-3,220.00	89.0%
Fish Donations	1,575.00	0.00	1,575.00	100.0%
Bldg Plan Approval Permit	70.00	0.00	70.00	100.0%
Total Income	27,585.00	29,160.00	-1,575.00	94.6%
Gross Profit	27,585.00	29,160.00	-1,575.00	94.6%
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	30.00	350.00	-320.00	8.6%
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	1,082.95	2,700.00	-1,617.05	40.1%
Board Meeting Recorder	150.00	600.00	-450.00	25.0%
Legal Fees	450.00	15,000.00	-14,550.00	3.0%
Survey	0.00	250.00	-250.00	0.0%
Total Professional Fees	1,682.95	18,550.00	-16,867.05	9.1%
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	246.33	400.00	-153.67	61.6%
Total Electric	246.33	400.00	-153.67	61.6%
Waste Disposal	650.00	650.00	0.00	100.0%

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

	<u>Jan - Jun 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total Utilities	896.33	1,050.00	-153.67	85.4%
Total Expense	3,239.28	29,675.00	-26,435.72	10.9%
Net Ordinary Income	24,345.72	-515.00	24,860.72	-4,727.3%
Net Income	<u>24,345.72</u>	<u>-515.00</u>	<u>24,860.72</u>	<u>-4,727.3%</u>

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

	<u>Jan - Jun 17</u>
Ordinary Income/Expense	
Income	
POA Dues	25,940.00
Fish Donations	1,575.00
Bldg Plan Approval Permit	70.00
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Total Income	27,585.00
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Gross Profit	27,585.00
Expense	
Internet	30.00
Professional Fees	1,682.95
Rent	180.00
Security	450.00
Utilities	896.33
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Total Expense	3,239.28
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Net Ordinary Income	24,345.72
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Net Income	24,345.72
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San Juan River Resort POA
Cash Disbursements
As of June 30, 2017

Type	Date	Num	Name	Paid Amount
Citizen's Bank				
Check	06/01/2017	1580	Tracy J. Cross	-450.00
Check	06/01/2017	1581	LaPlata Electric	-35.19
Check	06/01/2017	1582	Peggy L. Cotton	-238.10
Check	06/02/2017	1583	Peggy L. Cotton	-132.90
Total Citizen's Bank				<u>-856.19</u>
TOTAL				<u><u>-856.19</u></u>

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San Juan River Resort POA
Deposits
As of June 30, 2017

Type	Date	Split	Paid Amount
Citizen's Bank			
Deposit	06/13/2017	-SPLIT-	1,030.00
Deposit	06/27/2017	-SPLIT-	255.00
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Total Citizen's Bank			1,285.00
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TOTAL			1,285.00
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