

**River Valley Ranch Master Association
Profit Loss by Year**

	2019	2020	2021	2022	2023
Income					
Assessments	1,620,645	1,644,148	1,602,079	1,979,410	2,154,326
Homeowner Reimb. Assessments	193,144	121,806	99,493	103,677	122,367
Memberships	88,174	37,716	40,622	67,267	80,263
Swim & Fitness	7,303	2,018	4,540	9,600	17,367
Tennis	142,222	129,218	176,518	188,346	197,937
DRC Fees	88,945	124,311	122,114	140,701	101,767
Property & Member Transfers	25,775	62,310	35,231	26,300	25,315
RH Concession Sales	16,945	1,029	7,657	37,720	51,497
Other Income	15,555	2,076	4,387	15,153	18,561
Total Income	2,198,708	2,124,632	2,092,641	2,568,174	2,769,400
Cost of Goods Sold					
Swim & Fitness	56,221	29,511	49,983	64,316	65,509
Tennis	126,784	122,220	144,857	156,061	160,108
Concessions	13,793	845	9,446	24,270	24,549
Credit Card Fees	9,271	7,848	11,253	17,471	20,493
Total COGS	206,069	160,424	215,539	262,118	270,659
Gross Income	1,992,639	1,964,208	1,877,102	2,306,056	2,498,741
Expense					
Personnel	921,653	977,499	1,273,810	1,344,628	1,442,303
Grounds	253,119	257,591	349,338	330,054	367,406
Homeowner Trash Collection	101,373	26,232	0	0	0
Irrigation	108,476	142,211	123,950	103,412	118,309
Ranch House Expenses	105,883	110,448	120,966	129,205	158,317
Utilities	105,122	100,571	109,176	144,552	146,170
Administrative	108,883	94,409	136,715	101,692	118,127
Finance	7,471	18,646	4,634	5,226	5,729
Design Review Committee	26,888	39,049	41,603	46,577	40,767
RVR Community Expenses	65,534	37,342	40,038	65,229	83,805
Total Expense	1,804,402	1,803,998	2,200,230	2,270,575	2,480,933
Non-operational Gains/Losses	0	0	160,864	0	0
Net Surplus/Deficit Moved to Reserves	188,237	160,210	(162,264)	35,481	17,808