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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 August 31, 2017, and the related Profit & Loss – cash basis for the month and eight 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 eight 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 August 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

September 6, 2017

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

	<u>Aug 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
Citizen's Bank	49,287.36
Total Checking/Savings	49,287.36
Accounts Receivable	
Accounts Receivable	-120.00
Total Accounts Receivable	-120.00
Total Current Assets	49,167.36
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>73,352.47</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	49,352.03
Net Income	24,000.44
Total Equity	73,352.47
TOTAL LIABILITIES & EQUITY	<u><u>73,352.47</u></u>

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

	<u>Aug 17</u>
Ordinary Income/Expense	
Income	
POA Dues	180.00
Bldg Plan Approval Permit	175.00
	<u>355.00</u>
Total Income	355.00
Gross Profit	355.00
Expense	
Dues and Subscriptions	10.00
Professional Fees	225.15
Security	240.00
Utilities	35.19
	<u>510.34</u>
Total Expense	510.34
Net Ordinary Income	<u>-155.34</u>
Net Income	<u><u>-155.34</u></u>

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

	Jan - Aug 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
POA Dues	26,120.00	29,160.00	-3,040.00	89.6%
Fish Donations	1,575.00	0.00	1,575.00	100.0%
Bldg Plan Approval Permit	245.00	0.00	245.00	100.0%
Total Income	27,940.00	29,160.00	-1,220.00	95.8%
Gross Profit	27,940.00	29,160.00	-1,220.00	95.8%
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%
Dues and Subscriptions	10.00			
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	45.00	350.00	-305.00	12.9%
Miscellaneous	0.00	200.00	-200.00	0.0%
Postage and Delivery	19.60	200.00	-180.40	9.8%
Printing and Reproduction	0.00	50.00	-50.00	0.0%
Professional Fees				
Accounting	1,278.25	2,700.00	-1,421.75	47.3%
Board Meeting Recorder	300.00	600.00	-300.00	50.0%
Legal Fees	450.00	15,000.00	-14,550.00	3.0%
Survey	0.00	250.00	-250.00	0.0%
Total Professional Fees	2,028.25	18,550.00	-16,521.75	10.9%
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	690.00	650.00	40.00	106.2%
Supplies				
Office	0.00	200.00	-200.00	0.0%
Total Supplies	0.00	200.00	-200.00	0.0%
Utilities				
Electric				
Entrance Lights	316.71	400.00	-83.29	79.2%
Total Electric	316.71	400.00	-83.29	79.2%
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 August 2017

	Jan - Aug 17	Budget	\$ Over Budget	% of Budget
Total Utilities	966.71	1,050.00	-83.29	92.1%
Total Expense	3,939.56	29,675.00	-25,735.44	13.3%
Net Ordinary Income	24,000.44	-515.00	24,515.44	-4,660.3%
Other Income/Expense				
Other Expense				
Void Check	0.00	0.00	0.00	0.0%
Total Other Expense	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	24,000.44	-515.00	24,515.44	-4,660.3%

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

	<u>Jan - Aug 17</u>
Ordinary Income/Expense	
Income	
POA Dues	26,120.00
Fish Donations	1,575.00
Bldg Plan Approval Permit	245.00
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Total Income	27,940.00
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Gross Profit	27,940.00
Expense	
Dues and Subscriptions	10.00
Internet	45.00
Postage and Delivery	19.60
Professional Fees	2,028.25
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Rent	180.00
Security	690.00
Utilities	966.71
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Total Expense	3,939.56
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Net Ordinary Income	24,000.44
Other Income/Expense	
Other Expense	
Void Check	0.00
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Total Other Expense	0.00
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Net Other Income	0.00
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Net Income	<u>24,000.44</u>

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San Juan River Resort POA
Cash Disbursements
As of August 31, 2017

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Paid Amount</u>
Citizen's Bank				
Check	08/02/2017	1589	LaPlata Electric	-35.19
Check	08/02/2017	1590	Lisa Quiller	-10.00
Check	08/02/2017	1591	Archuleta County Sheriff's Office	-240.00
Check	08/02/2017	1592	Peggy L. Cotton	-75.15
Check	08/08/2017	1593	Kathy Wadenpfohl	-150.00
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Total Citizen's Bank				-510.34
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TOTAL				-510.34
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San Juan River Resort POA

Deposits

As of August 31, 2017

Type	Date	Split	Paid Amount
Citizen's Bank			
Deposit	08/08/2017	-SPLIT-	95.00
Deposit	08/29/2017	-SPLIT-	260.00
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Total Citizen's Bank			355.00
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TOTAL			355.00
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