



November 20, 2025

Dear Red Rock Village Homeowners,

The budget process is one of the Board's most important duties. The ultimate goal is to achieve a fiscally responsible budget while maintaining and enhancing the community's value and residents' service expectations. The process includes reviewing reserve and operating budget expenses, projects completed, reviewing historical trends, cost of vendor services, inflation and the current financial climate.

Below is a summary of the Board-approved budgets for the 2026 Fiscal Year. A copy of the full budget is available by written request to Red Rock Village Homeowners Association c/o CCMC, 3275 W Ina Rd, Suite 260, Tucson, AZ., 85741 or by email at Dperez@ccmcnet.com

Assessment increases are never ideal, but this year in order to meet the association's financial needs, the Board of Directors made the strategic and necessary decision to apply an assessment increase of \$4.00 per month, totaling \$12.00 per quarter. Your new quarterly assessment amount, beginning January 1, 2026, is \$267.00.

With this increase, owners will continue to receive a high level of service, including:

Management: A fully dedicated manager that is onsite throughout the week and by appointment. As a dedicated manager, Daniel is continuing to focus on Red Rock Village. This addition has already positively affected Red Rock Village in the time we were part of this community, providing a huge difference in the overall day-to-day operations, community care and maintenance, and follow-up to owner and community needs.

Lifestyle: A fully dedicated Lifestyle Director. This will enhance the overall owner experience and engagement, strengthen relationships with residents and community partners, and provide additional engagement opportunities within the community. With a bolstered events budget, owners can expect more activities sponsored by your association that the entire family can enjoy.

Lifeguards: The Red Rock Village Board of Directors has decided to outsource the hiring of Lifeguards for 2026 with Euvori Aquatics. With that, our community manager will continue to communicate with Euvori Aquatics and ensure a high level of service and the maximum usage of the pool slides during the 2026 pool season.

Landscape Services: Our community Management team will continue to work closely together with AAA Landscape to ensure common areas are kept with high standards and expectations. Currently the AAA Account Manager and our Community Manager are meeting weekly onsite to assess all common areas and discuss areas to target in the community that can benefit from rejuvenation projects.

There are additional factors that contributed to the dire need for an increase for the community in order to continue to maintain and promote the association's best interest. With all new common areas in new developments, there was a need to increase landscape service by 13%. Repairs & Maintenance of all Common areas increased by 79%. Repairs and maintenance to pool equipment increased by 29%. Insurance coverage to meet the needs of the association was increased by 44%. With new common areas we needed to account for irrigation water usage that increased 6%. Irrigation repairs cost increased by 25%. The reserve contribution needed to be increased due to all the major projects completed in the last 12-24 months. These projects would include Repair and repaint of all park ramadas at main park and 5 pocket parks, repaint and repair of perimeter fencing around pool and skate park, Irrigation controllers, and drinking fountain replacement. Pool furniture replacement, pool sand filter and many other projects. Erosion control and repairs, park equipment repairs and updates.

It is a pleasure to continue to beautify our community and ensure Red Rock Village is a great place you and your family can call home for years to come.

The charges applicable to your Lot will be reflected in the assessment statement sent to you for each assessment quarter. Please ensure that the Association has your current and correct mailing information in order to receive notifications in a timely manner. You can also sign up for electronic statements by visiting <https://ccmcnet.opt-e-mail.com/signup>

Payments can be made online by visiting your owner's portal (site and login credentials are included in your quarterly statement), by mail using the coupon portion of the statement. Owners may also establish bill pay through their desired financial institutions. For more information on these other options or if you have any questions, please contact your community manager at dperez@ccmcnet.com

Quarterly assessments are due on: January 1, April 1, July 1 and October 1 of each year. Assessments are considered late if payment is not received and processed by the 15th of the month the assessment is due. If you need an extension or payment arrangement or have mailed in your payment on or after the due date, please contact your community manager Daniel Perez at Dperez@ccmcnet.com so that your account can be noted. If you do not contact the Association office, late fees may be assessed.

2026 Approved Operating Budget Summary for the Red Rock Village Community Association

Revenue

Homeowner Assessments	\$ 1,452,480
Builder Assessments	\$ 205,056
Other Income	\$ 122,808
Total Revenue	<u>\$1,780,344</u>

Operating Expenses

General/Administrative	\$ 448,019
Contract Services	\$ 79,374
Landscaping	\$ 688,235

Maintenance/Repairs	\$ 65,464
Parts/Supplies	\$ 30,300
Insurance	\$ 67,788
Utilities	\$ 118,510
Taxes	\$ 23,550
Total Operating Expenses	<u>\$1,521,240</u>

<u>Reserves Allocations</u>	\$ 259,104
<u>Total Operating Expenses/Bad Debt/Reserves Allocations</u>	<u>\$1,780,344</u>

Your Board of Directors and the CCMC management team are committed to maintaining the community to the highest standards while also remaining fiscally responsible. If you have any questions, please do not hesitate to contact me by phone at (520)-895-3690 or by email at dperez@ccmcnet.com.

Respectfully,

Daniel Perez, CMCA® AMS® CAAM®

CCMC Community Manager

Red Rock Village Community Association