

San Juan River Village POA

Balance Sheet

As of June 12, 2023

Label	Total
Assets	
Bank Accounts	
San Juan River Village Operating Account	\$100,811.19
Total Bank Accounts	\$100,811.19
Other Assets	
Accounts Receivable	\$2,739.00
Funds in Transit	\$25.00
Total Other Assets	\$2,764.00
Total Assets	\$103,575.19
Liabilities and Equity	
Liabilities	
Accounts Receivable - Prepaids	\$1,601.00
Total Liabilities	\$1,601.00
Equity	
Equity	\$101,974.19
Total Equity	\$101,974.19
Total Liabilities and Equity	\$103,575.19

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	\$463.00	\$463.00
Transfer Fees	\$0.00	\$150.00	\$150.00
Covenant Violation Fines	\$0.00	\$300.00	\$300.00
Total Income	\$45,600.00	\$46,977.00	\$1,377.00
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	\$525.30	-\$25.30
Printing & Reproduction	\$200.00	\$0.00	\$200.00
Accounting	\$3,000.00	\$1,508.00	\$1,492.00
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	\$6,000.00	\$6,000.00
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	\$18,067.43	\$9,942.57
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	\$169.02	\$210.98
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	\$1,016.52	\$12,393.48
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

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Budget vs Actual Accrual

January 01, 2023 - December 31, 2023

	Expected	Actual	Variance
Total for Contingency Fund	\$2,780.00	\$1,504.00	\$1,276.00
Owner Reimbursed Charges			
Architectural Fees	\$0.00	\$263.00	-\$263.00
Transfer Fees	\$0.00	\$150.00	-\$150.00
Total for Owner Reimbursed	\$0.00	\$413.00	-\$413.00
Charges			
Total Expenses	\$45,600.00	\$21,000.95	\$24,599.05
Net Total	\$0.00	\$25,976.05	\$25,976.05