

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

	Sep 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Citizen's Bank	
Cash Contingency	1,000.00
Cash - Operating	36,808.75
Cash - Legal	49,390.35
	87,199.10
Total Citizen's Bank	87,199.10
Total Checking/Savings	87,199.10
Accounts Receivable	
Accounts Rec. (net of Prepaids)	-155.00
	-155.00
Total Accounts Receivable	-155.00
Total Current Assets	87,044.10
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
TOTAL ASSETS	102,567.21
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Dues	405.00
Deferred Revenue-POA Dues	-155.00
	250.00
Total Other Current Liabilities	250.00
Total Current Liabilities	250.00
Total Liabilities	250.00
Equity	
Retained Earnings	79,469.44
Net Income	22,847.77
	102,317.21
TOTAL LIABILITIES & EQUITY	102,567.21

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

	<u>Sep 22</u>
Ordinary Income/Expense	
Income	
POA Dues	200.00
Late Fees	50.00
	<u>250.00</u>
Total Income	250.00
Gross Profit	250.00
Expense	
Licenses and Permits	29.00
Printing and Reproduction	34.62
Professional Fees	1,084.00
Repairs & Maintenance	342.91
Supplies	31.78
Utilities	28.17
	<u>1,550.48</u>
Total Expense	1,550.48
Net Ordinary Income	<u>-1,300.48</u>
Net Income	<u><u>-1,300.48</u></u>

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

	<u>Jan - Sep 22</u>
Ordinary Income/Expense	
Income	
POA Dues	45,000.00
Late Fees	675.00
Bldg Plan Approval Permit	210.00
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Total Income	45,885.00
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Gross Profit	45,885.00
Expense	
Annual Picnic & Meeting	334.35
Bank Service Charges	-25.00
Fencing	5,980.00
Filing Fees	10.00
Fish Stocking	2,500.00
Licenses and Permits	29.00
Postage and Delivery	151.00
Printing and Reproduction	34.62
Professional Fees	11,536.00
Repairs & Maintenance	702.91
Security	1,450.00
Supplies	87.78
Utilities	246.57
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Total Expense	23,037.23
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Net Ordinary Income	22,847.77
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Net Income	<u>22,847.77</u>

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

	Jan - Sep 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
POA Dues	45,000.00	45,600.00	-600.00	98.7%
Late Fees	675.00			
Bldg Plan Approval Permit	210.00			
Total Income	<u>45,885.00</u>	<u>45,600.00</u>	<u>285.00</u>	<u>100.6%</u>
Gross Profit	45,885.00	45,600.00	285.00	100.6%
Expense				
Annual Picnic & Meeting	334.35	380.00	-45.65	88.0%
Bank Service Charges	-25.00			
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	5,980.00	13,500.00	-7,520.00	44.3%
Filing Fees	10.00			
Fish Stocking	2,500.00	2,500.00	0.00	100.0%
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	29.00	50.00	-21.00	58.0%
Postage and Delivery	151.00	500.00	-349.00	30.2%
Printing and Reproduction	34.62	200.00	-165.38	17.3%
Professional Fees				
Management Company	9,000.00	13,000.00	-4,000.00	69.2%
Accounting	2,536.00	3,000.00	-464.00	84.5%
Documents and Records	0.00	500.00	-500.00	0.0%
Total Professional Fees	11,536.00	16,500.00	-4,964.00	69.9%
Rent	0.00	50.00	-50.00	0.0%
Repairs & Maintenance				
Cleaning	315.00	650.00	-335.00	48.5%
Website	0.00	350.00	-350.00	0.0%
Grounds & Parks	387.91	200.00	187.91	194.0%
Street Signs	0.00	180.00	-180.00	0.0%
Total Repairs & Maintenance	702.91	1,380.00	-677.09	50.9%
Security	1,450.00	1,450.00	0.00	100.0%
Supplies				
Office	87.78	250.00	-162.22	35.1%
Total Supplies	87.78	250.00	-162.22	35.1%

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

	<u>Jan - Sep 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Utilities				
Electric				
Entrance Lights	<u>246.57</u>	<u>380.00</u>	<u>-133.43</u>	<u>64.9%</u>
Total Electric	<u>246.57</u>	<u>380.00</u>	<u>-133.43</u>	<u>64.9%</u>
Waste Disposal	<u>0.00</u>	<u>700.00</u>	<u>-700.00</u>	<u>0.0%</u>
Total Utilities	<u>246.57</u>	<u>1,080.00</u>	<u>-833.43</u>	<u>22.8%</u>
Total Expense	<u>23,037.23</u>	<u>43,390.00</u>	<u>-20,352.77</u>	<u>53.1%</u>
Net Ordinary Income	<u>22,847.77</u>	<u>2,210.00</u>	<u>20,637.77</u>	<u>1,033.8%</u>
Other Income/Expense				
Other Expense				
Contingency Fund	<u>0.00</u>	<u>1,600.00</u>	<u>-1,600.00</u>	<u>0.0%</u>
Total Other Expense	<u>0.00</u>	<u>1,600.00</u>	<u>-1,600.00</u>	<u>0.0%</u>
Net Other Income	<u>0.00</u>	<u>-1,600.00</u>	<u>1,600.00</u>	<u>0.0%</u>
Net Income	<u><u>22,847.77</u></u>	<u><u>610.00</u></u>	<u><u>22,237.77</u></u>	<u><u>3,745.5%</u></u>