

San Juan River Resort POA
Balance Sheet - Modified Accrual
As of February 28, 2022

	Feb 28, 22
ASSETS	
Current Assets	
Checking/Savings	
Citizen's Bank	
Cash Contingency	1,000.00
Cash - Operating	46,923.78
Cash - Legal	49,390.35
Total Citizen's Bank	97,314.13
Total Checking/Savings	97,314.13
Accounts Receivable	
Accounts Rec. (net of Prepaids)	9,240.00
Total Accounts Receivable	9,240.00
Other Current Assets	
Returned Checks	-25.00
Total Other Current Assets	-25.00
Total Current Assets	106,529.13
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	122,052.24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Dues	386.00
Deferred Revenue-POA Dues	8,834.00
Total Other Current Liabilities	9,220.00
Total Current Liabilities	9,220.00
Total Liabilities	9,220.00
Equity	
Retained Earnings	79,416.94
Net Income	33,415.30
Total Equity	112,832.24
TOTAL LIABILITIES & EQUITY	122,052.24

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

	<u>Feb 22</u>
Ordinary Income/Expense	
Income	
POA Dues	8,800.00
Bldg Plan Approval Permit	35.00
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Total Income	8,835.00
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Gross Profit	8,835.00
Expense	
Postage and Delivery	1.00
Professional Fees	1,480.00
Repairs & Maintenance	52.50
Utilities	25.85
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Total Expense	1,559.35
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Net Ordinary Income	7,275.65
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Net Income	<u><u>7,275.65</u></u>

San Juan River Resort POA
Profit & Loss - YTD - Cash Basis
January through February 2022

	<u>Jan - Feb 22</u>
Ordinary Income/Expense	
Income	
POA Dues	36,800.00
Bldg Plan Approval Permit	35.00
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Total Income	36,835.00
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Gross Profit	36,835.00
Expense	
Postage and Delivery	151.00
Professional Fees	3,056.00
Repairs & Maintenance	105.00
Supplies	56.00
Utilities	51.70
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Total Expense	3,419.70
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Net Ordinary Income	33,415.30
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Net Income	<u>33,415.30</u>

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

	Jan - Feb 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
POA Dues	36,800.00	45,600.00	-8,800.00	80.7%
Bldg Plan Approval Permit	35.00			
Total Income	<u>36,835.00</u>	<u>45,600.00</u>	<u>-8,765.00</u>	<u>80.8%</u>
Gross Profit	36,835.00	45,600.00	-8,765.00	80.8%
Expense				
Annual Picnic & Meeting	0.00	380.00	-380.00	0.0%
Capital Purchase				
Landscaping	0.00	2,500.00	-2,500.00	0.0%
Recreational Area Improve...	0.00	2,000.00	-2,000.00	0.0%
Total Capital Purchase	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%
Insurance				
Errors & Omissions	0.00	200.00	-200.00	0.0%
Liability Insurance	0.00	800.00	-800.00	0.0%
Total Insurance	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%
Professional Fees				
Management Company	2,000.00	13,000.00	-11,000.00	15.4%
Accounting	1,056.00	3,000.00	-1,944.00	35.2%
Documents and Records	0.00	500.00	-500.00	0.0%
Total Professional Fees	3,056.00	16,500.00	-13,444.00	18.5%
Rent	0.00	50.00	-50.00	0.0%
Repairs & Maintenance				
Cleaning	105.00	650.00	-545.00	16.2%
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%
Total Repairs & Maintenance	105.00	1,380.00	-1,275.00	7.6%
Security	0.00	1,450.00	-1,450.00	0.0%
Supplies				
Office	56.00	250.00	-194.00	22.4%
Total Supplies	56.00	250.00	-194.00	22.4%
Utilities				
Electric				
Entrance Lights	51.70	380.00	-328.30	13.6%
Total Electric	51.70	380.00	-328.30	13.6%

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

	Jan - Feb 22	Budget	\$ Over Budget	% of Budget
Waste Disposal	0.00	700.00	-700.00	0.0%
Total Utilities	51.70	1,080.00	-1,028.30	4.8%
Total Expense	3,419.70	43,390.00	-39,970.30	7.9%
Net Ordinary Income	33,415.30	2,210.00	31,205.30	1,512.0%
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	33,415.30	610.00	32,805.30	5,477.9%