

San Juan River Resort POA
Balance Sheet - Modified Accrual
As of January 31, 2021

	Jan 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Citizen's Bank	
Cash Contingency	1,000.00
Cash - Operating	50,814.15
Cash - Legal	29,833.80
Total Citizen's Bank	<u>81,647.95</u>
Total Checking/Savings	81,647.95
Accounts Receivable	
Accounts Receivable	<u>21,323.00</u>
Total Accounts Receivable	<u>21,323.00</u>
Total Current Assets	102,970.95
Fixed Assets	
Equipment	3,420.80
Signs	2,263.80
Buildings	25,848.31
Accumulated Depreciation	<u>-14,197.80</u>
Total Fixed Assets	<u>17,335.11</u>
TOTAL ASSETS	<u><u>120,306.06</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Revenue-POA Dues	<u>21,521.00</u>
Total Other Current Liabilities	<u>21,521.00</u>
Total Current Liabilities	<u>21,521.00</u>
Total Liabilities	21,521.00
Equity	
Retained Earnings	81,523.91
Net Income	<u>17,261.15</u>
Total Equity	<u>98,785.06</u>
TOTAL LIABILITIES & EQUITY	<u><u>120,306.06</u></u>

San Juan River Resort POA
Profit & Loss - Cash Basis
January 2021

	<u>Jan 21</u>
Ordinary Income/Expense	
Income	
POA Dues	21,809.00
Bldg Plan Approval Permit	35.00
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Total Income	21,844.00
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Gross Profit	21,844.00
Expense	
Postage and Delivery	130.00
Professional Fees	
Management Company	500.00
Accounting	588.00
Legal Fees	3,163.00
Documents and Records	140.00
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Total Professional Fees	4,391.00
Supplies	
Office	36.00
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Total Supplies	36.00
Utilities	25.85
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Total Expense	4,582.85
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Net Ordinary Income	17,261.15
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Net Income	17,261.15
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San Juan River Resort POA
Profit & Loss - YTD - Cash Basis
January 2021

	<u>Jan 21</u>
Ordinary Income/Expense	
Income	
POA Dues	21,809.00
Bldg Plan Approval Permit	35.00
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Total Income	21,844.00
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Gross Profit	21,844.00
Expense	
Postage and Delivery	130.00
Professional Fees	
Management Company	500.00
Accounting	588.00
Legal Fees	3,163.00
Documents and Records	140.00
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Total Professional Fees	4,391.00
Supplies	
Office	36.00
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Total Supplies	36.00
Utilities	25.85
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Total Expense	4,582.85
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Net Ordinary Income	17,261.15
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Net Income	17,261.15
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San Juan River Resort POA
Profit & Loss Budget vs. Actual - Cash Basis
 January 2021

	Jan 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
POA Dues	21,809.00	23,000.00	-1,191.00	94.8%
Late Fees	0.00	0.00	0.00	0.0%
Lien Fee	0.00	0.00	0.00	0.0%
Bldg Plan Approval Permit	35.00	0.00	35.00	100.0%
Total Income	21,844.00	23,000.00	-1,156.00	95.0%
Gross Profit	21,844.00	23,000.00	-1,156.00	95.0%
Expense				
Capital Purchase				
Mailbox/Kiosk Building	0.00	0.00	0.00	0.0%
Landscaping	0.00	0.00	0.00	0.0%
Pavilion-Aspen Lake	0.00	0.00	0.00	0.0%
Animal Waste Stations	0.00	0.00	0.00	0.0%
Total Capital Purchase	0.00	0.00	0.00	0.0%
Dues and Subscriptions	0.00	0.00	0.00	0.0%
Fencing	0.00	0.00	0.00	0.0%
Filing Fees	0.00	0.00	0.00	0.0%
Fish Stocking	0.00	0.00	0.00	0.0%
Insurance				
Errors & Omissions	0.00	0.00	0.00	0.0%
Liability Insurance	0.00	0.00	0.00	0.0%
Total Insurance	0.00	0.00	0.00	0.0%
Licenses and Permits	0.00	0.00	0.00	0.0%
Lien Filing & Release	0.00	0.00	0.00	0.0%
Postage and Delivery	130.00	130.00	0.00	100.0%
Printing and Reproduction	0.00	0.00	0.00	0.0%
Professional Fees				
Management Company	500.00	500.00	0.00	100.0%
Contingency	0.00	0.00	0.00	0.0%
Accounting	588.00	450.00	138.00	130.7%
Legal Fees	3,163.00	2,000.00	1,163.00	158.2%
Documents and Records	140.00	0.00	140.00	100.0%
Total Professional Fees	4,391.00	2,950.00	1,441.00	148.8%
Rent	0.00	0.00	0.00	0.0%
Repairs & Maintenance				
Website	0.00	0.00	0.00	0.0%
Grounds & Parks	0.00	0.00	0.00	0.0%
Total Repairs & Maintena...	0.00	0.00	0.00	0.0%
Security	0.00	0.00	0.00	0.0%
Supplies				
Office	36.00	0.00	36.00	100.0%
Total Supplies	36.00	0.00	36.00	100.0%

San Juan River Resort POA
Profit & Loss Budget vs. Actual - Cash Basis
January 2021

	Jan 21	Budget	\$ Over Budget	% of Budget
Utilities				
Electric				
Entrance Lights	25.85	25.85	0.00	100.0%
Total Electric	25.85	25.85	0.00	100.0%
Waste Disposal	0.00	0.00	0.00	0.0%
Total Utilities	25.85	25.85	0.00	100.0%
Total Expense	4,582.85	3,105.85	1,477.00	147.6%
Net Ordinary Income	17,261.15	19,894.15	-2,633.00	86.8%
Net Income	17,261.15	19,894.15	-2,633.00	86.8%