

San Juan River Resort POA

Balance Sheet - Modified Accrual

As of December 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
CD-Citizens#36370	0.00
Citizen's Bank	-1,084.00
Cash - Legal	49,390.35
Cash - Operating	25,345.77
Cash Contingency	1,000.00
Total Citizen's Bank	74,652.12
Total Bank Accounts	\$74,652.12
Accounts Receivable	
Accounts Rec. (net of Prepays)	-155.00
Total Accounts Receivable	\$ -155.00
Other Current Assets	
Accounts Receivable YE ADJ	0.00
Returned Checks	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$74,497.12
Fixed Assets	
Accumulated Depreciation	-16,009.80
Buildings	25,848.31
Equipment	3,420.80
Signs	2,263.80
Total Fixed Assets	\$15,523.11
TOTAL ASSETS	\$90,020.23
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	99.70
Total Accounts Payable	\$99.70
Other Current Liabilities	
Deferred Revenue-POA Dues	-1,010.00
Prepaid Dues	810.00
Total Other Current Liabilities	\$ -200.00
Total Current Liabilities	\$ -100.30
Total Liabilities	\$ -100.30

San Juan River Resort POA

Balance Sheet - Modified Accrual

As of December 30, 2022

	TOTAL
Equity	
Opening Bal Equity	0.00
Retained Earnings	79,416.94
Suspense	0.00
Net Income	10,703.59
Total Equity	\$90,120.53
TOTAL LIABILITIES AND EQUITY	\$90,020.23

San Juan River Resort POA

Profit Loss - YTD - Cash Basis

January 1 - December 30, 2022

	TOTAL
Income	
Bldg Plan Approval Permit	210.00
Late Fees	725.00
Other Income	250.00
POA Dues	45,400.00
Total Income	\$46,585.00
GROSS PROFIT	\$46,585.00
Expenses	
Annual Picnic & Meeting	334.35
Bank Service Charges	-25.00
Fencing	11,668.80
Filing Fees	10.00
Fish Stocking	2,500.00
Insurance	870.00
Licenses and Permits	29.00
Postage and Delivery	755.67
Printing and Reproduction	34.62
Professional Fees	0.00
Accounting	4,019.70
Legal Fees	105.00
Management Company	13,000.00
Total Professional Fees	17,124.70
Repairs & Maintenance	0.00
Cleaning	262.50
Grounds & Parks	387.91
Website	60.00
Total Repairs & Maintenance	710.41
Security	1,450.00
Supplies	0.00
Office	87.78
Total Supplies	87.78
Utilities	0.00
Electric	0.00
Entrance Lights	331.08
Total Electric	331.08
Total Utilities	331.08
Total Expenses	\$35,881.41
NET OPERATING INCOME	\$10,703.59
NET INCOME	\$10,703.59

San Juan River Village POA

Balance Sheet

As of January 06, 2023

Label	Total
Assets	
Bank Accounts	
San Juan River Village Operating Account	\$77,569.97
Total Bank Accounts	\$77,569.97
Accounts Receivable	
Association Dues	\$43,200.00
Late Fees	\$50.00
Total Accounts Receivable	\$43,250.00
Other Assets	
Funds in Transit	\$3,600.00
Total Other Assets	\$3,600.00
Total Assets	\$124,419.97
Liabilities and Equity	
Liabilities	
Accounts Receivable - Prepaids	\$0.00
Total Liabilities	\$0.00
Equity	
Equity	\$124,419.97
Total Equity	\$124,419.97
Total Liabilities and Equity	\$124,419.97

San Juan River Village POA

Budget vs Actual Accrual

January 01, 2023 - December 31, 2023

	Expected	Actual	Variance
Income			
Association Dues	\$45,600.00	\$46,000.00	\$400.00
Late Fees	\$0.00	\$50.00	\$50.00
Total Income	\$45,600.00	\$46,050.00	\$450.00
Expenses			
Administration			
Dues & Subscriptions	\$50.00	\$0.00	\$50.00
Errors & Omissions Insurance	\$200.00	\$0.00	\$200.00
Liability Insurance	\$800.00	\$0.00	\$800.00
Website	\$350.00	\$0.00	\$350.00
Licenses & Permits	\$50.00	\$0.00	\$50.00
Postage & Delivery	\$500.00	\$0.00	\$500.00
Printing & Reproduction	\$200.00	\$0.00	\$200.00
Accounting	\$3,000.00	\$0.00	\$3,000.00
Legal Fees	\$7,610.00	\$1,980.00	\$5,630.00
Rent - Metro District Meeting	\$50.00	\$0.00	\$50.00
Room			
Security	\$1,450.00	\$0.00	\$1,450.00
Management Company Fees	\$12,000.00	\$0.00	\$12,000.00
Management Company: Extra	\$1,000.00	\$0.00	\$1,000.00
Projects			
Documents & Records	\$500.00	\$0.00	\$500.00
Office Supplies	\$250.00	\$0.00	\$250.00
Total for Administration	\$28,010.00	\$1,980.00	\$26,030.00
Grounds Maintenance			
Landscaping	\$2,500.00	\$0.00	\$2,500.00
Fencing Repairs	\$5,000.00	\$0.00	\$5,000.00
Fish Stocking	\$2,500.00	\$0.00	\$2,500.00
Recreation Area Improvement	\$2,000.00	\$0.00	\$2,000.00
Entrance Lighting	\$380.00	\$28.17	\$351.83
Cleaning: Meeting Room	\$650.00	\$157.50	\$492.50
Maintenance: Signs & Kiosks	\$180.00	\$0.00	\$180.00
Pavilion Power Washing	\$200.00	\$0.00	\$200.00
Total for Grounds Maintenance	\$13,410.00	\$185.67	\$13,224.33
Annual Community Events			
Annual Picnic	\$400.00	\$0.00	\$400.00
Chipper Day/Waste Disposal	\$1,000.00	\$0.00	\$1,000.00
Total for Annual Community	\$1,400.00	\$0.00	\$1,400.00
Events			
Contingency Fund			
Contingency Fund Expenses	\$2,780.00	\$0.00	\$2,780.00
Total for Contingency Fund	\$2,780.00	\$0.00	\$2,780.00
Total Expenses	\$45,600.00	\$2,165.67	\$43,434.33
Net Total	\$0.00	\$43,884.33	\$43,884.33