

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

	2020	2021	2022	2023	2024
Income					
Assessments	1,644,148	1,602,079	1,979,410	2,154,326	2,247,093
Homeowner Reimb. Assessments	121,806	99,493	103,677	122,367	132,407
Memberships	37,716	40,622	67,267	80,263	88,937
Swim & Fitness	2,018	4,540	9,600	17,367	22,332
Tennis	129,218	176,518	188,346	197,937	207,191
DRC Fees	124,311	122,114	140,701	101,767	104,205
Property & Member Transfers	62,310	35,231	26,300	25,315	21,650
RH Concession Sales	1,029	7,657	37,720	51,497	51,173
Other Income	2,076	4,387	15,153	18,561	18,212
Total Income	2,124,632	2,092,641	2,568,174	2,769,400	2,893,200
Cost of Goods Sold					
Swim & Fitness	29,511	49,983	64,316	65,509	75,507
Tennis	122,220	144,857	156,061	160,108	172,229
Concessions	845	9,446	24,270	24,549	29,130
Credit Card Fees	7,848	11,253	17,471	20,493	19,495
Total COGS	160,424	215,539	262,118	270,659	296,361
Gross Income	1,964,208	1,877,102	2,306,056	2,498,741	2,596,839
Expense					
Personnel	977,499	1,273,810	1,344,628	1,442,303	1,533,046
Grounds	257,591	349,338	330,054	367,406	374,870
Homeowner Trash Collection	26,232	0	0	0	0
Irrigation	142,211	123,950	103,412	118,309	114,105
Ranch House Expenses	110,448	120,966	129,205	158,317	149,448
Utilities	100,571	109,176	144,552	146,170	138,218
Administrative	94,409	136,715	101,692	118,127	135,915
Finance	18,646	4,634	5,226	5,729	6,383
Design Review Committee	39,049	41,603	46,577	40,767	39,155
RVR Community Expenses	37,342	40,038	65,229	83,805	84,213
Total Expense	1,803,998	2,200,230	2,270,575	2,480,933	2,575,353
Non-operational Gains/Losses	0	160,864	0	0	0
Net Surplus/Deficit Moved to Reserves	160,210	(162,264)	35,481	17,808	21,486