

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

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|                                       | Nov 30, 21       |
|---------------------------------------|------------------|
| <b>ASSETS</b>                         |                  |
| Current Assets                        |                  |
| Checking/Savings                      |                  |
| Citizen's Bank                        |                  |
| Cash Contingency                      | 1,000.00         |
| Cash - Operating                      | 15,851.07        |
| Cash - Legal                          | 49,390.35        |
|                                       | <hr/>            |
| Total Citizen's Bank                  | 66,241.42        |
|                                       | <hr/>            |
| Total Checking/Savings                | 66,241.42        |
|                                       | <hr/>            |
| Total Current Assets                  | 66,241.42        |
| Fixed Assets                          |                  |
| Equipment                             | 3,420.80         |
| Signs                                 | 2,263.80         |
| Buildings                             | 25,848.31        |
| Accumulated Depreciation              | -16,009.80       |
|                                       | <hr/>            |
| Total Fixed Assets                    | 15,523.11        |
|                                       | <hr/>            |
| <b>TOTAL ASSETS</b>                   | <b>81,764.53</b> |
|                                       | <hr/> <hr/>      |
| <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           |
|                                       | <hr/>            |
| Total Liabilities                     | 598.00           |
| Equity                                |                  |
| Retained Earnings                     | 79,711.91        |
| Net Income                            | 1,454.62         |
|                                       | <hr/>            |
| Total Equity                          | 81,166.53        |
|                                       | <hr/>            |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>81,764.53</b> |
|                                       | <hr/> <hr/>      |

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

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|                         | <u>Nov 21</u>         |
|-------------------------|-----------------------|
| Ordinary Income/Expense |                       |
| Income                  |                       |
| Other Income            | 200.00                |
| Total Income            | <u>200.00</u>         |
| Gross Profit            | 200.00                |
| Expense                 |                       |
| Postage and Delivery    | 7.38                  |
| Professional Fees       | 1,162.00              |
| Utilities               | 25.85                 |
| Total Expense           | <u>1,195.23</u>       |
| Net Ordinary Income     | <u>-995.23</u>        |
| Net Income              | <u><u>-995.23</u></u> |

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

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|                           | Jan - Nov 21 |
|---------------------------|--------------|
| Ordinary Income/Expense   |              |
| Income                    |              |
| POA Dues                  | 42,608.58    |
| Late Fees                 | 557.00       |
| Bldg Plan Approval Permit | 350.00       |
| Other Income              | 200.00       |
|                           | 43,715.58    |
| Total Income              | 43,715.58    |
| Gross Profit              | 43,715.58    |
| Expense                   |              |
| Annual Picnic & Meeting   | 387.75       |
| Capital Purchase          | 971.88       |
| Fencing                   | 500.00       |
| Filing Fees               | 39.00        |
| Fish Stocking             | 2,500.00     |
| Insurance                 | 915.00       |
| Postage and Delivery      | 495.14       |
| Printing and Reproduction | 92.58        |
| Professional Fees         |              |
| Management Company        | 7,000.00     |
| Accounting                | 2,717.00     |
| Legal Fees                | 23,614.54    |
| Documents and Records     | 175.00       |
|                           | 33,506.54    |
| Total Professional Fees   | 33,506.54    |
| Rent                      | 50.00        |
| Repairs & Maintenance     | 210.00       |
| Security                  | 1,250.00     |
| Supplies                  |              |
| Office                    | 133.72       |
|                           | 133.72       |
| Total Supplies            | 133.72       |
| Utilities                 | 1,209.35     |
|                           | 42,260.96    |
| Total Expense             | 42,260.96    |
| Net Ordinary Income       | 1,454.62     |
| Net Income                | 1,454.62     |

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

|  | Jan - Nov 21     | Budget           | \$ Over Budget   | % of Budget   |
|--|------------------|------------------|------------------|---------------|
| <b>Ordinary Income/Expense</b>         |                  |                  |                  |               |
| <b>Income</b>                          |                  |                  |                  |               |
| 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%        |
| Other Income                           | 200.00           |                  |                  |               |
| <b>Total Income</b>                    | <b>43,715.58</b> | <b>43,425.00</b> | <b>290.58</b>    | <b>100.7%</b> |
| <b>Gross Profit</b>                    | <b>43,715.58</b> | <b>43,425.00</b> | <b>290.58</b>    | <b>100.7%</b> |
| <b>Expense</b>                         |                  |                  |                  |               |
| Annual Picnic & Meeting                | 387.75           |                  |                  |               |
| <b>Capital Purchase</b>                |                  |                  |                  |               |
| 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%          |
| <b>Total Capital Purchase</b>          | <b>971.88</b>    | <b>500.00</b>    | <b>471.88</b>    | <b>194.4%</b> |
| 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%        |
| <b>Insurance</b>                       |                  |                  |                  |               |
| Errors & Omissions                     | 170.00           | 140.00           | 30.00            | 121.4%        |
| Liability Insurance                    | 745.00           | 800.00           | -55.00           | 93.1%         |
| <b>Total Insurance</b>                 | <b>915.00</b>    | <b>940.00</b>    | <b>-25.00</b>    | <b>97.3%</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                   | 495.14           | 360.00           | 135.14           | 137.5%        |
| Printing and Reproduction              | 92.58            | 300.00           | -207.42          | 30.9%         |
| <b>Professional Fees</b>               |                  |                  |                  |               |
| Management Company                     | 7,000.00         | 6,500.00         | 500.00           | 107.7%        |
| Contingency                            | 0.00             | 4,705.00         | -4,705.00        | 0.0%          |
| Accounting                             | 2,717.00         | 2,000.00         | 717.00           | 135.9%        |
| Legal Fees                             | 23,614.54        | 19,000.00        | 4,614.54         | 124.3%        |
| Documents and Records                  | 175.00           | 500.00           | -325.00          | 35.0%         |
| <b>Total Professional Fees</b>         | <b>33,506.54</b> | <b>32,705.00</b> | <b>801.54</b>    | <b>102.5%</b> |
| Rent                                   | 50.00            | 50.00            | 0.00             | 100.0%        |
| <b>Repairs &amp; Maintenance</b>       |                  |                  |                  |               |
| Cleaning                               | 210.00           |                  |                  |               |
| Website                                | 0.00             | 350.00           | -350.00          | 0.0%          |
| Grounds & Parks                        | 0.00             | 1,000.00         | -1,000.00        | 0.0%          |
| <b>Total Repairs &amp; Maintena...</b> | <b>210.00</b>    | <b>1,350.00</b>  | <b>-1,140.00</b> | <b>15.6%</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 November 2021

|                            | <u>Jan - Nov 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>      |
| <b>Total Supplies</b>      | <b>133.72</b>       | <b>0.00</b>      | <b>133.72</b>         | <b>100.0%</b>      |
| Utilities                  |                     |                  |                       |                    |
| Electric                   |                     |                  |                       |                    |
| Entrance Lights            | <u>284.35</u>       | <u>354.15</u>    | <u>-69.80</u>         | <u>80.3%</u>       |
| <b>Total Electric</b>      | <b>284.35</b>       | <b>354.15</b>    | <b>-69.80</b>         | <b>80.3%</b>       |
| Waste Disposal             | <u>925.00</u>       | <u>700.00</u>    | <u>225.00</u>         | <u>132.1%</u>      |
| <b>Total Utilities</b>     | <b>1,209.35</b>     | <b>1,054.15</b>  | <b>155.20</b>         | <b>114.7%</b>      |
| <b>Total Expense</b>       | <b>42,260.96</b>    | <b>41,059.15</b> | <b>1,201.81</b>       | <b>102.9%</b>      |
| <b>Net Ordinary Income</b> | <b>1,454.62</b>     | <b>2,365.85</b>  | <b>-911.23</b>        | <b>61.5%</b>       |
| <b>Net Income</b>          | <b>1,454.62</b>     | <b>2,365.85</b>  | <b>-911.23</b>        | <b>61.5%</b>       |