

**Star Valley
Ranch
Association**



Established

1970

**An Operating
Budget**

54 Years

IN THE MAKING



HOW THE RATES ARE DETERMINED

2024 SVRA Assessments

7 Plat Groupings - 21 Plats

Due to the litigation brought forth by two of our members, the Lincoln County District Court issued its final decision on November 18, 2021. It was then determined that our assessments could not be solely based on the prior year plus the cost of inflation, but instead the assessments must be calibrated from “base maximums” dating back to the date the various covenant sets were recorded. As such, we now have seven different versions of these “base maximums.”

The Maximum Annual Assessment is determined using the formula:

**(2023 Maximum Assessment per DCC&R base) x (CPI index for July 2023/CPI index for July 2022)
= 2024 Maximum Annual Assessment per DCC&R base**

July 2022 CPI = 296.276

July 2023 CPI = 305.691

$$305.691 - 296.276 / 296.276 = \mathbf{3.1778\%}$$

Though the court ruling clearly stated that the Association cannot exceed the maximum allowable amount for each particular plat on a given year, it did not require us to assess every plat at the maximum allowable amount.

In essence, this provides the Association with the latitude to determine the financial and operational needs for an upcoming year and base each individual plat's assessment on the same.

2024 Assessments

Uniformed Increase of \$11.81

	Maximum Allowable Assessment	2024 Actual Assessment (to cover needs of SVRA)
Plats 1, 2, 3, 5, 6, 7, 8, & 20	\$600.47	\$593.78
Plats 12, 13, & 14	\$410.13	\$409.30
Plats 4, 11, & 22	\$724.12	\$593.78
Plats 9 & 10	\$432.06	\$430.56
Plats 15 & 16	\$383.75	\$383.75
Plats 17 & 18	\$383.78	\$383.77
Plat 21	\$387.49	\$387.37

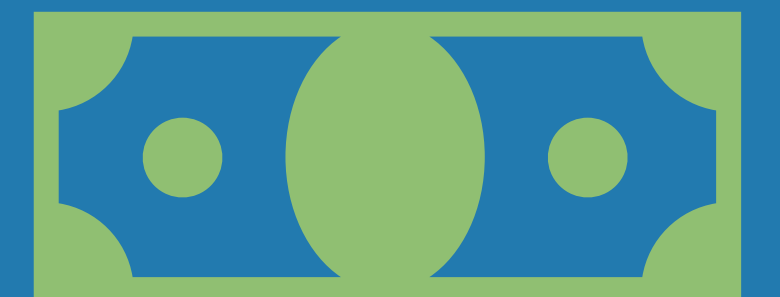
2024 OPERATING BUDGET



Association Business

Income - \$1,095,136.47

- * Assessment Income - \$989,162.61
- * Income minus Assessment - \$105,973.80
 - Interest received & finance charges
 - Fourth of July profits
 - Collections recovery
 - Transfer of Ownership



Association Business

Expense - \$631,468.56

- * Insurance - \$91,404.95
- * Property Tax- \$75,000
- * Professional Services - \$81,150
- * Uncollectable Assessment Allowance 3% - \$28,987.24
- * Committees - \$27,277.92
- * Payroll - \$229,266.11
- * Association Other - \$98,382.34





REPAIR | MAINTAIN | IMPROVE

Facilities

- Income - \$73,555
Rentals, Swimming Pool, Lease
- Expense - \$304,099.97
Payroll, Janitorial, Facility Maint., Utilities
- Amount Covered by Assessment - \$230,544.97

THE GRASS IS ALWAYS GREENER HERE

Golf Operations

- **Income - \$938,542.00**
Pro Shop Sales, Green/Cart Fees, Tournaments, Recreation Passes & Punch Cards
- **Expense - \$860,589.14**
 - Pro Shop - **\$385,728.77**
Payroll, Inventory, Utilities, Golf Cart Leases, Pro Shop Equipment
 - Golf Course Maintenance - **\$474,860.37**
Payroll, Sand/Soil, Fertilizer, Pesticide, Fuels & Lubricants, Irrigation Paint., Utilities, Equipment Maint., Cart Paths
- **Amount Covered by Assessment - \$0**
- **Net Income - \$77,952.86**



Cedar Creek Center



Mortgage Loan - \$40,384.96

Interest - \$79,615.04

**Annual - \$120,000
\$10,000 per month**



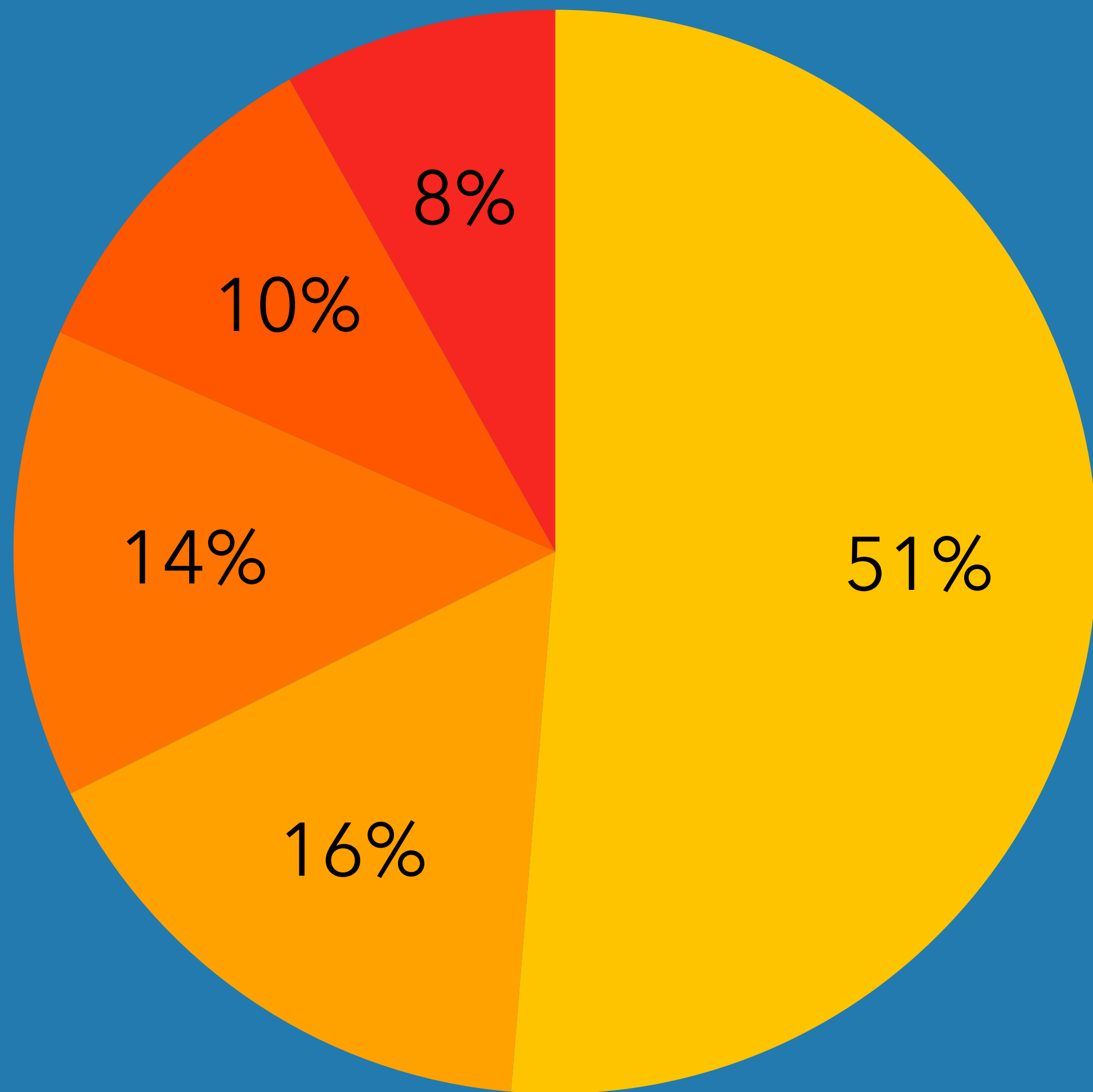
CAPITAL EXPENDITURES

Future
Needs *Savings*



\$85,734

Capex 2024



- Aspen Hills Gazebo - \$43,984
 - Dump Trailer - \$14,000
 - Reside Aspen Pro Shop - \$12,000
 - CCC Decking - \$8,750
 - Concrete/Drain Barn - \$7,000
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Equipment Replacement Program



Future Needs Savings

\$75,000



Equipment Replacement Program



Future Needs Savings

\$30,341.80

SVRA Recreation



2024 SVRA Fee Schedule

GREEN FEES

Cedar Creek (carts extra)	Public (Non-Member) Weekend	Public (Non-Member) Weekday	Member	Lineal w/card	Guest/Local*	Junior 11-18 yrs old. 10 and under Free
18 Holes	\$ 70.00	\$ 60.00	\$ 40.00	\$ 42.00	\$ 50.00	\$ 25.00
9 Holes	\$ 40.00	\$ 35.00	\$ 26.00	\$ 28.00	\$ 33.00	\$ 17.00

Aspen Hills (carts extra)	Public (Non-Member) Weekday/ Weekend	Member	Lineal w/card	Guest*	Junior 11-18 yrs old. 10 and under Free
18 Holes	\$ 50.00	\$ 30.00	\$ 32.00	\$ 40.00	\$ 25.00
9 Holes	\$ 30.00	\$ 20.00	\$ 22.00	\$ 25.00	\$ 17.00

Annual Recreation Passes**

	Member	Non-Member
Platinum-Single***	\$ 1,364.00	\$ 1,841.00
Platinum-Couple***	\$ 2,106.00	\$ 2,843.00
Gold-Single****	\$ 1,055.00	\$ 1,424.00
Gold-Couple****	\$ 1,735.00	\$ 2,342.00

Annual Golf Pass

	Member	Non-Member
Aspen Hills	\$ 420.00	\$ 672.00
Junior	\$ 100.00	\$ 200.00
Driving Range	\$ 100.00	\$ 150.00

Annual Trail Fee Passes

	Member	Non-Member
Trail Fee	\$ 308.00	\$ 336.00
Each Add'l Trail Fee	\$ 123.00	n/a

Daily Cart Fee (Per Rider)

18 Holes	\$ 18.00
9 Holes	\$ 12.00
Trail Fee	\$ 9.00

Punch Cards

	Member	Non-Member
20-9 Hole Walking	\$ 325.00	\$ 490.00

Driving Range (20 Buckets)	\$ 75.00	\$ 100.00
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20-9 Hole Cart Rental	\$ 150.00	\$ 180.00
20 Rounds Trail Fee (each rider)	\$ 84.00	\$ 113.00

Fitness Center Members Only

Jan-Feb	\$75	July	\$60	Dec.	\$10
March	\$100	Aug.	\$50		
April	\$90	Sept	\$40		
May	\$80	Oct.	\$30		
June	\$70	Nov.	\$20		

Fitness Center Punch Card \$50.00
Does not include fob, Association hours only.

Facility Rentals & Other Fees

	Member	Non-Member
Barn	\$ 400.00	\$ 500.00
Banquet/Multi-Purpose Room	\$ 150.00	\$ 250.00
Pavilion	\$ 50.00	\$ 75.00
Swimming Pool	\$ 150.00	\$ 175.00
Pool & Pavilion Pkg	\$ 175.00	\$ 225.00
Tables	\$ 5.00	n/a
Chairs	\$ 1.00	n/a
Lineal Member Cards/Assessment Paid Sticker	\$ 5.00	n/a
Transfer Fee	\$ 750.00	n/a
Fitness Room Key Fob	\$ 10.00	n/a

"Member refers to "SVRA property owner". Must present valid "Member Card".

*Golf "Guest" must play with "Member Card" holder. Local must show ID for rate.

**Ask for Resident 70+ yr old Recreation Pass Discount of 10%

***Platinum includes Golf, Driving Range, Swim, Fitness Room, AH Pickleba

****Gold includes Golf, Swim and Driving Range

***** Pickleball/Tennis Reservations are for 1-hour increments

Driving Range

	Member	Non-Member
Large Bucket	\$ 8.00	\$ 10.00
Small Bucket	\$ 4.00	\$ 5.00

Aspen Hills Pickleball / Tennis Reservation Only*****

Annual Pass	Member \$20.00	Non-Member \$30.00
Per Player	\$ 2.50	\$ 3.50

Swim

Daily Swim	Member	Non-Member
Adults	\$ 4.00	\$ 7.00
Child	\$ 3.00	\$ 5.00

Infant under 3 - No Charge

Annual Pass	Member	Non-Member
Single	\$ 125.00	\$ 168.00
Family (up to 5 people)	\$ 275.00	\$ 370.00

Swim Punch Card	Member	Non-Member
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20 Punches	\$ 55.00	\$ 80.00
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	Member	Non-Member
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Swim Exercise Pass	\$ 50.00	\$ 70.00
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Daily Swim Exercise	\$ 2.00	\$ 3.00
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2024 Assessment Schedule

- January 2nd to 9th - Annual Assessments to be invoiced and mailed
 - February 28th - Due Date, Delinquent if not paid by
 - March 31st - Interest on unpaid balances commences, retroactive to 3/1/2024
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