

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

	Oct 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Citizen's Bank	
Cash Contingency	1,000.00
Cash - Operating	16,846.30
Cash - Legal	49,390.35
Total Citizen's Bank	67,236.65
Total Checking/Savings	67,236.65
Accounts Receivable	
Accounts Rec. (net of Prepays)	200.00
Total Accounts Receivable	200.00
Total Current Assets	67,436.65
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
TOTAL ASSETS	82,959.76
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Dues	598.00
Deferred Revenue-POA Dues	200.00
Total Other Current Liabilities	798.00
Total Current Liabilities	798.00
Total Liabilities	798.00
Equity	
Retained Earnings	79,711.91
Net Income	2,449.85
Total Equity	82,161.76
TOTAL LIABILITIES & EQUITY	82,959.76

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

	<u>Oct 21</u>
Ordinary Income/Expense	
Expense	
Capital Purchase	50.00
Fencing	500.00
Filing Fees	29.00
Insurance	870.00
Postage and Delivery	266.76
Professional Fees	
Management Company	1,000.00
Accounting	96.00
Legal Fees	<u>22.00</u>
Total Professional Fees	1,118.00
Repairs & Maintenance	52.50
Supplies	97.72
Utilities	<u>25.85</u>
Total Expense	<u>3,009.83</u>
Net Ordinary Income	<u>-3,009.83</u>
Net Income	<u><u>-3,009.83</u></u>

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

	Jan - Oct 21
Ordinary Income/Expense	
Income	
POA Dues	42,608.58
Late Fees	557.00
Bldg Plan Approval Permit	350.00
Total Income	43,515.58
Gross Profit	43,515.58
Expense	
Annual Picnic & Meeting	387.75
Capital Purchase	
Entrance Signs	652.00
Landscaping	319.88
Total Capital Purchase	971.88
Fencing	500.00
Filing Fees	39.00
Fish Stocking	2,500.00
Insurance	
Errors & Omissions	170.00
Liability Insurance	745.00
Total Insurance	915.00
Postage and Delivery	487.76
Printing and Reproduction	92.58
Professional Fees	
Management Company	6,000.00
Accounting	2,555.00
Legal Fees	23,614.54
Documents and Records	175.00
Total Professional Fees	32,344.54
Rent	50.00
Repairs & Maintenance	
Cleaning	210.00
Total Repairs & Maintenance	210.00
Security	1,250.00
Supplies	133.72
Utilities	1,183.50
Total Expense	41,065.73
Net Ordinary Income	2,449.85
Net Income	2,449.85

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

	Jan - Oct 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
POA Dues	42,608.58	43,425.00	-816.42	98.1%
Late Fees	557.00	0.00	557.00	100.0%
Lien Fee	0.00	0.00	0.00	0.0%
Bldg Plan Approval Permit	350.00	0.00	350.00	100.0%
Total Income	43,515.58	43,425.00	90.58	100.2%
Gross Profit	43,515.58	43,425.00	90.58	100.2%
Expense				
Annual Picnic & Meeting	387.75			
Capital Purchase				
Mailbox/Kiosk Building	0.00	0.00	0.00	0.0%
Entrance Signs	652.00			
Landscaping	319.88	500.00	-180.12	64.0%
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	971.88	500.00	471.88	194.4%
Dues and Subscriptions	0.00	50.00	-50.00	0.0%
Fencing	500.00	500.00	0.00	100.0%
Filing Fees	39.00	0.00	39.00	100.0%
Fish Stocking	2,500.00	2,500.00	0.00	100.0%
Insurance				
Errors & Omissions	170.00	140.00	30.00	121.4%
Liability Insurance	745.00	800.00	-55.00	93.1%
Total Insurance	915.00	940.00	-25.00	97.3%
Licenses and Permits	0.00	50.00	-50.00	0.0%
Lien Filing & Release	0.00	0.00	0.00	0.0%
Postage and Delivery	487.76	360.00	127.76	135.5%
Printing and Reproduction	92.58	300.00	-207.42	30.9%
Professional Fees				
Management Company	6,000.00	6,000.00	0.00	100.0%
Contingency	0.00	4,705.00	-4,705.00	0.0%
Accounting	2,555.00	1,940.00	615.00	131.7%
Legal Fees	23,614.54	17,000.00	6,614.54	138.9%
Documents and Records	175.00	500.00	-325.00	35.0%
Total Professional Fees	32,344.54	30,145.00	2,199.54	107.3%
Rent	50.00	50.00	0.00	100.0%
Repairs & Maintenance				
Cleaning	210.00			
Website	0.00	350.00	-350.00	0.0%
Grounds & Parks	0.00	1,000.00	-1,000.00	0.0%
Total Repairs & Maintena...	210.00	1,350.00	-1,140.00	15.6%
Security	1,250.00	700.00	550.00	178.6%

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

	<u>Jan - Oct 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Supplies				
Office	<u>133.72</u>	<u>0.00</u>	<u>133.72</u>	<u>100.0%</u>
Total Supplies	133.72	0.00	133.72	100.0%
Utilities				
Electric				
Entrance Lights	<u>258.50</u>	<u>328.30</u>	<u>-69.80</u>	<u>78.7%</u>
Total Electric	258.50	328.30	-69.80	78.7%
Waste Disposal	<u>925.00</u>	<u>700.00</u>	<u>225.00</u>	<u>132.1%</u>
Total Utilities	<u>1,183.50</u>	<u>1,028.30</u>	<u>155.20</u>	<u>115.1%</u>
Total Expense	<u>41,065.73</u>	<u>38,473.30</u>	<u>2,592.43</u>	<u>106.7%</u>
Net Ordinary Income	<u>2,449.85</u>	<u>4,951.70</u>	<u>-2,501.85</u>	<u>49.5%</u>
Net Income	<u><u>2,449.85</u></u>	<u><u>4,951.70</u></u>	<u><u>-2,501.85</u></u>	<u><u>49.5%</u></u>