



San Juan River Village Property Owner's Association

■ 135-F Country Center Dr., #146

[www.sanjuanrivervillage.com](http://www.sanjuanrivervillage.com)

■ Pagosa Springs, CO 81147

## **Budget & Annual Members Meeting Notice Monday, December 15th, 2025, at 5:00 P.M. Via Zoom**

Please join the Board of Directors for San Juan River Village Property Owners Association's Budget & Annual Members Meeting on Monday, December 15th, 2025, at 5:00 P.M via Zoom.

Join the Zoom: <https://us06web.zoom.us/j/85426963678>

The election for the Board of Directors will be held electronically before the Budget & Annual Meeting. Please vote online by scanning the QR code and following the link:



<https://secure.electionbuddy.com/m/SJRVPOA/2025election>

**Voting will be open from December 5th @ 5:00 PM - December 15th @ 5:00 PM.** Electronic ballots received will count towards our quorum for the annual meeting. As a reminder, each lot is entitled to ONE vote.

### **Budget Meeting Agenda**

1. Call to Order
2. Ratification of the Budget
3. Adjournment

### **Annual Meeting Agenda**

1. Call to Order & Verification of Quorum
2. Board of Directors Election
3. Member Forum
4. Approve 2024 Meeting Minutes
5. Financial Reports & Presentation of the 2026 Budget
6. Adoption of Updated Policies ([www.sanjuanrivervillage.com/poagoverningdocuments](http://www.sanjuanrivervillage.com/poagoverningdocuments))
7. Post-Flood Update
8. Committee Updates
9. Other Business - TBD
10. Adjournment

**A short Board of Directors Meeting will be held after the meeting to determine positions.**



San Juan River Village Property Owner's Association ■ 135-F Country Center Dr., #146 ■ Pagosa Springs, CO 81147

[www.sanjuanrivervillage.com](http://www.sanjuanrivervillage.com)

## **Notice of Annual Dues Increase For 2026**

Dear San Juan River Village POA Owner,

Due to increased operating costs, it is necessary that we increase the dues for the 2026 fiscal year, starting on January 1st, 2026.

**The new POA annual dues total will be \$250.00.**

The approved 2026 budget is attached for your review. The 2026 annual dues will be invoiced to you in a separate mailing, which will include payment instructions.

Please know that we carefully considered this budget and understand the importance of keeping dues as low as possible, while still ensuring appropriate funding.

Thank you,

San Juan River Village POA Board of Directors



www.sanjuanrivervillage.com

San Juan River Village Property Owner's Association ■ 135-F Country Center Dr., #146 ■ Pagosa Springs, CO 81147

## San Juan River Village - Approved Budget: 2026

### Income

Operating Fund	2025	2026	Notes
Association Dues	\$44,600.00	\$55,500.00	222 lots x \$250.
Legal Fund Rollover	\$49,355.54	\$50,580.91	Rollover funds amount may change by the end of 2025.
<b>Total Operating Fund Income</b>	<b>\$93,955.54</b>	<b>\$106,080.91</b>	
Reserve Fund	2025	2026	Notes
Capital Improvements Rollover	\$38,701.98	\$57,261.19	Rollover funds amount may change by the end of 2025.
<b>Total Reserve Fund Income</b>	<b>\$38,701.98</b>	<b>\$57,261.19</b>	
<b>Total Income</b>	<b>\$132,657.52</b>	<b>\$163,342.10</b>	

### Expenses

Operating Fund: Administration	2025	2026	Notes
Mail	\$2,200.00	\$1,500.00	Box Rental & Mailings.
Insurance	\$3,000.00	\$2,115.00	Liability Insurance
Licenses & Permits	\$68.00	\$69.00	DORA License + SOS Certification
Accounting Fees	\$100.00	\$200.00	1099 Mailings & Extra Accounting Fees
Legal Fees	\$3,000.00	\$2,000.00	Document Revisions, etc.
Legal Fund Rollover	\$49,355.54	\$50,580.91	Rollover funds amount may change by the end of 2025.
Rent - Metro Meeting Room	\$50.00	\$50.00	Meeting Room at 594 Alpine Drive
Security	\$1,500.00	\$1,500.00	Fourth of July security patrols.
Management Fees	\$16,800.00	\$24,000.00	Management Company accounting and administrative fees.
Documents & Records	\$500.00	\$200.00	Document Filing & Recording
Office Supplies	\$200.00	\$200.00	For Meeting Room, Management Company, etc.
<b>Total Administration Expenses</b>	<b>\$76,773.54</b>	<b>\$82,414.91</b>	

Operating Fund: Grounds Maintenance	2025	2026	
Landscaping & Dog Waste Disposal	\$2,500.00	\$2,000.00	Landscaping around entrance signs and pavilions, dog waste station maintenance
Fencing Inspection & Repairs	\$5,000.00	\$5,000.00	Annual inspection and repairs of the perimeter fencing
Fish Stocking	\$2,500.00	\$2,500.00	Annual fish stocking in rainbow lake & the river.
Entrance Lighting	\$350.00	\$350.00	Lighting and neighborhood entrances.
Cleaning - Metro Meeting Room	\$650.00	\$1,200.00	Meeting room is cleaned monthly
Common Area Maintenance & Pressure Washing	\$1,500.00	\$1,500.00	Maintenance for easements and pavilion.
<b>Total Grounds Maintenance Expenses</b>	<b>\$12,500.00</b>	<b>\$12,550.00</b>	

Operating Fund: Annual Community Events	2025	2026	
Annual Picnic	\$500.00	\$650.00	Food and supplies for the community picnic
Community Dumpster Rental	\$1,050.00	\$1,050.00	Rental fee for the community dumpster.
<b>Total Annual Community Events Expenses</b>	<b>\$1,550.00</b>	<b>\$1,700.00</b>	

Operating Fund: Contingency Fund	2025	2026	
Contingency Fund Expenses	\$1,132.00	\$756.00	This line item is used for any extra expenses not included in budget.
<b>Total Contingency Fund Expenses</b>	<b>\$1,132.00</b>	<b>\$756.00</b>	
<b>Total Operating Fund Expenses</b>	<b>\$91,955.54</b>	<b>\$97,420.91</b>	

Reserve Fund	2025	2026	Notes
Capital Improvements	\$2,000.00	\$8,660.00	To be used for major improvements in the community.
Capital Improvements Rollover	\$38,701.98	\$57,261.19	Rollover funds amount may change by the end of 2025.
<b>Total Reserve Fund Expenses</b>	<b>\$40,701.98</b>	<b>\$65,921.19</b>	
<b>Total Expenses</b>	<b>\$132,657.52</b>	<b>\$163,342.10</b>	
<b>Net Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	San Juan River Resort POA, Inc. is a non-profit corporation and doesn't generate profit.