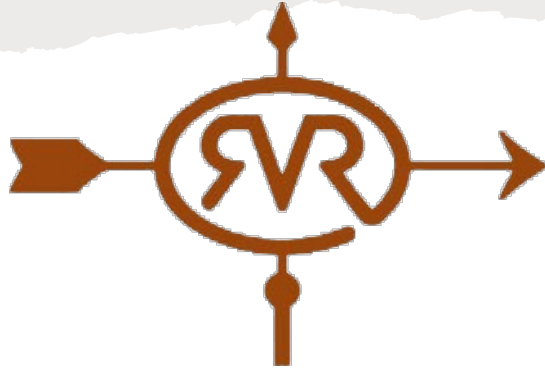


2024 Projected Dues (Settlement)



SETTLEMENT DUES

	2020	2021	2022	2023	2024	Increase
HOA Dues RVRMA	\$298	\$290	\$358	\$394	\$418	\$24
Settlement (Added Services)	\$120	\$127	\$131	\$147	\$153	\$6
Painting Reserve	\$95	\$95	\$101	\$111	\$114	\$3
Irrigation Reimbursement Assessment	\$17	\$17	\$17	\$19	\$20	\$1
TOTAL SETTLEMENT DUES	\$530	\$529	\$607	\$671	\$705	\$34

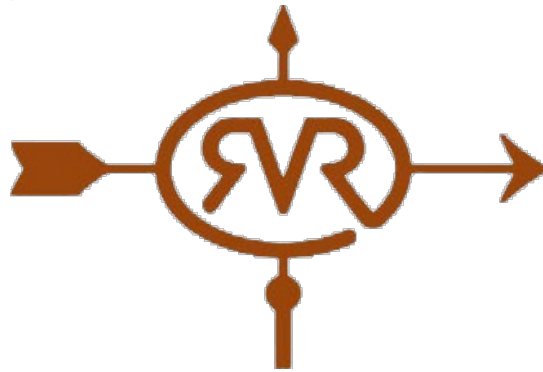
The Settlement operating dues for 2024 are increasing by \$6. This increase is required to keep pace with inflationary increases related to snow plowing, irrigation parts/supplies and lawn care.

We put the snowplowing contract out to bid this year and we selected a new vendor. That vendor gave pricing that was competitive with our current contract. We believe that service improvements will result from this change.

The new contract has existing thresholds of ½ inch for north-facing driveways and ¾ inch for south-facing driveways. The contract dates were changed to allow for snowplowing earlier in November. The end date for the contract will be earlier in April than had been the case historically, given that snow tends to melt off on its own so late into the season. We also placed verbiage in the contract related to expected start times (early in the morning for snowfalls that accumulate overnight).

Reserve dues also show a modest increase for 2024, please refer to the next page for more detail on that subject.

Reserve Balances Over Time (Settlement)



NUMBER OF LOTS
Monthly Reserve Dues per Lot

Reserve Beginning Balance
Operating Surplus from previous year
Reserve Common Assessments
Reserve Expenses-Painting
Reserve Estimated Ending Balance

The Settlement 2024 Reserve Budget

2020 Actual	2021 Actual	2022 Actual	2023 Budget	2023 Forecast	2024 Budget
56	56	56	56	56	56
\$95	\$95	\$101	\$111	\$111	\$114.00
48,657	55,205	46,406	20,063	20,063	11,700
10,446	(8,036)	(13,567)	(8,955)	(8,955)	284
63,840	63,840	67,872	74,592	74,592	76,608
(67,738)	(64,603)	(80,648)	(74,700)	(74,000)	(16,130)
55,205	46,406	20,063	11,000	11,700	72,462

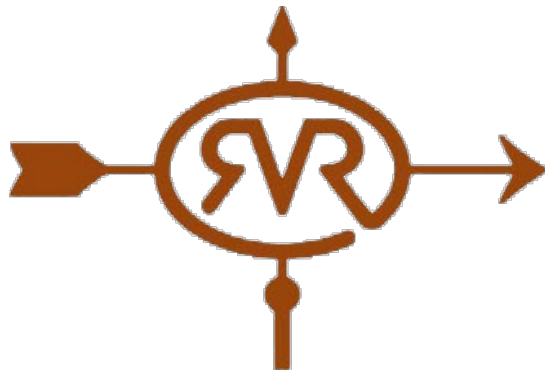
During the 2023 budgeting process, it was discovered that the Settlement reserve fund had fallen behind, facilitating a dues increase for the reserve portion of payments.

In order to solve the problem without further raising dues, management had discussions with the community via the Advisory Committee meetings in both 2022 and again in 2023.

By adding an additional year to the staining/painting schedule, we found a path forward. The period of time between staining/painting has a history of alteration over the years. In discussing the matter with our painting contractor and with professionals associated with our Design Review Committee, it was decided that a 6-year staining/painting schedule would not be problematic. Changing the schedule in this manner was determined to be the best approach to avoid further due increases.

In addition to this change, 2 Settlement homes scheduled for painting in 2023 electively deferred their painting until 2024, helping to ease the financial burden last year. The altered painting schedule gives us only 2 homes to paint in 2024, which will leave the reserve fund well funded at around \$72K by years end. This will facilitate a normalized schedule of due increases to keep pace with inflationary pressures moving forward.

2024 Budget (Settlement)



SETTLEMENT 2024 Proposed Budget

	2023 Actual Est.	2024 Budget
Income		
Common Assessments-Operating	98,784	102,816
Total Income	98,784	102,816
Expenses		
Snow Removal	29,500	31,400
Lawn Maintenance	49,000	51,000
Irrigation System R & M	20,000	20,416
Total Expenses	98,500	102,816
Net Income	284	0

Reserve Beginning Balance	20,063	11,700
Operating Surplus from previous year	(8,955)	284
Reserve Common Assessments	74,592	76,608
Reserve Expenses-Painting	(74,000)	(16,130)
Reserve Estimated Ending Balance	11,700	72,462

SETTLEMENT DUES		
HOA Dues RVRMA	\$394	\$418
Settlement (Added Services)	\$147	\$153
Painting Reserve	\$111	\$114
Irrigation Reimbursement Assessment	\$19	\$20
	\$671	\$705