

San Juan River Resort POA  
**Balance Sheet - Modified Accrual**  
As of April 30, 2022

	Apr 30, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Citizen's Bank	
Cash Contingency	1,000.00
Cash - Operating	49,133.26
Cash - Legal	49,390.35
Citizen's Bank - Other	-1,202.50
	98,321.11
Total Citizen's Bank	98,321.11
Total Checking/Savings	98,321.11
Accounts Receivable	
Accounts Rec. (net of Prepays)	5,670.00
	5,670.00
Total Accounts Receivable	5,670.00
<b>Total Current Assets</b>	<b>103,991.11</b>
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
<b>TOTAL ASSETS</b>	<b>119,514.22</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Dues	405.00
Deferred Revenue-POA Dues	5,670.00
	6,075.00
Total Other Current Liabilities	6,075.00
Total Current Liabilities	6,075.00
<b>Total Liabilities</b>	6,075.00
Equity	
Retained Earnings	79,416.94
Net Income	34,022.28
	113,439.22
Total Equity	113,439.22
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>119,514.22</b>

**San Juan River Resort POA**  
**Profit & Loss - Cash Basis**  
April 2022

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	<u>Apr 22</u>
Ordinary Income/Expense	
Income	
POA Dues	1,000.00
Late Fees	25.00
Bldg Plan Approval Permit	35.00
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Total Income	1,060.00
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Gross Profit	1,060.00
Expense	
Professional Fees	
Management Company	1,000.00
Accounting	150.00
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Total Professional Fees	1,150.00
Repairs & Maintenance	
Cleaning	52.50
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Total Repairs & Maintenance	52.50
Utilities	28.17
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Total Expense	1,230.67
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Net Ordinary Income	-170.67
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Net Income	-170.67
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**San Juan River Resort POA**  
**Profit & Loss - YTD - Cash Basis**  
January through April 2022

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	<u>Jan - Apr 22</u>
Ordinary Income/Expense	
Income	
POA Dues	40,200.00
Late Fees	25.00
Bldg Plan Approval Permit	105.00
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Total Income	40,330.00
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Gross Profit	40,330.00
Expense	
Bank Service Charges	-25.00
Postage and Delivery	151.00
Professional Fees	
Management Company	4,000.00
Accounting	1,810.00
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Total Professional Fees	5,810.00
Repairs & Maintenance	
Cleaning	210.00
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Total Repairs & Maintenance	210.00
Supplies	
Office	56.00
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Total Supplies	56.00
Utilities	105.72
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Total Expense	6,307.72
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Net Ordinary Income	34,022.28
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Net Income	<u>34,022.28</u>

**San Juan River Resort POA**  
**Profit & Loss Budget vs. Actual - Cash Basis**  
 January through April 2022

	Jan - Apr 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
POA Dues	40,200.00	45,600.00	-5,400.00	88.2%
Late Fees	25.00			
Bldg Plan Approval Permit	105.00			
<b>Total Income</b>	<u>40,330.00</u>	<u>45,600.00</u>	<u>-5,270.00</u>	<u>88.4%</u>
<b>Gross Profit</b>	40,330.00	45,600.00	-5,270.00	88.4%
<b>Expense</b>				
Annual Picnic & Meeting	0.00	380.00	-380.00	0.0%
Bank Service Charges	-25.00			
<b>Capital Purchase</b>				
Landscaping	0.00	2,500.00	-2,500.00	0.0%
Recreational Area Improve...	0.00	2,000.00	-2,000.00	0.0%
<b>Total Capital Purchase</b>	0.00	4,500.00	-4,500.00	0.0%
Dues and Subscriptions	0.00	50.00	-50.00	0.0%
Fencing	0.00	13,500.00	-13,500.00	0.0%
Fish Stocking	0.00	2,500.00	-2,500.00	0.0%
<b>Insurance</b>				
Errors & Omissions	0.00	200.00	-200.00	0.0%
Liability Insurance	0.00	800.00	-800.00	0.0%
<b>Total Insurance</b>	0.00	1,000.00	-1,000.00	0.0%
Licenses and Permits	0.00	50.00	-50.00	0.0%
Postage and Delivery	151.00	500.00	-349.00	30.2%
Printing and Reproduction	0.00	200.00	-200.00	0.0%
<b>Professional Fees</b>				
Management Company	4,000.00	13,000.00	-9,000.00	30.8%
Accounting	1,810.00	3,000.00	-1,190.00	60.3%
Documents and Records	0.00	500.00	-500.00	0.0%
<b>Total Professional Fees</b>	5,810.00	16,500.00	-10,690.00	35.2%
Rent	0.00	50.00	-50.00	0.0%
<b>Repairs &amp; Maintenance</b>				
Cleaning	210.00	650.00	-440.00	32.3%
Website	0.00	350.00	-350.00	0.0%
Grounds & Parks	0.00	200.00	-200.00	0.0%
Street Signs	0.00	180.00	-180.00	0.0%
<b>Total Repairs &amp; Maintenance</b>	210.00	1,380.00	-1,170.00	15.2%
Security	0.00	1,450.00	-1,450.00	0.0%
<b>Supplies</b>				
Office	56.00	250.00	-194.00	22.4%
<b>Total Supplies</b>	56.00	250.00	-194.00	22.4%
<b>Utilities</b>				
Electric				
Entrance Lights	105.72	380.00	-274.28	27.8%

San Juan River Resort POA  
**Profit & Loss Budget vs. Actual - Cash Basis**  
 January through April 2022

	<u>Jan - Apr 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total Electric	105.72	380.00	-274.28	27.8%
Waste Disposal	0.00	700.00	-700.00	0.0%
Total Utilities	105.72	1,080.00	-974.28	9.8%
Total Expense	6,307.72	43,390.00	-37,082.28	14.5%
Net Ordinary Income	34,022.28	2,210.00	31,812.28	1,539.5%
Other Income/Expense				
Other Expense				
Contingency Fund	0.00	1,600.00	-1,600.00	0.0%
Total Other Expense	0.00	1,600.00	-1,600.00	0.0%
Net Other Income	0.00	-1,600.00	1,600.00	0.0%
Net Income	<u>34,022.28</u>	<u>610.00</u>	<u>33,412.28</u>	<u>5,577.4%</u>