

Julian Estates Property Owners Association
Annual Meeting July 26, 2025
Agenda

Location: Julian Town Hall, Downstairs Meeting Room
Time: 10 AM

1. Call Meeting to Order (Elizabeth Linch, President)
 - a. Roll Call
 - i. Attendance
 - ii. Owner Self-Introductions
 - b. June 7, 2025 Board Meeting Minutes - approved via email
2. Treasurer's Report (Marianne Rochester, Treasurer)
 - a. 2024/2025 Financial Reports
 - i. Balance Sheet
 - ii. Profit and Loss
 - iii. Profit and Loss Comparison
 - b. 2025/2026 Budget
 - c. Upcoming Audit
 - d. 2025 Annual Budget Report and Policy Statement
3. Committee Updates
 - a. Road Committee and Roadside Maintenance (Jim McNally and Rick Coates)
 - i. Road Repairs
 - ii. Roadside Maintenance
 - b. Fire / Fuel Break / Safety Committee (Nick Szeverenyi)
 - i. Fire Season and JEPOA Fire Policy
 - c. Website (Nick Szeverenyi)
4. General Items
 - a. Owner Data Sheet – Contact Information (Karen Wolfred, Secretary)
 - b. Call for Volunteers (Jim McNally)
 - c. Rattlesnake Season and Sightings (Elizabeth Linch)
5. Election Results (Sandra Sladkey, Inspector of Elections)
 - a. Board of Directors
 - b. Officers
6. Other Discussion / Items from the Floor (Elizabeth Linch)
7. Next Board Meeting – September 27, 2025 (Elizabeth Linch)
8. Adjournment (Elizabeth Linch)

Balance Sheet

Julian Estates Property Owner's Association

As of June 30, 2025

DISTRIBUTION ACCOUNT		TOTAL
Assets		
Current Assets		
Bank Accounts		
CNB - Brokerage (4301)	205,403.44	
CNB - Checking	18,973.33	
CNB - Money Market	5,065.20	
Community Valley Bank Savings	5,019.70	
Total for Bank Accounts	\$234,461.67	
Accounts Receivable		
Other Current Assets		
Total for Current Assets	\$234,461.67	
Fixed Assets		
Gate System- (Purch. 2000)	6,885.00	
Total for Fixed Assets	\$6,885.00	
Other Assets		
Total for Assets	\$241,346.67	
Liabilities and Equity		
Liabilities		
Current Liabilities		
Accounts Payable		
Credit Cards		
Other Current Liabilities		
Total for Current Liabilities	0	
Long-term Liabilities		
Total for Liabilities	0	
Equity		
Unrestricted Net Assets	383,813.69	
Net Income	-141,583.59	
Current Year Increase(Decrease)		
Fund Balance - Begin. OF YR.		
Opening Balance Equity	-883.43	
Total for Equity	\$241,346.67	
Total for Liabilities and Equity	\$241,346.67	

Profit and Loss

Julian Estates Property Owner's Association

July 1, 2024-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Assoc Assessment	0
2024-2025 Assessment	102,125.00
Total for Assoc Assessment	\$102,125.00
Federal Tax Refund	6.15
Interest Income	211.92
Investments	0
Interest-Savings, Short-term CD	6,858.49
Total for Investments	\$6,858.49
Miscellaneous Revenue	210.00
Payment Penalty	500.00
Transfer fee	50.00
Total for Income	\$109,961.56
Cost of Goods Sold	
Gross Profit	\$109,961.56
Expenses	
Accounting Fees	415.00
Accounting/Tax Preparation Fees	1,765.00
Bank Service Charge	130.00
Books, Subscriptions, Reference	525.59
Insurance - Liability, D and O	975.00
Legal	0
Legal fees - Collection Work	1,545.00
Legal Fees - General	2,205.00
Legal Fees-Paving	2,365.00
Total for Legal	\$6,115.00
Main Gate Maintenance	326.00
Main Gate Repair	622.00
Operations	566.38
Other Costs	0
Office/General Administrative Expenses	142.81
Total for Other Costs	\$142.81
Other Types of Expenses	3,083.80
Postage, Mailing Service	236.02
Road Repair Project	\$218,179.88
Road-consulting	10,450.00
Road repair-repair	120.00
Total for Road Repair Project	\$228,749.88

Profit and Loss

Julian Estates Property Owner's Association

July 1, 2024-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Taxes	0
California Income Tax	824.67
CA S1-100 Filing Fee	35.00
IRS Tax amount	3,613.00
Total for Taxes	\$4,472.67
Weed Control & Abatement	3,420.00
Total for Expenses	\$251,545.15
Net Operating Income	-\$141,583.59
Other Income	
Other Expenses	
Net Other Income	0
Net Income	-\$141,583.59

Profit and Loss Comparison

Julian Estates Property Owner's Association

July 1, 2024-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	JUL 1 2024 - JUN 30 2025	JUL 1 2023 - JUN 30 2024 (PY)
Income		
Assoc Assessment	0	0
2024-2025 Assessment	102,125.00	625.00
2022/2023 Assessment		1,250.00
2023-2024 Assessment		50,625.00
Total for Assoc Assessment	\$102,125.00	\$52,500.00
Federal Tax Refund	6.15	
Interest Income	211.92	474.89
Investments	0	0
Interest-Savings, Short-term CD	6,858.49	12,341.74
Total for Investments	\$6,858.49	\$12,341.74
Miscellaneous Revenue	210.00	30.00
Payment Penalty	500.00	528.28
Transfer fee	50.00	
Document Prep Fee		550.00
Total for Income	\$109,961.56	\$66,424.91
Cost of Goods Sold		
Gross Profit	\$109,961.56	\$66,424.91
Expenses		
Accounting Fees	415.00	360.00
Accounting/Tax Preparation Fees	1,765.00	1,075.00
Bank Service Charge	130.00	120.00
Books, Subscriptions, Reference	525.59	
Insurance - Liability, D and O	975.00	
Legal	0	0
Legal fees - Collection Work	1,545.00	
Legal Fees - General	2,205.00	2,100.00
Legal Fees-Paving	2,365.00	1,860.00
Legal Fees-Election		1,100.00
Legal--SDGE		4,240.00
Total for Legal	\$6,115.00	\$9,300.00
Main Gate Maintenance	326.00	490.00
Main Gate Repair	622.00	
Operations	566.38	
Other Costs	0	0
Office/General Administrative Expenses	142.81	242.82
Total for Other Costs	\$142.81	\$242.82
Other Types of Expenses	3,083.80	

Profit and Loss Comparison

Julian Estates Property Owner's Association

July 1, 2024-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	JUL 1 2024 - JUN 30 2025	JUL 1 2023 - JUN 30 2024 (PY)
Postage, Mailing Service	236.02	188.00
Road Repair Project	\$218,179.88	\$1,220.00
Road-consulting	10,450.00	
Road repair-repair	120.00	
Total for Road Repair Project	\$228,749.88	\$1,220.00
Taxes	0	0
California Income Tax	824.67	1,840.00
CA S1-100 Filing Fee	35.00	
IRS Tax amount	3,613.00	4,661.00
CA Form S1-CID Filing Fee		40.00
Total for Taxes	\$4,472.67	\$6,541.00
Weed Control & Abatement	3,420.00	
Insurance - Dir & Officer Liab		979.00
Insurance - General Liability		1,753.00
Postage & Office Supplies		142.48
Road Maintenance		3,285.00
Snow Plowing		450.00
Total for Expenses	\$251,545.15	\$26,146.30
Net Operating Income	-\$141,583.59	\$40,278.61
Other Income		
Other Expenses		
Net Other Income	0	0
Net Income	-\$141,583.59	\$40,278.61

JEPOA BUDGET 2025-2026

Assessment \$2500/lot

	Actual 2024-2025	Budget July 1 2025- June 30 2026
Assoc Assessment	\$99,000	\$102,500
Document Prep Fee (Estimated)	\$50	\$200
Interest Income (Estimated)	\$6,800	\$6,000
Payment Penalty	\$500	\$0
Miscellaneous nonrecurring income	\$210	\$0
TOTAL INCOME	\$106,560	\$108,700
Accounting/Tax Preparation Fees	\$2,180	\$2,500
Bank Service Charge	\$120	\$120
California Form 199 Filing Fee	\$35	\$40
California Income Tax	\$825	\$1,050
Insurance - Dir & Officer Liab	\$975	\$1,000
Insurance - General Liability	\$908	\$3,000
IRS Tax amount	\$3,569	\$3,000
Legal Fees	\$4,570	\$5,000
Legal fees - Collection work	\$1,545	\$2,000
Main Gate Maintenance	\$418	\$450
Main Gate Repair	\$761	\$900
Other Costs	\$3,083	\$400
Postage, Mailing Service	\$236	\$250
Printing and Copying	\$0	\$100
Road Sweeping/Repairs/Consultant		\$17,000
Weed Control/Other Road Maintenance	\$3,420	\$3,500
Snow Plowing	\$450	\$3,000
Roads	\$120	
Road Repair Consultant		
Expense	\$23,215	\$43,310
Estimated Inflation Factor FY 2025-2026 (20%)		\$8,662
Total Expense	\$33,630	\$51,972
Net Ordinary Income	\$105,817	\$108,700
Net Income	\$82,602	\$56,728
ROAD REPAIR/MAINTENANCE PROJECT (FROM RESERVE)	\$218,180	
ROAD REPAIR CONSULTANT	\$10,450	
ROAD REPAIR PROJECT NON-RECURRING	\$228,630	
Reserve funds through 6/30/25		\$230,000
Road repair fund from assessments 2025-2026		\$57,000

Total Reserve	\$287,000
Road repair spending estimated 2025-2026	
Remaining Reserve	\$287,000