



December 7, 2022

**RE: 2023 Budget, Homeowner Annual Dues Notice**

Dear Ranch at Roaring Fork Homeowner:

**2023 Budget**

The Board of Directors recently approved the proposed 2023 budget for the Ranch at Roaring Fork Homeowners Association. Copies of the proposed budget are available in the Office and on the Ranch website at [www.ranchatroaringfork.com](http://www.ranchatroaringfork.com). A Notice of Special Meeting of Owners to consider the proposed 2023 budget will be sent to all homeowners. The meeting will be held on Monday January 9, 2023 at 3:30 pm prior to the Board meeting,

As shown below, total monthly dues for all homeowners will increase by \$20 per month. Ranch Reserve accounts dues will increase \$10 per month.

**Annual Dues Notice**

	<b>Per Month</b>
Common Dues (+\$20)	\$280
Reserve Accounts (+\$10)	\$85
- Operating (\$15) Capital (\$50) Wastewater (\$20)	
Golf	\$30
Wastewater Treatment	\$34
Trash (Included)	-
Domestic Water (Included)	-
<b>Total General HOA Dues</b>	<b>\$429</b>

**Condo Dues\***

Condo Dues (no change)	\$169
Condo Reserves (no change)	\$110
Condo Loan	<u>\$363.61</u>
<b>Total Condo Dues</b>	<b>\$642.61</b>

**Total Condo Dues and General HOA Dues** **\$1,071.61**

\* Cable TV and Internet (\$65) will be billed separate from Dues for Condo Owners, see page 3.

**Discussion:**

The categories of monthly dues were expanded to better compare the Ranch dues with more standard HOAs. For example, Ranch dues include utilities such as domestic water and WWTP (sewer) service, maintenance for snow removal, grounds and CRR open space, trash collection, and monthly dues for the golf amenity. These bundled dues are not typical for a HOA.

**Common Dues:**

The increase in \$20 for common dues is attributable to an increase in Admin and Ranch hand salaries, Basin ditch fee, waste collection service, legal, and maintenance items. Consideration for continued inflation was factored in as well.

**RRF Reserves:**

The increase in Ranch Reserves of \$10 is phase three of a proposed 5-year plan to increase the reserves by a minimum of \$10 each year depending on operating dues changes.

**Wastewater Loan**

In 2018, \$400,000 was borrowed from the Wastewater Treatment Fund to pay for a portion of the Domestic Water project. The loan should be repaid to the extent that reserves in the Wastewater fund are deemed adequate for future anticipated expenditures.

**Condo Dues**

No change

**Condo Reserve Fund**

No change

**Condo Loan:**

No change

Again, a Notice of Special Meeting of Owners to consider the proposed 2023 budget will be forthcoming to all homeowners.

HAPPY HOLIDAYS TO ALL!

Board of Directors

Ranch at Roaring Fork Homeowners Association, Inc.

**Condo Owners  
2023 Dues Breakdown**

Condo Property Insurance	\$40.00
Allocated Overhead	\$56.00
Landscaping	\$57.00
General Building Maintenance	\$2.00
Utilities, Supplies, Tree Maintenance	<u>\$14.00</u>
<b>Total Operating Dues</b>	<b>\$169.00</b>
 Condo Reserves	 <u><b>\$110.00</b></u>
<b>Total Condo Dues</b>	<b>\$279.00</b>
 Cable TV and Internet	 \$65.00

**What will my monthly payment be in 2023?**

General HOA Dues	\$429.00
Condo Dues	\$279.00
Condo Loan	\$363.61
Cable TV and Internet	<u>\$65.00</u>
<b>Total Monthly Payment for Condo Owners</b>	<b>\$1,136.61</b>