

**Peggy L. Cotton, PA**  
344 Lewis Street – PO Box 3579  
Pagosa Springs, CO 81147  
970.264.6525 - Fax 970.264.6991

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, 2018, 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, 2018 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 5, 2018

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

As of January 31, 2018

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	<u>Jan 31, 18</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Citizen's Bank	47,130.04
<b>Total Checking/Savings</b>	<u>47,130.04</u>
Accounts Receivable	
Accounts Receivable	-360.00
<b>Total Accounts Receivable</b>	<u>-360.00</u>
<b>Total Current Assets</b>	<u>46,770.04</u>
<b>Fixed Assets</b>	
Equipment	3,420.80
Signs	2,263.80
Buildings	25,848.31
Accumulated Depreciation	-7,347.80
<b>Total Fixed Assets</b>	<u>24,185.11</u>
<b>TOTAL ASSETS</b>	<u><u>70,955.15</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Retained Earnings	56,950.49
Net Income	14,004.66
<b>Total Equity</b>	<u>70,955.15</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>70,955.15</u></u>

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**San Juan River Resort POA**  
**Profit & Loss - Cash Basis**  
January 2018

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	<u>Jan 18</u>
Ordinary Income/Expense	
Income	
POA Dues	15,000.00
Bldg Plan Approval Permit	35.00
	<u>15,035.00</u>
Total Income	15,035.00
Gross Profit	15,035.00
Expense	
Professional Fees	815.15
Rent	180.00
Utilities	35.19
	<u>1,030.34</u>
Total Expense	1,030.34
Net Ordinary Income	<u>14,004.66</u>
Net Income	<u><u>14,004.66</u></u>

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**San Juan River Resort POA**  
**Profit & Loss Budget vs. Actual - Cash Basis**  
 January 2018

	Jan 18	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
POA Dues	15,000.00	27,000.00	-12,000.00	55.6%
Fish Donations	0.00	1,400.00	-1,400.00	0.0%
Bldg Plan Approval Per...	35.00	0.00	35.00	100.0%
<b>Total Income</b>	<b>15,035.00</b>	<b>28,400.00</b>	<b>-13,365.00</b>	<b>52.9%</b>
<b>Gross Profit</b>	<b>15,035.00</b>	<b>28,400.00</b>	<b>-13,365.00</b>	<b>52.9%</b>
<b>Expense</b>				
Annual Picnic & Meeting	0.00	300.00	-300.00	0.0%
<b>Capital Purchase</b>				
Mailbox/Kiosk Building	0.00	2,000.00	-2,000.00	0.0%
Landscaping	0.00	2,000.00	-2,000.00	0.0%
<b>Total Capital Purchase</b>	<b>0.00</b>	<b>4,000.00</b>	<b>-4,000.00</b>	<b>0.0%</b>
Dues and Subscriptions	0.00	50.00	-50.00	0.0%
Fencing	0.00	500.00	-500.00	0.0%
Filing Fees	0.00	26.00	-26.00	0.0%
<b>Fish Stocking</b>				
From Donations	0.00	1,400.00	-1,400.00	0.0%
From General Fund	0.00	200.00	-200.00	0.0%
<b>Total Fish Stocking</b>	<b>0.00</b>	<b>1,600.00</b>	<b>-1,600.00</b>	<b>0.0%</b>
<b>Insurance</b>				
Errors & Omissions	0.00	140.00	-140.00	0.0%
Liability Insurance	0.00	750.00	-750.00	0.0%
<b>Total Insurance</b>	<b>0.00</b>	<b>890.00</b>	<b>-890.00</b>	<b>0.0%</b>
Internet	0.00	350.00	-350.00	0.0%
Miscellaneous	0.00	200.00	-200.00	0.0%
Postage and Delivery	0.00	300.00	-300.00	0.0%
Printing and Reproduction	0.00	100.00	-100.00	0.0%
<b>Professional Fees</b>				
Accounting	52.65	2,700.00	-2,647.35	2.0%
Computer Program	200.00	0.00	200.00	100.0%
Board Meeting Recor...	50.00	1,200.00	-1,150.00	4.2%
Legal Fees	512.50	11,450.00	-10,937.50	4.5%
<b>Total Professional Fees</b>	<b>815.15</b>	<b>15,350.00</b>	<b>-14,534.85</b>	<b>5.3%</b>
Rent	180.00	240.00	-60.00	75.0%
Security	0.00	700.00	-700.00	0.0%
<b>Supplies</b>				
Office	0.00	50.00	-50.00	0.0%
<b>Total Supplies</b>	<b>0.00</b>	<b>50.00</b>	<b>-50.00</b>	<b>0.0%</b>
<b>Utilities</b>				
Electric				
Entrance Lights	35.19	450.00	-414.81	7.8%
<b>Total Electric</b>	<b>35.19</b>	<b>450.00</b>	<b>-414.81</b>	<b>7.8%</b>

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**San Juan River Resort POA**  
**Profit & Loss Budget vs. Actual - Cash Basis**  
January 2018

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	<u>Jan 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Waste Disposal	0.00	700.00	-700.00	0.0%
Total Utilities	35.19	1,150.00	-1,114.81	3.1%
Total Expense	1,030.34	25,806.00	-24,775.66	4.0%
Net Ordinary Income	14,004.66	2,594.00	11,410.66	539.9%
Net Income	<u>14,004.66</u>	<u>2,594.00</u>	<u>11,410.66</u>	<u>539.9%</u>

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**San Juan River Resort POA**  
**Profit & Loss - YTD - Cash Basis**  
January 2018

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	<u>Jan 18</u>
Ordinary Income/Expense	
Income	
POA Dues	15,000.00
Bldg Plan Approval Permit	35.00
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Total Income	15,035.00
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Gross Profit	15,035.00
Expense	
Professional Fees	815.15
Rent	180.00
Utilities	35.19
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Total Expense	1,030.34
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Net Ordinary Income	14,004.66
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Net Income	<u>14,004.66</u>

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**San Juan River Resort POA**  
**Cash Disbursements**  
As of January 31, 2018

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<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Paid Amount</u>
Citizen's Bank				
Check	01/08/2018	1621	LaPlata Electric	-35.19
Check	01/08/2018	1622	Peggy L. Cotton	-52.65
Check	01/08/2018	1623	Kathy Wadenpfohl	-50.00
Check	01/08/2018	1624	Eternalife	-200.00
Check	01/08/2018	1625	Town of Pagosa Springs	-180.00
Check	01/09/2018	1626	Tracy J. Cross	-512.50
<b>Total Citizen's Bank</b>				<u>-1,030.34</u>
<b>TOTAL</b>				<u><u>-1,030.34</u></u>

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San Juan River Resort POA

Deposits

As of January 31, 2018

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Type	Date	Split	Paid Amount
Citizen's Bank			
Deposit	01/03/2018	-SPLIT-	3,035.00
Deposit	01/03/2018	Undeposited ...	120.00
Deposit	01/09/2018	-SPLIT-	1,920.00
Deposit	01/09/2018	-SPLIT-	1,560.00
Deposit	01/09/2018	-SPLIT-	1,680.00
Deposit	01/12/2018	-SPLIT-	1,560.00
Deposit	01/16/2018	-SPLIT-	1,800.00
Deposit	01/19/2018	-SPLIT-	1,080.00
Deposit	01/23/2018	-SPLIT-	1,440.00
Deposit	01/30/2018	-SPLIT-	1,080.00
Total Citizen's Bank			<u>15,275.00</u>
TOTAL			<u><u>15,275.00</u></u>

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