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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 October 31, 2017, and the related Profit & Loss – cash basis for the month and ten 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 ten 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 October 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

November 7, 2017

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

	<u>Oct 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings Citizen's Bank	36,474.22
Total Checking/Savings	36,474.22
Accounts Receivable Accounts Receivable	-120.00
Total Accounts Receivable	-120.00
Total Current Assets	36,354.22
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>60,539.33</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	49,352.03
Net Income	11,187.30
Total Equity	60,539.33
TOTAL LIABILITIES & EQUITY	<u>60,539.33</u>

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

	<u>Oct 17</u>
Ordinary Income/Expense	
Expense	
Filing Fees	26.00
Insurance	783.00
Professional Fees	1,015.45
Utilities	<u>685.19</u>
Total Expense	<u>2,509.64</u>
Net Ordinary Income	<u>-2,509.64</u>
Net Income	<u><u>-2,509.64</u></u>

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

	Jan - Oct 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	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	10.00	0.00	10.00	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	105.00	350.00	-245.00	30.0%
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	1,428.55	2,700.00	-1,271.45	52.9%
Computer Program	692.80	0.00	692.80	100.0%
Board Meeting Recorder	300.00	600.00	-300.00	50.0%
Legal Fees	675.00	15,000.00	-14,325.00	4.5%
Survey	0.00	250.00	-250.00	0.0%
Total Professional Fees	3,096.35	18,550.00	-15,453.65	16.7%
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 - ...	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%

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

	Jan - Oct 17	Budget	\$ Over Budget	% of Budget
Supplies				
Office	0.00	200.00	-200.00	0.0%
Total Supplies	0.00	200.00	-200.00	0.0%
Utilities				
Electric				
Entrance Lights	387.09	400.00	-12.91	96.8%
Total Electric	387.09	400.00	-12.91	96.8%
Waste Disposal	1,350.00	650.00	700.00	207.7%
Total Utilities	1,737.09	1,050.00	687.09	165.4%
Total Expense	16,752.70	29,675.00	-12,922.30	56.5%
Net Ordinary Income	11,187.30	-515.00	11,702.30	-2,172.3%
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	11,187.30	-515.00	11,702.30	-2,172.3%

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

	<u>Jan - Oct 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	
Capital Purchase	8,737.31
Dues and Subscriptions	10.00
Filing Fees	26.00
Fish Stocking	1,368.35
Insurance	783.00
Internet	105.00
Postage and Delivery	19.60
Professional Fees	3,096.35
Rent	180.00
Security	690.00
Utilities	1,737.09
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Total Expense	16,752.70
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Net Ordinary Income	11,187.30
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>11,187.30</u>

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San Juan River Resort POA

Cash Disbursements

As of October 31, 2017

Type	Date	Num	Name	Paid Amount
Citizen's Bank				
Check	10/02/2017	1601	At Your Disposal	-650.00
Check	10/02/2017	1602	Tracy J. Cross	-225.00
Check	10/02/2017	1603	LaPlata Electric	-35.19
Check	10/02/2017	1604	American Family Insurance	-783.00
Check	10/02/2017	1605	Peggy L. Cotton	-97.65
Check	10/13/2017	1606	Archuleta County Clerk	-26.00
Check	10/20/2017	1607	Eternalife	-692.80
Total Citizen's Bank				<hr/> -2,509.64
TOTAL				<hr/> <hr/> -2,509.64

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San Juan River Resort POA

Deposits

As of October 31, 2017

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

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