

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

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	<u>Sep 30, 21</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Citizen's Bank	
Cash Contingency	1,000.00
Cash - Operating	19,856.13
Cash - Legal	49,390.35
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Total Citizen's Bank	70,246.48
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Total Checking/Savings	70,246.48
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Total Current Assets	70,246.48
Fixed Assets	
Equipment	3,420.80
Signs	2,263.80
Buildings	25,848.31
Accumulated Depreciation	-16,009.80
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Total Fixed Assets	15,523.11
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<b>TOTAL ASSETS</b>	<b>85,769.59</b>
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<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Dues	598.00
	<hr/>
Total Other Current Liabilities	598.00
	<hr/>
Total Current Liabilities	598.00
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Total Liabilities	598.00
Equity	
Retained Earnings	79,711.91
Net Income	5,459.68
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Total Equity	85,171.59
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>85,769.59</b>
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San Juan River Resort POA  
Profit & Loss - Cash Basis  
September 2021

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	<u>Sep 21</u>
Ordinary Income/Expense	
Income	
POA Dues	772.00
Late Fees	100.00
Bldg Plan Approval Permit	70.00
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Total Income	942.00
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Gross Profit	942.00
Expense	
Capital Purchase	
Entrance Signs	652.00
Landscaping	269.88
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Total Capital Purchase	921.88
Postage and Delivery	63.00
Professional Fees	
Management Company	1,000.00
Accounting	138.00
Legal Fees	960.40
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Total Professional Fees	2,098.40
Repairs & Maintenance	
Cleaning	52.50
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Total Repairs & Maintenance	52.50
Utilities	25.85
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Total Expense	3,161.63
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Net Ordinary Income	-2,219.63
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Net Income	-2,219.63
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San Juan River Resort POA  
Profit & Loss - YTD - Cash Basis  
January through September 2021

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	<u>Jan - Sep 21</u>
Ordinary Income/Expense	
Income	
POA Dues	42,608.58
Late Fees	557.00
Bldg Plan Approval Permit	350.00
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Total Income	43,515.58
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Gross Profit	43,515.58
Expense	
Annual Picnic & Meeting	387.75
Capital Purchase	
Entrance Signs	652.00
Landscaping	269.88
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Total Capital Purchase	921.88
Filing Fees	10.00
Fish Stocking	2,500.00
Insurance	45.00
Postage and Delivery	221.00
Printing and Reproduction	92.58
Professional Fees	
Management Company	5,000.00
Accounting	2,459.00
Legal Fees	23,592.54
Documents and Records	175.00
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Total Professional Fees	31,226.54
Rent	50.00
Repairs & Maintenance	157.50
Security	1,250.00
Supplies	36.00
Utilities	1,157.65
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Total Expense	38,055.90
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Net Ordinary Income	5,459.68
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Net Income	<u>5,459.68</u>

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

	Jan - Sep 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%
<b>Total Income</b>	<b>43,515.58</b>	<b>43,425.00</b>	<b>90.58</b>	<b>100.2%</b>
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	269.88	500.00	-230.12	54.0%
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>921.88</b>	<b>500.00</b>	<b>421.88</b>	<b>184.4%</b>
Dues and Subscriptions	0.00	50.00	-50.00	0.0%
Fencing	0.00	500.00	-500.00	0.0%
Filing Fees	10.00	0.00	10.00	100.0%
Fish Stocking	2,500.00	2,500.00	0.00	100.0%
Insurance				
Errors & Omissions	45.00	140.00	-95.00	32.1%
Liability Insurance	0.00	800.00	-800.00	0.0%
<b>Total Insurance</b>	<b>45.00</b>	<b>940.00</b>	<b>-895.00</b>	<b>4.8%</b>
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	221.00	360.00	-139.00	61.4%
Printing and Reproduction	92.58	300.00	-207.42	30.9%
Professional Fees				
Management Company	5,000.00	5,000.00	0.00	100.0%
Contingency	0.00	4,705.00	-4,705.00	0.0%
Accounting	2,459.00	1,880.00	579.00	130.8%
Legal Fees	23,592.54	15,000.00	8,592.54	157.3%
Documents and Records	175.00	500.00	-325.00	35.0%
<b>Total Professional Fees</b>	<b>31,226.54</b>	<b>27,085.00</b>	<b>4,141.54</b>	<b>115.3%</b>
Rent	50.00	50.00	0.00	100.0%
Repairs & Maintenance				
Cleaning	157.50			
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>157.50</b>	<b>850.00</b>	<b>-692.50</b>	<b>18.5%</b>
Security	1,250.00	700.00	550.00	178.6%

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

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	<u>Jan - Sep 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Supplies				
Office	36.00	0.00	36.00	100.0%
Total Supplies	36.00	0.00	36.00	100.0%
Utilities				
Electric				
Entrance Lights	232.65	302.45	-69.80	76.9%
Total Electric	232.65	302.45	-69.80	76.9%
Waste Disposal	925.00	700.00	225.00	132.1%
Total Utilities	1,157.65	1,002.45	155.20	115.5%
Total Expense	38,055.90	34,887.45	3,168.45	109.1%
Net Ordinary Income	5,459.68	8,537.55	-3,077.87	63.9%
Net Income	<u>5,459.68</u>	<u>8,537.55</u>	<u>-3,077.87</u>	<u>63.9%</u>