

River Rock Estates Homeowners Association, Inc.

- 2025 OWNERS PACKET -

Dear River Rock Estates Homeowners Association Homeowner,

Enclosed you will find the following documentation:

- 2025 Dues by lot (Dues are staying the same!)
- 2025 Operating Budget
- Dues Summary 2025 thru 2029
- 2025 Disclosure Statement
- 2021 Maintenance Reserve Study

ADDRESS FOR MAILING DUES:

River Rock Estates Homeowners Association, Inc.
597 Navajo Trail Drive
Pagosa Springs, CO 81147

Please don't hesitate to call me with any questions at (970) 903-9801.

Sincerely,

Ryan Searle
Secretary/Treasurer

River Rock Estates Homeowners Association, Inc.
Operating Budget Report
January - December 2025

	2025 Budget
INCOME,	
Assessments/Dues	6,725.00
Transfer Fees,	-
Other Fees,	-
In Kind,	-
Interest Income,	-
Total Income	6,725.00
EXPENSES,	
Insurance Liability	1,500.00
Professional fees	-
Legal/CPA	300.00
Accounting/Admin	1,000.00
Website Maintenance & Hosting	345.00
Total Professional Fees	1,645.00
Ground Expenses	
Landscaping/Ditch Maintenance	3,000.00
Total Building & Ground Exp.	3,000.00
10% Contingency	580.00
TOTAL EXPENSES	6,725.00

River Rock Estates Homeowners Association, Inc.
 Operating/Reserve Budget Dues By Lot Per the CC&R's
 January through December 2025

Lot #:	Reserve Fund	Operating	Annual*	Quarterly*	Monthly*
1	\$90.00	\$675.00	\$765.00	\$191.25	\$63.75
2	\$90.00	\$675.00	\$765.00	\$191.25	\$63.75
3	\$90.00	\$675.00	\$765.00	\$191.25	\$63.75
4	\$90.00	\$675.00	\$765.00	\$191.25	\$63.75
5	\$90.00	\$675.00	\$765.00	\$191.25	\$63.75
6	\$90.00	\$675.00	\$765.00	\$191.25	\$63.75
7	\$90.00	\$675.00	\$765.00	\$191.25	\$63.75
8	\$90.00	\$675.00	\$765.00	\$191.25	\$63.75
9	\$90.00	\$675.00	\$765.00	\$191.25	\$63.75
10	\$90.00	\$675.00	\$765.00	\$191.25	\$63.75
TOTAL	\$900.00	\$6,750.00	\$7,650.00		

Late Fees: 18% per annum if not fully paid by the 10th day after the date when due plus a late fee of \$20 per month.

Monthly Payments: If you choose to pay monthly there is an additional fee of \$25 per payment due to administrative costs. Annual or quarterly payments are not charged any additional fees.

2025 Overview

Dues Summary with projection thru 2029

Dues:	2025	2026	2027	2028	2029
Maintenance Reserve (1)	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 900.00
Operating Exp. (2)	\$ 6,725.00	\$ 6,994.00	\$ 7,273.76	\$ 7,564.71	\$ 7,867.30
Total Combined	\$ 7,625.00	\$ 7,894.00	\$ 8,173.76	\$ 8,464.71	\$ 8,767.30
Total Per Unit Per Yr.	\$ 762.50	\$ 789.40	\$ 817.38	\$ 846.47	\$ 876.73

(1) Based on 2021 Reserve Study

(2) Based on the 2025 Operating Budget

Notes:

The Operating Budget is established on an annual basis. Changes to the dues forecast will be made as necessary to reflect any changes. Inflation rate for the Operating Budget is scheduled at 4% per year.

Assessment and Reserve Funding Disclosure Summary

(Data is valid as of January 4th 2025)

1. The 2025 assessment per ownership is \$765/year. This will allow the association to build a reserve fund of around \$900 in 2025. Assessments begin at the time of lot sale from developer and are pro-rated.
2. No additional special assessments or dues increases have been approved by the Board of Directors.
3. Based on the most recent reserve study and other information available to the Board of Directors, there will be balances sufficient at the end of each year to meet the Association's obligation for repair and/or replacement components during the next 30 years.
4. The 2025 budget allows for a reserve fund of \$90/lot paying dues all year.
5. All major components are included in the reserve study and are included in its calculations.
6. The reserve fund cash at the end of the 2025 Fiscal Year is anticipated to be \$4,000.00.

Note: The financial representations set forth in this summary are based on the best estimates of the preparer at this time. The estimates are subject to change. This disclosure was produced based on data available at 1/4/25.

		plan year number-				0	1	2	3	4	5	6	7	8	9	10
		cost	life	last	fiscal year-	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
COSTS		per event	cycle	service	remaining life											
CAPITAL ASSET PROJECT		2021	(years)	year	(years)											
1	Ditch Maintenance	\$ 2,000.00	5	2021	6						\$ 2,263					\$ 2,560
TOTAL CAPITAL COSTS		\$ 2,000.00				\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,263	\$ -	\$ -	\$ -	\$ -	\$ 2,560
CAPITAL REVENUE																
Annual Capital Dues Capital Portion Only						\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900
Reserve Fund Interest (CD) accumulated during the year per assumed rate							\$ 325	\$ 43	\$ 61	\$ 81	\$ 100	\$ 75	\$ 94	\$ 114	\$ 135	\$ 155
TOTAL GROSS REVENUE (allocated to Reserve Fund)						\$ 900	\$ 1,225	\$ 943	\$ 961	\$ 981	\$ 1,000	\$ 975	\$ 994	\$ 1,014	\$ 1,035	\$ 1,055
NET ANNUAL REVENUE						\$ 900	\$ 2,125	\$ 3,068	\$ 961	\$ 981	\$ 1,000	\$ (1,288)	\$ 994	\$ 1,014	\$ 1,035	\$ 1,055
CAPITAL RESERVES																
Capital Reserve Fund (CD's) at beginning of year						\$ -	\$ 900	\$ 2,125	\$ 3,068	\$ 4,029	\$ 5,009	\$ 3,747	\$ 4,722	\$ 5,716	\$ 6,730	\$ 7,765
Transfers (to) from O&M Fund at end of year						\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,263)	\$ -	\$ -	\$ -	\$ -	\$ (2,560)
Net Annual Revenue						\$ 900	\$ 1,225	\$ 943	\$ 961	\$ 981	\$ 1,000	\$ 975	\$ 994	\$ 1,014	\$ 1,035	\$ 1,055
CAPITAL RESERVE FUND at year end						\$ 900	\$ 2,125	\$ 3,068	\$ 4,029	\$ 5,009	\$ 3,747	\$ 4,722	\$ 5,716	\$ 6,730	\$ 7,765	\$ 6,260
ASSUMPTIONS																
Capital cost rate of inflation		2.50%	per year for construction work													
annual rate of dues increase		0.75%	per year on capital dues portion only													
Reserve Fund (CD) rate of return		2.00%	per year													
							103%	105%	108%	110%	113%	116%	119%	122%	125%	128%
							101%	102%	102%	103%	104%	105%	105%	106%	107%	108%

11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
					\$ 2,897					\$ 3,277				\$ 3,708					\$ 4,195
\$ -	\$ -	\$ -	\$ -	\$ 2,897	\$ -	\$ -	\$ -	\$ -	\$ 3,277	\$ -	\$ -	\$ -	\$ -	\$ 3,708	\$ -	\$ -	\$ -	\$ -	\$ 4,195
\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900
\$ 125	\$ 95	\$ 114	\$ 135	\$ 155	\$ 119	\$ 81	\$ 101	\$ 121	\$ 141	\$ 96	\$ 51	\$ 70	\$ 89	\$ 109	\$ 55	\$ (0)	\$ 18	\$ 36	\$ 55
\$ 1,025	\$ 995	\$ 1,014	\$ 1,035	\$ 1,055	\$ 1,019	\$ 981	\$ 1,001	\$ 1,021	\$ 1,041	\$ 996	\$ 951	\$ 970	\$ 989	\$ 1,009	\$ 955	\$ 900	\$ 918	\$ 936	\$ 955
\$ (1,535)	\$ 995	\$ 1,014	\$ 1,035	\$ 1,055	\$ (1,878)	\$ 981	\$ 1,001	\$ 1,021	\$ 1,041	\$ (2,281)	\$ 951	\$ 970	\$ 989	\$ 1,009	\$ (2,753)	\$ 900	\$ 918	\$ 936	\$ 955
\$ 6,260	\$ 4,725	\$ 5,720	\$ 6,734	\$ 7,769	\$ 5,928	\$ 4,050	\$ 5,031	\$ 6,031	\$ 7,052	\$ 4,816	\$ 2,535	\$ 3,485	\$ 4,455	\$ 5,444	\$ 2,745	\$ (8)	\$ 892	\$ 1,810	\$ 2,746
\$ -	\$ -	\$ -	\$ -	\$ (2,897)	\$ -	\$ -	\$ -	\$ -	\$ (3,277)	\$ -	\$ -	\$ -	\$ -	\$ (3,708)	\$ -	\$ -	\$ -	\$ -	\$ (4,195)
\$ (1,535)	\$ 995	\$ 1,014	\$ 1,035	\$ 1,055	\$ (1,878)	\$ 981	\$ 1,001	\$ 1,021	\$ 1,041	\$ (2,281)	\$ 951	\$ 970	\$ 989	\$ 1,009	\$ (2,753)	\$ 900	\$ 918	\$ 936	\$ 955
\$ 4,725	\$ 5,720	\$ 6,734	\$ 7,769	\$ 5,928	\$ 4,050	\$ 5,031	\$ 6,031	\$ 7,052	\$ 4,816	\$ 2,535	\$ 3,485	\$ 4,455	\$ 5,444	\$ 2,745	\$ (8)	\$ 892	\$ 1,810	\$ 2,746	\$ (494)
131%	134%	138%	141%	145%	148%	152%	156%	160%	164%	168%	172%	176%	181%	185%	190%	195%	200%	205%	210%
109%	109%	110%	111%	112%	113%	114%	114%	115%	116%	117%	118%	119%	120%	121%	121%	122%	123%	124%	125%