

2024 Projected Dues (RVRMA)



	2022 Actual	2023 Actual	2024 Budget	\$ Increase	% Increase
Monthly Operating Dues	298	324	338	14	4.3%
Monthly Reserve Dues	60	70	80	10	14.3%
Total	358	394	418	24	6.1%

CPI (consumer Price Index) Increased by 3.7% over the last 12 months. The \$14 increase to operational dues includes inflationary assumptions along with money allocated for the treatment of Emerald Ash Borer throughout common areas of RVR.

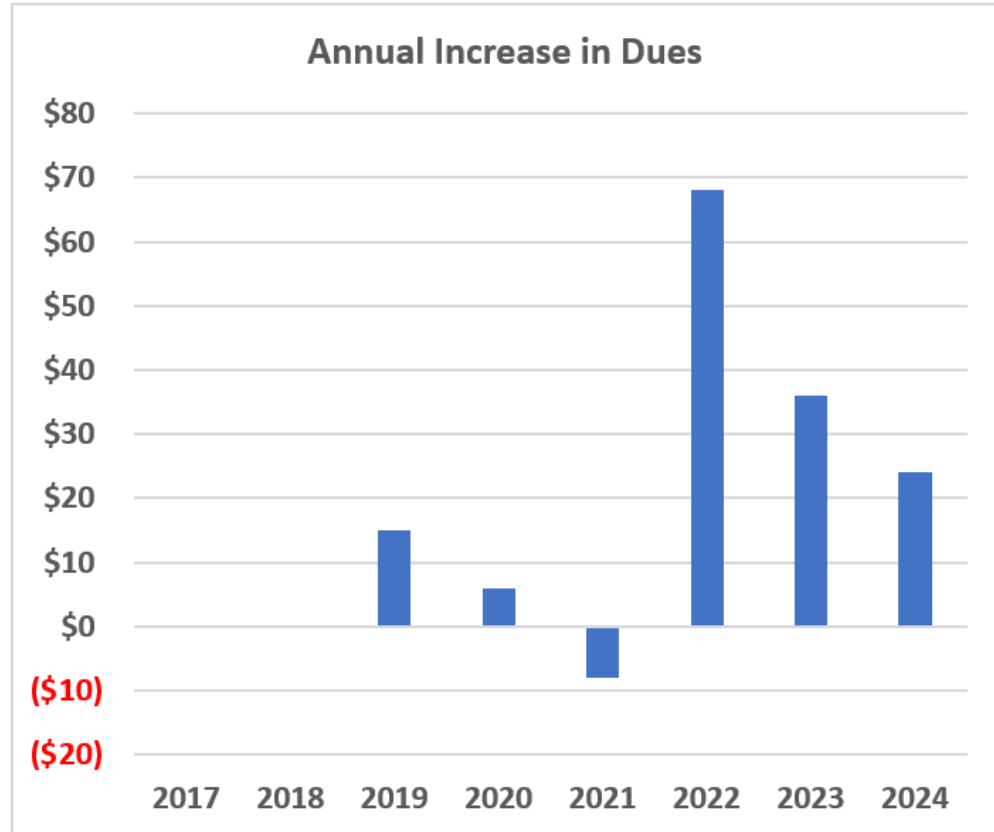
The Board felt that a \$10 increase to the reserve portion of dues was warranted given that construction inflation tends to be extreme in our area. A Reserve study was conducted in 2023 which put us at 56% funded. Management combed through that study to ensure that our assets were better reflected.

These combined totals result in a cumulative 6.1% increase largely driven by added reserve dues.

RVRMA Dues Over Time



Year	Total Increase	
2017	\$277	\$0
2018	\$277	\$0
2019	\$292	\$15
2020	\$298	\$6
2021	\$290	(\$8)
2022	\$358	\$68
2023	\$394	\$36
2024	\$418	\$24



The chart above details combined monthly operational and reserve due increases dating back to 2017.

RVRMA Reserve

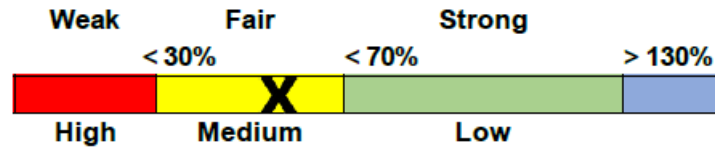


Findings & Recommendations

as of January 1, 2024

Starting Reserve Balance	\$2,519,679
Fully Funded Reserve Balance	\$4,479,333
Annual Rate (Cost) of Deterioration	\$328,738
Percent Funded	56.3 %
Recommended 2024 Annual "Fully Funding" Contributions	\$465,400
Alternate/Baseline Annual Minimum Contributions to Keep Reserves Above \$0	\$320,000
Recommended 2024 Special Assessments for Reserves	\$0
Most Recent Annual Reserve Contribution Rate	\$465,400

Reserve Fund Strength: 56.3%



Risk of Special Assessment:

We estimate ending 2023 with around \$2.5M in Reserves. Many needed maintenance projects have been deferred as the community makes decisions concerning Long Rang Planning. As an example, we can't replace the pool deck until we decide if we'd want to make changes to the pool deck, and we can't replaster the pool until we replace the deck. The good news is that we are making favorable interest with laddered CD's which have brought in around \$100K in 2023. We are pursuing the most aggressive investment strategy possible utilizing FDIC insured avenues.

As noted previously, the Reserve study shows us as 56% funded, this is inclusive of needed maintenance projects with projected expenditures for those items in the near term. For anyone interested in a detailed look at that reserve study it can be found [here](#).

While the Reserve Study suggests that we raise dues to 2.5% annually to be strongly funded on a 30-year timeline, the Board and many members of our community feel that we should peruse stronger funding in the short term. Given our local issue of aggressive construction related inflation, they proposed a \$10 monthly increase to reserve dues (from \$70 to \$80 per month).

2023 Projected Year End



Our forecast predicts revenues ending nearly flat with the budget, despite a drop in DRC revenues for the year. Expenses and costs of goods sold combined show a net savings for approximately \$29K.

Therefore, we are currently projecting a net surplus of approximately \$29K for YE 2023. This represents only a 1% variance from the budget. This total is based upon a detailed forecast for the last financial quarter of 2023.

**RIVER VALLEY RANCH MASTER ASSOCIATION
2024 Proposed Budget**



	2023 BUDGET	2023 FORECAST	2024 BUDGET
INCOME			
Assessments (Operating)	\$ 2,271,300	\$ 2,275,805	\$ 2,370,300
Memberships & Recreation	69,700	80,741	83,000
Swim & Fitness	21,000	15,726	20,300
Tennis Programming	187,000	194,313	197,000
Food & Beverage	40,000	50,192	51,200
DRC Fees	120,000	86,205	76,000
Other Income	36,700	43,387	40,600
TOTAL INCOME	\$ 2,745,700	\$ 2,746,369	\$ 2,838,400
COGS			
Swim & Fitness	70,500	69,938	69,700
Tennis	154,500	156,711	162,800
Concessions & Other	30,300	44,381	46,300
TOTAL COGS	\$ 255,300	\$ 271,030	\$ 278,800
GROSS PROFIT	\$ 2,490,400	\$ 2,475,339	\$ 2,559,600
EXPENSES			
Personnel & Wages	1,492,400	1,436,506	1,536,900
Grounds & Irrigation	484,000	460,235	488,600
Ranch House Expenses	139,400	155,386	141,500
Utilities	144,000	147,379	144,700
G&A	112,600	124,002	131,700
DRC Expenses	42,000	40,473	34,000
Community Expenses	76,000	81,822	82,200
TOTAL EXPENSES	\$ 2,490,400	\$ 2,445,803	\$ 2,559,600
NET INCOME (LOSS)	\$ -	\$ 29,536	\$ -
RVRMA Dues			
Operating Assessment	\$324	\$324	\$338
Reserve Assessment	\$70	\$70	\$80
Total Before Irrigation Reimb. Assesment	\$394	\$394	\$418

2024 RVRMA Dues by Neighborhood



RVRMA HOA Dues

Operating Assessment	338
Reserve Assessment	80
	\$418

RVRMA - Custom Homes

HOA Dues	418
Irrigation Assessment ^[1]	31
	\$449

RVRMA (Block "B"/Sopris View)

HOA Dues	418
Irrigation Assessment ^[1]	20
	\$438

THE SETTLEMENT

HOA Dues RVRMA	418
The Settlement (Additional Services) Painting, Mowing, Snow Rem	153
The Settlement Painting Reserves	114
Irrigation Assessment ^[1]	20
	\$705

OLD TOWN

HOA Dues RVRMA	418
Old Town (Additional Services) Painting, Mowing, Snow Removal	71
Painting Reserve	97
Irrigation Assessment ^[1]	9
	\$595

CRYSTAL BLUFFS

HOA Dues RVRMA ^[2]	\$418
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THE BOUNDARY

HOA Dues RVRMA ^[2]	\$418
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The Fairways

HOA Dues RVRMA ^[2]	\$418
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GM communication - ashley.lynch@rvrma.org - Outlook

NOTES:

[1] Irrigation not charged to unirrigated vacant lots.

[2] Does not include sub-association dues or irrigation charged directly to the sub-associations.