

2026 Projected Dues (RVRMA)



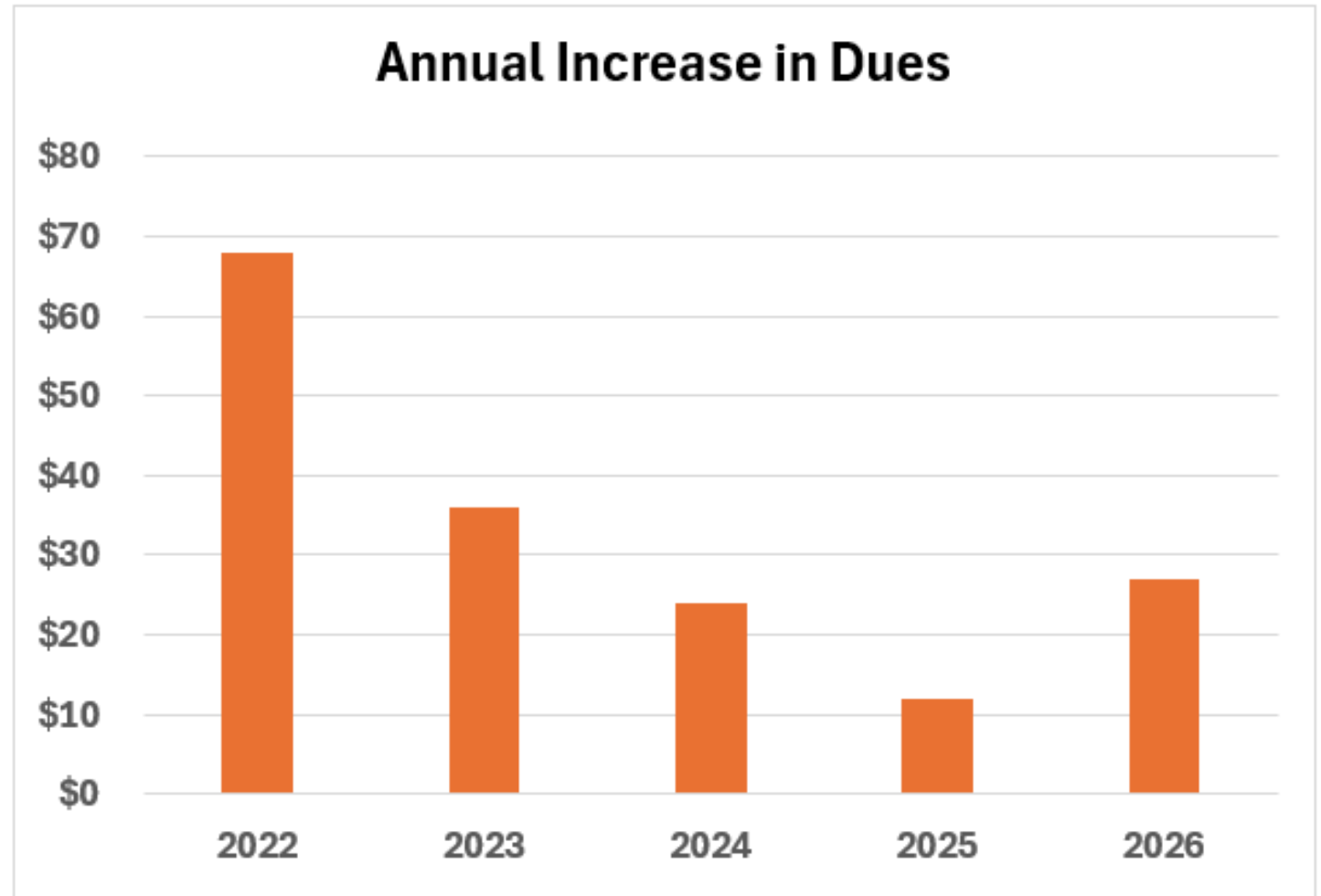
						Increase	
	2022	2023	2024	2025	2026	\$	%
Monthly Operating Dues	\$ 298	\$ 324	\$ 338	\$ 345	\$ 362	\$ 17	4.9%
Monthly Reserve Dues	\$ 60	\$ 70	\$ 80	\$ 85	\$ 95	\$ 10	11.8%
Total Dues	\$ 358	\$ 394	\$ 418	\$ 430	\$ 457	\$ 27	6.3%

The Consumer Price Index (CPI) for the 12 months ending August 2025 increased by **2.9%**, influencing the assumptions used in the 2026 budget. The 4.9% increase in operational dues reflects both the impact of inflationary pressures and additional contributing factors, which will be examined in detail in the following slides.

Key drivers of increases beyond inflation include a slowing real estate market (impacting DRC and related transaction fees) and declining ancillary revenue overall.

2026 Projected Dues (RVRMA)

Year	Dues	Increase
2022	\$358	\$68
2023	\$394	\$36
2024	\$418	\$24
2025	\$430	\$12
2026	\$457	\$27



2026 Income and Expense Trends



The next slide presents a year-over-year comparison of income and expenses, highlighting a 2024 peak in ancillary income (non-assessment revenue) followed by subsequent declines. A significant portion of these revenues is tied to real estate development and sales.

While the dollar amounts may appear modest, each \$1 in monthly dues generates only \$6,648 in revenue, meaning even small shortfalls can have a disproportionate impact on financial stability and place additional pressure on dues.

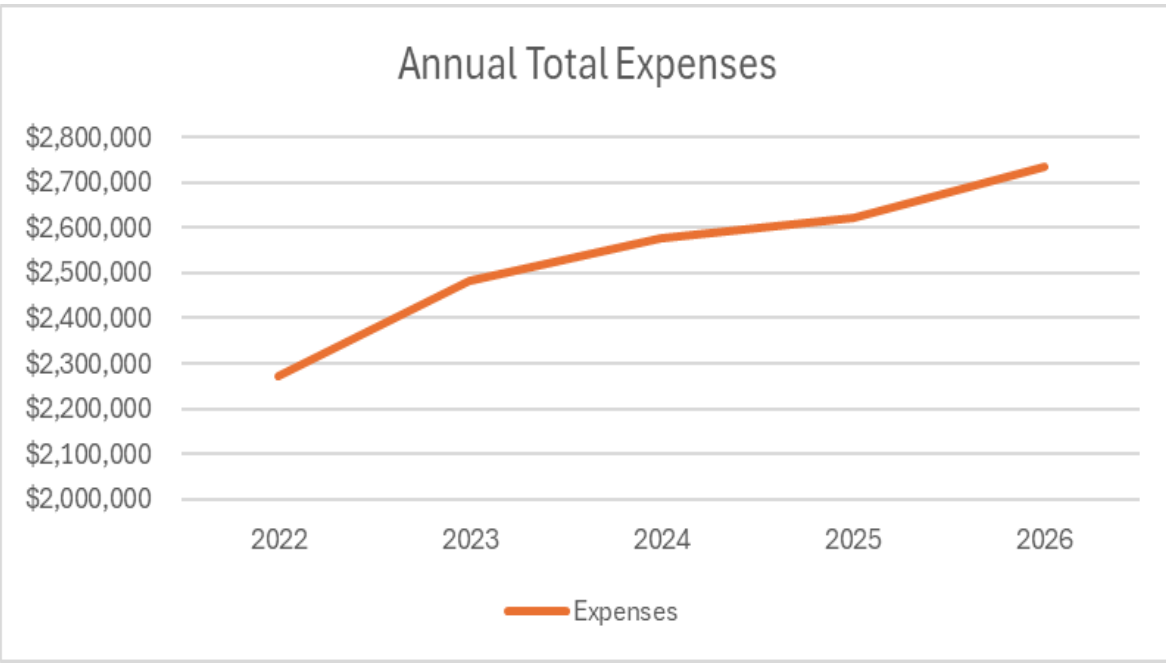
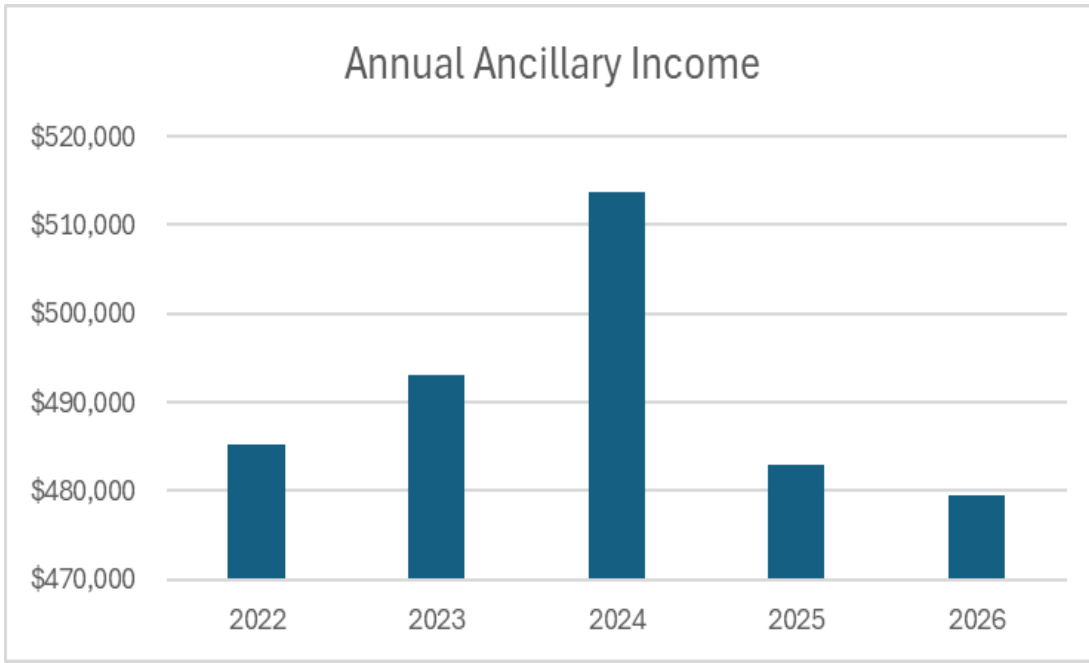
In 2025, we aligned expenditures with budget targets, implementing cost-saving measures as needed. As detailed later in the 2025 year-end forecast, we expect to meet our budget despite declining revenues.

Maintaining these savings into 2026 will be challenging, as critical investments in the tree canopy and common area upkeep are necessary to prevent deferred maintenance costs. This includes expenses related to the Emerald Ash Borer treatment program—mandated by the Town of Carbondale for trees within the Town's right-of-way. Our aging canopy, particularly overplanted Aspen and Cottonwood trees nearing the end of their lifespan, continues to require significant maintenance and removals. Nonetheless, we remain focused on identifying cost-efficient strategies for tree care, which are reflected in the 2026 budget.

Annual Ancillary Income & Total Expenses

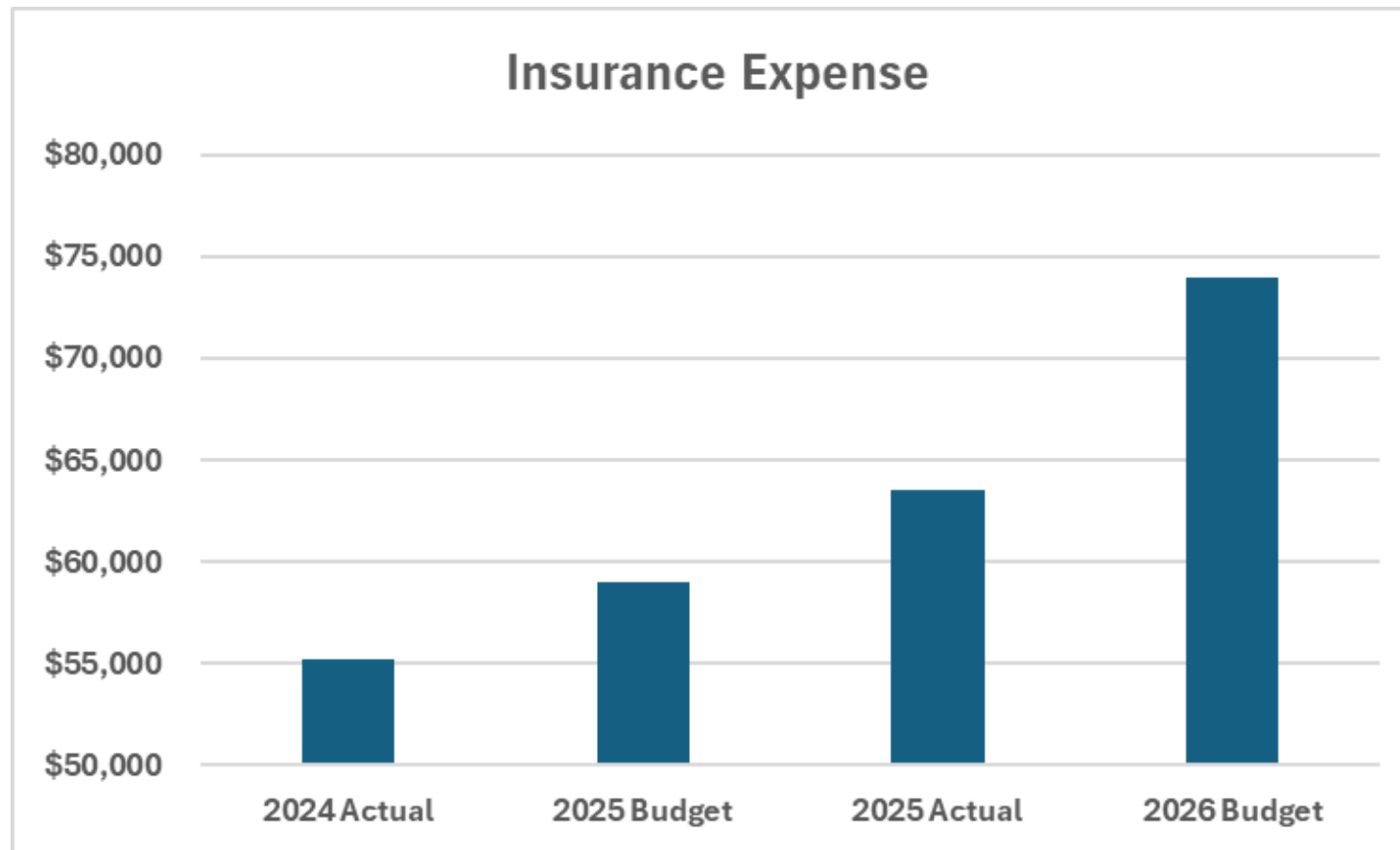


Year	2022	2023	2024	2025	2026
Ancillary Income	\$ 485,180	\$ 493,081	\$ 513,769	\$ 482,900	\$ 479,500
Expenses	\$2,270,575	\$2,480,933	\$2,575,353	\$2,620,022	\$2,733,600



2026 Insurance Costs

In addition to these pressures, we are also facing rising insurance costs. For 2026, we anticipate an 18% increase in premiums, as recommended by our broker, Mountain West Insurance, in response to the broader trend of escalating insurance costs affecting the market.



2025 Projected Year-End



As noted previously, 2025 has presented significant challenges, requiring close monitoring of expenses to remain within budgeted parameters. The primary driver has been the decline in ancillary revenue, which necessitated identifying cost-saving measures to offset the shortfall.

We continue to update our year-end forecast regularly and remain on track to close 2025 at break-even. Specifically, we anticipate ending the year within 0.5% of our budgeted targets.

RVRMA Reserve



RVRMA Reserve Activity 2025 Q4 Estimate

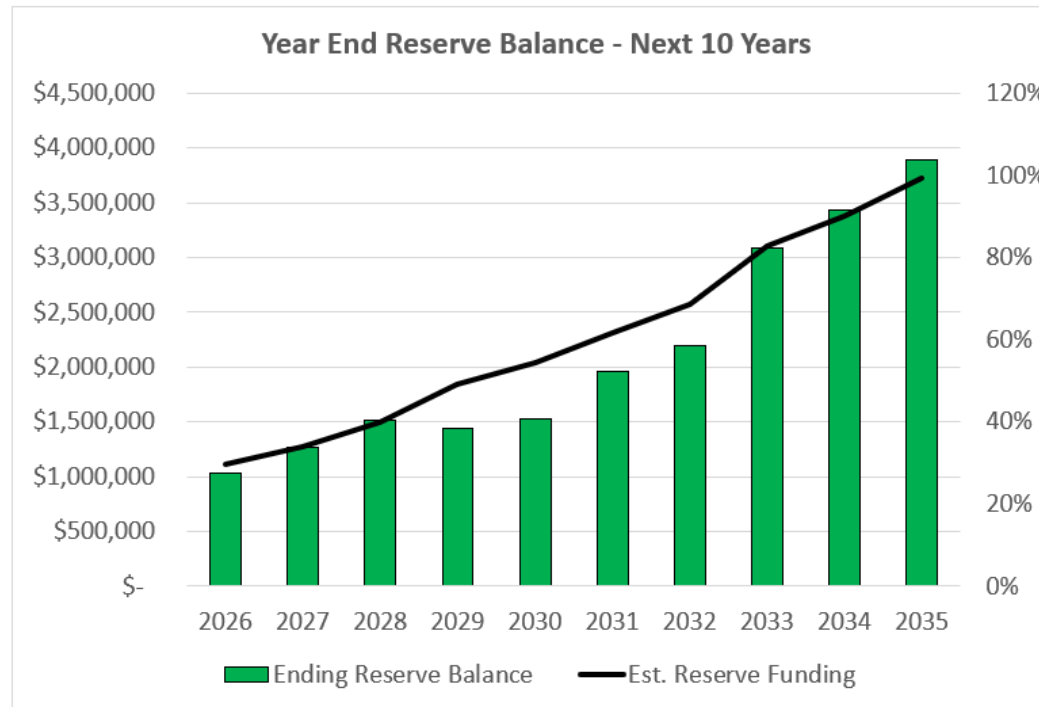
Reserve Balance September 30	5,756,633
Q4 assessments and interest income	193,743
Building permit, tap fees, use tax	(101,318)
RA Nelson draws Q4	(1,102,314)
Other reserve expenditures	(46,700)
Reserve Balance December 31	4,700,044

As we progress through the Ranch House Renovation project, accurately projecting the timing of expenses remains challenging due to the nature and sequencing of the work.

As of September 30, the reserve balance stands at \$5.76 million. We have developed a schedule of anticipated expenditures through the end of 2025 and currently project \$194,000 in income for Q4 2025, offset by approximately \$1.2 million in expenses. Based on these estimates, we expect to conclude the year with an approximate reserve balance of \$4.7 million.

We continue to closely monitor all renovation-related costs and actively seek opportunities to achieve savings wherever possible. As a reminder, this project was initiated with a **\$500,000 contingency** to address unforeseen expenses

RVRMA Reserve



This chart, previously shared with the community, shows projected reserve balances over time with the renovation factored in. Balances remain above **\$1 million** at each year-end—a level we consider financially secure. We rebuilt the reserve study and carefully reviewed all future expenses to identify major items that could impact reserves. These projections suggest we're well-positioned to avoid special assessments, and importantly, reserves are expected to **rebound quickly once construction is complete**. This chart is predicated on future reserve dues that are palatable. Our models show that reserve increases of only \$5 per month could produce a healthy situation inside of a short timeframe.

2026 Proposed Budget

	2025 BUDGET	2025 FORECAST	2026 BUDGET
INCOME			
Assessments (Operating)	2,294,100	2,293,766	2,406,700
Assessments (Irrigation)	135,000	136,697	142,400
Memberships & Recreation	82,500	87,033	85,000
Swim & Fitness	27,100	23,372	28,000
Tennis Programming	207,000	200,752	206,000
Food & Beverage	51,000	49,033	46,000
DRC Fees	115,000	97,263	80,000
Other Income	40,500	32,080	33,000
TOTAL INCOME	\$ 2,952,200	\$ 2,919,996	\$ 3,027,100
COGS			
Swim & Fitness	71,500	71,101	73,700
Tennis	170,200	171,406	170,800
Concessions & Other	48,500	50,234	49,000
TOTAL COGS	\$ 290,200	\$ 292,741	\$ 293,500
GROSS INCOME	\$ 2,662,000	\$ 2,627,255	\$ 2,733,600
EXPENSES			
Personnel & Wages	1,603,400	1,596,941	1,682,300
Grounds	374,000	323,688	349,400
Irrigation	124,800	137,611	135,300
Ranch House Expenses	153,300	152,245	157,800
Utilities	138,100	138,307	131,500
Admin & Finance	137,700	144,332	152,300
DRC Expenses	46,000	41,517	37,000
Community Expenses	84,700	90,318	88,000
TOTAL EXPENSES	\$ 2,662,000	\$ 2,624,959	\$ 2,733,600
NET SURPLUS (DEFICIT)	\$ -	\$ 2,296	\$ -

RVRMA Dues by Neighborhood



RVRMA HOA Dues

Operating Assessment	362
Reserve Assessment	95
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	\$457

RVRMA - Custom Homes

HOA Dues	457
Irrigation Assessment ^[1]	33
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	\$490

RVRMA (Block "B"/Sopris View)

HOA Dues	457
Irrigation Assessment ^[1]	21
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	\$478

THE SETTLEMENT

HOA Dues RVRMA	457
The Settlement (Additional Services) Painting, Mowing, Snow Removal	169
The Settlement Painting Reserves	119
Irrigation Assessment ^[1]	21
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	\$766

OLD TOWN

HOA Dues RVRMA	457
Old Town (Additional Services) Painting, Mowing, Snow Removal	76
Painting Reserve	102
Irrigation Assessment ^[1]	10
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	\$645

CRYSTAL BLUFFS, THE BOUNDARY, THE FAIRWAYS

HOA Dues RVRMA ^[2]	\$457
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NOTES:

[1] Irrigation not charged to unirrigated vacant lots.

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

2026 Projected Dues (Old Town)



OLD TOWN DUES
Old Town (Added Services)
Painting Reserve
Irrigation Reimbursement Assessment
TOTAL OLD TOWN DUES

2023	2024	2025	2026	Increase	Increase
\$67	\$71	\$73	\$76	\$3	4.1%
\$90	\$97	\$99	\$102	\$3	3.0%
\$9	\$9	\$9	\$10	\$1	11.1%
\$166	\$177	\$181	\$188	\$7	3.9%

Old Town dues for 2026 reflect a **\$3 increase in operating expenses**, a **\$3 increase in reserves**, and a **\$1 increase for irrigation assessments**, resulting in a **total monthly increase of \$7**.

These adjustments account for modest inflationary cost increases from vendors as well as anticipated expenses related to irrigation system repairs and maintenance in 2026.

Irrigation assessments have been raised for all RVR properties to align with the budgeted irrigation expenses for the upcoming year. The \$1 increase for Old Town Properties aligns with this overall increase.

We anticipate closing 2025 on budget, with slight surplus of \$151.

2026 Budget (Old Town)



Old Town 2026 Operating Budget

	2023 Actual	2024 Actual	2025 Budget	2025 Forecast	2026 Budget
NUMBER OF HOMES	65	65	65	65	65
Income					
Common Assessments-Operating	52,193	55,380	56,940	56,940	59,280
Total Income	52,193	55,380	56,940	56,940	59,280
Expenses					
Lawn Maintenance	27,456	28,441	29,900	29,407	31,275
Snow Removal	13,464	13,784	14,300	14,310	14,732
Irrigation System R & M	11,109	12,026	12,740	13,072	13,274
Total Expenses	52,029	54,251	56,940	56,789	59,280
Net Income	164	1,129	0	151	0

Reserve Balances Over Time



OLD TOWN 2026 Reserve Budget



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

2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Forecast	2026 Budget
65	65	65	65	65	65	65
80	80	85	90	97	99	102
31,651	54,796	45,106	33,978	49,642	32,204	5,803
7,999	(848)	(2,959)	(286)	164	1,129	0
62,320	62,400	66,300	70,110	75,660	77,220	79,560
(47,174)	(71,242)	(74,469)	(54,160)	(93,262)	(104,751)	0
54,796	45,106	33,978	49,642	32,204	5,803	85,363

The year 2026 marks the conclusion of the current 10-year painting cycle, with no homes scheduled for painting during this period. This planned pause provides an opportunity for the reserve fund to rebuild from a temporarily low balance, consistent with our long-term financial strategy. At the end of 2026 the reserve will hold a balance of \$85,363.

At the most recent Old Town Advisory Committee meeting, the community discussed potential changes to the siding allowance, which is funded through this reserve. As no final decision has been made, the 2026 budget continues to include funding for this expense. Should the Committee and the RVRMA Board decide to eliminate this allowance, future reserve increases would be adjusted downward once the change is approved.

Note: Eliminating the siding allowance would require the Board to amend the current policy governing siding repairs. Any proposed policy change would be shared with the community for a 30-day public comment period (at a minimum) prior to a Board vote. Additional details would be provided during that process.

2026 Projected Dues (Settlement)



SETTLEMENT DUES

Settlement (Added Services)
Painting Reserve
Irrigation Reimbursement Assessment
TOTAL SETTLEMENT DUES

2023	2024	2025	2026	Increase	
\$147	\$153	\$158	\$169	\$11	7.2%
\$111	\$114	\$116	\$119	\$3	2.6%
\$19	\$20	\$20	\$21	\$1	5.0%
\$277	\$287	\$294	\$309	\$15	5.2%

The Settlement's operating dues for 2026 are projected to increase by \$15. This adjustment is necessary to keep pace with inflationary cost increases related to snow plowing, irrigation parts and supplies, and lawn care.

The larger portion of the increase is primarily due to rising irrigation repair and maintenance costs. In 2025, we are forecasting an operational deficit of \$3,213, largely attributed to this budget line item. To prevent similar shortfalls in the future—which would otherwise impact the reserve fund, as shortfalls are covered from that account—we have increased the expense allocation for this category accordingly.

Additionally, reserve dues will increase by \$3 in 2026 to ensure continued, adequate funding for future needs.

Irrigation assessments for all property owners will also increase in 2026 to align with anticipated costs reflected in the budget.

2026 budget (Settlement)



2026 Operating Budget



NUMBER OF HOMES

Income

Common Assessments-Operating

Total Income

Expenses

Lawn Maintenance

Snow Removal

Irrigation System R & M

Total Expenses

Net Income

2023 Actual	2024 Actual	2025 Budget	2025 Forecast	2026 Budget
56	56	56	56	56
98,784	102,816	106,176	106,176	113,568
98,784	102,816	106,176	106,176	113,568
49,628	51,440	52,530	53,162	55,257
29,689	31,167	32,100	31,727	33,311
20,336	22,049	21,546	24,500	25,000
99,653	104,656	106,176	109,389	113,568
(869)	(1,840)	0	(3,213)	(0)

Above is the operating budget for the Settlement. It reflects a 2025 operational deficit of \$3,213, primarily due to irrigation repair and maintenance costs. This line item is challenging to forecast accurately, as it is often influenced by unforeseen circumstances.

To help mitigate recurring year-end deficits, we have budgeted 2026 at \$3,454 above the 2024 budget amount.

Although these past deficits have not significantly impacted the reserve fund, increasing the budget should help ensure a more stable and accurate financial plan going forward.

Reserve Balances Over Time (Settlement)



The Settlement 2026 Reserve Budget

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

2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Forecast	2026 Budget
56	56	56	56	56	56	57
\$95	\$95	\$101	\$111	\$114	\$116	\$119
48,657	55,205	46,406	20,063	11,700	72,057	60,709
10,446	(8,036)	(13,567)	(8,955)	(899)	(1,840)	
63,840	63,840	67,872	74,592	76,608	77,952	79,968
(67,738)	(64,603)	(80,648)	(74,001)	(15,352)	(87,460)	(89,620)
55,205	46,406	20,063	11,700	72,057	60,709	51,056

We anticipate ending 2025 with a reserve balance of \$60,709. In 2024, only two homes were painted, which allowed the reserve balance to grow throughout the year.

An increase of \$3 per month to the 2026 Settlement reserve dues will help ensure we end that year with a healthy projected balance of \$51,056.

Every six years, there is one year in which no homes are scheduled for painting—the next such year will be 2030. Our goal is to end each painting cycle with a lower reserve balance, knowing it will naturally rebound during the year when no painting occurs. The proposed \$3 increase positions us on a solid, sustainable financial path toward that goal.