



## RIVER VALLEY RANCH

Our shared RVR Community remains as strong as ever, notwithstanding the challenges experienced over the past 15 months in the loss of our former Executive Director and the false start in his replacement. The RVRMA Staff and Volunteer Board have worked continuously, and thanks to Lani Kitching, who assumed the role of Interim General Manager, our fine staff is once again fully engaged and positively energized. Our Volunteer Board has provided continuous hands-on assistance throughout the year to our staff as well.

With about two months remaining, we are comfortable projecting a positive variance in our 2016 operations budget; that positive variance automatically goes to our capital reserves account.

For the 2017 Proposed Budget, we are holding the Master Dues steady at \$277 per month, which is payable by all properties, whether built or vacant. Of that amount, \$33 will go to capital reserves.

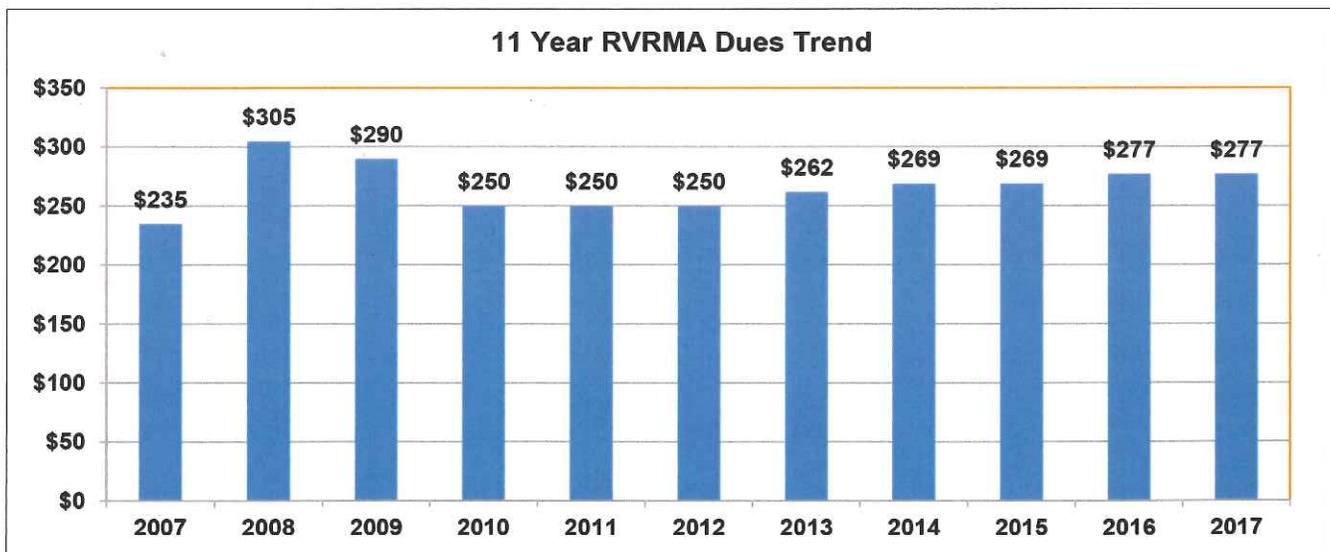
However, we are including a 12% increase in the irrigation water reimbursement charges paid by every homeowner receiving irrigation water (custom home annual charge raised from \$290 to \$324, which amount will be \$27 per month paid with Master Dues; Settlement raised from \$15 to \$17 per month; Old Town raised from \$6.67 to \$8 per month; the three sub-associations and Thompson Corners will also be increased 12%.) Our irrigation water reimbursement charges have not been increased since the water settlement in 2012, but our actual total costs of irrigation have risen more than 20% over the same period. This water charge is not paid by unirrigated vacant lots.

For the two "special service cost reimbursement" areas, Settlement and Old Town, increases in their monthly dues for yard/irrigation maintenance and painting reserves are required and detailed herein.

In order to meet overall programming cost increases, we are also proposing to increase non-owner membership costs, such as outside Tennis Memberships, tennis programming, ADU and Thompson Corner rates, as these have not kept pace with rising Ranch House and program costs.

We believe we have a realistic and workable 2017 Budget and respectfully request your support and ratification vote. Note: As our single provider trash service contract expires April 2017, the monthly pass-through trash charge is subject to adjustment. To assist our owners, we have added a "Special 2017 Budget Question and Answer Meeting" for all owners on Tuesday, November 29, 2016, at 5:30 pm in the Ranch House. Hope to see you there. A chart showing our recent dues history is set forth below.

Respectfully,  
Ron Rouse, Volunteer RVRMA Board President



# RIVER VALLEY RANCH MASTER ASSOCIATION

## 2017 Budget Summary

	<u>2016 PROJECTED ACTUALS</u>	<u>2017 PROPOSED BUDGET</u>
<b>REVENUES</b>		
Assessments Operating	1,565,604	1,562,072
Assessments Reserve	213,246	213,444
Recreation and Tennis Programming	138,578	151,000
Memberships and Guest Fees	70,449	64,397
DRC Income	33,300	35,000
Member and Real Estate Transfers	26,350	12,000
Concession Income	24,263	24,000
Other Income	34,688	20,000
Irrigation Reimbursement	79,745	91,500
Trash Reimbursement	77,715	83,520
<b>TOTAL REVENUES</b>	<b>2,263,938</b>	<b>2,256,933</b>
<b>EXPENSES</b>		
Personnel	845,130	834,719
Grounds	312,898	323,500
Reserve Account	219,019	219,444
Irrigation R&M and Delivery	197,546	212,400
Recreation and Tennis Programming	165,698	168,650
Ranch House Expenses	114,277	110,900
Utilities	100,644	108,300
Administrative and Finance	90,777	95,500
Community Trash	77,715	83,520
RVR Community Expenses	56,130	60,500
Concession Expenses	21,165	25,000
Design Review	16,511	14,500
<b>TOTAL EXPENSES</b>	<b>2,217,510</b>	<b>2,256,933</b>

NOTE: This budget assumes 2017 assessments kept at the level of \$277 per month (not including trash fee estimated to be \$20 per month).

## THE SETTLEMENT

2017 SPECIAL SERVICES REIMBURSEMENT	2016 ESTIMATED YEAR-END ACTUALS	2017 ANNUAL BUDGET
<b>INCOME</b>		
Special Services Dues	69,300	79,200
Irrigation Reimbursement	9,900	11,220
<b>TOTAL INCOME</b>	<b>79,200</b>	<b>90,420</b>
<b>EXPENSES</b>		
Lawn Maintenance	41,635	41,500
Snow Removal	20,000	20,000
Irrigation R&M	16,985	17,000
Irrigation Water	9,900	11,220
<b>TOTAL EXPENSES</b>	<b>88,520</b>	<b>89,720</b>
<i>Over Budget Amount 2016</i>	<i>(9,320)</i>	<i>700</i>
<b>2017 PAINTING RESERVE</b>		
Beginning Balance, 12/31/16	39,865	
Less 2016 Over Budget Amount	<i>(9,320)</i>	
2017 Reserve Funding	62,700	
2017 Estimated Painting Costs	(91,125)	
Ending Reserve Balance 12/31/2017	<b>2,120</b>	

## OLD TOWN

2017 SPECIAL SERVICES REIMBURSEMENT	2016 ESTIMATED YEAR-END ACTUALS	2017 ANNUAL BUDGET
<b>INCOME</b>		
Special Services Dues	37,050	39,000
Irrigation Reimbursement	5,850	6,240
<b>TOTAL INCOME</b>	<b>42,900</b>	<b>45,240</b>
<b>EXPENSES</b>		
Lawn Maintenance	18,123	18,000
Snow Removal	13,050	13,050
Irrigation R&M	7,500	7,500
Irrigation Water	5,850	6,240
<b>TOTAL EXPENSES</b>	<b>44,523</b>	<b>44,790</b>
<i>Over Budget Amount 2016</i>	<i>(1,623)</i>	<i>450</i>
<b>2017 PAINTING RESERVE</b>		
Beginning Balance, 12/31/16	58,384	
Less 2016 Over Budget Amount	<i>(1,623)</i>	
2017 Reserve Funding	58,500	
2017 Estimated Painting Costs	(74,000)	
Ending Reserve Balance 12/31/2017	<b>41,261</b>	



## A MESSAGE FROM YOUR MEMBER SERVICES OFFICE

The Member Services Team aims to keep our members engaged and involved in the River Valley Ranch community.

### SOCIAL EVENTS

Here at the Ranch House we love to bring the community together through various social events.

The Spring Party, Independence Day Jubilee, Halloween Happening, and the Holiday Soiree are parties you can look forward to seeing annually.

These events are supplemented with periodic specialty events like games on the big screen, the dive in movie, board game nights, and lectures.

We strive to meet the interests of all community members young and old with events everyone can enjoy.

### STAYING CONNECTED

Our goal is to keep you connected with RVR as quickly and conveniently as possible and we hope you'll jump online to check out our continually improving website!

The RVRMA website now hosts the tennis reservations in the summer to make court information and bookings available 24/7! In the

winter, the website will provide information on snow removal updated daily. In addition to information being made available on the website, our weekly newsletter is emailed directly to you and offers everything you need to know about what's currently happening in RVR. Visit [www.rvrma.org](http://www.rvrma.org) to get connected today!

### MEMBER SERVICES TEAM

Whether you're here to sit down with the paper and a cup of coffee or participate in one of our many

fitness classes, the front desk team is always ready to welcome you to the Ranch House with a smile. Our team strives to make you feel right at home every time you come in.

Be sure to stop by to partake in Popcorn Friday or drop in to grab some peanuts, pretzels, or a special treat for Fido!



Our office doors are always open and we're happy to have our community members come by with suggestions, to come find out what's been happening at RVR or just to say hello! Whether you're new to the community and ready to come say hi or are one of our regulars dropping in for your daily visit, we hope to see you soon!

—Brenda Boas, Member Services  
[memberservices@rvrcommunity.com](mailto:memberservices@rvrcommunity.com)