



Community Online Portal

If you haven't begun to explore the Park Pointe portal, please visit our website at <http://www.portal.parkpointems.com> where you can submit a request for access into the portal.

Please allow 24-48 business hours from the date of your submission to receive an email with a link to reset your password to access the portal.

The "portal" is designed and will automatically send an email to notify you of important association related issues. Please DO NOT reply to the email notification, as the message is intended for notification purposes only. In order to view the attachments or access your account balance to make a payment, please "login" to the portal by using the following credentials below:

- Please visit <http://www.portal.parkpointems.com>
1. - Click "Login" (in the top right corner) to access the Community Portal Owner Login Page.
 2. - Type in your email address.
 3. - Type in your password.
 4. - Click the orange "Login" Button to access your account.

The community online portal provides access for Owner's to view their account and make payments, view and respond to violation issues view the association's Homeowner Directory, File a Neighbor Complaint, access important HOA related information, meeting minutes, corporate documents and more. You may also submit an AC request to the AC Committee for any improvements.

To make a payment, please click on the "Make a Payment" tab from the owner dashboard. There are several ways to make a payment using the online portal. Please select the payment option of your choice and follow the instructions. Please note there is a third-party processing fee associated with any credit/debit card transactions. There is no charge to make a payment using the "one-time e-check" option or the "recurring e-check" option. You may also enroll to have payments auto-drafted from your account with no additional charges.

If you do not wish to use the portal to make a payment, you may deliver a check made payable to "River Run HOA" in the River Run Rec Center "Drop Box" located at 975 River Run Drive.

For security reasons, please click on the "My Contact Information" tab from the owner dashboard to update your contact information and password, if necessary. You may also want to update your "communication preferences" in regards to how association related communications and documents are delivered to you.

Please feel free to reach out to Park Pointe Management Services Monday – Thursday from 9:00 AM to 5:00 PM, and Friday 9:00 AM to 3:00 PM, excluding holidays, at (208) 323-4022 with any questions or concerns you may have or you may email the Assistant Community Manager, Misty McMillan at misty@parkpointe.com.

We look forward to working with all of you and appreciate your support!

River Run HOA

Park Pointe Management Services, Inc.
1500 W. Bannock
Boise, ID 83702

(208) 323-4022 - Main
misty@parkpointe.com
portal.parkpointems.com



The River Runner Homeowner's Association 1st Qtr Newsletter 2024-



River Run HOA Board Meetings

Held every 3rd Tuesday of each month (excluding December and Holidays) at 7:00 P.M.

River Run Clubhouse
975 River Run Drive
Boise ID 83706

A Zoom option is also available. Please note that homeowners can attend the meetings. However, anyone who is requesting to speak to the Board must email in advance and ask to be put on the agenda.



River Run Homeowners Association

Executive Committee:

- Stan Olson, President
- Corry Cook, Vice President
- Dennis Cain, Treasurer
- Jan Stephens, Secretary
- Kit Furey, Past President

Phase Representatives:

- | | |
|---|--|
| 1A (Creekside/Tallwood)
Jonathan Oppenheimer | 3B (aka Springbrook)
Jeanne Wilson |
| 1B (Lake Heron)
Martin Hurbi | 3C (Springbrook Collection)
Marcus Miller |
| 2 (White Pine)
Carl Pennington | 4 (The Island)
Peter Muskat |
| 2AB (Waterside)
Brenda Breidinger | 5 (Pebblecreek)
Richard Stewart |
| 3A (Springbrook)
Joan Scofield | 6 (Heron Cove)
Debra Hall |

TREASURER'S REPORT

January 29, 2024

River Run Resident,

Enclosed are the year-end financial statements for 2023 for the Master and the Recreational Associations of the River Run Home Owners Association. The financials were approved by the Board of Directors at the RRHOA board meeting held on January 23, 2024.

For the year, the operating budget had a negative balance of \$4,764. We incurred unexpected expenses in the common area maintenance and sprinkler repairs. The sprinkler system is extremely old and in need of replacement in the near future. We also had to make some budgeting adjustments to accommodate a different billing structure from our new landscape maintenance company, Native Landscape.

The reserve budget ended with a \$2,008 surplus. We incurred higher than budgeted costs on our waterways. A large silt removal project was conducted during the time that the waterways were empty this fall which will show great benefits in the future. We had larger than expected tree removal expenses based on recommendations from our arborist. We had expense for the down payment on what will be a new key fob security system for the pool.

The last page of the Revenue and Expense shows \$20,455 of expenses incurred in 2023 on the water assessment project. We did not make deposits to the project until after the first of the year. At the time of the January 23 meeting, the HOA had already received payments toward the water project of approximately \$70,000 and those funds will be used to pay the December 2023 water expenses.

The Balance Sheet includes a \$10,000 deposit to our money market and an additional \$5,000 balloon payment on the tennis/pickleball loan.

The Executive Committee and the board hope to efficiently operate within our budget for 2024. If you have any questions regarding the financials, you may contact me at dcain947@gmail.com or Park Pointe Management Services at service@parkpointe.com.

Sincerely,
Dennis Cain, Treasurer
CC: Stan Olson, President RRHOA



River Run Homeowner's Association, Inc.

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
6711 - Rec Fencing	-	-	-	-	500.00	500.00	500.00
6712 - Rec Lighting	-	-	-	526.57	100.00	(426.57)	100.00
6716 - Rec Contingency	-	336.00	336.00	-	4,032.00	4,032.00	4,032.00
Total Recreational Reserve Expenses and Allocations	6,799.00	336.00	(6,463.00)	15,675.28	20,132.00	4,456.72	20,132.00
Total Expense	52,681.88	8,369.40	(44,312.48)	184,868.71	181,432.00	(3,436.71)	181,432.00
Reserve Net Total	(4,411.26)	6,749.97	(11,161.23)	2,008.30	-	2,008.30	-

Winter Water Fund Expense

Master Reserve Expenses and Allocations							
5640 - Master Contingency Expense	3,667.50	-	(3,667.50)	3,667.50	-	(3,667.50)	-
5647 - Reserve Contingency Master	16,360.00	-	(16,360.00)	16,360.00	-	(16,360.00)	-
Total Master Reserve Expenses and Allocations	20,027.50	-	(20,027.50)	20,027.50	-	(20,027.50)	-
Recreational Community Management							
6540 - Legal	427.50	-	(427.50)	427.50	-	(427.50)	-
Total Recreational Community Management	427.50	-	(427.50)	427.50	-	(427.50)	-
Total Expense	20,455.00	-	(20,455.00)	20,455.00	-	(20,455.00)	-
Winter Water Fund Net Total	(20,455.00)	-	(20,455.00)	(20,455.00)	-	(20,455.00)	-
Net Total	(29,880.75)	202.85	(30,083.60)	(23,211.19)	4,998.00	(28,209.19)	4,998.00

YEAR END FINANCIAL REVIEW

River Run Homeowner's Association, Inc.

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Master Association Income (Reserve)							
4009 - Reserve Assessment Master	40,213.47	11,888.63	28,324.84	164,637.47	142,664.00	21,973.47	142,664.00
Total Master Association Income (Reserve)	40,213.47	11,888.63	28,324.84	164,637.47	142,664.00	21,973.47	142,664.00
Recreational Income (Reserve)							
4010 - Reserve Assessment Rec Center	7,863.79	3,222.37	4,641.42	20,231.24	38,668.00	(18,436.76)	38,668.00
Total Recreational Income (Reserve)	7,863.79	3,222.37	4,641.42	20,231.24	38,668.00	(18,436.76)	38,668.00
Miscellaneous Other Income							
4212 - Interest	193.36	8.37	184.99	2,008.30	100.00	1,908.30	100.00
Total Miscellaneous Other Income	193.36	8.37	184.99	2,008.30	100.00	1,908.30	100.00
Total Income	48,270.62	15,119.37	33,151.25	186,877.01	181,432.00	5,445.01	181,432.00

Reserve Expense

Master Reserve Expenses and Allocations							
5631 - Master Landscape Cap X	-	-	-	21,237.98	45,000.00	23,762.02	45,000.00
5632 - Master Paving Expenses	-	1,000.00	1,000.00	2,800.00	12,000.00	9,200.00	12,000.00
5633 - Master Walkways Expense	-	-	-	-	10,000.00	10,000.00	10,000.00
5635 - Master Structural Repairs/Replacement	-	300.00	300.00	5,628.80	3,500.00	(2,128.80)	3,500.00
5636 - Fencing/Sound Walls	-	-	-	4,368.28	-	(4,368.28)	-
5637 - Master Lakes, Ponds and Waterways	21,033.00	1,250.00	(19,783.00)	36,580.00	15,000.00	(21,580.00)	15,000.00
5639 - Riparian Contingency	11,033.00	1,583.37	(9,449.63)	24,433.00	19,000.00	(5,433.00)	19,000.00
5641 - Master Reserve Study Expense	35.00	41.66	6.66	385.00	500.00	115.00	500.00
5642 - Tree Removal and Replacement	13,450.00	2,583.37	(10,866.63)	55,650.00	31,000.00	(24,650.00)	31,000.00
5643 - Pump/Well 1 Maintenance and Replacement	(583.45)	-	583.45	-	-	-	-
5644 - Pump/Well 2 Maintenance and Replacement	(583.46)	-	583.46	-	-	-	-
5646 - Structural Light (Poles, Bollards)	-	-	-	767.51	-	(767.51)	-
5647 - Reserve Contingency Master	434.00	850.00	416.00	11,034.00	10,200.00	(834.00)	10,200.00
5655 - Irrigation Cap X	-	-	-	1,260.00	5,000.00	3,740.00	5,000.00
5656 - Mulch Cap X	-	-	-	-	5,000.00	5,000.00	5,000.00
5657 - Signage	-	-	-	492.90	-	(492.90)	-
Total Master Reserve Expenses and Allocations	44,818.09	7,608.40	(37,209.69)	164,637.47	156,200.00	(8,437.47)	156,200.00
Recreational Community Management							
6550 - Rec interest Expense	1,064.79	425.00	(639.79)	4,555.96	5,100.00	544.04	5,100.00
Total Recreational Community Management	1,064.79	425.00	(639.79)	4,555.96	5,100.00	544.04	5,100.00
Recreational Reserve Expenses and Allocations							
6706 - Rec Clubhouse Expense	6,799.00	-	(6,799.00)	7,279.00	1,500.00	(5,779.00)	1,500.00
6707 - Rec Pool Expense	-	-	-	105.21	5,000.00	4,894.79	5,000.00
6709 - Rec Tennis Court	-	-	-	7,764.50	9,000.00	1,235.50	9,000.00

River Run Homeowner's Association, Inc.

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Master Association Income							
4110 - Association Dues: Master Dues	6,210.00	6,858.15	(648.15)	274,105.00	274,326.00	(221.00)	274,326.00
Total Master Association Income	6,210.00	6,858.15	(648.15)	274,105.00	274,326.00	(221.00)	274,326.00
Master Association Income (Reserve)							
4009 - Reserve Assessment Master	(8,731.40)	-	(8,731.40)	-	-	-	-
Total Master Association Income (Reserve)	(8,731.40)	-	(8,731.40)	-	-	-	-
Recreational Income							
4109 - Association Dues: Master Rec Center	1,536.35	1,785.60	(249.25)	71,374.04	71,424.00	(49.96)	71,424.00
Total Recreational Income	1,536.35	1,785.60	(249.25)	71,374.04	71,424.00	(49.96)	71,424.00
Miscellaneous Other Income							
4150 - Transfer Fees	-	204.13	(204.13)	1,750.00	2,450.00	(700.00)	2,450.00
4160 - Landscape Reimbursement	-	-	-	5,364.31	6,038.38	(674.07)	6,038.38
4210 - Late Fee-Interest	-	-	-	207.96	-	207.96	-
Total Miscellaneous Other Income	-	204.13	(204.13)	7,322.27	8,488.38	(1,166.11)	8,488.38
Total Income	(985.05)	8,847.88	(9,832.93)	352,801.31	354,238.38	(1,437.07)	354,238.38

Operating Expense

Master Expenses-Repairs & Maintenance							
5030 - M Common Area	4,467.11	3,250.00	(1,217.11)	47,455.89	39,000.00	(8,455.89)	39,000.00
Total Master Expenses-Repairs & Maintenance	4,467.11	3,250.00	(1,217.11)	47,455.89	39,000.00	(8,455.89)	39,000.00
Master Expenses-Landscaping							
5100 - M Local Contracts and Repair	-	1,691.99	1,691.99	8,882.98	20,303.88	11,420.90	20,303.88
5111 - M Landscape Contract Lawn	-	-	-	44,045.91	47,617.79	3,571.88	47,617.79
5112 - M Landscape Contract Shrub	-	-	-	11,285.91	18,252.78	6,966.87	18,252.78
5114 - M Landscape out of Contract	-	-	-	3,508.43	5,500.00	1,991.57	5,500.00
5115 - M Landscape Arborist	-	-	-	-	500.00	500.00	500.00
5116 - Contract Clean up	-	-	-	22,754.86	-	(22,754.86)	-
5117 - Contract Fertilizer & Herbicides	-	-	-	7,919.21	-	(7,919.21)	-
5121 - Riparian Contract	-	-	-	13,553.96	16,404.14	2,850.18	16,404.14
5122 - Riparian Other	-	-	-	160.00	2,000.00	1,840.00	2,000.00
5140 - Tree Trimming	-	-	-	8,000.00	10,001.00	2,001.00	10,001.00
5150 - Sprinkler/Irrigation Repair	-	1.00	1.00	30,045.35	23,001.00	(7,044.35)	23,001.00
5160 - Pump/Well Repair & Maint #2	(427.97)	-	427.97	212.03	2,700.00	2,487.97	2,700.00
5170 - Waterways	2,830.00	-	(2,830.00)	27,685.00	20,000.00	(7,685.00)	20,000.00
5180 - Street Sweeping/Snow Removal	-	1,250.00	1,250.00	5,322.00	3,500.00	(1,822.00)	3,500.00
5190 - Pest Control	-	-	-	-	1,000.00	1,000.00	1,000.00
5200 - Dog Control	220.00	-	(220.00)	2,699.88	2,500.00	(199.88)	2,500.00
5210 - Water Assessment/Water	-	-	-	10,928.22	9,800.00	(1,128.22)	9,800.00
5220 - Electricity	(6,644.31)	550.00	7,194.31	5,744.04	6,600.00	855.96	6,600.00

River Run Homeowner's Association, Inc.

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5230 - Water Utilities	-	50.00	50.00	447.65	600.00	152.35	600.00
5260 - Pump/Well Repair & Maint #1	516.80	-	(516.80)	1,259.80	2,700.00	1,440.20	2,700.00
Total Master Expenses-Landscaping	(3,505.48)	3,542.99	7,048.47	204,455.23	192,980.59	(11,474.64)	192,980.59
Master Expenses-Insurance							
5300 - Insurance	733.62	653.37	(80.25)	7,565.64	7,840.00	274.36	7,840.00
Total Master Expenses-Insurance	733.62	653.37	(80.25)	7,565.64	7,840.00	274.36	7,840.00
Master Expenses-Security							
5330 - Security Patrol	-	125.00	125.00	1,053.00	1,500.00	447.00	1,500.00
Total Master Expenses-Security	-	125.00	125.00	1,053.00	1,500.00	447.00	1,500.00
Master Community Management							
5510 - Management Fees	3,745.99	3,746.03	.04	44,951.88	44,951.92	.04	44,951.92
5515 - Transfer Fees	-	100.00	100.00	700.00	700.00	-	700.00
5520 - Office Expense/Postage	-	25.00	25.00	218.13	300.00	81.87	300.00
5540 - Property Taxes	-	500.00	500.00	466.00	500.00	34.00	500.00
5555 - Legal	-	-	-	4,129.00	2,000.00	(2,129.00)	2,000.00
Total Master Community Management	3,745.99	4,371.03	625.04	50,465.01	48,451.92	(2,013.09)	48,451.92
Master Reserve Expenses and Allocations							
5640 - Master Contingency Expense	(3,667.50)	425.35	4,092.85	47.42	5,103.87	5,056.45	5,103.87
Total Master Reserve Expenses and Allocations	(3,667.50)	425.35	4,092.85	47.42	5,103.87	5,056.45	5,103.87
Recreational Repairs & Maintenance							
6000 - Recreational	-	100.00	100.00	320.00	1,000.00	680.00	1,000.00
6010 - Repairs & Maintenance	-	-	-	1,087.50	1,000.00	(87.50)	1,000.00
6020 - Pool/Spa Repairs & Maintenance	-	150.00	150.00	1,586.79	1,500.00	(86.79)	1,500.00
6030 - Building Repairs & Maintenance	-	350.00	350.00	2,216.16	3,500.00	1,283.84	3,500.00
6050 - Tennis Court Maintenance	-	-	-	1,080.00	1,000.00	(80.00)	1,000.00
Total Recreational Repairs & Maintenance	-	600.00	600.00	6,290.45	8,000.00	1,709.55	8,000.00
Recreational Landscaping							
6110 - Landscape Contract	-	-	-	3,364.67	4,326.00	961.33	4,326.00
6120 - Landscape Other	-	-	-	-	350.00	350.00	350.00
6150 - Sprinkler/Irrigation Repair	-	-	-	500.00	500.00	-	500.00
6190 - Pest/Insect Control	-	-	-	-	500.00	500.00	500.00
Total Recreational Landscaping	-	-	-	3,864.67	5,676.00	1,811.33	5,676.00
Recreational Insurance							
6300 - Insurance	733.61	729.38	(4.23)	8,235.82	8,753.00	517.18	8,753.00
Total Recreational Insurance	733.61	729.38	(4.23)	8,235.82	8,753.00	517.18	8,753.00
Recreational Security							
6330 - Security Patrol	-	125.00	125.00	1,053.00	1,500.00	447.00	1,500.00

River Run Homeowner's Association, Inc.

Statement of Revenues and Expenses 12/1/2023 - 12/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Recreational Security	-	125.00	125.00	1,053.00	1,500.00	447.00	1,500.00
Recreational Supplies & Equipment							
6410 - General Supplies	797.96	100.00	(697.96)	1,251.35	1,200.00	(51.35)	1,200.00
6420 - Pool/Hot Tub Chemicals	-	333.37	333.37	2,335.13	4,000.00	1,664.87	4,000.00
6430 - Furnishings & Equipment	-	-	-	635.22	450.00	(185.22)	450.00
Total Recreational Supplies & Equipment	797.96	433.37	(364.59)	4,221.70	5,650.00	1,428.30	5,650.00
Recreational Utilities							
6460 - Electricity	-	183.37	183.37	2,318.69	2,200.00	(118.69)	2,200.00
6470 - Natural Gas	93.85	200.00	106.15	3,531.32	2,400.00	(1,131.32)	2,400.00
6480 - Water/Sewer/Trash	.05	91.63	91.58	1,005.60	1,100.00	94.40	1,100.00
6490 - Internet	95.89	100.00	4.11	1,151.15	1,200.00	48.85	1,200.00
Total Recreational Utilities	189.79	575.00	385.21	8,006.76	6,900.00	(1,106.76)	6,900.00
Recreational Community Management							
6500 - Administration	250.00	250.00	-	3,000.00	3,000.00	-	3,000.00
6520 - Office Expenses	-	-	-	99.75	-	(99.75)	-
Total Recreational Community Management	250.00	250.00	-	3,099.75	3,000.00	(99.75)	3,000.00
Recreational Labor							
6605 - Contract Pool Maintenance	-	-	-	6,663.70	10,500.00	3,836.30	10,500.00
6610 - Building Cleaning	90.00	250.00	160.00	4,020.00	3,000.00	(1,020.00)	3,000.00
Total Recreational Labor	90.00	250.00	160.00	10,683.70	13,500.00	2,816.30	13,500.00
Miscellaneous Other Expenses							
8001 - Tax Preparation	-	22.88	22.88	-	275.00	275.00	275.00
8002 - Income Tax	-	-	-	45.00	10.00	(35.00)	10.00
8006 - Web Hosting	194.34	-	(194.34)	944.34	600.00	(344.34)	600.00
8007 - Misc Expense	-	41.63	41.63	78.42	500.00	421.58	500.00
Total Miscellaneous Other Expenses	194.34	64.51	(129.83)	1,067.76	1,385.00	317.24	1,385.00
Total Expense	4,029.44	15,395.00	11,365.56	357,565.80	349,240.38	(8,325.42)	349,240.38
Operating Net Total	(5,014.49)	(6,547.12)	1,532.63	(4,764.49)	4,998.00	(9,762.49)	4,998.00

