

**River Valley Ranch Master Association  
2021 Budget**

	<u>2020 Actual</u>	<u>2021 Budget</u>
<b>Income</b>		
Assessments	1,952,335	1,907,040
Memberships	37,716	26,400
Swim & Fitness	2,018	7,500
Tennis	129,218	132,000
Homeowner Reimbursable Assessment	121,806	100,000
Other Income	216,146	173,000
<b>Total Income</b>	<u>2,459,239</u>	<u>2,345,940</u>
 <b>Cost of Goods Sold</b>		
Swim & Fitness	29,511	33,750
Tennis	122,220	120,900
Concessions	845	7,000
Credit Card Fees	7,848	7,300
<b>Total COGS</b>	<u>160,424</u>	<u>168,950</u>
 <b>Expense</b>		
Personnel	977,499	1,144,500
Grounds	257,591	284,900
Homeowner Reimbursable Expenses	26,232	3,000
Irrigation	142,211	100,800
Ranch House Expenses	110,448	49,000
Utilities	100,571	105,400
Administrative	94,409	94,418
Finance	18,646	4,600
Design Review Committee	39,049	39,000
RVR Community Expenses	37,342	23,300
Reserve Accounts	334,607	328,072
<b>Total Expense</b>	<u>2,138,605</u>	<u>2,176,990</u>
 <b>Net To Reserves</b>	<u>160,210</u>	<u>0</u>

**Old Town Sub-Association**  
2021 Special Services Reimbursement

	<u>2020 Actual</u>	<u>2021 Budget</u>
<b>Income</b>		
Assessments - Reserves	62,320	62,400
Assessments - Operating	44,403	46,800
<b>Total Income</b>	<u>106,723</u>	<u>109,200</u>
<b>Expenses</b>		
Lawn Maintenance	19,660	22,900
Snow Removal	13,160	13,600
Irrigation System R & M	12,431	10,300
Reserve Allocation	62,320	62,400
<b>Total Expenses</b>	<u>107,571</u>	<u>109,200</u>
<b>Net Surplus Moved to Reserves</b>	<u>(848)</u>	<u>0</u>
 <b>Painting Reserve</b>		
Beginning Balance	31,652	54,797
Operating Surplus From Previous Year	7,999	(848)
Reserve Funding	62,320	62,400
Painting Cost	(47,174)	(68,404)
<b>Ending Reserve Balance</b>	<u>54,797</u>	<u>47,945</u>

**Settlement Sub-Association**  
2021 Special Services Reimbursement

	<u>2020 Budget</u>	<u>2021 Budget</u>
<b>Income</b>		
Assessments - Reserves	63,840	63,840
Assessments - Operating	80,640	85,344
<b>Total Income</b>	<u>144,480</u>	<u>149,184</u>
<b>Expenses</b>		
Lawn Maintenance	42,357	43,200
Snow Removal	23,530	24,000
Irrigation System R & M	22,789	18,144
Reserve Allocation	63,840	63,840
<b>Total Expenses</b>	<u>152,516</u>	<u>149,184</u>
<b>Net Surplus Moved to Reserves</b>	<u>(8,036)</u>	<u>0</u>
 <b>Painting Reserve</b>		
Beginning Balance	48,657	55,205
Operating Surplus From Previous Year	10,446	(8,036)
Reserve Funding	63,840	63,840
Painting Cost	(67,738)	(69,355)
<b>Ending Reserve Balance</b>	<u>55,205</u>	<u>41,654</u>

### 17 YEAR RVRMA DUES TREND

