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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 November 30, 2016, and the related Profit & Loss – cash basis for the month and eleven 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 eleven 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 November 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

December 5, 2016

San Juan River Resort POA
Balance Sheet - Cash Basis
As of November 30, 2016

	<u>Nov 30, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
Citizen's Bank	24,916.30
Total Checking/Savings	<u>24,916.30</u>
Accounts Receivable	
Accounts Receivable	-220.00
Total Accounts Receivable	<u>-220.00</u>
Total Current Assets	24,696.30
Fixed Assets	
Equipment	3,420.80
Signs	2,263.80
Buildings	25,848.31
Accumulated Depreciation	-4,309.80
Total Fixed Assets	<u>27,223.11</u>
TOTAL ASSETS	<u><u>51,919.41</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	35,279.60
Net Income	16,639.81
Total Equity	<u>51,919.41</u>
TOTAL LIABILITIES & EQUITY	<u><u>51,919.41</u></u>

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

	<u>Nov 16</u>
Ordinary Income/Expense	
Expense	
Fencing	291.26
Professional Fees	69.30
Utilities	35.19
Total Expense	<u>395.75</u>
Net Ordinary Income	<u>-395.75</u>
Net Income	<u><u>-395.75</u></u>

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

January through November 2016

	Jan - Nov 16	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
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	105.00	0.00	105.00	100.0%
Total Income	28,885.00	29,160.00	-275.00	99.1%
Expense				
Advertising	0.00	50.00	-50.00	0.0%
Annual Picnic & Meeting	280.08	250.00	30.08	112.0%
Capital Purchase				
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%
Total Capital Purchase	259.45	4,200.00	-3,940.55	6.2%
Dues and Subscriptions	45.00	0.00	45.00	100.0%
Fencing	291.26	500.00	-208.74	58.3%
Filing Fees	104.00	150.00	-46.00	69.3%
Fish Stocking				
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%
Total Fish Stocking	1,243.95	100.00	1,143.95	1,244.0%
Insurance				
Errors & Omissions	125.00	0.00	125.00	100.0%
Liability Insurance	6,786.50	6,740.00	46.50	100.7%
Total Insurance	6,911.50	6,740.00	171.50	102.5%
Internet	284.96	200.00	84.96	142.5%
Licenses and Permits	0.00	150.00	-150.00	0.0%
Postage and Delivery	90.14	200.00	-109.86	45.1%
Printing and Reproduction	0.00	50.00	-50.00	0.0%
Professional Fees				
Accounting	1,856.95	3,000.00	-1,143.05	61.9%
Board Meeting Recorder	400.00	600.00	-200.00	66.7%
Legal Fees	126.00	15,000.00	-14,874.00	0.8%
Survey	0.00	350.00	-350.00	0.0%
Total Professional Fees	2,382.95	18,950.00	-16,567.05	12.6%
Property Owner Recognition	0.00	200.00	-200.00	0.0%
Rent	100.00	200.00	-100.00	50.0%
Repairs & Maintenance	0.00	100.00	-100.00	0.0%
Security	0.00	600.00	-600.00	0.0%
Supplies				
Office	0.00	200.00	-200.00	0.0%
Total Supplies	0.00	200.00	-200.00	0.0%
Utilities				
Electric				
Entrance Lights	351.90	400.00	-48.10	88.0%

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

	Jan - Nov 16	Budget	\$ Over Budget	% of Budget
Total Electric	351.90	400.00	-48.10	88.0%
Waste Disposal	0.00	650.00	-650.00	0.0%
Total Utilities	351.90	1,050.00	-698.10	33.5%
Total Expense	12,345.19	33,890.00	-21,544.81	36.4%
Net Ordinary Income	16,539.81	-4,730.00	21,269.81	-349.7%
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	16,639.81	-4,730.00	21,369.81	-351.8%

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

	<u>Jan - Nov ...</u>
Ordinary Income/Expense	
Income	
POA Dues	28,495.00
Fish Donations	225.00
Late Fees	60.00
Bldg Plan Approval Permit	105.00
Total Income	<u>28,885.00</u>
Expense	
Annual Picnic & Meeting	280.08
Capital Purchase	259.45
Dues and Subscriptions	45.00
Fencing	291.26
Filing Fees	104.00
Fish Stocking	1,243.95
Insurance	6,911.50
Internet	284.96
Postage and Delivery	90.14
Professional Fees	2,382.95
Rent	100.00
Utilities	351.90
Total Expense	<u>12,345.19</u>
Net Ordinary Income	16,539.81
Other Income/Expense	
Other Income	
Other Income*	100.00
Total Other Income	<u>100.00</u>
Net Other Income	<u>100.00</u>
Net Income	<u><u>16,639.81</u></u>

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San Juan River Resort POA

Cash Disbursements

As of November 30, 2016

Type	Date	Num	Name	Paid Amount
Citizen's Bank				
Check	11/02/2016	1557	LaPlata Electric	-35.19
Check	11/02/2016	1558	Dan * McCollum	-66.26
Check	11/02/2016	1559	Peggy L. Cotton	-69.30
Check	11/02/2016	1560	Jonathan Montoya	-225.00
Total Citizen's Bank				-395.75
TOTAL				-395.75

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San Juan River Resort POA

Deposits

As of November 30, 2016

<u>Type</u>	<u>Date</u>	<u>Split</u>	<u>Paid Amount</u>
Citizen's Bank			
Total Citizen's Bank			
TOTAL			