November 6, 2026

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 2027 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 $7.00 per month, totaling $21.00 per quarter. Your new quarterly assessment amount, beginning January 1, 2027, is $288.00.

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 continue to 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 Lifestyle budget, owners can expect more activities sponsored by your association that the entire family can enjoy.

Lifeguards: The Red Rock Village Board has decided to source out the lifeguard services for 2027. This is mainly due to insurance requirements that these services must be performed by professionals in the field. CCMC enjoyed providing this service for the community in the past, but the goal is to ensure the association is protected. Owners who are interested in having their children serve as lifeguards can still reach out to the community manager and we will forward candidates to the new service company.

Landscape Services: The Red Rock Village Board of Directors made the decision to continue partnering and working with AAA Landscape in 2027. Management will continue to work closely together with AAA Landscape to ensure common areas are kept with high standards and expectations. We are happy to continue our partnership with AAA Landscape as they will continue to contribute to the association's programs and sponsorships of events.

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 associations best interest and remain self-sufficient and not rely on subsidies. With no new builders forecasted for 2027 there is a reduction in assessment revenue of $60K-88K. Administrative services have increased by 6.9% due to increased collection efforts, attorney owner compliance enforcement, legal opinions to update community documents, legal opinions on owner matters to ensure and management services. We were able to work with our contracted services partners and keep the increase to 0.64%. We are thankful to our landscape team, janitorial team, pool service team, pest control team, playground maintenance team, for working with us to keep costs down this coming year. As suspected, with the insurance loss/claim in 2025/2026 and the Insurance coverage needed to meet the associations responsibility per its Governing Document the cost was increased by 17.24%. Parts and Supplies covers the cost to add doggy station, repairs to these stations, cost for pool access cards, pool supplies and needed chemicals increased by 1.65%. Repairs and maintenance to all common areas such as all pocket parks, common area sidewalks, main park and pool facilities, vandalism, electrical and plumbing repairs, storm damage removal, erosion remediation etc. increased by 3.15%. Taxes for all common areas have increased by 6.16%. The association is experiencing major issues with water quality that have caused substantial damages to the irrigation system and accounts for more than 60% of all water loss costs and irrigation repairs. We are in constant communication with Global Water Resources to address the issue. There are 4 main points of entry for irrigation water into the system, the Board approved to have two large filtering stations installed at two of the four water entry points to help address the water quality issue. The other two will be completed in 2027. The cost for water is projected to increase by 30% in 2027. The reserve contribution needed to be increased to ensure the association is caring for and replacing its infrastructure items slated for 2027. Due to the yearly Reserve Study review and due diligence conducted by the community manager and Board of Directors we were able to reduce the contribution from 75%/$388.5K to 11.2%/$246.8K. The association will conduct a full onsite review of the items on the reserve study and adjust in 2027 going into 2028.

It's 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 in BUURT (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.

2027 Approved Operating Budget Summary for the Red Rock Village Community Association

Revenue	
Homeowner Assessments	$ 1,581,120
Builder Assessments	$ 122,688
Other Income	$ 166,608
Total Revenue	**$1,870,416**
Operating Expenses	
General/Administrative	$ 475,320
Contract Services	$ 672,923
Insurance	$ 79,473
Loss	$ 1,800
Parts/Supplies	$ 30,800
Maintenance/Repairs	$ 169,634
Utilities	$ 113,502
Taxes	$ 25,000
Total Operating Expenses	**$1,568,452**
Reserves Allocations	$ 301,964
Total Operating Expenses/Bad Debt/Reserves Allocations	**$1,870,416**

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.

The Association will hold a Town Hall Virtual Meeting on November 23, 2026, from 6:00PM – 7:00PM via Teams, this meeting is geared to answer any questions regarding the 2027 Operating Budget and the 2027 Reserve Study budget. Additional information will be sent via the weekly newsletter with meeting access information. Please ensure the association has your most updated email. Owner may log into BUURT and update contact information. If you do not have a BUURT account, please reach out to your community manager at dperez@ccmcnmet.com

Respectfully,

Daniel Perez, CMCA®, AMS®, CAAM® SLM®

CCMC Community Manager

Red Rock Village Community Association