

Budget & Annual Members Meeting Notice
Tuesday, December 17th, 2024, 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 Tuesday, December 17th, 2024, at 5:00 P.M via Zoom.

You will be able to vote in the election for the three Board of Directors positions online by following this link:



<https://secure.electionbuddy.com/m/SJRVPOA/2024election>

Voting will be open from November 26th @ 5:00 PM - December 17th @ 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.

To RSVP to the meeting: Email sjrvbusiness@gmail.com with your name, SJRV street address, and your RSVP.

To join the meeting via Zoom: <https://us06web.zoom.us/j/89603072258>

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. Election Results for Board of Directors
3. Member Forum
4. Approve 2023 Meeting Minutes
5. Financial Reports & Presentation of the 2025 Budget
6. Committee Updates
7. Other Business - TBD
8. Adjournment

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

San Juan River Village - Approved Budget: 2025

Dues are NOT increasing in 2025.

Income

Operating Fund		2024	2025	Notes
Association Dues		\$44,600.00	\$44,600.00	223 lots x \$200
Legal Fund Rollover		N/A	\$49,355.54	Rollover funds amount may change by the end of 2024
Total Operating Fund Income		\$44,600.00	\$93,955.54	

Reserve Fund		2024	2025	Notes
Capital Improvements Rollover		N/A	\$38,701.98	Rollover funds amount may change by the end of 2024
Total Reserve Fund Income		N/A	\$38,701.98	
Total Income		\$44,600.00	\$132,657.52	

Expenses

Operating Fund: Administration		2024	2025	Notes
Mail		\$1,000.00	\$2,200.00	Box Rental & Mailings
Insurance		\$1,075.00	\$3,000.00	Insurance rates are predicted to increase
Licenses & Permits		\$53.00	\$68.00	DORA License (\$43) + SOS Certification (\$25)
Accounting Fees		\$100.00	\$100.00	1099 Mailings & Extra Accounting Fees
Legal Fees		\$5,000.00	\$3,000.00	
Legal Fund Rollover		N/A	\$49,355.54	Rollover funds amount may change by the end of 2024
Rent - Metro Meeting Room		\$50.00	\$50.00	
Security		\$1,500.00	\$1,500.00	Fourth of July security patrols
Management Fees		\$16,800.00	\$16,800.00	\$1400/month x 12 months. Includes monthly management fee (\$1,150) + accounting fee (\$250)
Documents & Records		\$500.00	\$500.00	
Office Supplies		\$200.00	\$200.00	
Total Administration Expenses		\$26,278.00	\$76,773.54	

Operating Fund: Grounds Maintenance		2024	2025	Notes
Landscaping & Dog Waste Disposal		\$2,500.00	\$2,500.00	
Fencing Inspection & Repairs		\$5,000.00	\$5,000.00	
Fish Stocking		\$2,500.00	\$2,500.00	
Entrance Lighting		\$350.00	\$350.00	
Cleaning - Metro Meeting Room		\$650.00	\$650.00	
Common Area Maintenance		\$1,000.00	\$1,000.00	
Pavilion & Mailbox Kiosk Pressure Washing		\$500.00	\$500.00	
Total Grounds Maintenance Expenses		\$12,500.00	\$12,500.00	

Operating Fund: Annual Community Events		2024	2025	Notes
Annual Picnic		\$400.00	\$500.00	
Community Dumpster Rental		\$1,050.00	\$1,050.00	
Total Annual Community Events Expenses		\$1,450.00	\$1,550.00	

Operating Fund: Contingency Fund		2024	2025	Notes
Contingency Fund Expenses		\$1,822.00	\$1,132.00	This line item is used for anything not included in budget
Total Contingency Fund Expenses		\$1,822.00	\$1,132.00	
Total Operating Fund Expenses		\$42,050.00	\$91,955.54	

Reserve Fund		2024	2025	Notes
Capital Improvements		\$2,000.00	\$2,000.00	
Capital Improvements Rollover		N/A	\$38,701.98	Rollover funds amount may change by the end of 2024
Total Reserve Fund Expenses		\$2,000.00	\$40,701.98	
Total Expenses		\$42,050.00	\$132,657.52	
Net Income		\$0.00	\$0.00	San Juan River Resort POA, Inc. is a non-profit corporation and doesn't generate profit.