

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 November 30, 2017, 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 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 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, 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

December 7, 2017

San Juan River Resort POA
Balance Sheet - Cash Basis

As of November 30, 2017

	<u>Nov 30, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
Citizen's Bank	34,502.00
Total Checking/Savings	<u>34,502.00</u>
Accounts Receivable	
Accounts Receivable	-120.00
Total Accounts Receivable	<u>-120.00</u>
Total Current Assets	34,382.00
Fixed Assets	
Equipment	3,420.80
Signs	2,263.80
Buildings	25,848.31
Accumulated Depreciation	-7,347.80
Total Fixed Assets	<u>24,185.11</u>
TOTAL ASSETS	<u><u>58,567.11</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	49,352.03
Net Income	9,215.08
Total Equity	<u>58,567.11</u>
TOTAL LIABILITIES & EQUITY	<u><u>58,567.11</u></u>

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

	<u>Nov 17</u>
Ordinary Income/Expense	
Expense	
Annual Picnic & Meeting	175.94
Dues and Subscriptions	35.00
Internet	133.10
Postage and Delivery	35.92
Professional Fees	1,526.40
Supplies	30.67
Utilities	<u>35.19</u>
Total Expense	<u>1,972.22</u>
Net Ordinary Income	<u>-1,972.22</u>
Net Income	<u><u>-1,972.22</u></u>

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

	Jan - Nov 17
Ordinary Income/Expense	
Income	
POA Dues	26,120.00
Fish Donations	1,575.00
Bldg Plan Approval Permit	245.00
	27,940.00
Total Income	27,940.00
Gross Profit	27,940.00
Expense	
Annual Picnic & Meeting	175.94
Capital Purchase	8,737.31
Dues and Subscriptions	45.00
Filing Fees	26.00
Fish Stocking	1,368.35
Insurance	783.00
Internet	238.10
Postage and Delivery	55.52
Professional Fees	4,622.75
Rent	180.00
Security	690.00
Supplies	30.67
Utilities	1,772.28
	18,724.92
Total Expense	18,724.92
Net Ordinary Income	9,215.08
Other Income/Expense	
Other Expense	
Void Check	0.00
	0.00
Total Other Expense	0.00
Net Other Income	0.00
Net Income	9,215.08

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

January through November 2017

	Jan - Nov 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	175.94	300.00	-124.06	58.6%
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	3,659.31	500.00	3,159.31	731.9%
Capital Purchase - Other	5,078.00	0.00	5,078.00	100.0%
Total Capital Purchase	8,737.31	5,750.00	2,987.31	152.0%
Dues and Subscriptions	45.00	0.00	45.00	100.0%
Fencing	0.00	500.00	-500.00	0.0%
Filing Fees	26.00	0.00	26.00	100.0%
Fish Stocking				
From Donations	1,368.35	0.00	1,368.35	100.0%
From General Fund	0.00	100.00	-100.00	0.0%
Total Fish Stocking	1,368.35	100.00	1,268.35	1,368.4%
Insurance				
Errors & Omissions	125.00	0.00	125.00	100.0%
Liability Insurance	658.00	750.00	-92.00	87.7%
Total Insurance	783.00	750.00	33.00	104.4%
Internet	238.10	350.00	-111.90	68.0%
Miscellaneous	0.00	200.00	-200.00	0.0%
Postage and Delivery	55.52	200.00	-144.48	27.8%
Printing and Reproduction	0.00	50.00	-50.00	0.0%
Professional Fees				
Accounting	1,492.45	2,700.00	-1,207.55	55.3%
Computer Program	692.80	0.00	692.80	100.0%
Board Meeting Recorder	300.00	600.00	-300.00	50.0%
Legal Fees	2,137.50	15,000.00	-12,862.50	14.3%
Survey	0.00	250.00	-250.00	0.0%
Total Professional Fees	4,622.75	18,550.00	-13,927.25	24.9%
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	30.67	200.00	-169.33	15.3%
Total Supplies	30.67	200.00	-169.33	15.3%
Utilities				
Electric				

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

	<u>Jan - Nov 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Entrance Lights	422.28	400.00	22.28	105.6%
Total Electric	422.28	400.00	22.28	105.6%
Waste Disposal	1,350.00	650.00	700.00	207.7%
Total Utilities	1,772.28	1,050.00	722.28	168.8%
Total Expense	18,724.92	29,675.00	-10,950.08	63.1%
Net Ordinary Income	9,215.08	-515.00	9,730.08	-1,789.3%
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	9,215.08	-515.00	9,730.08	-1,789.3%

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San Juan River Resort POA

Cash Disbursements

As of November 30, 2017

Type	Date	Num	Name	Paid Amount
Citizen's Bank				
Check	11/01/2017	1608	Tracy J. Cross	-1,462.50
Check	11/01/2017	1609	Your Digital Shepherd	-15.00
Check	11/01/2017	1610	LaPlata Electric	-35.19
Check	11/01/2017	1611	Peggy L. Cotton	-63.90
Check	11/01/2017	1612	SJRV Metro District*	-118.10
Check	11/01/2017	1613	Julene Campbell	-277.53
Total Citizen's Bank				-1,972.22
TOTAL				-1,972.22

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San Juan River Resort POA
Deposits

As of November 30, 2017

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

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