

## River Valley Ranch Master Association 2023 Budget

	2022 Actual	2023 Budget
<b>Income</b>		
Assessments	2,377,930	2,619,700
Homeowner Reimb. Assessments	103,677	117,000
Memberships	67,267	69,700
Swim & Fitness	9,600	21,000
Tennis	188,346	187,000
DRC Fees	140,701	120,000
Investment Interest	26,572	24,000
Property & Member Transfers	26,300	22,000
RH Concession Sales	37,720	40,000
Other Income	15,153	14,700
<b>Total Income</b>	<b>2,993,266</b>	<b>3,235,100</b>
<b>Cost of Goods Sold</b>		
Swim & Fitness	64,316	70,500
Tennis	156,061	154,500
Concessions	24,270	24,300
Credit Card Fees	17,471	6,000
<b>Total COGS</b>	<b>262,118</b>	<b>255,300</b>
<b>Gross Income</b>	<b>2,731,148</b>	<b>2,979,800</b>
<b>Expense</b>		
Personnel	1,344,628	1,492,400
Grounds	330,054	360,500
Irrigation	103,412	123,500
Ranch House Expenses	129,205	139,400
Utilities	144,552	144,000
Administrative	101,692	107,500
Finance	5,226	5,100
Design Review Committee	46,577	42,000
RVR Community Expenses	65,229	76,000
Reserve Accounts	425,092	489,400
<b>Total Expense</b>	<b>2,695,667</b>	<b>2,979,800</b>
<b>Net Surplus/Deficit</b>	<b>35,481</b>	<b>0</b>

## Old Town 2023 Budget

	2022 Actual	2023 Budget
<b>Income</b>		
Assessments - Operating	50,700	52,260
Painting Reserve	66,300	70,200
<b>Total Income</b>	<b>117,000</b>	<b>122,460</b>
<b>Expense</b>		
Irrigation	11,151	12,960
Lawn Maintenance	27,081	25,500
Snow Removal	12,754	13,800
Reserve Accounts	66,300	70,200
<b>Total Expense</b>	<b>117,286</b>	<b>122,460</b>
<b>Net Surplus/Deficit</b>	<b>(286)</b>	<b>0</b>
<b>Painting Reserve</b>		
Beginning Balance	45,107	33,979
PY Operating Deficit	(2,959)	(286)
Reserve Funding	66,300	70,200
Painting Cost	(74,469)	(43,420)
<b>Ending Reserve Balance</b>	<b>33,979</b>	<b>60,473</b>

## The Settlement 2023 Budget

	2022 Actual	2023 Budget
<b>Income</b>		
Assessments - Operating	88,032	98,784
Staining Reserve	67,872	74,592
<b>Total Income</b>	<b>155,904</b>	<b>173,376</b>
<b>Expense</b>		
Irrigation	20,443	19,651
Lawn Maintenance	48,974	49,601
Snow Removal	27,571	29,532
Reserve Accounts	67,872	74,592
<b>Total Expense</b>	<b>164,860</b>	<b>173,376</b>
<b>Net Surplus/Deficit</b>	<b>(8,956)</b>	<b>0</b>
<b>Painting Reserve</b>		
Beginning Balance	46,406	20,063
PY Operating Deficit	(13,567)	(8,955)
Reserve Funding	67,872	74,592
Painting Cost	(80,648)	(74,700)
<b>Ending Reserve Balance</b>	<b>20,063</b>	<b>11,000</b>

## 19 YEAR RVRMA DUES TREND

