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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 May 31, 2017, and the related Profit & Loss – cash basis for the month and five 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 five 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 May 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

June 5, 2017

San Juan River Resort POA
Balance Sheet - Cash Basis
As of May 31, 2017

	May 31, 17
ASSETS	
Current Assets	
Checking/Savings	
Citizen's Bank	49,203.83
Total Checking/Savings	49,203.83
Total Current Assets	49,203.83
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	73,388.94
LIABILITIES & EQUITY	
Equity	
Retained Earnings	49,352.03
Net Income	24,036.91
Total Equity	73,388.94
TOTAL LIABILITIES & EQUITY	73,388.94

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

	<u>May 17</u>
Ordinary Income/Expense	
Income	
POA Dues	840.00
Fish Donations	<u>925.00</u>
Total Income	1,765.00
Expense	
Internet	15.00
Professional Fees	100.00
Utilities	<u>35.19</u>
Total Expense	<u>150.19</u>
Net Ordinary Income	<u>1,614.81</u>
Net Income	<u><u>1,614.81</u></u>

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

	Jan - May 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
POA Dues	25,460.00	29,160.00	-3,700.00	87.3%
Fish Donations	925.00	0.00	925.00	100.0%
Bldg Plan Approval Permit	35.00	0.00	35.00	100.0%
Total Income	26,420.00	29,160.00	-2,740.00	90.6%
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	711.95	2,700.00	-1,988.05	26.4%
Board Meeting Recorder	150.00	600.00	-450.00	25.0%
Legal Fees	0.00	15,000.00	-15,000.00	0.0%
Survey	0.00	250.00	-250.00	0.0%
Total Professional Fees	861.95	18,550.00	-17,688.05	4.6%
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				

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

	Jan - May 17	Budget	\$ Over Budget	% of Budget
Entrance Lights	211.14	400.00	-188.86	52.8%
Total Electric	211.14	400.00	-188.86	52.8%
Waste Disposal	650.00	650.00	0.00	100.0%
Total Utilities	861.14	1,050.00	-188.86	82.0%
Total Expense	2,383.09	29,675.00	-27,291.91	8.0%
Net Ordinary Income	24,036.91	-515.00	24,551.91	-4,667.4%
Net Income	24,036.91	-515.00	24,551.91	-4,667.4%

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

	<u>Jan - May 17</u>
Ordinary Income/Expense	
Income	
POA Dues	25,460.00
Fish Donations	925.00
Bldg Plan Approval Permit	35.00
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Total Income	26,420.00
Expense	
Internet	30.00
Professional Fees	861.95
Rent	180.00
Security	450.00
Utilities	861.14
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Total Expense	2,383.09
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Net Ordinary Income	24,036.91
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Net Income	24,036.91
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San Juan River Resort POA
Cash Disbursements
As of May 31, 2017

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Paid Amount</u>
Citizen's Bank				
Check	05/01/2017	1577	Your Digital Shepherd	-15.00
Check	05/01/2017	1578	LaPlata Electric	-35.19
Check	05/01/2017	1579	Kathy Wadenpfuhl	-100.00
Total Citizen's Bank				<u>-150.19</u>
TOTAL				<u><u>-150.19</u></u>

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

<u>Type</u>	<u>Date</u>	<u>Split</u>	<u>Paid Amount</u>
Citizen's Bank			
Deposit	05/02/2017	-SPLIT-	920.00
Deposit	05/10/2017	-SPLIT-	495.00
Deposit	05/31/2017	-SPLIT-	590.00
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Total Citizen's Bank			2,005.00
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TOTAL			2,005.00
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