

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

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Citizen's Bank	
Cash Contingency	1,000.00
Cash - Operating	13,908.48
Cash - Legal	49,390.35
	64,298.83
Total Citizen's Bank	64,298.83
Total Checking/Savings	64,298.83
Accounts Receivable	
Accounts Rec. (net of Prepaids)	-598.00
	-598.00
Total Accounts Receivable	-598.00
Total Current Assets	63,700.83
Fixed Assets	
Equipment	3,420.80
Signs	2,263.80
Buildings	25,848.31
Accumulated Depreciation	-16,009.80
	15,523.11
Total Fixed Assets	15,523.11
TOTAL ASSETS	79,223.94
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Dues	598.00
Deferred Revenue-POA Dues	-598.00
	0.00
Total Other Current Liabilities	0.00
Total Current Liabilities	0.00
Total Liabilities	0.00
Equity	
Retained Earnings	79,711.91
Net Income	-487.97
	79,223.94
Total Equity	79,223.94
TOTAL LIABILITIES & EQUITY	79,223.94

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

	<u>Dec 21</u>
Ordinary Income/Expense	
Expense	
Postage and Delivery	166.44
Printing and Reproduction	535.80
Professional Fees	1,162.00
Repairs & Maintenance	52.50
Utilities	25.85
Total Expense	<u>1,942.59</u>
Net Ordinary Income	<u>-1,942.59</u>
Net Income	<u><u>-1,942.59</u></u>

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

	<u>Jan - Dec 21</u>
Ordinary Income/Expense	
Income	
POA Dues	42,608.58
Late Fees	557.00
Bldg Plan Approval Permit	350.00
Other Income	200.00
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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	
Errors & Omissions	170.00
Liability Insurance	745.00
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Total Insurance	915.00
Postage and Delivery	661.58
Printing and Reproduction	628.38
Professional Fees	
Management Company	8,000.00
Accounting	2,879.00
Legal Fees	23,614.54
Documents and Records	175.00
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Total Professional Fees	34,668.54
Rent	50.00
Repairs & Maintenance	
Cleaning	262.50
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Total Repairs & Maintenance	262.50
Security	1,250.00
Supplies	
Office	133.72
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Total Supplies	133.72
Utilities	1,235.20
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Total Expense	44,203.55
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Net Ordinary Income	-487.97
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Net Income	-487.97
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San Juan River Resort POA
Profit & Loss Budget vs. Actual - Cash Basis
 January through December 2021

	Jan - Dec 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%
Other Income	200.00			
Total Income	43,715.58	43,425.00	290.58	100.7%
Gross Profit	43,715.58	43,425.00	290.58	100.7%
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	661.58	450.00	211.58	147.0%
Printing and Reproduction	628.38	300.00	328.38	209.5%
Professional Fees				
Management Company	8,000.00	7,000.00	1,000.00	114.3%
Contingency	0.00	4,705.00	-4,705.00	0.0%
Accounting	2,879.00	2,700.00	179.00	106.6%
Legal Fees	23,614.54	20,000.00	3,614.54	118.1%
Documents and Records	175.00	500.00	-325.00	35.0%
Total Professional Fees	34,668.54	34,905.00	-236.46	99.3%
Rent	50.00	50.00	0.00	100.0%
Repairs & Maintenance				
Cleaning	262.50			
Website	0.00	350.00	-350.00	0.0%
Grounds & Parks	0.00	1,000.00	-1,000.00	0.0%
Total Repairs & Maintena...	262.50	1,350.00	-1,087.50	19.4%
Security	1,250.00	700.00	550.00	178.6%

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

	<u>Jan - Dec 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Supplies				
Office	<u>133.72</u>	<u>50.00</u>	<u>83.72</u>	<u>267.4%</u>
Total Supplies	133.72	50.00	83.72	267.4%
Utilities				
Electric				
Entrance Lights	<u>310.20</u>	<u>380.00</u>	<u>-69.80</u>	<u>81.6%</u>
Total Electric	310.20	380.00	-69.80	81.6%
Waste Disposal	<u>925.00</u>	<u>700.00</u>	<u>225.00</u>	<u>132.1%</u>
Total Utilities	<u>1,235.20</u>	<u>1,080.00</u>	<u>155.20</u>	<u>114.4%</u>
Total Expense	<u>44,203.55</u>	<u>43,425.00</u>	<u>778.55</u>	<u>101.8%</u>
Net Ordinary Income	<u>-487.97</u>	<u>0.00</u>	<u>-487.97</u>	<u>100.0%</u>
Net Income	<u><u>-487.97</u></u>	<u><u>0.00</u></u>	<u><u>-487.97</u></u>	<u><u>100.0%</u></u>