

San Juan River Resort POA  
**Balance Sheet - Modified Accrual**  
As of June 30, 2021

	Jun 30, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Citizen's Bank	
Cash Contingency	1,000.00
Cash - Operating	27,561.21
Cash - Legal	49,390.35
	77,951.56
Total Citizen's Bank	77,951.56
Total Checking/Savings	77,951.56
Accounts Receivable	
Accounts Rec. (net of Prepaids)	2,184.00
Total Accounts Receivable	2,184.00
Total Current Assets	80,135.56
Fixed Assets	
Equipment	3,420.80
Signs	2,263.80
Buildings	25,848.31
Accumulated Depreciation	-16,009.80
Total Fixed Assets	15,523.11
<b>TOTAL ASSETS</b>	<b>95,658.67</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Dues	598.00
Deferred Revenue-POA Dues	2,184.00
Total Other Current Liabilities	2,782.00
Total Current Liabilities	2,782.00
Total Liabilities	2,782.00
Equity	
Retained Earnings	79,711.91
Net Income	13,164.76
Total Equity	92,876.67
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>95,658.67</b>

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

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	<u>Jun 21</u>
Ordinary Income/Expense	
Income	
POA Dues	1,812.00
Late Fees	200.00
Bldg Plan Approval Permit	35.00
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Total Income	2,047.00
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Gross Profit	2,047.00
Expense	
Professional Fees	
Legal Fees	8,958.11
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Total Professional Fees	8,958.11
Utilities	25.85
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Total Expense	8,983.96
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Net Ordinary Income	-6,936.96
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Net Income	-6,936.96
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San Juan River Resort POA  
Profit & Loss - YTD - Cash Basis  
January through June 2021

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	<u>Jan - Jun 21</u>
Ordinary Income/Expense	
Income	
POA Dues	40,946.58
Late Fees	307.00
Bldg Plan Approval Permit	245.00
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Total Income	41,498.58
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Gross Profit	41,498.58
Expense	
Insurance	45.00
Postage and Delivery	144.00
Printing and Reproduction	92.58
Professional Fees	
Management Company	3,000.00
Accounting	2,039.00
Legal Fees	22,632.14
Documents and Records	140.00
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Total Professional Fees	27,811.14
Rent	50.00
Supplies	36.00
Utilities	155.10
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Total Expense	28,333.82
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Net Ordinary Income	13,164.76
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Net Income	<u>13,164.76</u>

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

	Jan - Jun 21	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
POA Dues	40,946.58	43,425.00	-2,478.42	94.3%
Late Fees	307.00	0.00	307.00	100.0%
Lien Fee	0.00	0.00	0.00	0.0%
Bldg Plan Approval Permit	245.00	0.00	245.00	100.0%
<b>Total Income</b>	<b>41,498.58</b>	<b>43,425.00</b>	<b>-1,926.42</b>	<b>95.6%</b>
<b>Gross Profit</b>	<b>41,498.58</b>	<b>43,425.00</b>	<b>-1,926.42</b>	<b>95.6%</b>
<b>Expense</b>				
<b>Capital Purchase</b>				
Mailbox/Kiosk Building	0.00	0.00	0.00	0.0%
Landscaping	0.00	500.00	-500.00	0.0%
Pavilion-Aspen Lake	0.00	0.00	0.00	0.0%
Animal Waste Stations	0.00	0.00	0.00	0.0%
<b>Total Capital Purchase</b>	<b>0.00</b>	<b>500.00</b>	<b>-500.00</b>	<b>0.0%</b>
<b>Dues and Subscriptions</b>	<b>0.00</b>	<b>50.00</b>	<b>-50.00</b>	<b>0.0%</b>
Fencing	0.00	0.00	0.00	0.0%
Filing Fees	0.00	0.00	0.00	0.0%
Fish Stocking	0.00	2,500.00	-2,500.00	0.0%
<b>Insurance</b>				
Errors & Omissions	45.00	0.00	45.00	100.0%
Liability Insurance	0.00	0.00	0.00	0.0%
<b>Total Insurance</b>	<b>45.00</b>	<b>0.00</b>	<b>45.00</b>	<b>100.0%</b>
<b>Licenses and Permits</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
Lien Filing & Release	0.00	0.00	0.00	0.0%
Postage and Delivery	144.00	250.00	-106.00	57.6%
Printing and Reproduction	92.58	0.00	92.58	100.0%
<b>Professional Fees</b>				
Management Company	3,000.00	3,500.00	-500.00	85.7%
Contingency	0.00	4,705.00	-4,705.00	0.0%
Accounting	2,039.00	1,590.00	449.00	128.2%
Legal Fees	22,632.14	11,000.00	11,632.14	205.7%
Documents and Records	140.00	500.00	-360.00	28.0%
<b>Total Professional Fees</b>	<b>27,811.14</b>	<b>21,295.00</b>	<b>6,516.14</b>	<b>130.6%</b>
<b>Rent</b>	<b>50.00</b>	<b>50.00</b>	<b>0.00</b>	<b>100.0%</b>
<b>Repairs &amp; Maintenance</b>				
Website	0.00	350.00	-350.00	0.0%
Grounds & Parks	0.00	500.00	-500.00	0.0%
<b>Total Repairs &amp; Maintena...</b>	<b>0.00</b>	<b>850.00</b>	<b>-850.00</b>	<b>0.0%</b>
<b>Security</b>	<b>0.00</b>	<b>350.00</b>	<b>-350.00</b>	<b>0.0%</b>
<b>Supplies</b>				
Office	36.00	0.00	36.00	100.0%
<b>Total Supplies</b>	<b>36.00</b>	<b>0.00</b>	<b>36.00</b>	<b>100.0%</b>

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

	<u>Jan - Jun 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Utilities				
Electric				
Entrance Lights	<u>155.10</u>	<u>179.25</u>	<u>-24.15</u>	<u>86.5%</u>
Total Electric	<u>155.10</u>	<u>179.25</u>	<u>-24.15</u>	<u>86.5%</u>
Waste Disposal	<u>0.00</u>	<u>700.00</u>	<u>-700.00</u>	<u>0.0%</u>
Total Utilities	<u>155.10</u>	<u>879.25</u>	<u>-724.15</u>	<u>17.6%</u>
Total Expense	<u>28,333.82</u>	<u>26,724.25</u>	<u>1,609.57</u>	<u>106.0%</u>
Net Ordinary Income	<u>13,164.76</u>	<u>16,700.75</u>	<u>-3,535.99</u>	<u>78.8%</u>
Net Income	<u><u>13,164.76</u></u>	<u><u>16,700.75</u></u>	<u><u>-3,535.99</u></u>	<u><u>78.8%</u></u>