




# INVEST IN *Sunriver*

## Proposed Capital Transfer Fee

- Sunriver Statistics
  - 3,300 acres of land
  - 4,174 homesites
    - ~900 permanent resident homes
    - ~1,700 rental properties
    - ~1,500 family vacation homes
  - Home to Sunriver Resort
  - Home to The Village at Sunriver
  - Home to Sunriver Service District
    - Police, Fire, EMS
  - Up to 200,000 visitors each year

# What is A Capital Transfer Fee?

- A fee paid to SROA for any Sunriver home/condo/lot/commercial sold
    - Fee assessed at 0.5% (one-half of 1%) of the property's sale price (e.g. \$1M home sale is a \$5,000 Capital Transfer Fee)
    - Fee required to be paid at closing of sale
    - A way for owners to invest in the community but may be negotiated between buyer/seller
    - Non-monetary transfers not assessed a fee (e.g. inheritance, trust)
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# Sunriver Owners Association (SROA)

- **SROA Responsible For:**
  - 1,500 acres of common land
  - 66 miles of roads
  - 34 miles of pathways
  - Two pool complexes
  - Fitness center, event spaces
  - 6 parks & amphitheater
  - 17 tennis courts
  - 18 pickleball courts
  - Boat launch facility
  - Office & maintenance facilities
  - 2 RV storage yards

*Every owner is part owner of the above!*

# SROA's Source of Funds

## **Maintenance Fee, RPP, MPP, Service Fees, Scene ads, etc.**

- Covers the cost of Operations
  - Staff
  - Contract Services
  - Materials & Supplies
  - Utilities

## **Reserve Fund: Covers the cost of replacing existing assets**

- Roads & Pathways
- Common Area Maintenance
- Vehicles (plows, trucks, office equipment)
- Building Equipment
- Computer/Network Infrastructure

*Insufficient for major new amenities!*



# A Bit of Sunriver History

- **25 years ago, Sunriver was in bad shape**
  - Insufficient funds to maintain existing infrastructure
    - Roads and pathways in disrepair
    - Pools aging
    - Common areas not maintained
    - Deferred maintenance
- **2006: Owners vote \$10/month maintenance fee increase**
- **2009: Owners vote for \$30/month maintenance fee increase to fund Reserves**
  - Asset Reserve Fund
    - Deferred maintenance addressed
    - Pathways upgraded
    - Road improvements (Abbot/Beaver circles)
    - Boat launch facility added
    - New Member Pool
    - New pathway tunnels
    - Upgrades to parks
- **2010: Owners approve special assessment for SHARC (~\$4,258)**
  - Aquatics Facility
  - Fitness Center
  - Community Rooms
  - Outdoor Amphitheater
- **Additional investments made by Resort & Village**

Sunriver Renewed!



# Competition for Vacation / Rental Resort in Central Oregon

- **Competition in Central Oregon**

- 1970 – 1985
  - Black Butte Ranch
- 1985 – 1995
  - Crosswater
  - Broken Top
  - Eagle Crest
- 2000 – 2015
  - Brasada Ranch
  - Caldera Springs
  - Lake Creek Lodge
  - Pronghorn Resort
  - Tetherow Resort



# Major New Amenities Requested by Owners

## Adding value to your property

- Pathway Expansion (~\$3M)
  - Safety issue – bicycles/pedestrians on roads
- Additional Parks (~\$2M–~4M)
  - Fort Rock Park improvements
  - Regional / Pocket Parks
  - Distribute the load from Fort Rock Park
- Indoor Court Facilities
  - Facilities for “the winter months”
- Club / Meeting Rooms (~\$1M)
  - Community socializing
- Expanding Fitness Center (~\$0.9M)

Improvements to Fort Rock Park is an example of wish list projects



CONCEPT AERIAL LOOKING SOUTH



IMPROVED OVERALL PLAYGROUND EXPERIENCE

# SROA 2025 Budget

Source of Funds	Amount
Maintenance Dues	\$8.87M
RPP / MPP / Ads / Fees	\$5.74M
Miscellaneous Income	\$0.35M
Total	\$14.96M

Use of Funds	Amount
Operations	\$10.92M
Capital Replacements	\$3.64M
New Capital Acquisitions	\$0.40M
Total	\$14.96M

# Potential Funding Methods

- **Capital Transfer Fee**
    - 0.5% of the sales price of homes sold each year
    - More equitable – larger homes pay more
    - Used by other major HOAs
    - Requires vote of owners to approve
  - **Increase Owner Maintenance Fee: ~10%**
    - Cost of new amenities borne by all owners
    - Large homes and condos pay the same amount
    - Requires vote of owners to approve
  - **Special Assessment on a per project basis**
    - Obtain owner approval on each major amenity addition (like SHARC)
    - Requires vote of owners to approve
  - **Do Nothing**
    - Sunriver is great today, but...
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# Estimate of Revenue\* Generated

Year	Properties Sold	Average Property Price Estimate	Fees per Property	Annual Fees Total
2023	132	\$ 915,065	\$ 4,575	\$ 603,943
2024	139	\$ 873,349	\$ 4,367	\$ 606,977
2025	171	\$ 890,398	\$ 4,452	\$ 761,290

\*Based on home sale transactions

# Why Invest In Sunriver?

- Additional funds are needed to keep Sunriver great
  - Visitors are vital to Sunriver's financial health!
- Today's amenities are good, but *we must continue to invest to remain competitive!*
- Owners benefit as their homes are valued at a premium to our regional neighbors

Location	Median Home Sale Price (2025)
Deschutes County	\$662,500
Sunriver	\$735,000

Other questions? Visit the SROA website  
[www.sunriverowners.org/capitalfee](http://www.sunriverowners.org/capitalfee)



## ***Mission Statement***

***"Maintaining and enhancing Sunriver as a premier residential and resort community, protecting its natural environment, vibrant quality of life, property values and overall economic vitality."***