

San Juan River Village POA

Balance Sheet

As of March 13, 2023

Label	Total
Assets	
Bank Accounts	
San Juan River Village Operating Account	\$100,301.08
Total Bank Accounts	\$100,301.08
Accounts Receivable	
Association Dues	\$7,000.00
Late Fees	\$768.00
Total Accounts Receivable	\$7,768.00
Total Assets	\$108,069.08
Liabilities and Equity	
Liabilities	
Accounts Receivable - Prepays	\$1,200.00
Total Liabilities	\$1,200.00
Equity	
Equity	\$106,869.08
Total Equity	\$106,869.08
Total Liabilities and Equity	\$108,069.08

San Juan River Village POA

Budget vs Actual Accrual

January 01, 2023 - December 31, 2023

	Expected	Actual	Variance
Income			
Late Fees *	\$0.00	\$408.00	\$408.00
Late Fees	\$0.00	\$24.00	\$24.00
Late Fees	\$0.00	\$24.00	\$24.00
Late Fees	\$0.00	\$24.00	\$24.00
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Late Fees	\$0.00	\$24.00	\$24.00
Late Fees	\$0.00	\$24.00	\$24.00
Late Fees	\$0.00	\$24.00	\$24.00
Association Dues	\$45,600.00	\$45,200.00	-\$400.00
Architectural Fees	\$0.00	\$225.00	\$225.00
Total Income	\$45,600.00	\$46,361.00	\$761.00

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	\$60.00	\$290.00
Licenses & Permits	\$50.00	\$0.00	\$50.00
Postage & Delivery	\$500.00	\$441.05	\$58.95
Printing & Reproduction	\$200.00	\$0.00	\$200.00
Accounting	\$3,000.00	\$508.00	\$2,492.00
Legal Fees	\$7,610.00	\$9,100.00	-\$1,490.00
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	\$3,000.00	\$9,000.00
Management Company: Extra	\$1,000.00	\$0.00	\$1,000.00
Projects			

* A software issue is causing several different line items for "Late Fees". Working on resolving issue.

San Juan River Village POA

Budget vs Actual Accrual

January 01, 2023 - December 31, 2023

	Expected	Actual	Variance
Documents & Records	\$500.00	\$0.00	\$500.00
Office Supplies	\$250.00	\$0.00	\$250.00
Total for Administration	\$28,010.00	\$13,109.05	\$14,900.95
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	\$84.51	\$295.49
Cleaning: Meeting Room	\$650.00	\$262.50	\$387.50
Maintenance: Signs & Kiosks	\$180.00	\$480.00	-\$300.00
Pavilion Power Washing	\$200.00	\$0.00	\$200.00
Total for Grounds Maintenance	\$13,410.00	\$827.01	\$12,582.99
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	\$1,504.00	\$1,276.00
Total for Contingency Fund	\$2,780.00	\$1,504.00	\$1,276.00
Owner Reimbursed Charges			
Architectural Fees	\$0.00	\$150.00	-\$150.00
Total for Owner Reimbursed	\$0.00	\$150.00	-\$150.00
Charges			
Total Expenses	\$45,600.00	\$15,590.06	\$30,009.94
Net Total	\$0.00	\$30,770.94	\$30,770.94

San Juan River Village POA

Profit vs Loss Details Accrual

January 01, 2023 - December 31, 2023

Date	Description	Account	Amount	Balance
Income				
Late Fees				
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$24.00
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$240.00
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$384.00
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$360.00
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$336.00
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$312.00
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$288.00
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$264.00
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$216.00
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$48.00
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$192.00
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$168.00
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$144.00
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$120.00
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$96.00
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$72.00
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$408.00
Total for Late Fees			\$408.00	
Late Fees				
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$24.00
Total for Late Fees			\$24.00	
Late Fees				
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03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$24.00
Total for Late Fees			\$24.00	

San Juan River Village POA

Profit vs Loss Details Accrual

January 01, 2023 - December 31, 2023

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03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$24.00
Total for Late Fees			\$24.00	
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Late Fees				
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Total for Late Fees			\$24.00	

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Profit vs Loss Details Accrual

January 01, 2023 - December 31, 2023

Date	Description	Account	Amount	Balance
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$24.00
Total for Late Fees			\$24.00	
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Total for Late Fees			\$24.00	
Late Fees				
03-01-2023	Late Fee	San Juan River Village Operating Account	\$24.00	\$24.00
Total for Late Fees			\$24.00	
Association Dues				
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$200.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$31,200.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$29,000.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$29,200.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$29,400.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$29,600.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$29,800.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$30,000.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$30,200.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$30,400.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$30,600.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$30,800.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$31,000.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$31,400.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$28,600.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$31,600.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$31,800.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$32,000.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$32,200.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$32,400.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$32,600.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$32,800.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$33,000.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$33,200.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$33,400.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$33,600.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$28,800.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$28,400.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$34,000.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$25,600.00

San Juan River Village POA

Profit vs Loss Details Accrual

January 01, 2023 - December 31, 2023

Date	Description	Account	Amount	Balance
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$14,000.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$14,400.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$17,000.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$14,600.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$14,800.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$15,000.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$15,200.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$15,400.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$15,600.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$15,800.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$16,000.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$16,200.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$16,400.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$16,600.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$16,800.00
01-03-2023	Association Dues	San Juan River Village Operating Account	\$200.00	\$45,200.00
Total for Association Dues			\$45,200.00	
Architectural Fees				
01-13-2023	Architectural Fee	San Juan River Village Operating Account	\$25.00	\$25.00
01-20-2023	Architectural Fee: New Home Application	San Juan River Village Operating Account	\$75.00	\$100.00
02-06-2023	Architectural Fee: New Home Request	San Juan River Village Operating Account	\$75.00	\$175.00
02-28-2023	Architectural Application Fee	San Juan River Village Operating Account	\$50.00	\$225.00
Total for Architectural Fees			\$225.00	
Total Income			\$46,361.00	
Expenses				
Administration				
Website				
01-03-2023	Invoice #41: Domain Renewal - www.sanjuanrivervillage.com	San Juan River Village Operating Account	\$60.00	\$60.00
Postage & Delivery				
01-31-2023	Invoice #42: Mailings - Invoices & Gravel Pit Letter	San Juan River Village Operating Account	\$431.90	\$431.90
01-03-2023	Invoice #41: Certified Mailings - December 2022	San Juan River Village Operating Account	\$7.85	\$439.75
03-01-2023	Mailings: Violation Letters (2)	San Juan River Village Operating Account	\$1.30	\$441.05
Accounting				
01-31-2023	Invoice #42: Accounting Fees - February 2023 & 1099 Filing	San Juan River Village Operating Account	\$258.00	\$258.00
01-03-2023	Invoice #41: Accounting Fees - January 2023	San Juan River Village Operating Account	\$250.00	\$508.00

San Juan River Village POA

Profit vs Loss Details Accrual

January 01, 2023 - December 31, 2023

Date	Description	Account	Amount	Balance
Legal Fees				
01-01-2023	Gravel Pit Committee - Legal Fees - December 2022	San Juan River Village Operating Account	\$1,980.00	\$1,980.00
02-01-2023	Transfer to Upper San Juan River Allies for Legal Expenses (John Barth)	San Juan River Village Operating Account	\$3,700.00	\$5,680.00
03-02-2023	Transfer to USJRA for attorney fees.	San Juan River Village Operating Account	\$3,420.00	\$9,100.00
Management Company Fees				
01-31-2023	Invoice #42: February 2023 - Management Fees	San Juan River Village Operating Account	\$1,000.00	\$1,000.00
01-03-2023	Invoice #41: Management Fee - January 2023	San Juan River Village Operating Account	\$1,000.00	\$2,000.00
03-01-2023	Management Fee - March 2023	San Juan River Village Operating Account	\$1,000.00	\$3,000.00
Total for Administration			\$13,109.05	
Grounds Maintenance				
Entrance Lighting				
01-06-2023	Entrance Sign Lights	San Juan River Village Operating Account	\$28.17	\$28.17
02-21-2023	Entrance Lights	San Juan River Village Operating Account	\$28.17	\$56.34
03-21-2023	Entrance Lighting	San Juan River Village Operating Account	\$28.17	\$84.51
Cleaning: Meeting Room				
01-01-2023	Cleaning - Metro Meeting Room	San Juan River Village Operating Account	\$157.50	\$157.50
02-20-2023	Meeting Room Cleaning - Jan & Feb 2023	San Juan River Village Operating Account	\$105.00	\$262.50
Maintenance: Signs & Kiosks				
03-02-2023	Invoice #92 - Mailbox Kiosk Post Repair	San Juan River Village Operating Account	\$480.00	\$480.00
Total for Grounds Maintenance			\$827.01	
Contingency Fund				
Contingency Fund Expenses				
01-19-2023	Transfer to Upper San Juan River Allies for Advertising Costs.	San Juan River Village Operating Account	\$1,000.00	\$1,000.00
02-01-2023	Transfer to Upper San Juan River Allies for Pagosa Sun Advertisement	San Juan River Village Operating Account	\$504.00	\$1,504.00
Total for Contingency Fund			\$1,504.00	
Owner Reimbursed Charges				
Architectural Fees				
01-31-2023	Invoice #42: Architectural Fees - January 2023		\$100.00	\$100.00
03-01-2023	Architectural Fee: 35 Little Beaver Place	San Juan River Village Operating Account	-\$50.00	\$50.00
01-31-2023	Invoice #42: January 2023 - Architectural Fees	San Juan River Village Operating Account	\$100.00	\$150.00

San Juan River Village POA

Profit vs Loss Details Accrual

January 01, 2023 - December 31, 2023

Date	Description	Account	Amount	Balance
Total for Owner Reimbursed Charges			\$150.00	
Total Expenses			\$15,590.06	
Net Total				\$30,770.94

UPPER SAN JUAN RIVER ALLIES (gravel Pit
Committee) Spending

	Dec	Jan	Feb
Legal Fees	\$1,980	\$3,700	\$3,420
Form Non-Profit		\$50	
Advertising		\$378	
ZOOM		\$16	\$16
	\$1,980	\$4,144	\$3,436
Cum Total	\$1,980	\$6,124	\$7,580