

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 September 30, 2017, and the related Profit & Loss – cash basis for the month and nine 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 nine 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 September 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

October 5, 2017

San Juan River Resort POA
Balance Sheet - Cash Basis
As of September 30, 2017

	Sep 30, 17
ASSETS	
Current Assets	
Checking/Savings	
Citizen's Bank	38,983.86
Total Checking/Savings	38,983.86
Accounts Receivable	
Accounts Receivable	-120.00
Total Accounts Receivable	-120.00
Total Current Assets	38,863.86
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	63,048.97
LIABILITIES & EQUITY	
Equity	
Retained Earnings	49,352.03
Net Income	13,696.94
Total Equity	63,048.97
TOTAL LIABILITIES & EQUITY	63,048.97

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

	<u>Sep 17</u>
Ordinary Income/Expense	
Expense	
Capital Purchase	8,737.31
Fish Stocking	1,368.35
Internet	60.00
Professional Fees	52.65
Utilities	85.19
Total Expense	<u>10,303.50</u>
Net Ordinary Income	<u>-10,303.50</u>
Net Income	<u><u>-10,303.50</u></u>

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

	Jan - Sep 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%
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				
Liability Insurance	0.00	750.00	-750.00	0.0%
Total Insurance	0.00	750.00	-750.00	0.0%
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	1,330.90	2,700.00	-1,369.10	49.3%
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	2,080.90	18,550.00	-16,469.10	11.2%
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%
Supplies				
Office	0.00	200.00	-200.00	0.0%

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

	Jan - Sep 17	Budget	\$ Over Budget	% of Budget
Total Supplies	0.00	200.00	-200.00	0.0%
Utilities				
Electric				
Entrance Lights	351.90	400.00	-48.10	88.0%
Total Electric	351.90	400.00	-48.10	88.0%
Waste Disposal	700.00	650.00	50.00	107.7%
Total Utilities	1,051.90	1,050.00	1.90	100.2%
Total Expense	14,243.06	29,675.00	-15,431.94	48.0%
Net Ordinary Income	13,696.94	-515.00	14,211.94	-2,659.6%
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	13,696.94	-515.00	14,211.94	-2,659.6%

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

	<u>Jan - Sep 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
Fish Stocking	1,368.35
Internet	105.00
Postage and Delivery	19.60
Professional Fees	2,080.90
Rent	180.00
Security	690.00
Utilities	1,051.90
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Total Expense	14,243.06
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Net Ordinary Income	13,696.94
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>13,696.94</u>

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San Juan River Resort POA
Cash Disbursements
As of September 30, 2017

Type	Date	Num	Name	Paid Amount
Citizen's Bank				
Check	09/05/2017	1594	Riverbend Trout Farm, LLC	-1,368.35
Check	09/05/2017	1595	Your Digital Shepherd	-60.00
Check	09/05/2017	1596	At Your Disposal	-50.00
Check	09/05/2017	1597	Smithco Enterprises LLC	-3,659.31
Check	09/05/2017	1598	LaPlata Electric	-35.19
Check	09/08/2017	1599	Jeff * Hester	-5,078.00
Check	09/08/2017	1600	Peggy L. Cotton	-52.65
Total Citizen's Bank				-10,303.50
TOTAL				<u>-10,303.50</u>

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San Juan River Resort POA
Deposits
As of September 30, 2017

Type	Date	Split	Paid Amount
Citizen's Bank			
Total Citizen's Bank			
TOTAL			

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