

SJRV PROPERTY OWNERS ASSOCIATION
FINAL 2016 BUDGET File: 2016 Final SJRV Budget 120915

Anticipated '16 Revenues	\$29,160.00			\$29,160.00	Annual dues: 243 owners X \$120= \$29,160
Anticipated '16 Budget	\$33,890.00				
Difference =	\$ (4,730.00)				

DESCRIPTION	2015 BUDGET	2015 YE SPENDING*	2015 VARIANCE	2016 BUDGET	2016 EXPENDITURE DESCRIPTION
Administrative					
- Advertising	\$ 50.00	\$ 35.00	\$ 15.00	\$ 50.00	Miscellaneous.
- Postage	\$ 200.00	\$ 150.00	\$ 50.00	\$ 200.00	Routine mailings.
- Printing	\$ 50.00	\$ 40.00	\$ 10.00	\$ 50.00	Routine printing.
- Supplies	\$ 200.00	\$ 135.00	\$ 65.00	\$ 200.00	Routine office supplies, estimate of spending.
- Telephone	\$ 50.00	\$ 0.00	\$ 50.00	\$ 0.00	Note: No cost in 2014 as no Skunk House use.
- Property Owner Recognition	\$ 200.00	\$ 0.00	\$ 200.00	\$ 200.00	Community pride initiative.
- Rent for Meeting Room	\$ 0.00	\$ 170.00	\$ (170.00)	\$ 200.00	Rent for Community Center meeting space.
- Miscellaneous Fees	\$ 300.00	\$ 300.00	\$ 0.00	\$ 300.00	Includes filing fees, permits, etc.
Sub-Sum=	\$ 1,050.00	\$ 830.00	\$ 220.00	\$ 1,200.00	
Utilities	\$ 450.00	\$ 380.00	\$ 70.00	\$ 400.00	Entrance lighting only.
Third Party Consulting					
- Prof. Fees, Accounting	\$ 3,000.00	\$ 3,000.00	\$ 0.00	\$ 3,000.00	Avg. \$290/Mo. x 12 = \$3480 w/ Wilson, Rea, Beckel & Associates.
- Prof. Fees, Legal	\$ 5,000.00	\$ 1,200.00	\$ 3,800.00	\$ 15,000.00	Attorney 200/hr. Quiet title work on common property, PE's, RW's.

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- Electronic Voting	\$ 500.00	\$ 0.00	\$ 500.00	\$ 500.00	New - proposed electronic system for POA.
- Internet/Website	\$ 200.00	\$ 75.00	\$ 125.00	\$ 200.00	Split costs w/ Metro: \$120/yr updates; \$120/yr hosting. \$240/2=\$120/yr. POA cost.
Sub-Sum=	\$ 8,700.00	\$ 4,275.00	\$ 4,425.00	\$ 18,700.00	
Contractor Support					
- Security	\$ 600.00	\$ 540.00	\$ 60.00	\$ 600.00	Holiday support, security services such as July 4th holiday. Bill pending!
- Annual Picnic	\$ 200.00	\$ 225.00	\$ (25.00)	\$ 250.00	Temporary restroom and supplies for annual election and picnic. Toilet \$125 in 2013.
- Fish	\$ 100.00	\$ 0.00	\$ 100.00	\$ 100.00	Supplemental support of voluntary owner funding.
- Board Meeting Recorder	\$ 600.00	\$ 450.00	\$ 150.00	\$ 600.00	Recorder for board meetings, \$50/meeting.
- Annual Cleanup	\$ 650.00	\$ 650.00	\$ 0.00	\$ 650.00	Summer dumpster fee.
Sub-Sum=	\$ 2,150.00	\$ 1,865.00	\$ 285.00	\$ 2,200.00	
Insurance	\$ 6,300.00	\$ 7,090.00	\$ (790.00)	\$ 6,740.00	2016 includes 3 yr. tail payment of \$5950 to previous provider and \$750 renewal for new carrier.
Repairs & Maintenance	\$ 100.00	\$ 0.00	\$ 100.00	\$ 100.00	As required. Routine contingency.
Surveying-Improvements	\$ 350.00	\$ 0.00	\$ 350.00	\$ 350.00	As required, anticipated support work.

DESCRIPTION	2015 BUDGET	2015 YE SPENDING*	2015 VARIANCE	2016 BUDGET	2016 EXPENDITURE DESCRIPTION
Capital Improvements					
- Fencing	\$ 500.00	\$ 0.00	\$ 500.00	\$ 500.00	Maintenance of POA perimeter fencing.
- New Mail Box Kiosks (both main entrances)	\$ 15,000.00	\$ 25,000.00	\$ (10,000.00)	\$ 2,500.00	2014 Project estimate at \$15,000. Current cash reserves (-\$13,000) may be used to cover 2015 budget difference. 2016 is for lighting expense.
- Signage	\$ 500.00	\$ 2,264.00	\$ (1,764.00)	\$ 200.00	This was a 2014 improvement with YE costs carrying into 2015 budget. Minimal maintenance in 2016.
- Landscaping	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,000.00	New for 2016. \$500 for each entrance signs and kiosk landscaping.
Sub-Sum=	\$16,000.00	\$ 27,264.00	\$ (11,264.00)	\$ 4,200.00	
Grand Sum=	\$ 35,100.00	\$ 41,704.00	\$ (6,604.00)	\$ 33,890.00	
2015 Revenues	\$29,160.00				Annual dues: 243 owners X \$120= \$29,160
2015 Budget	\$35,100.00				
Difference =	\$(5,940.00)				

Richard Ray, Treasurer

(*) NOTE: YE (Year End) is estimated from November YTD.