

San Juan River Village POA

Balance Sheet

As of May 08, 2023

Label	Total
Assets	
Bank Accounts	
San Juan River Village Operating Account	\$101,531.36
Total Bank Accounts	\$101,531.36
Other Assets	
Accounts Receivable	\$2,688.00
Total Other Assets	\$2,688.00
Total Assets	\$104,219.36
Liabilities and Equity	
Liabilities	
Accounts Receivable - Prepays	\$1,376.00
Total Liabilities	\$1,376.00
Equity	
Equity	\$102,843.36
Total Equity	\$102,843.36
Total Liabilities and Equity	\$104,219.36

San Juan River Village POA

Profit vs Loss Accrual

January 01, 2023 - December 31, 2023

Category	Total
Income	
Late Fees	\$864.00
Association Dues	\$45,200.00
Architectural Fees	\$338.00
Transfer Fees	\$75.00
Total Income	\$46,477.00
Expenses	
Administration	
Website	\$60.00
Postage & Delivery	\$509.30
Accounting	\$1,258.00
Legal Fees	\$9,100.00
Management Company Fees	\$5,000.00
Documents & Records	\$874.13
Total for Administration	\$16,801.43
Grounds Maintenance	
Entrance Lighting	\$112.68
Cleaning: Meeting Room	\$367.50
Maintenance: Signs & Kiosks	\$480.00
Total for Grounds Maintenance	\$960.18
Contingency Fund	
Contingency Fund Expenses	\$1,504.00
Total for Contingency Fund	\$1,504.00
Owner Reimbursed Charges	
Architectural Fees	\$263.00
Transfer Fees	\$75.00
Total for Owner Reimbursed Charges	\$338.00
Total Expenses	\$19,603.61
Net Total	\$26,873.39

San Juan River Village POA

Expenses by Category

January 01, 2023 - December 31, 2023

Date	Description	Account	Amount
Administration			
Website			
01-03-2023	Invoice #41: Domain Renewal - www.sanjuanrivervillage.com	San Juan River Village Operating Account	\$60.00
Total for Website			\$60.00
Postage & Delivery			
01-03-2023	Invoice #41: Certified Mailings - December 2022	San Juan River Village Operating Account	\$7.85
01-31-2023	Invoice #42: Mailings - Invoices & Gravel Pit Letter	San Juan River Village Operating Account	\$431.90
03-01-2023	Invoice #41: Mailings: Violation Letters (2)	San Juan River Village Operating Account	\$1.30
03-31-2023	Invoice #42: Mailings	San Juan River Village Operating Account	\$3.25
04-28-2023	Invoice #50: Wonderland Management	San Juan River Village Operating Account	\$65.00
Total for Postage & Delivery			\$509.30
Accounting			
01-03-2023	Invoice #41: Accounting Fees - January 2023	San Juan River Village Operating Account	\$250.00
01-31-2023	Invoice #42: Accounting Fees - February 2023 & 1099 Filing	San Juan River Village Operating Account	\$258.00
03-01-2023	Invoice #41: Accounting Fee - March 2023	San Juan River Village Operating Account	\$250.00
03-31-2023	Invoice #42: Accounting Fee	San Juan River Village Operating Account	\$250.00
04-28-2023	Invoice #50: Wonderland Management	San Juan River Village Operating Account	\$250.00
Total for Accounting			\$1,258.00
Legal Fees			
01-01-2023	Gravel Pit Committee - Legal Fees - December 2022	San Juan River Village Operating Account	\$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
03-02-2023	Transfer to USJRA for attorney fees.	San Juan River Village Operating Account	\$3,420.00
Total for Legal Fees			\$9,100.00
Management Company Fees			
01-03-2023	Invoice #41: Management Fee - January 2023	San Juan River Village Operating Account	\$1,000.00
01-31-2023	Invoice #42: February 2023 - Management Fees	San Juan River Village Operating Account	\$1,000.00
03-01-2023	Invoice #41: Management Fee - March 2023	San Juan River Village Operating Account	\$1,000.00
03-31-2023	Invoice #42: Management Fee	San Juan River Village Operating Account	\$1,000.00
04-28-2023	Invoice #50: Wonderland Management	San Juan River Village Operating Account	\$1,000.00
Total for Management Company Fees			\$5,000.00
Documents & Records			
04-21-2023	Invoice #886867: Policy Updates	San Juan River Village Operating Account	\$524.13
05-02-2023	Invoice #888462: Policy Updates	San Juan River Village Operating Account	\$350.00
Total for Documents & Records			\$874.13
Total for Administration			\$16,801.43

Grounds Maintenance

San Juan River Village POA

Expenses by Category

January 01, 2023 - December 31, 2023

Date	Description	Account	Amount
Entrance Lighting			
01-06-2023	Entrance Sign Lights	San Juan River Village Operating Account	\$28.17
02-21-2023	Entrance Lights	San Juan River Village Operating Account	\$28.17
03-21-2023	Entrance Lighting	San Juan River Village Operating Account	\$28.17
04-20-2023	Entrance Lights	San Juan River Village Operating Account	\$28.17
Total for Entrance Lighting			\$112.68
Cleaning: Meeting Room			
01-01-2023	Cleaning - Metro Meeting Room	San Juan River Village Operating Account	\$157.50
03-01-2023	Meeting Room Cleaning - Jan & Feb 2023	San Juan River Village Operating Account	\$105.00
03-27-2023	Metro Building Cleaning	San Juan River Village Operating Account	\$52.50
04-24-2023	Cleaning - April 2023	San Juan River Village Operating Account	\$52.50
Total for Cleaning: Meeting Room			\$367.50
Maintenance: Signs & Kiosks			
03-02-2023	Invoice #92 - Mailbox Kiosk Post Repair	San Juan River Village Operating Account	\$480.00
Total for Maintenance: Signs & Kiosks			\$480.00
Total for Grounds Maintenance			\$960.18
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
02-01-2023	Transfer to Upper San Juan River Allies for Pagosa Sun Advertisement	San Juan River Village Operating Account	\$504.00
Total for Contingency Fund Expenses			\$1,504.00
Total for Contingency Fund			\$1,504.00
Owner Reimbursed Charges			
Architectural Fees			
01-31-2023	Invoice #42: January 2023 - Architectural Fees	San Juan River Village Operating Account	\$100.00
03-01-2023	Invoice #41: Architectural Fees	San Juan River Village Operating Account	\$50.00
03-31-2023	Invoice #42: Architectural Fees	San Juan River Village Operating Account	\$38.00
04-28-2023	Invoice #50: Wonderland Management	San Juan River Village Operating Account	\$75.00
Total for Architectural Fees			\$263.00
Transfer Fees			
04-28-2023	Invoice #50: Wonderland Management	San Juan River Village Operating Account	\$75.00
Total for Transfer Fees			\$75.00
Total for Owner Reimbursed Charges			\$338.00
Total Expenses			\$19,603.61

San Juan River Village POA

Budget vs Actual Accrual

January 01, 2023 - December 31, 2023

	Expected	Actual	Variance
Income			
Late Fees	\$0.00	\$864.00	\$864.00
Association Dues	\$45,600.00	\$45,200.00	-\$400.00
Architectural Fees	\$0.00	\$338.00	\$338.00
Transfer Fees	\$0.00	\$75.00	\$75.00
Total Income	\$45,600.00	\$46,477.00	\$877.00
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	\$509.30	-\$9.30
Printing & Reproduction	\$200.00	\$0.00	\$200.00
Accounting	\$3,000.00	\$1,258.00	\$1,742.00
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	\$5,000.00	\$7,000.00
Management Company: Extra	\$1,000.00	\$0.00	\$1,000.00
Projects			
Documents & Records	\$500.00	\$874.13	-\$374.13
Office Supplies	\$250.00	\$0.00	\$250.00
Total for Administration	\$28,010.00	\$16,801.43	\$11,208.57
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	\$112.68	\$267.32
Cleaning: Meeting Room	\$650.00	\$367.50	\$282.50
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	\$960.18	\$12,449.82
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

San Juan River Village POA
Budget vs Actual Accrual

January 01, 2023 - December 31, 2023

	Expected	Actual	Variance
<i>Owner Reimbursed Charges</i>			
Architectural Fees	\$0.00	\$263.00	-\$263.00
Transfer Fees	\$0.00	\$75.00	-\$75.00
Total for Owner Reimbursed	\$0.00	\$338.00	-\$338.00
Charges			
Total Expenses	\$45,600.00	\$19,603.61	\$25,996.39
Net Total	\$0.00	\$26,873.39	\$26,873.39