



RIVER VALLEY RANCH

2015 River Valley Ranch Master Association Operations and Capital Reserve Budget EXECUTIVE SUMMARY

The 2015 budget was developed by the Executive Director and the RVRMA Staff. The budget was further refined by the Executive Board Finance Committee and then reviewed and adopted by the RVRMA Executive Board at its regularly scheduled meeting held on October 29, 2014.

The 2015 Operations and Capital Reserve Budget does **not** require any increase in Master Association dues. **Master Association monthly dues are budgeted to remain the same as last year at \$269 per month!**

The RVRMA operation is expected to come in at or under budget for 2014 at year's end.

Key objectives of the 2015 budget include the following:

- Staffing the Ranch House during all hours of operation with an experienced, professional and dedicated team, including continuance of expanded hours of operation during "Summer Camp."
- Operating, maintaining and improving all of the RVRMA assets including the Ranch House, the swim, fitness and tennis facilities, landscaping, parks, open space and streetscape.
- Providing hosted events, lectures, presentations and activities.
- Management and operation of raw water irrigation department which continues to realize irrigation water delivery cost savings for all RVR Owners. The cost for raw water irrigation and private irrigation system blow-out is projected to remain the same for the third consecutive year.
- Providing first-class fitness, tennis and swim programs which appeal to multiple demographics and interests.
- Prudent management of operational costs, reserve funds and capital projects.

Projected capital expenses for 2015 are primarily focused on Amenity and Ranch House Improvements and Replacements.

We currently project that we will be able to fund all of the necessary and desired capital projects identified by our Reserve Study, regular field reviews and on-the-job experience, with modest increases to the Capital Reserve Fund every couple of years. The result is that we will accomplish what we need and want to do in the next 7 years and end the year 2021 with a projected investment balance in excess of \$1,000,000.

Included in your packet are the Annual Meeting Notice/Agenda and the Budget Ratification Ballot. Please complete the ballot and return it to the Ranch House no later than 4 pm on December 17.

Thank you in advance for your consideration of this budget. Please contact me with any questions or comments you may have.

Sincerely,

Ian Haase
RVRMA Executive Director
rvrmanager@rvrcommunity.com

RIVER VALLEY RANCH MASTER ASSOCIATION

2015 Proposed Operations Budget

	2014 PROJECTED ACTUALS	2015 PROPOSED BUDGET
REVENUES		
Assessments	1,711,809	1,712,840
Memberships	53,804	57,500
Recreation and Tennis Programming	120,596	121,500
Miscellaneous Income	102,189	124,500
Irrigation Reimbursement Assessment	76,570	75,700
TOTAL REVENUES	2,064,968	2,092,040
EXPENSES		
Recreation and Tennis Programming	149,770	158,525
Concession Expenses	17,458	21,400
Personnel	766,855	786,400
Grounds	321,897	326,000
Irrigation	211,531	217,500
Ranch House Expenses	104,304	102,450
Utilities	109,029	116,700
Administrative	71,413	76,713
Finance	6,708	6,700
Design Review Committee	7,508	3,000
RVR Community Expenses	61,511	57,500
Reserve Accounts	236,984	219,152
TOTAL EXPENSES	2,064,968	2,092,040

NOTE: This budget assumes 2015 Assessments remain at \$269.00 per month.

OLD TOWN

OPERATING BUDGET

INCOME

Dues at \$55 Per Month, 65 homeowners 42,900

EXPENSES

Lawn Maintenance 16,500

Snow Removal 13,050

Irrigation System R & M 7,500

Irrigation Water 5,850

TOTAL EXPENSES 42,900

PAINING RESERVE

Balance at 2014 year end 28,606

2014 Surplus Funds (estimated) 775

ESTIMATED BEGINNING Balance January 1, 2015 29,381

Dues at \$70 Per Month, 65 homeowners 54,600

2015 Painting and Repairs (68,700)

ESTIMATED ENDING Balance December 31, 2015 15,281

THE SETTLEMENT

OPERATING BUDGET

INCOME

Dues at \$120 Per Month, 53 homeowners 76,320

EXPENSES

Lawn Maintenance 33,320

Snow Removal 20,000

Irrigation System R & M 13,500

Irrigation Water 9,500

TOTAL EXPENSES 76,320

PAINING RESERVE

Balance at 2014 year end 35,053

2014 Surplus Funds (estimated) 3,110

ESTIMATED BEGINNING Balance January 1, 2015 38,163

Dues at \$85 Per Month, 53 homeowners 54,060

2015 Painting and Repairs (58,750)

ESTIMATED ENDING Balance December 31, 2015 33,473

A FRIENDLY MESSAGE FROM MEMBER SERVICES

The Member Services Team strives to keep our members active, involved, and happy. Whether you are attending one of our many functions and events, coming in for a workout or just stopping by to read the paper with a cup of hot coffee, grab a bag of popcorn or a handful of snacks, our aim is to make you feel at home every time you walk through the Ranch House doors.



The talented Front Desk Team is available to help you with whatever you may need to insure your beneficial use of the Ranch House and RVR. The smiling faces at the front desk are ready to greet and assist you seven days a week, year-round with any of your Ranch House activities or RVR matters.



Additional fun, new, informative functions and expanded, crowd-pleasing annual events make the Ranch House an exciting place to be year-round. This year we hosted our first ever Summer Solstice Hoe Down with The Defiance Stringband and a caller to lead our folks in some lively, western boot, scoot and boogie! Be sure to watch for this second annual spirited event next summer as we look to add it

to our list of yearly events. The Independence Day Jubilee was a blast for the whole family and boasted new attractions like face painting and a photo booth. The hot dog giveaway that kicks off our summer was bigger and better than ever, and our routinely scheduled wine tastings are a great way to connect, reconnect and mingle with your friends and neighbors.



The hard-working Member Services Team is always looking for ways to enhance the member experience for everyone. Whether a young family, active adult, or new to the community, we have something for everyone! I invite you to stop by the Ranch House for one of our exciting events, informative functions, or to simply enjoy our many wonderful amenities.

I encourage you to contact me via phone, email or the website with anything RVR related. I look forward to hearing your ideas and feedback on all functions and events for 2015.

—Brenda Bamford, Member Services Manager
memberservices@rvrcommunity.com

