

River Valley Ranch Master Association Profit & Loss by Year

	2017	2018	2019	2020	2021
Income					
Assessments	1,777,369	1,819,716	1,899,983	1,952,335	1,911,257
Memberships	86,927	93,149	88,174	37,716	40,622
Swim & Fitness	28,129	27,715	7,303	2,018	4,540
Tennis	129,753	127,337	142,222	129,218	176,518
Homeowner Reimbursable Assessment	180,177	188,439	193,144	121,806	99,493
Other Income	121,245	132,646	165,792	216,146	182,565
Total Income	2,323,600	2,389,002	2,496,618	2,459,239	2,414,995
Cost of Goods Sold					
Swim & Fitness	73,091	71,852	56,221	29,511	49,983
Tennis	117,046	120,467	126,784	122,220	144,857
Concessions	15,660	13,761	13,793	845	9,446
Credit Card Fees	9,979	11,035	9,271	7,848	11,253
Total COGS	215,776	217,115	206,069	160,424	215,539
Expense					
Personnel	830,989	945,189	921,653	977,499	1,273,810
Grounds	321,433	273,982	253,119	257,591	349,338
Homeowner Reimbursable Expenses	126,604	97,222	101,373	26,232	0
Irrigation	139,792	105,156	108,476	142,211	123,950
Ranch House Expenses	114,948	117,943	105,883	110,448	120,966
Utilities	99,338	105,398	105,122	100,571	109,176
Administrative	93,087	105,466	108,883	94,409	136,715
Finance	5,700	6,579	7,471	18,646	4,634
Design Review Committee	17,885	20,638	26,888	39,049	41,603
RVR Community Expenses	51,470	69,848	65,534	37,342	40,038
Reserve Accounts	220,265	221,804	297,910	334,607	322,354
Total Expense	2,021,511	2,069,225	2,102,312	2,138,605	2,522,584
Non-operational Gains/Losses	0	0	0	0	160,864
Net Surplus/Deficit Moved to Reserves	86,313	102,662	188,237	160,210	(162,264)