



SUDDEN VALLEY

2024

PROPOSED BUDGET
Operations Presentation

August 3rd, 2023

EXECUTIVE SUMMARY

The Budgeting Process

The SVCA's budget is prepared every year. This annual budget is approved by the Board and voted on by the membership; to be executed over the following calendar year. While maintaining the core concept of annual authorization, the annual budget is developed within a multiyear perspective through strategic and long-range planning, the preparation of a 10-year Capital Plan, and a 30-year Reserve Study.

Revenue and expenditure, as well as constraints on assessment increases, are considered together to determine annual budget targets. The budget covers all SVCA Departments and operations, based on input and recommendations received from each Department's manager. This process ensures the budget presented to the membership is a consolidated picture of operations and is voted on, as a whole.

Sudden Valley's operating budget for 2024 balances \$4,287,474 in revenues with \$4,287,474 in expenditures.

The proposed monthly dues for a developed lot in 2024 will be \$146.06

The proposed monthly dues for an undeveloped lot in 2024 will be \$138.71

There will be no additional user fees in 2024 for the Parks/Pool/Fitness Center.

WHAT IS COVERED BY THE 2024 ANNUAL ASSESSMENT?

There are four components that go into your Annual Assessment:

- **Operations Fund:** Annual revenue and expenses for all amenities and HOA services
- **Capital Repair Replacement Reserve Fund:** Funds for major repair, replacement, and restoration of common area components and equipment.
- **Roads Reserve Fund:** Funding for major roads, bridges, and culvert work.
- **Mailboxes Reserve Funds:** Anticipated expenses for cluster mailboxes and parcel boxes.

2024 Dues Proposal

					As Compared to 2023 Monthly Dues Amount at December 31 Year End	
	January Through May** 2023	June Through December 2023	95% Collections* 2024		\$ Change	% Change
DEVELOPED LOTS						
OPS	\$ 58.28	\$ 67.91	\$ 72.16		\$ 4.25	6.3%
OPS Rec Special Assessment**	\$ 12.13	\$ -	\$ -		\$ -	0.0%
Ops Total	\$ 70.41	\$ 67.91	\$ 72.16		\$ 4.25	6.3%
CRRRF	\$ 36.10	\$ 36.10	\$ 36.10		\$ -	0.0%
ROADS	\$ 37.13	\$ 37.13	\$ 37.13		\$ -	0.0%
MAILBOX	\$ 0.67	\$ 0.67	\$ 0.67		\$ -	0.0%
Capital Total	\$ 73.90	\$ 73.90	\$ 73.90		\$ -	0.0%
MONTHLY TOTAL	\$ 144.31	\$ 141.81	\$ 146.06		\$ 4.25	3.0%
ANNUAL TOTAL	N/A	\$ 1,714.22	\$ 1,752.72			
Monthly \$ Change			\$ 4.25			
Monthly % Change			3%			
					As Compared to 2023 Monthly Dues Amount at December 31 Year End	
UNDEVELOPED LOTS						
OPS	\$ 52.24	\$ 60.77	\$ 64.81		\$ 4.04	6.6%
OPS Rec Special Assessment**	\$ 8.53	\$ -	\$ -		\$ -	0.0%
Ops Total	\$ 60.77	\$ 60.77	\$ 64.81		\$ 4.04	6.6%
CRRRF	\$ 36.10	\$ 36.10	\$ 36.10		\$ -	0.0%
ROADS	\$ 37.13	\$ 37.13	\$ 37.13		\$ -	0.0%
MAILBOX	\$ 0.67	\$ 0.67	\$ 0.67		\$ -	0.0%
Capital Total	\$ 73.90	\$ 73.90	\$ 73.90		\$ -	0.0%
MONTHLY TOTAL	\$ 134.67	\$ 134.67	\$ 138.71		\$ 4.04	3.0%
Annual Total	N/A	\$ 1,616.04	\$ 1,664.52			
Monthly \$ Change			\$ 4.04			
Monthly % Change			3%			

*Based on a 95% collection rate on a total of 3,121 lots: 2,739 Developed Lots and 382 Vacant Lots

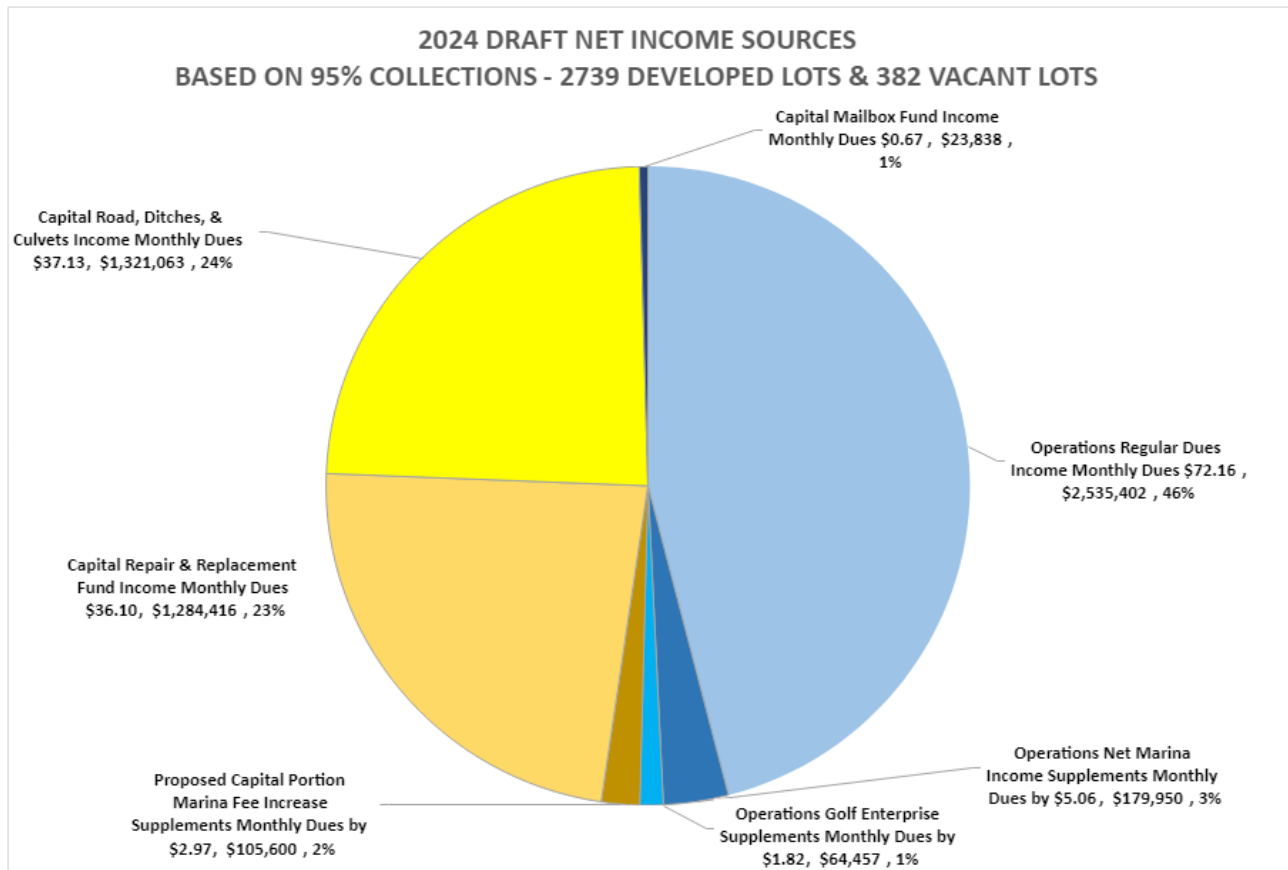
**The Recreation Special Assessment expired at the end of May 2023

Dues Projection- 2024 Operating Budget Assumptions & Capital Planning for 2024-2028

Fund	Description of Change	January through May 2023	June through December 2023	Average Monthly Amount 2023	2024	2025	2026	2027	2028
OPS	2023 Assessment	\$ 58.28	\$ 67.91	\$ 63.90	\$ 72.16	\$ 72.16	\$ 72.16	\$ 72.16	\$ 72.16
Recreation SA	2023*	12.13	-	5.05	-	-	-	-	-
Ops Assessment Total (Developed)		\$ 70.41	\$ 67.91	\$ 68.95	\$ 72.16	\$ 72.16	\$ 72.16	\$ 72.16	\$ 72.16
CRRRF	2023 Assessment	36.10	36.10	36.10	36.10	36.10	36.10	36.10	36.10
ROADS	2023 Assessment	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13
MAILBOX	2023 Assessment	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67
Capital Assessment Total		\$ 73.90	\$ 73.90	\$ 73.90	\$ 73.90	\$ 73.90	\$ 73.90	\$ 73.90	\$ 73.90
MONTHLY Projected Assessment Total		\$ 144.31	\$ 141.81	\$ 142.85	\$ 146.06	\$ 146.06	\$ 146.06	\$ 146.06	\$ 146.06
\$ Change from Previous Year's Monthly Dues Amount at December 31st					\$ 4.25	0.00	0.00	0.00	0.00
% Change from Previous Year's Monthly Dues Amount at December 31st					3%	0%	0%	0%	0%

*The Recreation Special Assessment expired at the end of May 2023.

**For ease of presentation purposes, only years 2023 through 2028 are shown. However, years 2029 through 2033 are the same as for years 2024 through 2028 shown above.

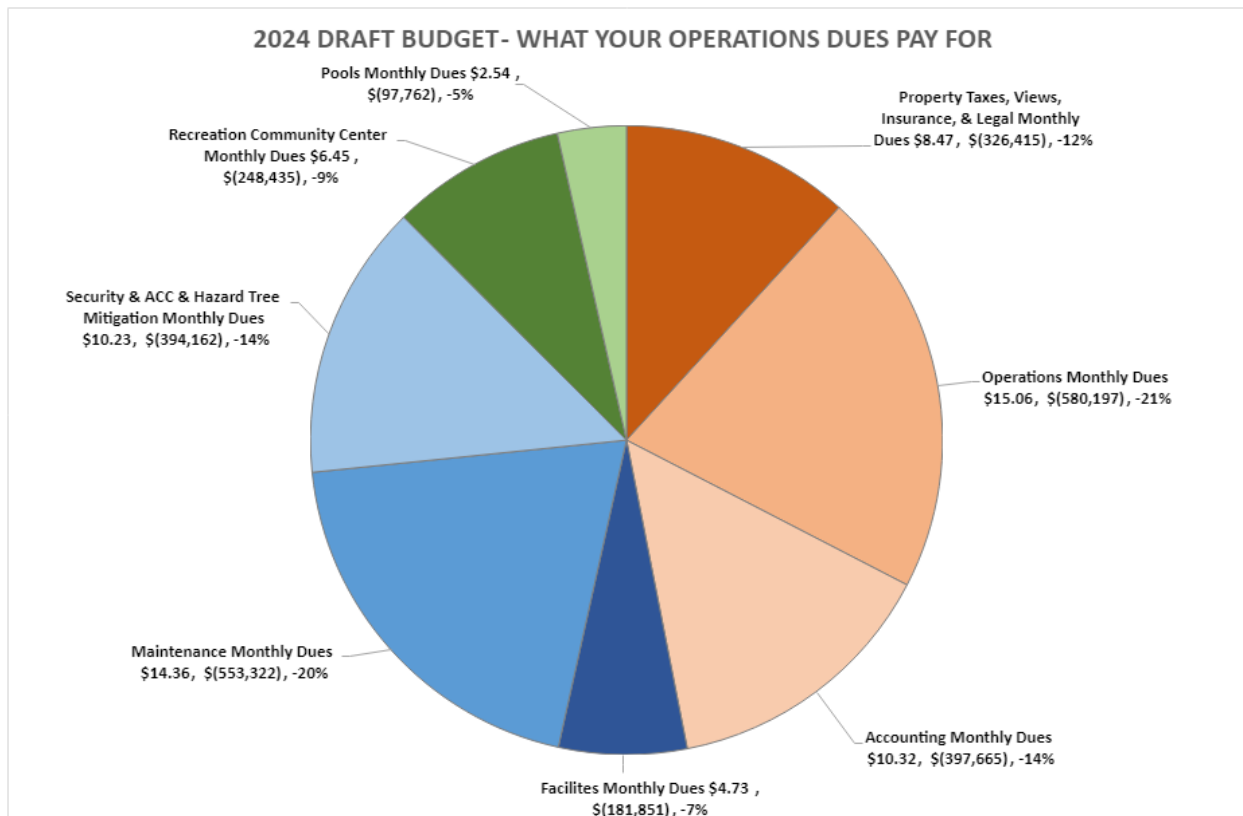


Summary of Operations Budget by Department

Department	2023 Budget	2024		% Change
		Proposed Budget	Increase / (Decrease)	
Common Costs: Property Taxes, Views, & Legal	(303,905)	(326,415)	22,510	7.4%
Operations	(595,461)	(580,197)	(15,264)	-2.6%
Accounting	(373,980)	(397,665)	23,685	6.3%
Facilities	(148,760)	(181,851)	33,091	22.2%
Maintenance*	(441,183)	(553,322)	112,139	25.4%
Security & ACC	(328,715)	(394,162)	65,447	19.9%
Recreation Community Center	(209,909)	(248,435)	38,526	18.4%
Parks*	(84,462)	-	(84,462)	-100.0%
Pools	(79,534)	(97,762)	18,228	22.9%
Subtotal Net Expense	(2,565,909)	(2,779,809)	213,900	8.3%
Operations Regular Dues Income	2,241,648	2,535,402	293,754	13.1%
Operations Rec Special Assessment Income**	172,371	-	(172,371)	-100.0%
Golf Enterprise	7,551	64,457	56,906	> 100%
Operations Net Marina Income	144,339	179,950	35,611	24.7%
Subtotal Net Income	2,565,909	2,779,809	213,900	8.3%
Grand Total Budget	-	-	-	

*Beginning with the 2024 budget year, Parks expenditures are accounted for in the Maintenance Department.

**The Recreation Special Assessment expired at the end of May 2023.





Linking Budgeting and Strategy

Successful long-term organizational sustainability requires planning and the incorporation of both strategic and long-term planning processes, to identify vital and measurable goals. SVCA's mission, vision, and strategic priorities act as the guiding principles for Association decisions and actions taken by both the Board and staff.

2024 Operational Budget Background

Recent challenges and opportunities related to the 2024 budget draft include accounting for anticipated additional payroll expense, anticipated increases in property/casualty insurance, fuel, utilities, and the prioritization of the maintenance of infrastructure and facilities that have been neglected.

The 5-year Recreation Special Assessment – which included recreation, pools, and parks – expired in May 2023. Beginning in the Budget Year 2024, all Parks-related expenditures will be accounted for within the Maintenance Department budget. This budgeting change was made at the request of the Maintenance Superintendent.

After careful review of the 10-year Capital Plan, the proposed 3% monthly dues increase in 2024 will be allocated to the Operations Budget.

Additional Budgeting Information for Members

Member-petitioned dues and assessments are invalid under RCW 64.90.525, and the process for budget approval is exclusively governed by RCW 64.90.525. RCW 64.90.525(3) further describes the method for SVCA to levy a special assessment. It requires SVCA to utilize the same process as for a budget approval, which means that the membership cannot initiate a special assessment either through a special meeting or as a motion on the floor of the AGM. Rather, the Board must first approve a revised budget providing for a special assessment. The revised budget must contain the information required by RCW 64.90.525(2) and must be submitted to the membership for ratification. The revised budget passes unless 51% of the membership rejects the revised budget.

At the 2021 AGM, the Board put forward a Bylaw Amendment that was passed by a 2/3 majority vote of the members amending Article II, Section 2 of the SVCA Bylaws allowing the President to reject and petition that seeks to circumvent the legally required process for imposing a special assessment.

In 2019, the members passed the following bylaw amendment to Article III, C, Section 19 for reasonable limitations on annual dues and assessments increases.

Section 19 of the SVCA Bylaws.

Annual Dues and Assessments, and Special Assessments.

(a) Assessments.

(i) All annual dues and assessments, and special assessments, shall be proposed for member approval by a vote of the Board, which member approval shall be by a vote of not less than sixty percent (60%) of the members present in person or by mailed ballot at any Annual or Special General Meeting. ***see important Section footnote**

(ii) Annual dues and assessments shall be used for the general purposes of promoting the recreation, health, safety, welfare, common benefit and enjoyment of the owners, including maintenance of the Association's real and personal property, all of which may be more specifically authorized from time to time by the Board.

(iii) Special assessments shall be for the purpose of paying the costs of, and any loans related to, capital improvements and repair.

(iv) Limitations on Dues and Assessments

1. a) Annual dues and assessments for any fiscal year shall not be increased greater than seven percent (7%) of the annual dues and assessments for the Association's preceding fiscal year.

b) Special assessments for any fiscal year, in aggregate, may not exceed fifteen percent (15%) of the budgeted gross assessment revenue of the Association for that fiscal year, excluding any budgeted special assessment revenues.

2. These limitations do not serve to limit assessment increases necessary for an unbudgeted emergency expense which exceeds 15% of the Budgeted Gross Revenues of the Association for the year in which an emergency assessment is proposed. At least one of the following must apply to the emergency situations expense(s):

a) Authorized or required by statute;

b) Required by an order of a court;

c) Necessary to repair or maintain the common interest development or any part of it for which the Association is responsible where a threat to personal safety on the property is discovered;

d) Necessary to repair or maintain the common interest development or any part of it for which the Association is responsible that could not have been reasonably foreseen by the board in preparing and distributing the annual budget.

3. Upon completion of a special assessment project, any excess funds will be considered common surplus, and shall, at the discretion of the board, either be returned to the unit owners or applied as a credit toward future assessments.

*Important footnote: The above paragraph §19(a)(i) is superseded by RCW 64.90.525, per RCW 64.90.085(2). The original Bylaw verbiage has been retained to reserve all rights in the event RCW 64.90.085(2) no longer applies. Under by RCW 64.90.525, per RCW 64.90.085(2), our annual dues, assessments, and special assessments payments are combined into a budget and that budget is placed on the ballot by the Board of Directors. If the budget is not rejected by owners holding the majority of ALL votes in the Association, the budget is ratified.

Annual Revenue Worksheet
Sudden Valley Community Association

Draft 8/3/2023

	2021	2022	January through May* 2023	June through December 2023	Annual Total 2023	2024
Basic Data						
Total No of Lots	3,138	3,131	3,124	3,124	3,124	3,121
Developed Lots						
Number of	2,668	2,678	2,678	2,678	2,678	2,739
Ops Dues per lot (annual)	\$707.64	\$703.56	\$291.40	\$475.37	\$766.77	\$865.92
Ops Rec Special Assessment (annual)	\$137.28	\$141.36	\$60.65	\$0.00	\$60.65	
Undeveloped Lots						
Number of	470	453	446	446	446	382
Ops Dues per lot (annual)	\$632.76	\$629.88	\$261.20	\$425.39	\$686.59	\$777.72
Ops Rec Special Assessment (annual)	\$96.48	\$99.36	\$42.65	\$0.00	\$42.65	
Per Lot Dues (annual)						
CRRRF Dues	\$433.20	\$433.20	\$180.50	\$252.70	\$433.20	\$433.20
Roads Dues	\$445.56	\$445.56	\$185.65	\$259.91	\$445.56	\$445.56
Mailbox Dues	\$8.04	\$8.04	\$3.35	\$4.69	\$8.04	\$8.04
Annual Developed Lot Dues	\$ 1,731.72	\$ 1,731.72	\$ 721.55	\$992.67	\$1,714.22	\$ 1,752.72
Monthly Developed Lot Dues	\$ 144.31	\$ 144.31	\$ 144.31	\$ 141.81	\$ 142.85	\$ 146.06
Proforma Ops Gross Revenue						
Ops Dues						
Developed Lots	\$1,887,984	\$1,884,134	\$780,369	\$1,273,041	\$2,053,410	\$2,371,755
Undeveloped Lots	\$297,397	\$285,336	\$116,495	\$189,724	\$306,219	\$297,089
Subtotal	\$2,185,381	\$2,169,469	\$896,864	\$1,462,765	\$2,359,629	\$2,668,844
Proforma Special Assmt Ops Gross Revenue						
Ops Dues						
Developed Lots	\$366,263	\$378,562	\$162,421	\$0	\$162,421	
Undeveloped Lots	\$45,346	\$45,010	\$19,022	\$0	\$19,022	
Subtotal	\$411,609	\$423,572	\$181,443	\$0	\$181,443	
Collection Rate %	95.0%	93.0%	95.0%	95.0%	95.0%	95.0%
Proforma Net Ops Revenue	\$2,076,112	\$2,017,606	\$852,021	\$1,389,627	\$2,241,648	\$2,535,402
Operations Bad Debt (Uncollected)	(\$109,269)	(\$151,863)	(\$44,843)	(\$73,138)	(\$117,981)	(\$133,442)
Proforma Special Assmt Ops Net Revenue	\$391,028	\$393,922	\$172,370	\$0	\$172,370	
Operations Bad Debt (Uncollected)	(\$20,581)	(\$29,650)	(\$9,073)	\$0	(\$9,073)	
Proforma CRRRF Gross Rev	\$1,359,382	\$1,356,349	\$563,882	\$789,435	\$1,353,317	\$1,352,017
Proforma CRRRF Net Rev	\$1,291,413	\$1,261,405	\$535,688	\$749,963	\$1,285,651	\$1,284,416
Proforma Roads Gross Rev	\$1,398,167	\$1,395,048	\$579,971	\$811,959	\$1,391,929	\$1,390,593
Proforma Roads Net Rev	\$1,328,259	\$1,297,395	\$550,972	\$771,361	\$1,322,333	\$1,321,063
Proforma Mailbox Gross Rev	\$25,230	\$25,173	\$10,465	\$14,652	\$25,117	\$25,093
Proforma Mailbox Net Rev	\$23,968	\$23,411	\$9,942	\$13,919	\$23,861	\$23,838
Total Operations Net Income	\$2,467,140	\$2,411,528	\$1,024,391	\$1,389,627	\$2,414,018	\$2,535,402
Total Capital Net Income	2,643,640	2,582,211	1,096,602	1,535,243	2,631,845	2,629,317
Total Operations & Capital Net Revenue	\$5,110,780	\$4,993,739	\$2,120,993	\$2,924,870	\$5,045,863	\$5,164,719

*The Recreation Special Assessment expired at the end of May 2023.

Budget Summary Trend
Sudden Valley Community Association
Common Costs
2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Dues and Assessment Income- Ops								
4003 -- BD Expense- 2023 Ops	(56,012.77)	(90,526.03)	(70,168.25)	(51,900.45)	(29,299.65)	(117,981.00)	(133,442.00)	13.10%
4005.23 -- Member Assessments 2023	2,077,004.64	2,014,973.59	2,185,731.65	2,167,489.77	898,538.00	2,359,629.00	2,668,844.00	13.10%
Total Dues and Assessment Income- Ops	2,020,991.87	1,924,447.56	2,115,563.40	2,115,589.32	869,238.35	2,241,648.00	2,535,402.00	13.10%
Other AR Income								
4820 -- Insurance Settlement Gains	0.00	0.00	0.00	0.00	33,252.84	0.00	0.00	0.00%
4830 -- Advertising Income	33,761.30	34,460.00	33,710.50	37,383.00	16,141.50	34,000.00	38,000.00	11.76%
4831 -- BD Expense- Views Ads	52.00	(930.50)	530.50	(2,843.50)	268.50	0.00	0.00	0.00%
4842 -- Member Donation Income Monthly	397.80	91.80	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other AR Income	34,211.10	33,621.30	34,241.00	34,539.50	49,662.84	34,000.00	38,000.00	11.76%
Other Income								
4279 -- EIDL Grant	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00%
4280 -- PPP Loan Forgiveness/Extinguishme	0.00	0.00	357,700.00	0.00	0.00	0.00	0.00	0.00%
4870 -- Member Donation Income	1,607.34	1,412.11	1,794.27	3,404.92	0.00	0.00	0.00	0.00%
Total Other Income	1,607.34	11,412.11	359,494.27	3,404.92	0.00	0.00	0.00	0.00%
Investment Income								
4900 -- Interest Earned - Operating Accounts	3,504.62	2,291.45	811.83	809.44	305.00	1,050.00	1,100.00	4.76%
Total Investment Income	3,504.62	2,291.45	811.83	809.44	305.00	1,050.00	1,100.00	4.76%
Total Common Costs Income	2,060,314.93	1,971,772.42	2,510,110.50	2,154,343.18	919,206.19	2,276,698.00	2,574,502.00	13.08%
Administrative								
5090 -- Office Supplies	0.00	0.00	69.72	0.00	0.00	0.00	0.00	0.00%
5100 -- GM Discretionary Funds	0.00	0.00	265.45	0.00	0.00	0.00	0.00	0.00%
5121 -- Currency Gain/Loss	1,071.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5405 -- Insurance Claims	0.00	0.00	0.00	9,448.62	0.00	0.00	0.00	0.00%
Total Administrative	1,071.71	0.00	335.17	9,448.62	0.00	0.00	0.00	0.00%
Regulatory Compliance								
6300 -- Permits & Licenses	25.68	397.50	710.64	0.00	0.00	0.00	0.00	0.00%
7110 -- Regulatory Compliance	1,755.00	945.00	1,755.00	375.00	0.00	1,000.00	500.00	(50.00%)
9005 -- State B&O Tax	181.12	170.49	178.49	192.01	82.70	205.00	205.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Common Costs
2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Regulatory Compliance								
9015 -- Property/Real Estate Tax	29,895.69	40,804.18	51,650.55	53,853.21	31,380.23	58,800.00	63,000.00	7.14%
Total Regulatory Compliance	31,857.49	42,317.17	54,294.68	54,420.22	31,462.93	60,005.00	63,705.00	6.17%
CC&Rs/ Mandates								
5003 -- Annual General Meeting	2,812.31	0.00	750.00	0.00	0.00	0.00	0.00	0.00%
5020 -- Board Support	25.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5215 -- Postage	432.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5216 -- Postage- Views	11,592.17	10,825.28	10,814.61	11,329.54	4,891.10	11,000.00	12,000.00	9.09%
5225 -- Newsletter Services	52,552.75	54,769.75	53,068.75	56,751.75	24,095.50	53,000.00	58,000.00	9.43%
7020 -- Legal Services	55,546.47	70,736.45	82,164.28	138,406.62	35,432.48	60,500.00	65,000.00	7.44%
Total CC&Rs/ Mandates	122,962.36	136,331.48	146,797.64	206,487.91	64,419.08	124,500.00	135,000.00	8.43%
Insurance								
5400 -- Insurance Premiums	106,185.18	114,062.98	125,033.40	144,403.85	66,849.26	154,450.00	166,810.00	8.00%
Total Insurance	106,185.18	114,062.98	125,033.40	144,403.85	66,849.26	154,450.00	166,810.00	8.00%
Contracted & Professional Services								
5125 -- IT Support and Services	0.00	0.00	2,400.00	0.00	0.00	0.00	0.00	0.00%
7095 -- Other Professional Services	1,253.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	1,253.31	0.00	2,400.00	0.00	0.00	0.00	0.00	0.00%
Other Expenses								
5327 -- GM Recruiting Expense	0.00	0.00	1,444.80	0.00	0.00	0.00	0.00	0.00%
9140 -- PPP Loan Interest Expense	0.00	2,283.40	(2,283.40)	0.00	0.00	0.00	0.00	0.00%
Total Other Expenses	0.00	2,283.40	(838.60)	0.00	0.00	0.00	0.00	0.00%
Total Common Costs Expense	263,330.05	294,995.03	328,022.29	414,760.60	162,731.27	338,955.00	365,515.00	7.84%
Total Common Costs Net Income / (Loss)	1,796,984.88	1,676,777.39	2,182,088.21	1,739,582.58	756,474.92	1,937,743.00	2,208,987.00	14.00%

Budget Summary Trend
Sudden Valley Community Association
Accounting

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Other AR Income								
4240 -- Title & Recording Fees	39,000.00	41,475.00	46,000.00	29,800.00	8,500.00	42,000.00	40,000.00	(4.76%)
4241 -- BD Expense- Title Fees	47.94	0.00	(103.42)	(21.58)	(125.00)	0.00	0.00	0.00%
4705 -- NSF Service Fees	1,852.48	1,877.00	1,489.45	1,714.00	1,169.69	1,200.00	1,500.00	25.00%
4706 -- BD Expense- NSF Fees	(7.96)	(309.17)	9.03	(183.44)	(2.42)	0.00	0.00	0.00%
Total Other AR Income	40,892.46	43,042.83	47,395.06	31,308.98	9,542.27	43,200.00	41,500.00	(3.94%)
Total Accounting Income	40,892.46	43,042.83	47,395.06	31,308.98	9,542.27	43,200.00	41,500.00	(3.94%)
Administrative								
5000 -- General Administrative	19.50	267.78	208.98	139.64	105.93	0.00	0.00	0.00%
5015 -- Bank Charges & Fees	1,486.88	1,283.57	2,977.99	3,814.92	879.88	1,500.00	1,500.00	0.00%
5045 -- Dues & Subscriptions	0.00	0.00	0.00	260.99	42.00	0.00	0.00	0.00%
5120 -- Cash Over/Short	245.61	(0.07)	(0.40)	0.00	0.00	0.00	0.00	0.00%
5121 -- Currency Gain/Loss	0.00	57.53	0.00	154.11	0.00	0.00	0.00	0.00%
5210 -- Printing & Copying	7,428.06	4,507.90	5,167.05	4,879.02	3,848.53	8,500.00	5,000.00	(41.18%)
5227 -- Training & Conferences	1.00	0.00	16.00	0.00	0.00	300.00	0.00	(100.00%)
5399 -- Payroll Service Fees	9,939.61	12,025.10	15,949.52	15,995.93	6,501.86	12,000.00	12,500.00	4.17%
Total Administrative	19,120.66	18,141.81	24,319.14	25,244.61	11,378.20	22,300.00	19,000.00	(14.80%)
Regulatory Compliance								
6300 -- Permits & Licenses	182.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
7000 -- Audit & Tax Services	33,750.00	36,650.00	35,010.00	42,500.00	4,956.00	40,000.00	40,000.00	0.00%
9005 -- State B&O Tax	619.20	641.60	602.15	2,254.03	145.05	750.00	1,000.00	33.33%
Total Regulatory Compliance	34,551.20	37,291.60	35,612.15	44,754.03	5,101.05	40,750.00	41,000.00	0.61%
CC&Rs/ Mandates								
5215 -- Postage	5,869.55	3,865.01	3,752.31	3,702.16	2,299.68	5,000.00	4,000.00	(20.00%)
Total CC&Rs/ Mandates	5,869.55	3,865.01	3,752.31	3,702.16	2,299.68	5,000.00	4,000.00	(20.00%)
Payroll & Benefits								
5300 -- Salaries	184,731.30	203,258.48	226,993.87	269,492.74	107,792.54	276,637.00	297,495.00	7.54%
5335 -- Payroll Taxes- Employer	14,641.10	16,095.84	18,652.92	23,464.91	10,080.51	24,978.00	26,810.00	7.33%

Budget Summary Trend
Sudden Valley Community Association
Accounting

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Payroll & Benefits								
5385 -- Payroll Benefits - Medical	18,793.87	28,501.94	27,439.67	32,598.43	14,239.18	35,040.00	38,760.00	10.62%
Total Payroll & Benefits	218,166.27	247,856.26	273,086.46	325,556.08	132,112.23	336,655.00	363,065.00	7.84%
Utilities								
6050 -- Utilities- Communications Service	420.00	877.50	2,289.32	2,222.81	938.94	2,475.00	2,100.00	(15.15%)
Total Utilities	420.00	877.50	2,289.32	2,222.81	938.94	2,475.00	2,100.00	(15.15%)
Contracted & Professional Services								
5125 -- IT Support and Services	9,749.00	9,923.99	7,499.00	9,899.00	4,299.00	10,000.00	10,000.00	0.00%
7095 -- Other Professional Services	20,817.41	3,644.84	15,846.22	66,585.75	91.98	0.00	0.00	0.00%
Total Contracted & Professional Services	30,566.41	13,568.83	23,345.22	76,484.75	4,390.98	10,000.00	10,000.00	0.00%
Total Accounting Expense	308,694.09	321,601.01	362,404.60	477,964.44	156,221.08	417,180.00	439,165.00	5.27%
Total Accounting Net Income / (Loss)	(267,801.63)	(278,558.18)	(315,009.54)	(446,655.46)	(146,678.81)	(373,980.00)	(397,665.00)	6.33%

Budget Summary Trend
Sudden Valley Community Association
Facilities

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Area Z Rental Income								
4410 -- Area Z Storage Rental Income	19,970.00	23,767.58	18,702.92	21,327.50	11,023.76	24,000.00	24,000.00	0.00%
4412 -- BD Expense- Area Z	970.68	(2,192.16)	1,032.43	(495.63)	227.27	0.00	0.00	0.00%
Total Area Z Rental Income	20,940.68	21,575.42	19,735.35	20,831.87	11,251.03	24,000.00	24,000.00	0.00%
Lease Income								
4430 -- Lease Income - Restaurant	27,948.00	25,619.00	28,129.39	19,480.29	13,105.00	29,652.00	31,452.00	6.07%
4435 -- Lease Income - Barn 8	0.00	0.00	0.00	0.00	0.00	0.00	14,400.00	0.00%
4439 -- Lease Income- Library	3,372.00	3,372.00	3,372.00	3,372.00	1,405.00	3,372.00	3,900.00	15.66%
Total Lease Income	31,320.00	28,991.00	31,501.39	22,852.29	14,510.00	33,024.00	49,752.00	50.65%
Total Facilities Income	52,260.68	50,566.42	51,236.74	43,684.16	25,761.03	57,024.00	73,752.00	29.34%
Administrative								
6408 -- Uniforms	0.00	0.00	570.42	0.00	0.00	0.00	0.00	0.00%
Total Administrative	0.00	0.00	570.42	0.00	0.00	0.00	0.00	0.00%
Regulatory Compliance								
6300 -- Permits & Licenses	71.80	71.80	221.50	36.80	36.80	100.00	100.00	0.00%
7110 -- Regulatory Compliance	886.92	888.39	1,222.02	1,439.23	367.10	1,200.00	1,550.00	29.17%
9005 -- State B&O Tax	837.02	815.39	697.52	459.46	383.00	1,000.00	1,000.00	0.00%
Total Regulatory Compliance	1,795.74	1,775.58	2,141.04	1,935.49	786.90	2,300.00	2,650.00	15.22%
Payroll & Benefits								
5300 -- Salaries	64,494.78	63,930.26	55,930.96	11,911.25	5,463.12	37,373.00	39,634.00	6.05%
5335 -- Payroll Taxes- Employer	6,148.63	6,653.72	5,093.16	1,103.12	721.10	4,525.00	4,835.00	6.85%
5385 -- Payroll Benefits - Medical	5,527.44	8,069.38	8,342.42	9,022.52	1,179.42	5,431.00	9,684.00	78.31%
Total Payroll & Benefits	76,170.85	78,653.36	69,366.54	22,036.89	7,363.64	47,329.00	54,153.00	14.42%
Insurance								
5400 -- Insurance Premiums	0.00	0.00	0.00	0.00	284.05	0.00	0.00	0.00%
Total Insurance	0.00	0.00	0.00	0.00	284.05	0.00	0.00	0.00%
Utilities								
6000 -- Utilities	2,454.33	437.07	(344.64)	15,419.92	(4,012.92)	0.00	0.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Facilities

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Utilities								
6005 -- Utilities- Natural Gas	7,581.52	4,840.64	4,506.80	5,026.36	3,748.18	6,290.00	5,328.00	(15.29%)
6023 -- Utilities- Water & Sewer	15,014.00	15,430.25	15,456.10	16,390.50	5,951.10	16,692.00	17,374.00	4.09%
6033 -- Utilities- Electricity	18,573.16	18,511.18	21,272.24	21,717.15	13,610.79	22,975.00	23,020.00	0.20%
6035 -- Utilities- Trash & Recycling Service	10,234.89	9,054.68	16,178.41	8,634.48	5,039.72	17,475.00	25,497.00	45.91%
6050 -- Utilities- Communications Service	16,888.02	16,622.73	18,240.09	18,896.83	8,971.99	19,700.00	20,031.00	1.68%
Total Utilities	70,745.92	64,896.55	75,309.00	86,085.24	33,308.86	83,132.00	91,250.00	9.77%
Maintenance & Landscaping								
6110 -- Landscape R&M	0.00	708.53	0.00	0.00	0.00	1,000.00	0.00	(100.00%)
6448 -- COVID 19 Response	0.00	186.62	0.00	0.00	0.00	0.00	0.00	0.00%
6515 -- Building R&M- Materials	17,045.57	36,129.95	19,193.05	16,874.28	6,451.20	30,000.00	35,000.00	16.67%
6520 -- Building R&M- Contract Vendor	27,766.07	21,228.28	11,918.40	38,746.72	22,104.20	16,000.00	45,000.00	181.25%
6621 -- Raw Materials: Sand & Gravel	0.00	1,298.30	0.00	0.00	0.00	0.00	0.00	0.00%
6635 -- Janitorial Supplies	16,504.12	10,633.36	8,613.31	6,502.06	4,059.43	10,000.00	8,500.00	(15.00%)
6675 -- Equipment R&M	359.59	591.31	0.00	2,154.38	31.54	1,000.00	1,000.00	0.00%
6765 -- Small Tools & Equipment	215.86	0.00	0.00	133.61	21.52	500.00	0.00	(100.00%)
6775 -- Vehicle R&M	1,047.30	0.00	0.00	40.25	408.22	0.00	0.00	0.00%
6785 -- Vehicle Fuel	167.03	(8.54)	0.00	0.00	0.00	0.00	0.00	0.00%
6795 -- Other Supplies	1,511.57	3,516.33	1,191.07	594.88	1,237.70	1,523.00	1,550.00	1.77%
6796 -- Other R&M	4,883.77	2,516.49	6,952.04	1,403.07	77.04	2,500.00	1,000.00	(60.00%)
Total Maintenance & Landscaping	69,500.88	76,800.63	47,867.87	66,449.25	34,390.85	62,523.00	92,050.00	47.23%
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	209.77	0.00	(43.48)	0.00	0.00	0.00	0.00	0.00%
5125 -- IT Support and Services	8,040.00	9,276.00	11,536.80	0.00	0.00	0.00	0.00	0.00%
6438 -- Pool Management	0.00	0.00	0.00	38.64	0.00	0.00	0.00	0.00%
6440 -- Safety & Security Services	1,356.36	1,630.77	358.06	0.00	2,511.41	500.00	500.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Facilities

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Contracted & Professional Services								
7095 -- Other Professional Services	1,302.00	0.00	0.00	1,729.18	8,050.00	10,000.00	15,000.00	50.00%
Total Contracted & Professional Services	10,908.13	10,906.77	11,851.38	1,767.82	10,561.41	10,500.00	15,500.00	47.62%
Total Facilities Expense	229,121.52	233,032.89	207,106.25	178,274.69	86,695.71	205,784.00	255,603.00	24.21%
Total Facilities Net Income / (Loss)	(176,860.84)	(182,466.47)	(155,869.51)	(134,590.53)	(60,934.68)	(148,760.00)	(181,851.00)	22.24%

Budget Summary Trend
Sudden Valley Community Association
Golf Management
2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Golf Income								
4150 -- Golf Course Annual Greens Fees	309,088.49	306,458.99	353,619.28	370,271.58	295,044.96	360,016.00	385,000.00	6.94%
4151 -- BD Expense- Golf	716.14	(134.61)	(1,054.72)	(1,777.10)	(2,138.79)	0.00	0.00	0.00%
4154 -- Golf Course Daily Greens Fees	436,595.99	454,756.17	554,809.59	609,371.31	145,487.16	564,848.00	658,000.00	16.49%
4170 -- Driving Range Fees	21,774.97	25,400.50	33,178.41	33,577.18	12,243.84	33,778.00	35,000.00	3.62%
4174 -- Golf Cart Rental	123,668.75	123,598.49	163,101.78	191,813.23	54,218.57	166,053.00	195,000.00	17.43%
4176 -- Golf Club Storage	1,076.50	1,647.74	2,141.99	2,245.24	1,503.00	2,163.00	2,400.00	10.96%
4178 -- Trail Fees	14,957.40	12,170.01	14,492.21	14,622.73	10,488.00	14,772.00	14,750.00	(0.15%)
Total Golf Income	907,878.24	923,897.29	1,120,288.54	1,220,124.17	516,846.74	1,141,630.00	1,290,150.00	13.01%
Other AR Income								
4830 -- Advertising Income	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other AR Income	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Other Income								
4835 -- Miscellaneous Income	48.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other Income	48.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Golf Management Income	908,227.07	923,897.29	1,120,288.54	1,220,124.17	516,846.74	1,141,630.00	1,290,150.00	13.01%
Administrative								
5000 -- General Administrative	440.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00%
5015 -- Bank Charges & Fees	17,807.97	19,882.34	21,659.35	27,288.55	6,766.92	18,450.00	30,000.00	62.60%
5045 -- Dues & Subscriptions	23,844.68	20,963.32	22,861.62	23,999.96	15,532.66	23,000.00	25,000.00	8.70%
5090 -- Office Supplies	866.45	258.70	448.59	398.58	477.73	500.00	600.00	20.00%
5107 -- Advertising Costs	5,069.12	10,199.72	13,506.78	16,350.01	7,408.10	12,900.00	14,000.00	8.53%
5120 -- Cash Over/Short	(1.00)	33.84	0.00	0.00	(0.42)	0.00	0.00	0.00%
5121 -- Currency Gain/Loss	(0.01)	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5210 -- Printing & Copying	1,758.65	2,900.18	0.00	340.40	1,395.51	2,000.00	1,800.00	(10.00%)
5227 -- Training & Conferences	0.00	755.00	1,003.08	0.00	0.00	2,000.00	2,000.00	0.00%
5326 -- Operating Performance Commissions	1,735.95	9,579.07	19,062.14	26,357.68	0.00	1,332.00	1,500.00	12.61%
6408 -- Uniforms	368.90	390.60	180.00	671.66	0.00	500.00	700.00	40.00%
Total Administrative	51,890.71	65,022.77	78,721.56	95,406.84	31,580.50	60,682.00	75,600.00	24.58%

Budget Summary Trend
Sudden Valley Community Association
Golf Management
2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Regulatory Compliance								
7110 -- Regulatory Compliance	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00%
9005 -- State B&O Tax	4,427.62	4,351.74	5,281.63	6,467.60	1,723.44	4,653.00	7,500.00	61.19%
Total Regulatory Compliance	4,427.62	4,351.74	5,281.63	8,467.60	1,723.44	4,653.00	7,500.00	61.19%
CC&Rs/ Mandates								
5115 -- Web Site Maintenance	0.00	600.00	2,447.60	2,019.96	716.76	2,500.00	2,700.00	8.00%
5215 -- Postage	395.81	321.39	230.58	43.13	12.06	400.00	250.00	(37.50%)
Total CC&Rs/ Mandates	395.81	921.39	2,678.18	2,063.09	728.82	2,900.00	2,950.00	1.72%
Payroll & Benefits								
5300 -- Salaries	220,817.53	221,079.48	238,608.86	248,543.75	86,051.62	268,250.00	279,505.00	4.20%
5335 -- Payroll Taxes- Employer	21,074.09	20,119.47	23,189.99	25,835.89	10,180.56	27,125.00	28,112.00	3.64%
5385 -- Payroll Benefits - Medical	20,309.61	28,447.03	29,163.04	32,354.08	9,131.34	35,040.00	38,760.00	10.62%
Total Payroll & Benefits	262,201.23	269,645.98	290,961.89	306,733.72	105,363.52	330,415.00	346,377.00	4.83%
Insurance								
5400 -- Insurance Premiums	3,144.36	3,144.36	3,253.56	3,406.44	1,419.35	3,675.00	3,969.00	8.00%
Total Insurance	3,144.36	3,144.36	3,253.56	3,406.44	1,419.35	3,675.00	3,969.00	8.00%
Utilities								
6005 -- Utilities- Natural Gas	3,265.84	2,865.28	2,932.57	2,641.32	3,098.16	3,170.00	2,800.00	(11.67%)
6023 -- Utilities- Water & Sewer	10,822.04	10,921.71	11,134.06	11,433.41	3,809.25	12,025.00	12,119.00	0.78%
6033 -- Utilities- Electricity	7,521.39	7,781.42	8,680.76	7,828.57	4,142.39	9,375.00	8,299.00	(11.48%)
6035 -- Utilities- Trash & Recycling Service	2,838.07	3,436.52	3,647.40	4,013.58	1,792.62	3,938.00	4,255.00	8.05%
6050 -- Utilities- Communications Service	5,017.27	5,487.68	5,314.68	5,479.76	2,410.37	5,740.00	5,809.00	1.20%
Total Utilities	29,464.61	30,492.61	31,709.47	31,396.64	15,252.79	34,248.00	33,282.00	(2.82%)
Maintenance & Landscaping								
6448 -- COVID 19 Response	0.00	99.01	0.00	0.00	0.00	0.00	0.00	0.00%
6675 -- Equipment R&M	1,833.96	2,575.72	249.44	1,867.30	238.91	1,200.00	2,000.00	66.67%
6765 -- Small Tools & Equipment	346.83	286.34	108.79	347.74	0.00	300.00	400.00	33.33%
6775 -- Vehicle R&M	66.01	0.00	19.50	351.73	0.00	1,000.00	1,000.00	0.00%
6785 -- Vehicle Fuel	6,932.46	5,610.87	7,241.99	9,874.81	3,306.30	8,330.00	10,500.00	26.05%

Budget Summary Trend
Sudden Valley Community Association
Golf Management
2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Maintenance & Landscaping								
6795 -- Other Supplies	2,291.41	5,060.71	6,596.20	4,540.88	4,184.45	4,500.00	5,000.00	11.11%
6796 -- Other R&M	0.00	0.00	77.98	67.50	0.00	0.00	0.00	0.00%
Total Maintenance & Landscaping	11,470.67	13,632.65	14,293.90	17,049.96	7,729.66	15,330.00	18,900.00	23.29%
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	5,100.00	2,150.00	4,000.00	6,680.00	0.00	4,000.00	7,000.00	75.00%
6440 -- Safety & Security Services	0.00	14.56	0.00	2,500.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	5,100.00	2,164.56	4,000.00	9,180.00	0.00	4,000.00	7,000.00	75.00%
Total Golf Management Expense	368,095.01	389,376.06	430,900.19	473,704.29	163,798.08	455,903.00	495,578.00	8.70%
Total Golf Management Net Income / (Loss)	540,132.06	534,521.23	689,388.35	746,419.88	353,048.66	685,727.00	794,572.00	15.87%

Budget Summary Trend
Sudden Valley Community Association
Recreation Community Center

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Special Ops Assmt Incom- Rec/Pool/								
4010 -- Recreation Special Assmt 062018 to C	388,937.80	366,595.12	412,047.72	423,730.08	182,470.50	181,443.00	0.00	(100.00%)
4011 -- BD Expense- Rec SA 062018 to 0520	(3,747.41)	(5,946.51)	(957.91)	793.40	(716.43)	(9,072.00)	0.00	(100.00%)
Total Special Ops Assmt Incom- Rec/Pool/Parks	385,190.39	360,648.61	411,089.81	424,523.48	181,754.07	172,371.00	0.00	(100.00%)
Lease Income								
4435 -- Lease Income - Barn 8	9,012.00	8,810.00	7,800.00	7,800.00	3,250.00	9,020.00	0.00	(100.00%)
Total Lease Income	9,012.00	8,810.00	7,800.00	7,800.00	3,250.00	9,020.00	0.00	(100.00%)
Non-Lease Facility Rentals								
4400 -- Facility Rentals	3,069.50	510.00	640.00	7,611.50	2,694.95	3,200.00	8,000.00	150.00%
Total Non-Lease Facility Rentals	3,069.50	510.00	640.00	7,611.50	2,694.95	3,200.00	8,000.00	150.00%
Rec Center and Pools Income								
4223 -- Gym and Pool Access Cards	4,033.36	553.00	2,158.28	2,662.01	723.00	4,100.00	3,000.00	(26.83%)
4502 -- Instructor & Trainer Fees	5,913.07	959.75	286.00	32.00	22.00	6,000.00	3,000.00	(50.00%)
4510 -- Fitness Center Income	1,094.00	210.00	89.50	409.00	283.00	1,100.00	1,000.00	(9.09%)
4513 -- Main Pool Income	4,420.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4515 -- Locker Rental	60.00	0.00	30.00	0.00	0.00	100.00	50.00	(50.00%)
4516 -- Quiet Pool Income	182.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Rec Center and Pools Income	15,702.43	1,722.75	2,563.78	3,103.01	1,028.00	11,300.00	7,050.00	(37.61%)
Other Income								
4220 -- Marina Gate & Access Cards	30.00	0.00	73.93	0.00	0.00	0.00	0.00	0.00%
4840 -- Non-Taxable Income	0.00	53.50	0.00	0.00	0.00	100.00	0.00	(100.00%)
4870 -- Member Donation Income	150.00	0.00	70.00	0.00	0.00	0.00	0.00	0.00%
Total Other Income	180.00	53.50	143.93	0.00	0.00	100.00	0.00	(100.00%)
Total Recreation Community Center Income	413,154.32	371,744.86	422,237.52	443,037.99	188,727.02	195,991.00	15,050.00	(92.32%)
Administrative								
5000 -- General Administrative	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5015 -- Bank Charges & Fees	32.58	0.00	22.30	0.00	0.00	50.00	0.00	(100.00%)
5090 -- Office Supplies	1,735.47	1,544.35	6,261.66	4,634.22	0.00	1,600.00	1,600.00	0.00%
5205 -- Events Charges	0.00	0.00	1,346.63	0.00	0.00	0.00	0.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Recreation Community Center

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Administrative								
5210 -- Printing & Copying	174.76	0.00	0.00	0.00	0.00	250.00	0.00	(100.00%)
5227 -- Training & Conferences	403.00	0.00	275.00	352.00	120.00	400.00	400.00	0.00%
6408 -- Uniforms	0.00	0.00	0.00	0.00	0.00	500.00	120.00	(76.00%)
Total Administrative	2,345.81	1,544.35	7,905.59	4,986.22	120.00	2,800.00	2,120.00	(24.29%)
Regulatory Compliance								
9005 -- State B&O Tax	191.30	141.41	113.28	67.39	53.67	200.00	200.00	0.00%
Total Regulatory Compliance	191.30	141.41	113.28	67.39	53.67	200.00	200.00	0.00%
CC&Rs/ Mandates								
5215 -- Postage	60.50	0.00	1.59	156.88	314.76	0.00	0.00	0.00%
Total CC&Rs/ Mandates	60.50	0.00	1.59	156.88	314.76	0.00	0.00	0.00%
Payroll & Benefits								
5300 -- Salaries	127,668.95	105,211.95	99,338.95	202,703.82	50,617.32	134,633.00	159,179.00	18.23%
5335 -- Payroll Taxes- Employer	12,316.17	9,506.82	9,552.49	20,879.13	5,670.54	13,350.00	15,669.00	17.37%
5385 -- Payroll Benefits - Medical	7,197.43	10,242.50	7,951.23	6,628.99	2,527.03	20,849.00	19,380.00	(7.05%)
Total Payroll & Benefits	147,182.55	124,961.27	116,842.67	230,211.94	58,814.89	168,832.00	194,228.00	15.04%
Utilities								
6005 -- Utilities- Natural Gas	5,628.20	3,399.27	4,487.39	7,991.33	5,373.45	4,846.00	8,470.00	74.78%
6023 -- Utilities- Water & Sewer	14,798.17	9,853.84	16,198.32	22,236.02	4,603.70	17,495.00	23,570.00	34.72%
6033 -- Utilities- Electricity	14,179.13	6,533.29	9,833.53	13,474.66	5,986.01	10,621.00	14,284.00	34.49%
6035 -- Utilities- Trash & Recycling Service	1,421.01	1,755.03	2,212.70	2,798.29	1,191.59	2,390.00	2,966.00	24.10%
6050 -- Utilities- Communications Service	6,695.11	9,177.11	8,928.88	5,327.36	3,818.85	9,645.00	5,647.00	(41.45%)
Total Utilities	42,721.62	30,718.54	41,660.82	51,827.66	20,973.60	44,997.00	54,937.00	22.09%
Maintenance & Landscaping								
6110 -- Landscape R&M	0.00	0.00	81.44	0.00	0.00	0.00	0.00	0.00%
6448 -- COVID 19 Response	0.00	545.83	0.00	0.00	0.00	0.00	0.00	0.00%
6515 -- Building R&M- Materials	8,015.03	552.67	395.99	453.52	0.00	5,000.00	0.00	(100.00%)
6520 -- Building R&M- Contract Vendor	3,597.03	627.00	0.00	0.00	0.00	0.00	0.00	0.00%
6635 -- Janitorial Supplies	3,781.04	2,743.60	0.00	886.77	971.74	4,000.00	1,000.00	(75.00%)

Budget Summary Trend
Sudden Valley Community Association
Recreation Community Center

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Maintenance & Landscaping								
6675 -- Equipment R&M	2,974.23	456.54	1,751.74	2,933.78	2,578.69	3,000.00	6,000.00	100.00%
6765 -- Small Tools & Equipment	0.00	0.00	235.00	187.10	0.00	0.00	0.00	0.00%
6795 -- Other Supplies	7,993.50	892.29	3,903.42	1,616.89	2,616.49	4,000.00	4,500.00	12.50%
6796 -- Other R&M	(207.46)	0.00	0.00	3,486.30	0.00	0.00	0.00	0.00%
Total Maintenance & Landscaping	26,153.37	5,817.93	6,367.59	9,564.36	6,166.92	16,000.00	11,500.00	(28.13%)
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	190.18	0.00	0.00	0.00	0.00	200.00	0.00	(100.00%)
6440 -- Safety & Security Services	553.87	490.34	0.00	625.00	0.00	500.00	500.00	0.00%
6448.3 -- COVID 19 Response Other Prof Se	0.00	45.00	0.00	0.00	0.00	0.00	0.00	0.00%
7095 -- Other Professional Services	0.00	0.00	9,719.44	27,630.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	744.05	535.34	9,719.44	28,255.00	0.00	700.00	500.00	(28.57%)
Total Recreation Community Center Expense	219,399.20	163,718.84	182,610.98	325,069.45	86,443.84	233,529.00	263,485.00	12.83%
Total Recreation Community Center Net Income / (Loss)	193,755.12	208,026.02	239,626.54	117,968.54	102,283.18	(37,538.00)	(248,435.00)	561.82%

Budget Summary Trend
Sudden Valley Community Association
Maintenance

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Other Income								
4220 -- Marina Gate & Access Cards	0.00	0.00	15.36	78.00	0.00	0.00	0.00	0.00%
4235 -- Trash Service	2,166.25	70.00	40.00	0.00	0.00	1,000.00	0.00	(100.00%)
Total Other Income	2,166.25	70.00	55.36	78.00	0.00	1,000.00	0.00	(100.00%)
Total Maintenance Income	2,166.25	70.00	55.36	78.00	0.00	1,000.00	0.00	(100.00%)
Administrative								
5090 -- Office Supplies	1,036.15	1,076.31	592.42	108.59	99.76	1,100.00	150.00	(86.36%)
5210 -- Printing & Copying	0.00	0.00	0.00	0.00	0.00	100.00	100.00	0.00%
6408 -- Uniforms	768.49	527.09	4,635.30	1,333.42	1,205.94	1,500.00	2,500.00	66.67%
Total Administrative	1,804.64	1,603.40	5,227.72	1,442.01	1,305.70	2,700.00	2,750.00	1.85%
Regulatory Compliance								
6300 -- Permits & Licenses	1,614.00	1,912.50	1,934.89	1,513.50	781.28	2,000.00	2,000.00	0.00%
9005 -- State B&O Tax	77.99	2.52	1.44	0.00	0.00	100.00	100.00	0.00%
Total Regulatory Compliance	1,691.99	1,915.02	1,936.33	1,513.50	781.28	2,100.00	2,100.00	0.00%
Payroll & Benefits								
5300 -- Salaries	215,236.69	243,880.29	260,537.82	225,805.59	69,207.55	231,400.00	319,366.00	38.01%
5335 -- Payroll Taxes- Employer	22,890.14	25,379.07	26,494.79	21,886.93	7,301.75	25,460.00	34,544.00	35.68%
5385 -- Payroll Benefits - Medical	20,414.80	31,639.56	22,669.54	11,318.91	14,753.15	30,246.00	47,175.00	55.97%
6447.1 -- Weather Response Payroll	0.00	33,344.04	19,588.00	12,391.63	3,438.50	10,000.00	10,000.00	0.00%
6447.2 -- Weather Response Payroll Taxes	0.00	3,598.20	2,188.86	468.82	342.35	1,000.00	1,000.00	0.00%
Total Payroll & Benefits	258,541.63	337,841.16	331,479.01	271,871.88	95,043.30	298,106.00	412,085.00	38.23%
Utilities								
6005 -- Utilities- Natural Gas	22.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6050 -- Utilities- Communications Service	1,468.10	7,723.95	201.22	2,504.76	1,582.28	1,500.00	2,655.00	77.00%
Total Utilities	1,490.95	7,723.95	201.22	2,504.76	1,582.28	1,500.00	2,655.00	77.00%
Maintenance & Landscaping								
6110 -- Landscape R&M	0.00	188.48	155.92	286.32	0.00	1,391.00	1,982.00	42.49%
6447 -- Weather Response	770.74	54,580.58	24,021.91	42,688.40	5,099.02	25,000.00	35,000.00	40.00%
6448 -- COVID 19 Response	0.00	372.63	0.00	0.00	0.00	0.00	0.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Maintenance

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Maintenance & Landscaping								
6515 -- Building R&M- Materials	354.35	0.00	0.00	392.50	0.00	750.00	0.00	(100.00%)
6610 -- Raw Materials	801.74	0.00	2,916.38	205.05	0.00	2,500.00	2,500.00	0.00%
6621 -- Raw Materials: Sand & Gravel	1,414.01	4,694.23	13,045.54	634.48	0.00	10,000.00	5,000.00	(50.00%)
6635 -- Janitorial Supplies	4,507.95	673.81	0.00	0.00	0.00	100.00	0.00	(100.00%)
6675 -- Equipment R&M	15,634.71	20,116.03	19,689.17	15,110.14	3,517.77	15,000.00	15,000.00	0.00%
6765 -- Small Tools & Equipment	8,300.14	5,237.93	4,821.40	3,872.82	2,198.87	5,000.00	7,500.00	50.00%
6775 -- Vehicle R&M	29,470.78	17,100.94	10,458.62	15,005.38	4,950.35	17,000.00	17,500.00	2.94%
6785 -- Vehicle Fuel	11,553.64	11,481.50	15,959.49	10,695.22	3,803.85	18,350.00	11,250.00	(38.69%)
6795 -- Other Supplies	5,744.48	7,465.24	7,667.36	4,621.83	173.85	5,000.00	5,000.00	0.00%
6796 -- Other R&M	88,474.02	20,577.72	19,680.57	8,531.91	0.00	0.00	0.00	0.00%
Total Maintenance & Landscaping	167,026.56	142,489.09	118,416.36	102,044.05	19,743.71	100,091.00	100,732.00	0.64%
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	0.00	338.74	3,918.95	0.00	0.00	1,500.00	7,500.00	400.00%
6440 -- Safety & Security Services	1,031.41	257.12	65.00	4,338.50	2,254.50	500.00	500.00	0.00%
6442 -- Snow Removal Services	16,305.62	15,966.12	70,081.38	37,788.65	9,128.85	20,000.00	0.00	(100.00%)
6448.3 -- COVID 19 Response Other Prof Se	0.00	752.12	280.00	0.00	0.00	0.00	0.00	0.00%
7095 -- Other Professional Services	0.00	9,662.92	0.00	6,924.81	708.75	15,686.00	25,000.00	59.38%
Total Contracted & Professional Services	17,337.03	26,977.02	74,345.33	49,051.96	12,092.10	37,686.00	33,000.00	(12.43%)
Other Expenses								
9210 -- Emergency Preparedness Committee	0.00	220.92	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other Expenses	0.00	220.92	0.00	0.00	0.00	0.00	0.00	0.00%
Total Maintenance Expense	447,892.80	518,770.56	531,605.97	428,428.16	130,548.37	442,183.00	553,322.00	25.13%
Total Maintenance Net Income / (Loss)	(445,726.55)	(518,700.56)	(531,550.61)	(428,350.16)	(130,548.37)	(441,183.00)	(553,322.00)	25.42%

Budget Summary Trend
Sudden Valley Community Association
Marina

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Marina Income								
4415 -- Marina Wet Slip Income	10,045.00	6,870.00	10,240.00	1,052.00	12,320.00	12,288.00	12,320.00	0.26%
4420 -- Marina Dry Slip Income	49,795.00	59,760.00	53,190.00	60,276.00	74,656.50	56,684.00	84,409.00	48.91%
4425 -- Marina Wet/Dry Combo Income	66,075.00	68,145.00	62,148.75	85,315.50	99,693.00	94,106.00	96,991.00	3.07%
4426 -- BD Expense- Marina	(340.00)	(7,048.20)	(522.62)	5,144.67	(19,642.50)	0.00	0.00	0.00%
Total Marina Income	125,575.00	127,726.80	125,056.13	151,788.17	167,027.00	163,078.00	193,720.00	18.79%
Other Income								
4220 -- Marina Gate & Access Cards	2,070.00	2,162.00	3,806.00	3,442.00	4,199.00	3,806.00	4,000.00	5.10%
4221 -- Marina Holding Fees	0.00	1,100.00	1,000.00	100.00	0.00	0.00	0.00	0.00%
Total Other Income	2,070.00	3,262.00	4,806.00	3,542.00	4,199.00	3,806.00	4,000.00	5.10%
Total Marina Income	127,645.00	130,988.80	129,862.13	155,330.17	171,226.00	166,884.00	197,720.00	18.48%
Administrative								
5015 -- Bank Charges & Fees	168.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5090 -- Office Supplies	0.00	1,247.80	1,172.89	181.98	884.04	1,000.00	1,000.00	0.00%
5210 -- Printing & Copying	313.06	0.00	241.31	302.06	42.56	200.00	200.00	0.00%
6408 -- Uniforms	0.00	139.10	0.00	0.00	0.00	0.00	0.00	0.00%
Total Administrative	481.63	1,386.90	1,414.20	484.04	926.60	1,200.00	1,200.00	0.00%
Regulatory Compliance								
7110 -- Regulatory Compliance	1,884.15	1,781.68	1,706.02	1,480.21	697.79	2,000.00	2,160.00	8.00%
9005 -- State B&O Tax	1,926.72	2,037.42	1,944.13	2,461.94	2,830.02	2,500.00	3,000.00	20.00%
Total Regulatory Compliance	3,810.87	3,819.10	3,650.15	3,942.15	3,527.81	4,500.00	5,160.00	14.67%
Payroll & Benefits								
5300 -- Salaries	0.00	22,125.82	45,924.37	17,840.31	0.00	0.00	0.00	0.00%
5335 -- Payroll Taxes- Employer	0.00	2,743.84	3,964.37	1,658.34	0.00	0.00	0.00	0.00%
5385 -- Payroll Benefits - Medical	0.00	2,442.30	1,523.50	0.00	(0.67)	0.00	0.00	0.00%
Total Payroll & Benefits	0.00	27,311.96	51,412.24	19,498.65	(0.67)	0.00	0.00	0.00%
Utilities								
6023 -- Utilities- Water & Sewer	3,553.21	3,399.26	1,548.37	1,611.87	525.42	3,900.00	1,710.00	(56.15%)
6033 -- Utilities- Electricity	2,087.38	1,592.14	1,748.08	1,665.56	843.37	2,395.00	1,766.00	(26.26%)

Budget Summary Trend
Sudden Valley Community Association
Marina

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Utilities								
6050 -- Utilities- Communications Service	1,901.45	2,193.06	1,975.79	1,777.08	703.19	1,700.00	1,884.00	10.82%
Total Utilities	7,542.04	7,184.46	5,272.24	5,054.51	2,071.98	7,995.00	5,360.00	(32.96%)
Maintenance & Landscaping								
6110 -- Landscape R&M	1,635.95	0.00	0.00	0.00	0.00	1,500.00	1,500.00	0.00%
6515 -- Building R&M- Materials	1,055.61	592.39	0.00	0.00	0.00	1,000.00	1,000.00	0.00%
6621 -- Raw Materials: Sand & Gravel	1,442.48	1,256.62	643.83	0.00	0.00	2,000.00	0.00	(100.00%)
6675 -- Equipment R&M	1,249.38	256.06	597.84	0.00	0.00	1,250.00	1,250.00	0.00%
6765 -- Small Tools & Equipment	804.21	419.82	0.00	0.00	0.00	500.00	0.00	(100.00%)
6795 -- Other Supplies	215.49	1,417.01	812.80	554.06	0.00	800.00	500.00	(37.50%)
6796 -- Other R&M	844.73	3,912.64	0.00	1,241.12	0.00	1,800.00	1,800.00	0.00%
Total Maintenance & Landscaping	7,247.85	7,854.54	2,054.47	1,795.18	0.00	8,850.00	6,050.00	(31.64%)
Contracted & Professional Services								
6440 -- Safety & Security Services	162.75	943.32	0.00	0.00	0.00	0.00	0.00	0.00%
7095 -- Other Professional Services	8,575.50	309.23	0.00	776.25	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	8,738.25	1,252.55	0.00	776.25	0.00	0.00	0.00	0.00%
Total Marina Expense	27,820.64	48,809.51	63,803.30	31,550.78	6,525.72	22,545.00	17,770.00	(21.18%)
Total Marina Net Income / (Loss)	99,824.36	82,179.29	66,058.83	123,779.39	164,700.28	144,339.00	179,950.00	24.67%

Budget Summary Trend
Sudden Valley Community Association
SVCA Operations- Admin

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Other Income								
4245 -- Photocopy Income	235.24	246.69	146.70	241.00	49.00	200.00	200.00	0.00%
4255 -- Maps and Signs	1,707.97	1,414.02	1,189.45	1,239.40	778.08	1,500.00	2,000.00	33.33%
4835 -- Miscellaneous Income	2,014.77	0.00	0.00	264.02	22.45	0.00	0.00	0.00%
4840 -- Non-Taxable Income	587.33	0.00	0.00	0.00	7.00	0.00	0.00	0.00%
4870 -- Member Donation Income	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other Income	4,570.31	1,660.71	1,336.15	1,744.42	856.53	1,700.00	2,200.00	29.41%
Total SVCA Operations- Admin Income	4,570.31	1,660.71	1,336.15	1,744.42	856.53	1,700.00	2,200.00	29.41%
Administrative								
5000 -- General Administrative	305.15	45.00	3,066.00	48.03	0.00	0.00	0.00	0.00%
5015 -- Bank Charges & Fees	3,609.51	3,420.57	5,487.51	7,080.92	3,040.12	3,000.00	5,000.00	66.67%
5045 -- Dues & Subscriptions	4,067.44	5,670.68	1,738.19	1,250.03	915.52	1,000.00	1,000.00	0.00%
5090 -- Office Supplies	22,908.41	21,988.37	23,257.64	23,041.42	6,577.12	21,131.00	21,131.00	0.00%
5100 -- GM Discretionary Funds	11,108.14	5,692.12	2,375.95	1,128.52	593.49	5,000.00	5,000.00	0.00%
5107 -- Advertising Costs	0.00	19.99	175.00	347.44	0.00	0.00	0.00	0.00%
5120 -- Cash Over/Short	7.58	39.68	4.55	728.98	21.91	0.00	0.00	0.00%
5205 -- Events Charges	14,818.55	4,547.40	2,624.41	7,424.80	1,265.80	5,000.00	5,000.00	0.00%
5210 -- Printing & Copying	7,989.20	4,019.12	6,086.09	5,557.15	2,794.10	6,500.00	6,500.00	0.00%
5227 -- Training & Conferences	11,162.81	6,178.70	2,524.29	0.00	0.00	3,000.00	1,500.00	(50.00%)
5325 -- Recruiting Expense	6,256.42	5,701.50	9,476.82	2,047.96	1,775.80	6,500.00	3,000.00	(53.85%)
Total Administrative	82,233.21	57,323.13	56,816.45	48,655.25	16,983.86	51,131.00	48,131.00	(5.87%)
Regulatory Compliance								
6300 -- Permits & Licenses	146.50	73.25	73.25	83.25	0.00	0.00	0.00	0.00%
9005 -- State B&O Tax	30.81	10.25	7.11	12.81	4.40	0.00	0.00	0.00%
Total Regulatory Compliance	177.31	83.50	80.36	96.06	4.40	0.00	0.00	0.00%
CC&Rs/ Mandates								
5003 -- Annual General Meeting	9,088.60	16,362.48	14,652.35	18,242.49	0.00	16,000.00	18,000.00	12.50%
5007 -- Special General Meeting	14,126.13	2,958.95	0.00	17,103.12	0.00	0.00	0.00	0.00%
5020 -- Board Support	4,335.45	656.28	0.00	0.00	0.00	0.00	0.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
SVCA Operations- Admin

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
CC&Rs/ Mandates								
5115 -- Web Site Maintenance	6,930.66	6,827.02	5,698.27	7,425.37	4,328.29	5,000.00	5,000.00	0.00%
5215 -- Postage	1,531.68	532.10	782.94	348.98	119.61	1,050.00	500.00	(52.38%)
5225 -- Newsletter Services	2,079.81	1,682.36	1,379.99	1,190.08	417.57	1,400.00	1,200.00	(14.29%)
Total CC&Rs/ Mandates	38,092.33	29,019.19	22,513.55	44,310.04	4,865.47	23,450.00	24,700.00	5.33%
Payroll & Benefits								
5300 -- Salaries	338,550.01	355,951.81	217,727.10	322,496.39	85,155.57	401,060.00	382,959.00	(4.51%)
5335 -- Payroll Taxes- Employer	26,835.93	28,393.95	18,729.23	28,301.88	7,722.53	35,970.00	34,388.00	(4.40%)
5385 -- Payroll Benefits - Medical	14,813.99	32,269.55	21,654.22	30,869.47	9,035.18	43,800.00	48,444.00	10.60%
Total Payroll & Benefits	380,199.93	416,615.31	258,110.55	381,667.74	101,913.28	480,830.00	465,791.00	(3.13%)
Insurance								
5400 -- Insurance Premiums	0.00	0.00	0.00	280.78	0.00	0.00	0.00	0.00%
Total Insurance	0.00	0.00	0.00	280.78	0.00	0.00	0.00	0.00%
Utilities								
6035 -- Utilities- Trash & Recycling Service	495.00	108.00	54.00	110.00	56.00	0.00	0.00	0.00%
6050 -- Utilities- Communications Service	3,129.40	4,535.00	6,932.50	3,788.22	600.00	4,300.00	3,000.00	(30.23%)
Total Utilities	3,624.40	4,643.00	6,986.50	3,898.22	656.00	4,300.00	3,000.00	(30.23%)
Maintenance & Landscaping								
6447 -- Weather Response	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00%
6448 -- COVID 19 Response	0.00	379.42	0.00	0.00	0.00	0.00	0.00	0.00%
6775 -- Vehicle R&M	0.00	0.00	111.89	12.00	0.00	0.00	0.00	0.00%
6785 -- Vehicle Fuel	151.48	373.18	140.61	0.00	303.78	250.00	275.00	10.00%
6795 -- Other Supplies	212.94	88.55	49.42	645.54	0.00	0.00	0.00	0.00%
Total Maintenance & Landscaping	364.42	841.15	1,301.92	657.54	303.78	250.00	275.00	10.00%
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	4,071.86	3,222.38	5,018.31	305.89	1,276.98	7,200.00	5,500.00	(23.61%)
5086 -- Operating Lease Exp - ROU	0.00	0.00	0.00	6,767.52	0.00	0.00	0.00	0.00%
5125 -- IT Support and Services	32,934.10	26,501.47	34,648.89	35,577.51	19,959.51	30,000.00	30,000.00	0.00%
6440 -- Safety & Security Services	380.84	0.00	0.00	27,701.75	6,763.50	0.00	5,000.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
SVCA Operations- Admin

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Contracted & Professional Services								
6448.3 -- COVID 19 Response Other Prof Se	0.00	5,369.37	0.00	0.00	0.00	0.00	0.00	0.00%
7095 -- Other Professional Services	21,999.70	21,660.65	182,830.89	99,803.06	11,501.25	0.00	0.00	0.00%
Total Contracted & Professional Services	59,386.50	56,753.87	222,498.09	170,155.73	39,501.24	37,200.00	40,500.00	8.87%
Other Expenses								
9210 -- Emergency Preparedness Committee	61.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other Expenses	61.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total SVCA Operations- Admin Expense	564,139.66	565,279.15	568,307.42	649,721.36	164,228.03	597,161.00	582,397.00	(2.47%)
Total SVCA Operations- Admin Net Income / (Loss)	(559,569.35)	(563,618.44)	(566,971.27)	(647,976.94)	(163,371.50)	(595,461.00)	(580,197.00)	(2.56%)

Budget Summary Trend
Sudden Valley Community Association
Parks

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Non-Lease Facility Rentals								
4411 -- Picnic Shelter Rentals	2,310.00	60.00	1,582.50	2,265.00	680.00	2,500.00	0.00	(100.00%)
Total Non-Lease Facility Rentals	2,310.00	60.00	1,582.50	2,265.00	680.00	2,500.00	0.00	(100.00%)
Total Parks Income	2,310.00	60.00	1,582.50	2,265.00	680.00	2,500.00	0.00	(100.00%)
Administrative								
5015 -- Bank Charges & Fees	6.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5090 -- Office Supplies	0.00	0.00	27.98	0.00	0.00	0.00	0.00	0.00%
5205 -- Events Charges	986.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5227 -- Training & Conferences	180.00	0.00	0.00	0.00	1,805.00	0.00	0.00	0.00%
6408 -- Uniforms	1,395.31	985.06	348.51	392.09	0.00	0.00	0.00	0.00%
Total Administrative	2,567.61	985.06	376.49	392.09	1,805.00	0.00	0.00	0.00%
Regulatory Compliance								
6300 -- Permits & Licenses	33.00	910.72	498.50	110.50	983.64	0.00	0.00	0.00%
7110 -- Regulatory Compliance	0.00	0.00	0.00	17,882.52	0.00	0.00	0.00	0.00%
9005 -- State B&O Tax	38.31	3.19	7.61	119.99	40.42	0.00	0.00	0.00%
Total Regulatory Compliance	71.31	913.91	506.11	18,113.01	1,024.06	0.00	0.00	0.00%
Payroll & Benefits								
5300 -- Salaries	52,689.16	66,145.67	58,527.00	28,750.29	30,323.50	41,694.00	0.00	(100.00%)
5335 -- Payroll Taxes- Employer	6,204.01	7,247.23	6,464.88	2,906.19	3,500.50	4,818.00	0.00	(100.00%)
5385 -- Payroll Benefits - Medical	10,208.10	15,041.21	11,005.00	8,682.71	5,848.68	7,300.00	0.00	(100.00%)
Total Payroll & Benefits	69,101.27	88,434.11	75,996.88	40,339.19	39,672.68	53,812.00	0.00	(100.00%)
Utilities								
6035 -- Utilities- Trash & Recycling Service	1,508.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Utilities	1,508.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Maintenance & Landscaping								
6110 -- Landscape R&M	20,949.71	24,516.19	9,904.14	3,118.51	1,077.49	15,000.00	0.00	(100.00%)
6448 -- COVID 19 Response	0.00	569.45	0.00	0.00	0.00	0.00	0.00	0.00%
6621 -- Raw Materials: Sand & Gravel	3,496.37	9,217.35	1,577.47	166.45	0.00	2,500.00	0.00	(100.00%)
6635 -- Janitorial Supplies	0.00	0.00	(13.67)	0.00	0.00	0.00	0.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Parks

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Maintenance & Landscaping								
6675 -- Equipment R&M	2,138.00	4,498.66	3,400.37	0.00	202.59	4,500.00	0.00	(100.00%)
6765 -- Small Tools & Equipment	1,534.66	2,715.28	916.54	803.54	1,087.11	2,200.00	0.00	(100.00%)
6775 -- Vehicle R&M	531.36	687.59	33.76	174.08	92.48	750.00	0.00	(100.00%)
6785 -- Vehicle Fuel	4,541.29	2,755.41	2,019.03	1,356.23	0.00	3,000.00	0.00	(100.00%)
6795 -- Other Supplies	3,999.63	5,028.06	6,170.37	3,572.46	0.00	4,500.00	0.00	(100.00%)
6796 -- Other R&M	204.23	487.59	181.32	(167.95)	94.97	700.00	0.00	(100.00%)
Total Maintenance & Landscaping	37,395.25	50,475.58	24,189.33	9,023.32	2,554.64	33,150.00	0.00	(100.00%)
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	404.42	381.48	0.00	0.00	0.00	0.00	0.00	0.00%
6440 -- Safety & Security Services	60.70	17.50	0.00	0.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	465.12	398.98	0.00	0.00	0.00	0.00	0.00	0.00%
Total Parks Expense	111,108.57	141,207.64	101,068.81	67,867.61	45,056.38	86,962.00	0.00	(100.00%)
Total Parks Net Income / (Loss)	(108,798.57)	(141,147.64)	(99,486.31)	(65,602.61)	(44,376.38)	(84,462.00)	0.00	(100.00%)

Budget Summary Trend
Sudden Valley Community Association
Main Pool and Quiet Pool

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Non-Lease Facility Rentals								
4400 -- Facility Rentals	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Non-Lease Facility Rentals	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Rec Center and Pools Income								
4502 -- Instructor & Trainer Fees	28.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4513 -- Main Pool Income	5,443.00	0.00	14,424.72	12,917.23	2,592.50	14,425.00	14,550.00	0.87%
4516 -- Quiet Pool Income	402.00	0.00	233.00	175.00	0.00	233.00	300.00	28.76%
Total Rec Center and Pools Income	5,873.00	0.00	14,657.72	13,092.23	2,592.50	14,658.00	14,850.00	1.31%
Total Main Pool and Quiet Pool Income	6,248.00	0.00	14,657.72	13,092.23	2,592.50	14,658.00	14,850.00	1.31%
Administrative								
5090 -- Office Supplies	70.06	0.00	0.00	420.57	0.00	100.00	100.00	0.00%
5227 -- Training & Conferences	325.00	0.00	0.00	1,350.00	0.00	1,350.00	1,500.00	11.11%
6408 -- Uniforms	0.00	1,098.98	0.00	0.00	676.20	1,100.00	1,500.00	36.36%
Total Administrative	395.06	1,098.98	0.00	1,770.57	676.20	2,550.00	3,100.00	21.57%
Regulatory Compliance								
6300 -- Permits & Licenses	591.22	0.00	0.00	810.61	0.00	600.00	1,000.00	66.67%
9005 -- State B&O Tax	49.20	0.00	69.31	66.31	12.21	100.00	100.00	0.00%
Total Regulatory Compliance	640.42	0.00	69.31	876.92	12.21	700.00	1,100.00	57.14%
Payroll & Benefits								
5300 -- Salaries	21,391.37	0.00	39,260.90	2,293.05	3,357.00	49,897.00	54,466.00	9.16%
5335 -- Payroll Taxes- Employer	2,198.78	0.00	3,971.82	233.36	403.00	5,045.00	5,446.00	7.95%
Total Payroll & Benefits	23,590.15	0.00	43,232.72	2,526.41	3,760.00	54,942.00	59,912.00	9.05%
Utilities								
6000 -- Utilities	3,567.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6005 -- Utilities- Natural Gas	7,495.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6023 -- Utilities- Water & Sewer	349.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Utilities	11,412.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Main Pool and Quiet Pool

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Maintenance & Landscaping								
6635 -- Janitorial Supplies	0.00	0.00	41.35	0.00	0.00	0.00	0.00	0.00%
6765 -- Small Tools & Equipment	0.00	20.28	0.00	0.00	0.00	0.00	0.00	0.00%
6795 -- Other Supplies	1,123.55	540.97	31.04	819.40	264.07	1,000.00	500.00	(50.00%)
6796 -- Other R&M	0.00	0.00	65.17	0.00	0.00	0.00	0.00	0.00%
Total Maintenance & Landscaping	1,123.55	561.25	137.56	819.40	264.07	1,000.00	500.00	(50.00%)
Contracted & Professional Services								
6438 -- Pool Management	26,633.60	6,406.55	47,877.71	61,660.90	18,413.44	35,000.00	48,000.00	37.14%
6440 -- Safety & Security Services	0.00	254.00	0.00	375.00	0.00	0.00	0.00	0.00%
7095 -- Other Professional Services	3,805.25	0.00	0.00	0.00	488.70	0.00	0.00	0.00%
Total Contracted & Professional Services	30,438.85	6,660.55	47,877.71	62,035.90	18,902.14	35,000.00	48,000.00	37.14%
Total Main Pool and Quiet Pool Expense	67,600.61	8,320.78	91,317.30	68,029.20	23,614.62	94,192.00	112,612.00	19.56%
Total Main Pool and Quiet Pool Net Income / (Loss)	(61,352.61)	(8,320.78)	(76,659.58)	(54,936.97)	(21,022.12)	(79,534.00)	(97,762.00)	22.92%

Budget Summary Trend
Sudden Valley Community Association
ACC / Security
2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
New Home Construction Fees								
4350 -- New Home Construction	105,670.00	38,850.00	131,000.00	75,240.00	16,470.00	75,000.00	75,000.00	0.00%
Total New Home Construction Fees	105,670.00	38,850.00	131,000.00	75,240.00	16,470.00	75,000.00	75,000.00	0.00%
Other AR Income								
4805 -- Compliance Fees & Fines - ACC	4,785.60	1,060.00	1,250.00	2,300.00	1,300.00	2,000.00	2,000.00	0.00%
4806 -- BD Expense- ACC Fines	5,225.20	665.19	855.69	0.00	0.00	0.00	0.00	0.00%
4810 -- Compliance Fines - SEC	0.00	4,350.00	0.00	0.00	0.00	0.00	0.00	0.00%
4811 -- BD Expense- Sec Fines	0.00	(4,050.00)	4,659.75	0.00	0.00	0.00	0.00	0.00%
Total Other AR Income	10,010.80	2,025.19	6,765.44	2,300.00	1,300.00	2,000.00	2,000.00	0.00%
Other Income								
4295 -- Security House Checks	780.00	270.00	45.00	60.00	0.00	750.00	750.00	0.00%
4835 -- Miscellaneous Income	162.75	0.00	0.00	145.00	0.00	0.00	0.00	0.00%
Total Other Income	942.75	270.00	45.00	205.00	0.00	750.00	750.00	0.00%
Total ACC / Security Income	116,623.55	41,145.19	137,810.44	77,745.00	17,770.00	77,750.00	77,750.00	0.00%
Administrative								
5090 -- Office Supplies	207.21	0.00	451.58	0.00	0.00	0.00	0.00	0.00%
5210 -- Printing & Copying	380.45	111.64	0.00	0.00	0.00	0.00	0.00	0.00%
6408 -- Uniforms	130.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Administrative	717.86	111.64	451.58	0.00	0.00	0.00	0.00	0.00%
Regulatory Compliance								
6165 -- Hazardous Tree Removal/ Pruning	38,324.30	48,908.78	100,150.57	61,080.67	39,313.20	75,000.00	55,000.00	(26.67%)
6300 -- Permits & Licenses	111.95	163.75	163.75	202.75	183.75	200.00	200.00	0.00%
9005 -- State B&O Tax	80.36	71.97	19.66	40.32	19.50	50.00	50.00	0.00%
Total Regulatory Compliance	38,516.61	49,144.50	100,333.98	61,323.74	39,516.45	75,250.00	55,250.00	(26.58%)
CC&Rs/ Mandates								
5215 -- Postage	0.00	0.00	23.97	0.00	42.20	50.00	50.00	0.00%
7097 -- Professional Security Services	167,959.57	193,398.57	200,688.38	231,259.39	119,882.93	206,000.00	290,000.00	40.78%
Total CC&Rs/ Mandates	167,959.57	193,398.57	200,712.35	231,259.39	119,925.13	206,050.00	290,050.00	40.77%

Budget Summary Trend
Sudden Valley Community Association
ACC / Security
2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Payroll & Benefits								
5300 -- Salaries	100,424.43	98,999.73	30,364.77	10,944.27	0.00	74,261.00	74,998.00	0.99%
5335 -- Payroll Taxes- Employer	8,486.17	8,325.22	2,464.76	971.56	0.00	6,754.00	6,810.00	0.83%
5385 -- Payroll Benefits - Medical	4,385.84	2,104.04	4,236.00	20.79	0.00	8,760.00	9,684.00	10.55%
Total Payroll & Benefits	113,296.44	109,428.99	37,065.53	11,936.62	0.00	89,775.00	91,492.00	1.91%
Utilities								
6050 -- Utilities- Communications Service	1,527.52	1,536.96	1,772.82	887.47	210.39	1,915.00	720.00	(62.40%)
Total Utilities	1,527.52	1,536.96	1,772.82	887.47	210.39	1,915.00	720.00	(62.40%)
Maintenance & Landscaping								
6448 -- COVID 19 Response	0.00	99.01	0.00	0.00	0.00	0.00	0.00	0.00%
6675 -- Equipment R&M	0.00	249.61	13.97	25.35	0.00	0.00	0.00	0.00%
6765 -- Small Tools & Equipment	386.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6775 -- Vehicle R&M	3,640.63	5,175.33	2,036.68	2,180.30	1,411.62	3,000.00	0.00	(100.00%)
6785 -- Vehicle Fuel	6,483.32	6,329.81	8,196.60	13,814.58	2,650.41	7,475.00	7,900.00	5.69%
6795 -- Other Supplies	16.50	359.37	3,619.71	51.14	0.00	500.00	500.00	0.00%
Total Maintenance & Landscaping	10,526.65	12,213.13	13,866.96	16,071.37	4,062.03	10,975.00	8,400.00	(23.46%)
Contracted & Professional Services								
6440 -- Safety & Security Services	35,655.08	19,725.31	6,119.90	16,029.36	13,442.32	11,500.00	15,000.00	30.43%
6442 -- Snow Removal Services	0.00	1,671.27	0.00	0.00	0.00	0.00	0.00	0.00%
6450 -- Storm Response Tree Removal	737.50	10,326.50	0.00	0.00	0.00	0.00	0.00	0.00%
6460 -- ACC Consultant	71,390.93	49,510.00	77,993.77	60,643.37	288.75	10,000.00	10,000.00	0.00%
7095 -- Other Professional Services	19,452.29	24,782.96	33,556.30	15,059.21	1,608.75	0.00	0.00	0.00%
Total Contracted & Professional Services	127,235.80	106,016.04	117,669.97	91,731.94	15,339.82	21,500.00	25,000.00	16.28%
Other Expenses								
9120 -- Vandalism & Towing	4,939.19	6,346.18	0.00	258.48	0.00	1,000.00	1,000.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
ACC / Security
2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Other Expenses								
9210 -- Emergency Preparedness Committee	3,486.73	2,695.93	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other Expenses	8,425.92	9,042.11	0.00	258.48	0.00	1,000.00	1,000.00	0.00%
Total ACC / Security Expense	468,206.37	480,891.94	471,873.19	413,469.01	179,053.82	406,465.00	471,912.00	16.10%
Total ACC / Security Net Income / (Loss)	(351,582.82)	(439,746.75)	(334,062.75)	(335,724.01)	(161,283.82)	(328,715.00)	(394,162.00)	19.91%

Budget Summary Trend
Sudden Valley Community Association
Turfcare

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Administrative								
5045 -- Dues & Subscriptions	1,625.00	1,900.00	1,640.33	1,600.00	1,080.00	1,700.00	2,300.00	35.29%
5090 -- Office Supplies	8.15	73.15	125.54	462.90	0.00	300.00	100.00	(66.67%)
5210 -- Printing & Copying	0.00	0.00	0.00	0.00	0.00	50.00	0.00	(100.00%)
5227 -- Training & Conferences	3,137.51	240.00	1,363.41	2,296.28	0.00	2,000.00	2,000.00	0.00%
6408 -- Uniforms	7,438.44	7,980.87	6,597.80	6,456.21	1,758.91	8,000.00	8,000.00	0.00%
Total Administrative	12,209.10	10,194.02	9,727.08	10,815.39	2,838.91	12,050.00	12,400.00	2.90%
Regulatory Compliance								
6165 -- Hazardous Tree Removal/ Pruning	0.00	40.00	7.50	0.00	0.00	0.00	0.00	0.00%
6300 -- Permits & Licenses	1,154.77	395.75	776.83	260.75	47.25	750.00	750.00	0.00%
Total Regulatory Compliance	1,154.77	435.75	784.33	260.75	47.25	750.00	750.00	0.00%
CC&Rs/ Mandates								
5215 -- Postage	0.00	0.00	0.00	8.95	0.00	50.00	0.00	(100.00%)
Total CC&Rs/ Mandates	0.00	0.00	0.00	8.95	0.00	50.00	0.00	(100.00%)
Payroll & Benefits								
5300 -- Salaries	276,270.28	263,175.34	307,776.11	333,956.35	127,628.47	382,257.00	404,508.00	5.82%
5335 -- Payroll Taxes- Employer	26,489.16	23,899.58	29,572.27	33,783.78	14,697.30	38,243.00	40,252.00	5.25%
5385 -- Payroll Benefits - Medical	14,116.65	23,886.44	38,103.13	35,442.38	17,231.73	51,252.00	58,128.00	13.42%
Total Payroll & Benefits	316,876.09	310,961.36	375,451.51	403,182.51	159,557.50	471,752.00	502,888.00	6.60%
Utilities								
6033 -- Utilities- Electricity	11,306.62	5,612.06	9,428.66	7,045.61	2,617.65	10,185.00	7,470.00	(26.66%)
6050 -- Utilities- Communications Service	2,247.62	2,470.09	2,667.97	1,450.47	1,168.08	2,880.00	1,537.00	(46.63%)
Total Utilities	13,554.24	8,082.15	12,096.63	8,496.08	3,785.73	13,065.00	9,007.00	(31.06%)
Maintenance & Landscaping								
6110 -- Landscape R&M	37,337.75	34,776.01	47,096.81	21,197.52	12,620.31	37,105.00	37,500.00	1.06%
6610 -- Raw Materials	36,486.92	27,083.38	39,980.15	28,540.42	17,517.88	30,000.00	35,500.00	18.33%
6621 -- Raw Materials: Sand & Gravel	32,532.61	31,930.33	31,501.76	23,249.84	27,946.48	36,900.00	40,000.00	8.40%
6635 -- Janitorial Supplies	0.00	0.00	0.00	0.00	0.00	300.00	150.00	(50.00%)
6675 -- Equipment R&M	46,738.70	31,865.52	33,146.90	58,505.67	23,522.96	38,204.00	45,000.00	17.79%

Budget Summary Trend
Sudden Valley Community Association
Turfcare

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Maintenance & Landscaping								
6765 -- Small Tools & Equipment	2,041.01	2,232.93	2,332.73	6,261.42	3,690.26	2,500.00	4,000.00	60.00%
6775 -- Vehicle R&M	582.58	0.00	1,192.13	(157.69)	547.60	1,200.00	1,200.00	0.00%
6785 -- Vehicle Fuel	12,824.76	8,678.85	13,188.75	20,303.81	5,128.37	15,200.00	21,320.00	40.26%
6795 -- Other Supplies	13,176.98	10,676.91	10,446.22	7,382.69	5,292.41	13,400.00	14,500.00	8.21%
6796 -- Other R&M	1,481.59	2,779.88	2,897.92	2,792.67	2,342.88	2,400.00	2,600.00	8.33%
Total Maintenance & Landscaping	183,202.90	150,023.81	181,783.37	168,076.35	98,609.15	177,209.00	201,770.00	13.86%
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	2,527.73	0.00	1,346.81	4,094.65	0.00	2,000.00	2,000.00	0.00%
6440 -- Safety & Security Services	324.14	542.74	179.80	2,125.00	129.21	550.00	550.00	0.00%
7095 -- Other Professional Services	438.06	0.00	0.00	0.00	0.00	750.00	750.00	0.00%
Total Contracted & Professional Services	3,289.93	542.74	1,526.61	6,219.65	129.21	3,300.00	3,300.00	0.00%
Total Turfcare Expense	530,287.03	480,239.83	581,369.53	597,059.68	264,967.75	678,176.00	730,115.00	7.66%
Total Turfcare Net Income / (Loss)	(530,287.03)	(480,239.83)	(581,369.53)	(597,059.68)	(264,967.75)	(678,176.00)	(730,115.00)	7.66%

Budget Summary Trend
Sudden Valley Community Association
All Department Summary

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Dues and Assessment Income- Ops								
4003 -- BD Expense- 2023 Ops	(56,012.77)	(90,526.03)	(70,168.25)	(51,900.45)	(29,299.65)	(117,981.00)	(133,442.00)	13.10%
4005.23 -- Member Assessments 2023	2,077,004.64	2,014,973.59	2,185,731.65	2,167,489.77	898,538.00	2,359,629.00	2,668,844.00	13.10%
Total Dues and Assessment Income- Ops	2,020,991.87	1,924,447.56	2,115,563.40	2,115,589.32	869,238.35	2,241,648.00	2,535,402.00	13.10%
Special Ops Assmt Incom- Rec/ Pools/								
4010 -- Recreation Special Assmt 062018 to C	388,937.80	366,595.12	412,047.72	423,730.08	182,470.50	181,443.00	0.00	(100.00%)
4011 -- BD Expense- Rec SA 062018 to 0520	(3,747.41)	(5,946.51)	(957.91)	793.40	(716.43)	(9,072.00)	0.00	(100.00%)
Total Special Ops Assmt Incom- Rec/ Pools/ Parks	385,190.39	360,648.61	411,089.81	424,523.48	181,754.07	172,371.00	0.00	(100.00%)
Golf Income								
4150 -- Golf Course Annual Greens Fees	309,088.49	306,458.99	353,619.28	370,271.58	295,044.96	360,016.00	385,000.00	6.94%
4151 -- BD Expense- Golf	716.14	(134.61)	(1,054.72)	(1,777.10)	(2,138.79)	0.00	0.00	0.00%
4154 -- Golf Course Daily Greens Fees	436,595.99	454,756.17	554,809.59	609,371.31	145,487.16	564,848.00	658,000.00	16.49%
4170 -- Driving Range Fees	21,774.97	25,400.50	33,178.41	33,577.18	12,243.84	33,778.00	35,000.00	3.62%
4174 -- Golf Cart Rental	123,668.75	123,598.49	163,101.78	191,813.23	54,218.57	166,053.00	195,000.00	17.43%
4176 -- Golf Club Storage	1,076.50	1,647.74	2,141.99	2,245.24	1,503.00	2,163.00	2,400.00	10.96%
4178 -- Trail Fees	14,957.40	12,170.01	14,492.21	14,622.73	10,488.00	14,772.00	14,750.00	(0.15%)
Total Golf Income	907,878.24	923,897.29	1,120,288.54	1,220,124.17	516,846.74	1,141,630.00	1,290,150.00	13.01%
Marina Income								
4415 -- Marina Wet Slip Income	10,045.00	6,870.00	10,240.00	1,052.00	12,320.00	12,288.00	12,320.00	0.26%
4420 -- Marina Dry Slip Income	49,795.00	59,760.00	53,190.00	60,276.00	74,656.50	56,684.00	84,409.00	48.91%
4425 -- Marina Wet/Dry Combo Income	66,075.00	68,145.00	62,148.75	85,315.50	99,693.00	94,106.00	96,991.00	3.07%
4426 -- BD Expense- Marina	(340.00)	(7,048.20)	(522.62)	5,144.67	(19,642.50)	0.00	0.00	0.00%
Total Marina Income	125,575.00	127,726.80	125,056.13	151,788.17	167,027.00	163,078.00	193,720.00	18.79%
Area Z Rental Income								
4410 -- Area Z Storage Rental Income	19,970.00	23,767.58	18,702.92	21,327.50	11,023.76	24,000.00	24,000.00	0.00%
4412 -- BD Expense- Area Z	970.68	(2,192.16)	1,032.43	(495.63)	227.27	0.00	0.00	0.00%
Total Area Z Rental Income	20,940.68	21,575.42	19,735.35	20,831.87	11,251.03	24,000.00	24,000.00	0.00%
Lease Income								
4430 -- Lease Income - Restaurant	27,948.00	25,619.00	28,129.39	19,480.29	13,105.00	29,652.00	31,452.00	6.07%

Budget Summary Trend
Sudden Valley Community Association
All Department Summary

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Lease Income								
4435 -- Lease Income - Barn 8	9,012.00	8,810.00	7,800.00	7,800.00	3,250.00	9,020.00	14,400.00	59.65%
4439 -- Lease Income- Library	3,372.00	3,372.00	3,372.00	3,372.00	1,405.00	3,372.00	3,900.00	15.66%
Total Lease Income	40,332.00	37,801.00	39,301.39	30,652.29	17,760.00	42,044.00	49,752.00	18.33%
Non-Lease Facility Rentals								
4400 -- Facility Rentals	3,444.50	510.00	640.00	7,611.50	2,694.95	3,200.00	8,000.00	150.00%
4411 -- Picnic Shelter Rentals	2,310.00	60.00	1,582.50	2,265.00	680.00	2,500.00	0.00	(100.00%)
Total Non-Lease Facility Rentals	5,754.50	570.00	2,222.50	9,876.50	3,374.95	5,700.00	8,000.00	40.35%
Rec Center and Pools Income								
4223 -- Gym and Pool Access Cards	4,033.36	553.00	2,158.28	2,662.01	723.00	4,100.00	3,000.00	(26.83%)
4502 -- Instructor & Trainer Fees	5,941.07	959.75	286.00	32.00	22.00	6,000.00	3,000.00	(50.00%)
4510 -- Fitness Center Income	1,094.00	210.00	89.50	409.00	283.00	1,100.00	1,000.00	(9.09%)
4513 -- Main Pool Income	9,863.00	0.00	14,424.72	12,917.23	2,592.50	14,425.00	14,550.00	0.87%
4515 -- Locker Rental	60.00	0.00	30.00	0.00	0.00	100.00	50.00	(50.00%)
4516 -- Quiet Pool Income	584.00	0.00	233.00	175.00	0.00	233.00	300.00	28.76%
Total Rec Center and Pools Income	21,575.43	1,722.75	17,221.50	16,195.24	3,620.50	25,958.00	21,900.00	(15.63%)
New Home Construction Fees								
4350 -- New Home Construction	105,670.00	38,850.00	131,000.00	75,240.00	16,470.00	75,000.00	75,000.00	0.00%
Total New Home Construction Fees	105,670.00	38,850.00	131,000.00	75,240.00	16,470.00	75,000.00	75,000.00	0.00%
Other AR Income								
4240 -- Title & Recording Fees	39,000.00	41,475.00	46,000.00	29,800.00	8,500.00	42,000.00	40,000.00	(4.76%)
4241 -- BD Expense- Title Fees	47.94	0.00	(103.42)	(21.58)	(125.00)	0.00	0.00	0.00%
4705 -- NSF Service Fees	1,852.48	1,877.00	1,489.45	1,714.00	1,169.69	1,200.00	1,500.00	25.00%
4706 -- BD Expense- NSF Fees	(7.96)	(309.17)	9.03	(183.44)	(2.42)	0.00	0.00	0.00%
4805 -- Compliance Fees & Fines - ACC	4,785.60	1,060.00	1,250.00	2,300.00	1,300.00	2,000.00	2,000.00	0.00%
4806 -- BD Expense- ACC Fines	5,225.20	665.19	855.69	0.00	0.00	0.00	0.00	0.00%
4810 -- Compliance Fines - SEC	0.00	4,350.00	0.00	0.00	0.00	0.00	0.00	0.00%
4811 -- BD Expense- Sec Fines	0.00	(4,050.00)	4,659.75	0.00	0.00	0.00	0.00	0.00%
4820 -- Insurance Settlement Gains	0.00	0.00	0.00	0.00	33,252.84	0.00	0.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
All Department Summary

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Other AR Income								
4830 -- Advertising Income	34,061.30	34,460.00	33,710.50	37,383.00	16,141.50	34,000.00	38,000.00	11.76%
4831 -- BD Expense- Views Ads	52.00	(930.50)	530.50	(2,843.50)	268.50	0.00	0.00	0.00%
4842 -- Member Donation Income Monthly	397.80	91.80	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other AR Income	85,414.36	78,689.32	88,401.50	68,148.48	60,505.11	79,200.00	81,500.00	2.90%
Other Income								
4220 -- Marina Gate & Access Cards	2,100.00	2,162.00	3,895.29	3,520.00	4,199.00	3,806.00	4,000.00	5.10%
4221 -- Marina Holding Fees	0.00	1,100.00	1,000.00	100.00	0.00	0.00	0.00	0.00%
4235 -- Trash Service	2,166.25	70.00	40.00	0.00	0.00	1,000.00	0.00	(100.00%)
4245 -- Photocopy Income	235.24	246.69	146.70	241.00	49.00	200.00	200.00	0.00%
4255 -- Maps and Signs	1,707.97	1,414.02	1,189.45	1,239.40	778.08	1,500.00	2,000.00	33.33%
4279 -- EIDL Grant	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00%
4280 -- PPP Loan Forgiveness/Extinguishme	0.00	0.00	357,700.00	0.00	0.00	0.00	0.00	0.00%
4295 -- Security House Checks	780.00	270.00	45.00	60.00	0.00	750.00	750.00	0.00%
4835 -- Miscellaneous Income	2,226.35	0.00	0.00	409.02	22.45	0.00	0.00	0.00%
4840 -- Non-Taxable Income	587.33	53.50	0.00	0.00	7.00	100.00	0.00	(100.00%)
4870 -- Member Donation Income	1,782.34	1,412.11	1,864.27	3,404.92	0.00	0.00	0.00	0.00%
Total Other Income	11,585.48	16,728.32	365,880.71	8,974.34	5,055.53	7,356.00	6,950.00	(5.52%)
Investment Income								
4900 -- Interest Earned - Operating Accounts	3,504.62	2,291.45	811.83	809.44	305.00	1,050.00	1,100.00	4.76%
Total Investment Income	3,504.62	2,291.45	811.83	809.44	305.00	1,050.00	1,100.00	4.76%
Total All Department Summary Income	3,734,412.57	3,534,948.52	4,436,572.66	4,142,753.30	1,853,208.28	3,979,035.00	4,287,474.00	7.75%
Administrative								
5000 -- General Administrative	764.65	372.78	3,274.98	187.67	105.93	0.00	0.00	0.00%
5015 -- Bank Charges & Fees	23,111.61	24,586.48	30,147.15	38,184.39	10,686.92	23,000.00	36,500.00	58.70%
5045 -- Dues & Subscriptions	29,537.12	28,534.00	26,240.14	27,110.98	17,570.18	25,700.00	28,300.00	10.12%
5090 -- Office Supplies	26,831.90	26,188.68	32,408.02	29,248.26	8,038.65	25,731.00	24,681.00	(4.08%)
5100 -- GM Discretionary Funds	11,108.14	5,692.12	2,641.40	1,128.52	593.49	5,000.00	5,000.00	0.00%
5107 -- Advertising Costs	5,069.12	10,219.71	13,681.78	16,697.45	7,408.10	12,900.00	14,000.00	8.53%

Budget Summary Trend
Sudden Valley Community Association
All Department Summary

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Administrative								
5120 -- Cash Over/Short	252.19	73.45	4.15	728.98	21.49	0.00	0.00	0.00%
5121 -- Currency Gain/Loss	1,071.70	57.53	0.00	154.11	0.00	0.00	0.00	0.00%
5205 -- Events Charges	15,804.75	4,547.40	3,971.04	7,424.80	1,265.80	5,000.00	5,000.00	0.00%
5210 -- Printing & Copying	18,044.18	11,538.84	11,494.45	11,078.63	8,080.70	17,600.00	13,600.00	(22.73%)
5227 -- Training & Conferences	15,209.32	7,173.70	5,181.78	3,998.28	1,925.00	9,050.00	7,400.00	(18.23%)
5325 -- Recruiting Expense	6,256.42	5,701.50	9,476.82	2,047.96	1,775.80	6,500.00	3,000.00	(53.85%)
5326 -- Operating Performance Commissions	1,735.95	9,579.07	19,062.14	26,357.68	0.00	1,332.00	1,500.00	12.61%
5399 -- Payroll Service Fees	9,939.61	12,025.10	15,949.52	15,995.93	6,501.86	12,000.00	12,500.00	4.17%
5405 -- Insurance Claims	0.00	0.00	0.00	9,448.62	0.00	0.00	0.00	0.00%
6408 -- Uniforms	10,101.34	11,121.70	12,332.03	8,853.38	3,641.05	11,600.00	12,820.00	10.52%
Total Administrative	174,838.00	157,412.06	185,865.40	198,645.64	67,614.97	155,413.00	164,301.00	5.72%
Regulatory Compliance								
6165 -- Hazardous Tree Removal/ Pruning	38,324.30	48,948.78	100,158.07	61,080.67	39,313.20	75,000.00	55,000.00	(26.67%)
6300 -- Permits & Licenses	3,930.92	3,925.27	4,379.36	3,018.16	2,032.72	3,650.00	4,050.00	10.96%
7000 -- Audit & Tax Services	33,750.00	36,650.00	35,010.00	42,500.00	4,956.00	40,000.00	40,000.00	0.00%
7110 -- Regulatory Compliance	4,526.07	3,615.07	4,683.04	23,176.96	1,064.89	4,200.00	4,210.00	0.24%
9005 -- State B&O Tax	8,459.65	8,245.98	8,922.33	12,141.86	5,294.41	9,558.00	13,155.00	37.63%
9015 -- Property/Real Estate Tax	29,895.69	40,804.18	51,650.55	53,853.21	31,380.23	58,800.00	63,000.00	7.14%
Total Regulatory Compliance	118,886.63	142,189.28	204,803.35	195,770.86	84,041.45	191,208.00	179,415.00	(6.17%)
CC&Rs/ Mandates								
5003 -- Annual General Meeting	11,900.91	16,362.48	15,402.35	18,242.49	0.00	16,000.00	18,000.00	12.50%
5007 -- Special General Meeting	14,126.13	2,958.95	0.00	17,103.12	0.00	0.00	0.00	0.00%
5020 -- Board Support	4,361.41	656.28	0.00	0.00	0.00	0.00	0.00	0.00%
5115 -- Web Site Maintenance	6,930.66	7,427.02	8,145.87	9,445.33	5,045.05	7,500.00	7,700.00	2.67%
5215 -- Postage	8,290.24	4,718.50	4,791.39	4,260.10	2,788.31	6,550.00	4,800.00	(26.72%)
5216 -- Postage- Views	11,592.17	10,825.28	10,814.61	11,329.54	4,891.10	11,000.00	12,000.00	9.09%
5225 -- Newsletter Services	54,632.56	56,452.11	54,448.74	57,941.83	24,513.07	54,400.00	59,200.00	8.82%
7020 -- Legal Services	55,546.47	70,736.45	82,164.28	138,406.62	35,432.48	60,500.00	65,000.00	7.44%

Budget Summary Trend
Sudden Valley Community Association
All Department Summary

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
CC&Rs/ Mandates								
7097 -- Professional Security Services	167,959.57	193,398.57	200,688.38	231,259.39	119,882.93	206,000.00	290,000.00	40.78%
Total CC&Rs/ Mandates	335,340.12	363,535.64	376,455.62	487,988.42	192,552.94	361,950.00	456,700.00	26.18%
Payroll & Benefits								
5300 -- Salaries	1,602,274.50	1,643,758.83	1,580,990.71	1,674,737.81	565,596.69	1,897,462.00	2,012,110.00	6.04%
5335 -- Payroll Taxes- Employer	147,284.18	148,364.74	148,150.68	161,025.09	60,277.79	186,268.00	196,866.00	5.69%
5385 -- Payroll Benefits - Medical	115,767.73	182,643.95	172,087.75	166,938.28	73,945.04	237,718.00	270,015.00	13.59%
6447.1 -- Weather Response Payroll	0.00	33,344.04	19,588.00	12,391.63	3,438.50	10,000.00	10,000.00	0.00%
6447.2 -- Weather Response Payroll Taxes	0.00	3,598.20	2,188.86	468.82	342.35	1,000.00	1,000.00	0.00%
Total Payroll & Benefits	1,865,326.41	2,011,709.76	1,923,006.00	2,015,561.63	703,600.37	2,332,448.00	2,489,991.00	6.75%
Insurance								
5400 -- Insurance Premiums	109,329.54	117,207.34	128,286.96	148,091.07	68,552.66	158,125.00	170,779.00	8.00%
Total Insurance	109,329.54	117,207.34	128,286.96	148,091.07	68,552.66	158,125.00	170,779.00	8.00%
Utilities								
6000 -- Utilities	6,022.30	437.07	(344.64)	15,419.92	(4,012.92)	0.00	0.00	0.00%
6005 -- Utilities- Natural Gas	23,993.56	11,105.19	11,926.76	15,659.01	12,219.79	14,306.00	16,598.00	16.02%
6023 -- Utilities- Water & Sewer	44,536.88	39,605.06	44,336.85	51,671.80	14,889.47	50,112.00	54,773.00	9.30%
6033 -- Utilities- Electricity	53,667.68	40,030.09	50,963.27	51,731.55	27,200.21	55,551.00	54,839.00	(1.28%)
6035 -- Utilities- Trash & Recycling Service	16,496.98	14,354.23	22,092.51	15,556.35	8,079.93	23,803.00	32,718.00	37.45%
6050 -- Utilities- Communications Service	39,294.49	50,624.08	48,323.27	42,334.76	20,404.09	49,855.00	43,383.00	(12.98%)
Total Utilities	184,011.89	156,155.72	177,298.02	192,373.39	78,780.57	193,627.00	202,311.00	4.48%
Maintenance & Landscaping								
6110 -- Landscape R&M	59,923.41	60,189.21	57,238.31	24,602.35	13,697.80	55,996.00	40,982.00	(26.81%)
6447 -- Weather Response	770.74	54,580.58	25,021.91	42,688.40	5,099.02	25,000.00	35,000.00	40.00%
6448 -- COVID 19 Response	0.00	2,251.97	0.00	0.00	0.00	0.00	0.00	0.00%
6515 -- Building R&M- Materials	26,470.56	37,275.01	19,589.04	17,720.30	6,451.20	36,750.00	36,000.00	(2.04%)
6520 -- Building R&M- Contract Vendor	31,363.10	21,855.28	11,918.40	38,746.72	22,104.20	16,000.00	45,000.00	181.25%
6610 -- Raw Materials	37,288.66	27,083.38	42,896.53	28,745.47	17,517.88	32,500.00	38,000.00	16.92%
6621 -- Raw Materials: Sand & Gravel	38,885.47	48,396.83	46,768.60	24,050.77	27,946.48	51,400.00	45,000.00	(12.45%)

Budget Summary Trend
Sudden Valley Community Association
All Department Summary

2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Maintenance & Landscaping								
6635 -- Janitorial Supplies	24,793.11	14,050.77	8,640.99	7,388.83	5,031.17	14,400.00	9,650.00	(32.99%)
6675 -- Equipment R&M	70,928.57	60,609.45	58,849.43	80,596.62	30,092.46	64,154.00	70,250.00	9.50%
6765 -- Small Tools & Equipment	13,628.91	10,912.58	8,414.46	11,606.23	6,997.76	11,000.00	11,900.00	8.18%
6775 -- Vehicle R&M	35,338.66	22,963.86	13,852.58	17,606.05	7,410.27	22,950.00	19,700.00	(14.16%)
6785 -- Vehicle Fuel	42,653.98	35,221.08	46,746.47	56,044.65	15,192.71	52,605.00	51,245.00	(2.59%)
6795 -- Other Supplies	36,286.05	35,045.44	40,487.61	24,399.77	13,768.97	35,223.00	32,050.00	(9.01%)
6796 -- Other R&M	95,680.88	30,274.32	29,855.00	17,354.62	2,514.89	7,400.00	5,400.00	(27.03%)
Total Maintenance & Landscaping	514,012.10	460,709.76	410,279.33	391,550.78	173,824.81	425,378.00	440,177.00	3.48%
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	12,503.96	6,092.60	14,240.59	11,080.54	1,276.98	14,900.00	22,000.00	47.65%
5086 -- Operating Lease Exp - ROU	0.00	0.00	0.00	6,767.52	0.00	0.00	0.00	0.00%
5125 -- IT Support and Services	50,723.10	45,701.46	56,084.69	45,476.51	24,258.51	40,000.00	40,000.00	0.00%
6438 -- Pool Management	26,633.60	6,406.55	47,877.71	61,699.54	18,413.44	35,000.00	48,000.00	37.14%
6440 -- Safety & Security Services	39,525.15	23,875.66	6,722.76	53,694.61	25,100.94	13,550.00	22,050.00	62.73%
6442 -- Snow Removal Services	16,305.62	17,637.39	70,081.38	37,788.65	9,128.85	20,000.00	0.00	(100.00%)
6448.3 -- COVID 19 Response Other Prof Se	0.00	6,166.49	280.00	0.00	0.00	0.00	0.00	0.00%
6450 -- Storm Response Tree Removal	737.50	10,326.50	0.00	0.00	0.00	0.00	0.00	0.00%
6460 -- ACC Consultant	71,390.93	49,510.00	77,993.77	60,643.37	288.75	10,000.00	10,000.00	0.00%
7095 -- Other Professional Services	77,643.52	60,060.60	241,952.85	218,508.26	22,449.43	26,436.00	40,750.00	54.15%
Total Contracted & Professional Services	295,463.38	225,777.25	515,233.75	495,659.00	100,916.90	159,886.00	182,800.00	14.33%
Other Expenses								
5327 -- GM Recruiting Expense	0.00	0.00	1,444.80	0.00	0.00	0.00	0.00	0.00%
9120 -- Vandalism & Towing	4,939.19	6,346.18	0.00	258.48	0.00	1,000.00	1,000.00	0.00%
9140 -- PPP Loan Interest Expense	0.00	2,283.40	(2,283.40)	0.00	0.00	0.00	0.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
All Department Summary
2024 Budget Draft

Description	2019 Actual	2020 Actual	2021 Actual	2022 Actual	May 2023 YTD Actual	2023 Budget	2024 Budget	Budget % Change
Other Expenses								
9210 -- Emergency Preparedness Committee	3,548.29	2,916.85	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other Expenses	8,487.48	11,546.43	(838.60)	258.48	0.00	1,000.00	1,000.00	0.00%
Total All Department Summary Expense	3,605,695.55	3,646,243.24	3,920,389.83	4,125,899.27	1,469,884.67	3,979,035.00	4,287,474.00	7.75%
Total All Department Summary Net Income / (Loss)	128,717.02	(111,294.72)	516,182.83	16,854.03	383,323.61	0.00	0.00	0.00%
Total Association Net Income / (Loss)	128,717.02	(111,294.72)	516,182.83	16,854.03	383,323.61	0.00	0.00	0.00%

Sudden Valley Community Association
2024-2033 CRRRF Capital Plan

	C	H	I	J	K	N	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	
1	2024 CRRRF Capital Planning																	
2							2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
3							January 1 Carryover		976,858	1,050,162	1,289,740	1,021,556	1,393,082	1,433,957	650,972	728,987	1,175,527	1,794,337
4							Expected CRRRF Reserve Dues Collection	\$	1,284,416	\$ 1,284,416	\$ 1,284,416	\$ 1,284,416	\$ 1,284,416	\$ 1,284,416	\$ 1,284,416	\$ 1,284,416	\$ 1,284,416	\$ 1,284,416
5							LWWS Assignment of Savings Returned	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6							Docks Fee Increase to Reserves Collection	\$	105,600	\$ 105,600	\$ 105,600	\$ 105,600	\$ 105,600	\$ 105,600	\$ 110,400	\$ 110,400	\$ 110,400	\$ 110,400
7							Estimated Interest and Other Income	\$	6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
9							Previous year's Carryover hold back	\$	600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
10	Escalation:	4.00%																
11							TOTAL EXPECTED RESERVES/REVENUE		\$2,972,874	\$3,046,178	\$3,285,756	\$3,017,572	\$3,389,098	\$3,429,973	\$2,651,788	\$2,729,803	\$3,176,343	\$3,795,153
12	Cost Est (Total Cost)	Cost Est Year	Asset ID	Useful Life	Year Scheduled	Project Name	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
13	FACILITES																	
14	\$333,039	2023	1331	1	2023	CRRRF Loan Repayment	\$ 333,039	\$ 333,039	\$ 333,039	\$ 333,039	\$ 333,039	\$ 304,723	\$ 265,079	\$ 132,540	\$ -	\$ -	\$ -	
15	\$25,000	2023	1162	10	2033	SEC: Rekey Buildings	\$ 25,000										\$ 37,006	
16	\$39,792	2023		20	2043	Barn 8 Remodel Design & Permitting	\$ 39,792											
17	\$3,800	2023	1360	20	2041	Barn 8 Furnace Replacement												
18	\$821,000	2023	1083	30	2023	Barn 8: Building Exterior Envelope Restoration	\$ 821,000											
19	\$200,000	2023		30	2023	Barn 8: Covered Bridge Entrance	\$ 200,000											
20	\$70,000	2023	1091	40	2023	Barn 8: Electrical System - Repair	\$ 70,000											
21	\$50,000	2023	1095	15	2023	Barn 8: Flat Roof - Replacement	\$ 50,000											
22	\$110,000	2023	1089	20	2023	Barn 8: HVAC - Replacement	\$ 110,000											
23	\$50,000	2023	1099	7	2035	Barn 8: Painting												
24	\$60,000	2023	1090	40	2030	Barn 8: Plumbing System - Repair								\$ 78,956				
25	\$170,000	2023	1094	20	2030	Barn 8: Restrooms/Locker Rooms - Remodel								\$ 223,708				
26	\$80,000	2023	1339	20	2042	Barn 8: Roof Replacement												
27	\$15,000	2023		7	2025	Welcome Center - Painting			\$ 16,224								\$ 21,350	
28	\$47,976	2023		20	2043	Welcome Center - HVAC	\$ 47,976											
29	\$8,850	2023	1337	10	2028	Main Pool: ADA Lift - Replacement					\$ 10,767							
30	\$345,000	2023	1105	30	2049	Main Pool: Deck - Repair												
31	\$75,000	2023	1100	12	2031	Main Pool: Equipment - Replacement									\$ 102,643			
32	\$25,000	2023	1104	30	2049	Main Pool: Fence - Replacement												
33	\$125,000	2023	1244	12	2031	Main Pool: Resurface									\$ 171,071			
34	\$6,000	2023	1338	10	2028	Main Pool: Swim Lanes - Replacement					\$ 7,300							
35	\$9,000	2023	1356	12	2031	Main Pool: Heaters									\$ 12,317			
36	\$26,933	2023		12	2034	Main Pool: Gutters												
37	\$8,000	2023	1113	10	2027	Core Area: Field Equipment - Replacement				\$ 9,359								
38	\$20,000	2023	1109	30	2026	Core Area: Outdoor Amenities - Replacement			\$ 22,497									
39	\$156,100	2023	1110	30	2023	Core Area: Tennis Court - Resurface	\$ 156,100											
40	\$33,825	2023	1112	30	2024	Core Area: Tennis Court Fence - Replacement		\$ 35,178										
41	\$8,000	2023		15	2034	Adult Center Building: Interior - Conference Room Refurbishment												
42	\$40,000	2023	1118	20	2024	Adult Center Building: Interior - Renovation (at expiration of lease)	\$ 41,600											
43	\$4,000	2023	1119	12	2024	Adult Center Building: Water Heater - Replacement	\$ 4,160											
44	\$16,800	2023	1116	30	2032	Adult Center Building: Doors & Windows- Repair									\$ 23,912			
45	\$20,000	2023	1284	50	2043	Adult Center Building: Electrical System - Replacement												
46	\$11,400	2023	1115	7	2024	Adult Center Building: Exterior Painting - Replacement	\$ 11,856								\$ 15,602			
47	\$14,000	2023	1117	15	2024	Adult Center Building: HVAC - Replacement	\$ 14,560											
48	\$40,000	2023	1285	50	2043	Adult Center Building: Plumbing System - Replacement												
49	\$27,875	2023	1114	25	2040	Adult Center Building: Roof - Replacement												
50	\$20,000	2023	1245	7	2032	Adult Center Building: Siding - Repair									\$ 28,466			
51	\$8,850	2023	1342	10	2028	Quiet Pool: ADA Lift Replacement					\$ 10,767							
52	\$65,000	2023	1123	30	2049	Quiet Pool: Deck - Repairs												
53	\$21,280	2023	1126	20	2024	Quiet Pool: Fence - Replacement	\$ 22,131											
54	\$40,000	2023	1362	30	2049	Quiet Pool: Pumphouse - Improvements												
55	\$8,000	2023	1361	30	2049	Quiet Pool: Shed Improvements												
56	\$16,000	2023		15	2036	Quiet Pool: Controller and filter/heater/pump installation												
57	\$24,500	2023	1121	12	2031	Quiet Pool: Resurface - Replacement								\$ 33,530				

Sudden Valley Community Association
2024-2033 CRRRF Capital Plan

	C	H	I	J	K	N	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF
12	Cost Est (Total Cost)	Cost Est Year	Asset ID	Useful Life	Year Scheduled	Project Name	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
58	\$25,000	2023	1343	30	2049	Quiet Pool: Retaining Wall - Repair											
59	\$20,000	2023	1124	30	2049	Quiet Pool: Shed - Rebuild											
60	\$5,000	2023	1341	10	2028	Quiet Pool: Skimmer- Replacement						\$ 6,083					
61	\$7,752	2023	1148	5	2024	Clubhouse: Bar Deck - Recoating		\$ 8,062					\$ 9,809				
62	\$25,840	2023		25	2038	Clubhouse: Ext Deck - Resurface											
63	\$65,000	2023	1157	50	2072	Clubhouse: Electrical Systems - Renovation											
64	\$23,120	2023		25	2038	Clubhouse: Ext Deck - Glass/Metal Rail											
65	\$725,000	2023	1146	42	2056	Clubhouse: Exterior - Replacement											
66	\$25,000	2023	1153	20	2044	Clubhouse: Fire Systems - Upgrade											
67	\$80,000	2023	1318	15	2024	Clubhouse: HVAC 20 Ton		\$ 83,200									
68	\$40,000	2023	1316	20	2038	Clubhouse: HVAC CH											
69	\$40,000	2023	1317	15	2033	Clubhouse: HVAC Economizer											\$ 59,210
70	\$20,000	2023	1319	15	2033	Clubhouse: HVAC Exterior Cover											\$ 29,605
71	\$50,000	2023	1156	50	2026	Clubhouse: Plumbing Systems - Renovation				\$ 56,243							
72	\$60,000	2023	1144	25	2039	Clubhouse: Roof & Gutters - Replacement											
73	\$18,880	2023	1145	7	2024	Clubhouse: Siding - Painting		\$ 19,635							\$ 25,839		
74	\$30,000	2023	1151	15	2024	Clubhouse: 19th Hole - Renovation (at end of lease)		\$ 31,200									
75	\$30,000	2023	1150	10	2024	Clubhouse: Admin - Renovation (at end of lease)		\$ 31,200									
76	\$60,000	2023	1351	20	2027	Clubhouse: Golf Locker Rooms & Restrooms - Renovation(copy)					\$ 70,192						
77	\$20,000	2023	1147	15	2027	Clubhouse: Pro Shop - Renovation					\$ 23,397						
78	\$60,000	2023	1149	15	2024	Clubhouse: Restaurant - Renovation		\$ 62,400									
79	\$32,000	2023	1155	20	2042	Clubhouse: Upstairs Restrooms - Renovation											
80	\$8,800	2023	1154	15	2036	Clubhouse: Water Heater - Replacement											
81	\$100,000	2023	1224	10	2024	Golf: Austin Creek - Repair	\$ 32,571	\$ 70,126									
82	\$325,000	2023	1212	40	2062	Golf: Bridges - GCBR6 (8th Hole)											
83	\$50,000	2023		30	2041	Golf: Bridges - GCBR9 (9th Hole) 2 assets listed here in RS 2023											
84	\$50,000	2023		30	2032	Golf: Bridges - GCBR1 (17th Hole)									\$ 71,166		
85	\$50,000	2023		30	2033	Golf: Bridges - GCBR2 (10th Hole)										\$ 74,012	
86	\$50,000	2023		30	2034	Golf: Bridges - GCBR3 (9th Hole)											
87	\$50,000	2023		30	2035	Golf: Bridges - GCBR4 (9th Hole Green Bridge)											
88	\$50,000	2023		30	2036	Golf: Bridges - GCBR5 (9th Hole Tee Bridge)											
89	\$50,000	2023		30	2037	Golf: Bridges - GCBR7 (7th Hole Bridge)											
90	\$50,000	2023		30	2038	Golf: Bridges - GCBR8 (5th Hole Tee Bridge)											
91	\$15,000	2023	1213	5	2027	Golf: Bunkers - Replacement					\$ 17,548				\$ 21,350		
92	\$50,000	2023		20	2025	Golf: Cart Path - Repaving -Phase 1			\$ 54,080								
93	\$50,000	2023		20	2026	Golf: Cart Path - Repaving -Phase 2				\$ 56,243							
94	\$50,000	2023		20	2027	Golf: Cart Path - Repaving -Phase 3					\$ 58,493						
95	\$25,000	2023	1217	5	2030	Golf: Greens & Tee Boxes - Rebuild								\$ 32,898			
96	\$440,000	2023	1214	17	2040	Golf: PVC Irrigation Pipe & Isolation Valves											
97	\$15,000	2023	1214-a	20	2043	Golf: Control Wire											
98	\$250,000	2023	1214-b	20	2043	Golf: Irrigation Heads (Total Quantity# 1142)											
99	\$182,000	2023	1214-c	15	2038	Golf: Satellite Controllers											
100	\$10,000	2023	1214-d	10	2033	Golf: Central Control Computer											\$ 14,802
101	\$10,000	2023	1214-e	15	2038	Golf: Weather Station											
102	\$44,981	2023		15	2038	Golf: Irrigation System Pump Controller	\$ 44,981										
103	\$25,000	2023	1359	10	2033	Golf: Hole 17 Turbine Pump #1											\$ 37,006
104	\$25,000	2023	1359-a	10	2033	Golf: Hole 17 Turbine Pump #2											\$ 37,006
105	\$9,500	2023	1359-b	8	2031	Golf: Hole 17 Pressure Maintenance Pump									\$ 13,001		
106	\$3,000	2023	1359-c	6	2029	Golf: Hole 14 Centrifugal Pump #1							\$ 3,796				
107	\$3,000	2023	1359-d	6	2029	Golf: Hole 14 Centrifugal Pump #2							\$ 3,796				
108	\$3,000	2023	1359-e	8	2031	Golf: Hole 14 Pressure Maintenance Pump									\$ 4,106		
109	\$18,500	2023	1363	15	2034	Golf: Office Renovation											
110	\$88,000	2023	1269	20	2032	Golf: Lake Louise Dam - Repair											\$ 125,251
111	\$15,000	2023	1216	6	2025	Golf: Lake Louise Pump Station - Rebuild			\$ 16,224						\$ 20,529		
112	\$4,000	2023	1216-a	5	2023	Golf: Lake Louise Pump Controller	\$ 4,000					\$ 4,867					\$ 5,921
113	\$35,000	2023	1274	15	2024	Golf: Practice Putting Green		\$ 36,400									
114	\$11,000	2023	1345	43	2025	Golf: Pro Shop Shed - Replacement			\$ 11,898								
115	\$7,000	2023	1246	30	2025	Golf: Pump Houses - Renovation			\$ 7,571								
116	\$7,000	2023	1246-a	30	2053	Golf: Lower Pump House #17 Hole											

Sudden Valley Community Association
2024-2033 CRRRF Capital Plan

	C	H	I	J	K	N	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF
12	Cost Est (Total Cost)	Cost Est Year	Asset ID	Useful Life	Year Scheduled	Project Name	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
117	\$7,000	2023	1246-b	30	2053	Golf: Upper Pump House #14 Hole											
118	\$60,000	2023	1247	30	2025	Golf: Restrooms - Renovation			\$ 64,896								
119	\$12,000	2023	1209	7	2024	TURF: Building - Paint		\$ 12,480							\$ 16,423		
120	\$45,000	2023	1210	30	2024	TURF: Building - Repair		\$ 46,800									
121	\$2,325	2023	1254	20	2024	TURF: Building Overhead Door - Replacement		\$ 2,418									
122	\$6,650	2023	1352	15	2034	TURF: Change Room Repair											
123	\$20,000	2023	1283	50	2024	TURF: Electrical System - Replacement		\$ 20,800									
124	\$6,600	2023	1208	15	2024	TURF: Fence - Replacement/Repair		\$ 6,864									
125	\$3,000	2023	1276	15	2031	TURF: Furnace - Replacement									\$ 4,106		
126	\$1,306	2023	1255	25	2028	TURF: Gutters - Replacement						\$ 1,589					
127	\$3,000	2023	1280	15	2024	TURF: Restrooms - Replacement		\$ 3,120									
128	\$22,000	2023	1204	20	2032	TURF: Roof - Replacement									\$ 31,313		
129	\$3,000	2023	1205	20	2024	TURF: Sand Storage Roof - Replacement		\$ 3,120									
130	\$11,500	2023	1207	15	2024	TURF: Vent System - Replacement/Repair		\$ 11,960									
131	\$7,500	2023	1211	25	2024	TURF: Wash Pad - Refurbish		\$ 7,800									
132	\$1,745	2023	1281	12	2024	TURF: Water Heater - Replacement		\$ 1,815									
133	\$3,000	2023	1250	10	2023	Area Z Door - Repair	\$ 3,000										\$ 4,441
134	\$59,475	2023	1253	20	2043	Area Z Tall Barn	\$ 59,475										
135	\$10,000	2023	1263	10	2031	Area Z Storage Gate - Replacement									\$ 13,686		
136	\$60,000	2023	1364	10	2025	Area Z Sprung Structure Repair			\$ 64,896								
137	\$15,000	2023	1251	15	2025	Gates Lighting - Replacement			\$ 16,224								
138	\$254,657	2023	1600	20	2043	Maintenance Building - Facility Remodel	\$ 254,657										
139	\$23,000	2023	1288	20	2041	Maintenance Building: Electrical System - Replacement											
140	\$8,000	2023	1130	3	2024	Maintenance Building: Equipment - Replacement		\$ 8,320			\$ 9,359			\$ 10,527			\$ 11,842
141	\$23,500	2023	1287	20	2041	Maintenance Building: Plumbing System - Replacement											
142	\$40,000	2023	1129	20	2041	Maintenance Building: Siding & Roof - Replacement											
143	\$15,000	2023	1128	30	2024	RV: Area - Rehab		\$ 15,600									
144	\$35,000	2023	1346	25	2030	Security Building - Electrical								\$ 46,058			
145	\$8,000	2023	1301	25	2030	Security Building - Interior - Repair								\$ 10,527			
146	\$6,500	2023	1227	15	2030	Security Building - Roof - Replacement								\$ 8,554			
147	\$3,350	2023	1229	7	2030	Security Building - Siding - Paint								\$ 4,408			
148	\$20,000	2023	1228	25	2030	Security Building - Siding - Repair								\$ 26,319			
149	\$7,500	2023	1142	7	2026	Marina & AM/PM: Buildings - Painting				\$ 8,436							\$ 11,102
150	\$80,000	2023	1320	28	2046	Marina & AM/PM: Buildings - Renovation											
151	\$266,820	2023	1139	20	2043	Marina: Boat Ramp Harbor - Rebuild (split between 2022 & 2023)	\$ 212,891										
152	\$285,000	2023	1348	25	2044	Marina: Fire Standpipe & East/West Gangways											
153	\$30,000	2023	1141	5	2027	Marina: Outdoor Amenities - Replacement				\$ 35,096					\$ 42,699		
154	\$25,000	2023	1133	5	2028	Marina: Picnic Shelter - Repairs					\$ 30,416					\$ 37,006	
155	\$30,000	2023	1136	20	2032	Marina: Restroom - Renovation/Repairs									\$ 42,699		
156	\$300,000	2024		50	2028	Marina Basin Repair					\$ 350,958						
157	\$110,532	2023	1134	20	2034	Marina: Tennis Court - Resurface											
158	\$30,140	2023	1135	40	2034	Marina: Tennis Court Fence - Replacement											
159	\$1,495,848	2023	1137	20	2029	Marina: Wet Slip Docks - Renovation	\$ 12,188					\$ 1,892,725					
160	\$30,000	2023	1365	20	2041	Marina: Gate Arm											
161	\$58,000	2023	1131	20	2035	AM/PM: Picnic Shelter - Repairs											
162	\$3,000	2023	1132	20	2029	AM/PM: Restrooms - Repairs						\$ 3,796					
163	\$7,500	2023	1298	8	2024	Gate 1 Bus Shelter - Replacement		\$ 7,800							\$ 10,675		
164	\$39,000	2023	1252	25	2040	Gate 3 Bus Shelter - Replacement											
165	\$8,000	2023	1297	25	2048	Gate 9 Bus Shelter	\$ 1,665										
166	\$8,800	2023	1299	5	2027	Harbor View Bus Shelter - Replacement				\$ 10,295					\$ 12,525		
167	\$19,000	2023	1257	25	2034	Parking Lot: Gate 5 - Replacement											
168	\$26,208	2023		30	2024	RV - Area - Chain Link Fence		\$ 27,256									
169	\$10,000	2023	1266	12	2027	Campground - Trails & Roads				\$ 11,699							
170	\$1,013,854	2023	1309	40	2025	Barn 6 (Ice Barn) - Rehab	\$ 30,000	\$ 200,000	\$ 900,000								
171																	
172	\$ 11,673,703					SUBTOTAL Facilities	\$ 2,478,335	\$ 1,010,901	\$ 785,052	\$ 1,376,460	\$ 578,476	\$ 727,470	\$ 2,179,001	\$ 574,495	\$ 432,851	\$ 431,406	\$ 358,959
173																	
174	EQUIPMENT					EQUIPMENT											
175	\$16,500	2023		5	2023	System: Computer - Server Replacement	\$ 16,500					\$ 20,075					\$ 24,424

Sudden Valley Community Association
2024-2033 CRRRF Capital Plan

	C	H	I	J	K	N	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF
12	Cost Est (Total Cost)	Cost Est Year	Asset ID	Useful Life	Year Scheduled	Project Name	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
176	\$20,000	2023		7	2024	System: Computer Systems		\$ 20,800							\$ 27,371		
177	\$10,483	2023	1160	7	2030	System: Web Page - Redesign	\$ 10,483							\$ 13,795			
178	\$5,500	2023	1097	15	2027	Barn 8: Coffee Area: Equipment - Replacement					\$ 6,434						
179	\$4,600	2023	1200	10	2027	Barn 8: Coffee Area: Ice Machine II - Replacement					\$ 5,381						
180	\$12,000	2023	1098	15	2037	Barn 8: Coffee Area: Kitchen - Renovation											
181	\$17,500	2023	1096	15	2037	Barn 8: Coffee Area: Lobby - Renovation											
182	\$34,000	2023	1085	20	2042	Barn 8: Dance Area - Renovation											
183	\$20,000	2023	1087	20	2042	Barn 8: Dance Area Kitchen Equipment - Replacement											
184	\$72,000	2023	1248	10	2030	Barn 8: Gym Cardio Machines - Replacement								\$ 94,747			
185	\$80,000	2023	1084	30	2032	Barn 8: Gym Weight Machines - Replacement										\$ 113,865	
186	\$16,500	2023	1231	15	2028	Barn 8: Safety Nets - Replacement						\$ 20,075					
187	\$28,825	2023	1340	10	2032	Barn 8: Sauna - Replacement							\$ -			\$ 41,027	
188	\$15,000	2023	1092	12	2034	Barn 8: Water Heaters - Replacement											
189	\$4,200	2023	1196	15	2024	Kitchen (19): Cooler - Replacement		\$ 4,368									
190	\$3,500	2023	1197	15	2024	Kitchen (19): Drink/Display Cooler - Replacement		\$ 3,640									
191	\$2,800	2023	1192	10	2024	Kitchen (19): Fryers - Replacement		\$ 2,912									
192	\$12,000	2023	1198	15	2024	Kitchen (19): Remodel		\$ 12,480									
193	\$6,000	2023	1195	25	2024	Kitchen (19): Stove & Flat Top - Replacement		\$ 6,240									
194	\$9,000	2023	1191	26	2024	Kitchen (19): Walk-in Coolers - Repair		\$ 9,360									
195	\$80,000	2023	1182	7	2024	Kitchen: Equipment		\$ 83,200							\$ 109,486		
203	\$94,913	2023	1193	30	2052	Kitchen: Renovation											
206	\$9,500	2023	1354	10	2033	Golf: Hole 17 Pond Aeration Fountain											\$ 14,062
207	\$8,500	2023	1354-a	10	2033	Golf: Hole 14 Pond Aeration Fountain											\$ 12,582
208	\$12,000	2023	1296	25	2025	250 Gallon Gas Tank - Replacement			\$ 12,979								
209	\$325,000	2023	1258	7	2028	50 Golf Carts - Replacement						\$ 395,412					
210	\$15,000	2023	1344	7	2027	Golf: Club Car Carry All - Replacement					\$ 17,548						
211	\$4,050	2023	1221	7	2027	Golf: Range Picking Unit - Replacement					\$ 4,738						
212	\$48,000	2023	1079	12	2025	2005 JD ProGator 2030A - Replacement Listed 2X		\$ 51,917									
213	\$36,000	2023	1073	10	2030	2008 Toro 3100 Approach Mower - Replacement								\$ 47,374			
214	\$12,780	2023	1078	8	2027	2009 Club Car Carryall 252 - Replacement					\$ 14,951						
215	\$84,000	2023	1077	13	2036	2022 John Deere 7500A Fairway Mower Listed											
216	\$40,000	2023	1076	7	2027	2012 Toro Greens Triplex Mower - Replacement					\$ 46,794						
217	\$15,000	2023	1026	20	2036	2016 SIP 650 - Replacement											
218	\$32,000	2023	1025	20	2036	2016 SIP 7000 Reel Grinder - Replacement											
219	\$12,000	2023	1032	15	2031	2016 Toro GTX Light Utility Vehicle - Replacement									\$ 16,423		
220	\$10,000	2023	1036	30	2026	250 Gal. Gas Storage Tank (Proshop) - Replacement				\$ 11,249							
221	\$4,800	2023	1034	20	2026	Alladin 1222 Steam Cleaner - Replacement			\$ 5,399								
222	\$12,775	2023	1324	7	2027	John Deere Gater TX 2019-1					\$ 14,945						
223	\$12,775	2023	1325	7	2027	John Deere Gater TX 2019-2					\$ 14,945						
224	\$12,775	2023	1063	7	2027	John Deere Gater TX 2019-3					\$ 14,945						
225	\$4,800	2023	1046	22	2026	Cushman Greens Groomer Brush - replacement			\$ 5,399								
226	\$16,000	2023	1047	25	2024	Cushman Groommaster Trap Rake		\$ 16,640									
227	\$100,000	2023	1308	30	2047	Emergency Generator - Replacement											
228	\$40,000	2023	1037	25	2026	Ford 1920 Turf Tractor & Ford 7108 Loader - Replacement				\$ 44,995							
229	\$10,000	2023	1070	6	2026	Golf Safety Net/Posts - Replacement				\$ 11,249					\$ 14,233		
230	\$40,000	2023	1053	17	2036	Greens King V 186 Mower - Replacement=Greenmaster 3320 Triflex											
231	\$14,000	2023	1060	15	2026	Greenmaster 1000 Walking Mower - Replacement				\$ 15,748							
232	\$14,000	2023	1061	15	2026	Greenmaster 1000 Walking Mower - Replacement				\$ 15,748							
233	\$14,000	2023	1302	15	2031	Honda Walk Behind Mower - Replacement									\$ 19,160		
234	\$21,250	2023		10	2032	JD 2030 Fairway Sprayer (sprayer tank only)									\$ 30,245		
235	\$55,000	2023	1074	10	2033	JD 2030 Fairway Sprayer - Replacement											\$ 81,413
236	\$28,000	2023	1058	7	2027	John Deere ProGator 2030A9-1					\$ 32,756						
237	\$28,000	2023	1322	7	2027	John Deere ProGator 2030A9-2					\$ 32,756						
238	\$50,000	2023	1064	20	2024	NH 42 HP Tractor Model #TN55 - Replacement Listed		\$ 52,000									
239	\$33,000	2023	1306	15	2031	ProCore 648 Gas Aerifer 23 HP - Replacement									\$ 45,163		
240	\$7,500	2023	1055	20	2025	Ryan Core Harvester - Replacement			\$ 8,112								
241	\$14,000	2023	1030	30	2025	Ryan Renovaire Fairway Aerifier - Replacement			\$ 15,142								
242	\$7,000	2023	1031	30	2025	Ryan Sod Cutter - Replacement			\$ 7,571								
243	\$45,000	2023	1181	10	2025	TURF: 05 Chevy Colorado - Replacement			\$ 48,672								
244	\$36,842	2023	1206	12	2035	TURF: Hole 17 Pump Panel PLC											

Sudden Valley Community Association
2024-2033 CRRRF Capital Plan

	C	H	I	J	K	N	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF
12	Cost Est (Total Cost)	Cost Est Year	Asset ID	Useful Life	Year Scheduled	Project Name	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
245	\$10,000	2023	1206-a	10	2033	TURF: Hole 17 Pump Panel VFD											\$ 14,802
246	\$5,000	2023	1206-b	10	2033	TURF: Hole 14 Pump Panel PLC											\$ 7,401
247	\$4,000	2023	1206-c	10	2033	TURF: Hole 14 Pump Panel VFD											\$ 5,921
248	\$35,000	2023	1303	15	2031	Toro 3300 TriPlex Mower - Replacement									\$ 47,900		
249	\$15,000	2023	1039	15	2037	Toro Greensmaster 1000 Mower - Replacement											
250	\$15,000	2023	1040	15	2037	Toro Greensmaster 1000 Mower - Replacement											
251	\$15,000	2023	1041	15	2037	Toro Greensmaster 1000 Mower - Replacement											
252	\$15,000	2023	1042	15	2037	Toro Greensmaster 1000 Mower - Replacement											
253	\$20,000	2023	1082	5	2026	Tru Turf Greens Roller - Replacement				\$ 22,497					\$ -		
254	\$17,400	2023	1080	15	2028	Turfco 1530 Top Dresser - Replacement						\$ 21,170					
255	\$7,500	2023	1057	20	2028	Road Sand Spreader						\$ 9,125					
256	\$9,500	2023	1347	15	2034	Turfco Torrent 2 Blower											
257	\$30,000	2023	1045	25	2027	TyCrop MH 400 Fairway Top Dresser & Twin Spinner					\$ 35,096						
258	\$46,000	2023	1075	10	2027	Vermeer Brush Chipper 2012-05CRRF					\$ 53,813						
259	\$7,000	2023	1062	15	2027	Vicon PS 403 Fertilizer Spreader - Replacement					\$ 8,189						
260	\$15,000	2023	1015	25	2027	1,000 Gal. Gas Storage Tank					\$ 17,548						
261	\$150,000	2023	1012	20	2030	2008 Cat 420e Backhoe - Replacement								\$ 197,390			
262	\$46,000	2023	1019	20	2033	2008 Cat Skid Steer Loader											\$ 68,091
263	\$90,000	2023	1018	20	2033	2013 Cat 906h Wheel Loader											\$ 133,222
264	\$14,000	2023	1071	18	2027	500 Gal Diesel Fuel Tank - Replacement					\$ 16,378						
265	\$15,000	2023	1014	15	2028	Cat Rotary Brush - Replacement						\$ 18,250					
266	\$87,000	2023	1172	7	2024	Maint: 05 Chevy 3500 - Replacement		\$ 90,480							\$ 119,066		
267	\$131,000	2023	1174	7	2026	Maint: 08 Dodge 4500 Dump Truck - Replacement				\$ 147,357							\$ 193,912
268	\$85,000	2023	1175	7	2030	Maint: 14 Dodge 4500 - Replacement							\$ 111,854				
269	\$67,000	2023	1176	7	2030	Maint: 15 5500 - Replacement							\$ 88,167				
270	\$52,000	2023	1177	7	2025	Maint: 16 3500 - Replacement			\$ 56,243							\$ 74,012	
271	\$100,000	2023	1278	15	2031	Maint: 16 HydroVac Trailer Pressure Washer - Replacement									\$ 136,857		
272	\$24,000	2023	1270	5	2027	Maint: 2013 Chevy Express Van - Replacement- Replacement					\$ 28,077					\$ 34,159	
273	\$45,000	2023	1311	7	2028	Maint: 18 Silverado - Replacement						\$ 54,749					
274	\$48,000	2023	1315	7	2028	Maint: 18 Silverado - Replacement						\$ 58,399					
275	\$40,000	2023	1326	7	2030	Maint: 19 Silverado - Replacement							\$ 52,637				
276	\$7,200	2023	1328	15	2026	Salt Dogg Sander - Replacement				\$ 8,099							
277	\$21,250	2023	1327	15	2034	Snow Plow/Sander - Replacement											
278	\$9,052	2023		7	2030	Sno-Way Sander	\$ 9,052						\$ 11,912				
279	\$12,000	2023	1304	7	2025	SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replacement				\$ 12,979						\$ 17,080	
280	\$13,000	2023	1312	10	2025	SnowDogg 9' Snow Plow & Spreader - Replacement				\$ 14,061							
281	\$39,331	2023		15	2038	Snow Removal UTV	\$ 39,331										
282	\$101,804	2023		20	2042	Yanmar YT359 Tractor & Attachments											
283	\$14,052	2023		10	2032	Dump Trailer- 14 Feet									\$ 20,000		
284	\$13,225	2023	1357	15	2034	Deicer Storage Tank											
285	\$25,000	2023	1180	10	2025	SEC: 05 Honda Element - Replacement				\$ 27,040							
286	\$9,318	2023	1164	10	2024	SEC: Defibrillator - Replacement		\$ 9,691									
287	\$30,000	2023	1178	7	2027	SEC: Honda 16 CRV - Replacement					\$ 35,096						
288	\$29,000	2023	1165	10	2027	SEC: Radio System - Replacement					\$ 33,926						
289	\$70,116	2023	1161	7	2030	SEC: Security/Access Control - Replacement							\$ 92,268				
290	\$52,000	2023	1230	15	2035	Parks: Playground Equipment - Replacement											
291	\$10,000	2023	1256	10	2027	Parks: Tables & Benches - Replacement					\$ 11,699						
292	\$107,867	2023		20	2035	Parks: Playgrounds ADA Compliance phase 1	\$ 107,867										
293	\$107,867	2023		20	2025	Parks: Playgrounds ADA Compliance phase 2	\$ -		\$ 116,669								
294	\$25,000	2023	1106	10	2028	Pools: Quiet & Main Pool Furniture	\$ 10,500					\$ 30,416					
295	\$31,257	2023		12	2035	Pools: Quiet & Main Pool Covers											
296	\$4,200	2023	1313	15	2032	Summit 7x16 Tilt Trailer - Replacement										\$ 5,978	
297	\$29,000	2023	1066	12	2030	Toro GM 3280D								\$ 38,162			
298																	
299	\$ 3,872,607					SUBTOTAL Equipment	\$ 193,733	\$ 311,811	\$ 371,386	\$ 287,740	\$ 446,014	\$ 627,671	\$ -	\$ 748,306	\$ 521,425	\$ 350,600	\$ 555,832
300																	
301	\$ 15,546,310					GRAND TOTAL CRRRF Expenses Totals	\$ 2,672,068	\$ 1,322,712	\$ 1,156,438	\$ 1,664,200	\$ 1,024,490	\$ 1,355,141	\$ 2,179,001	\$ 1,322,801	\$ 954,276	\$ 782,006	\$ 914,791

Sudden Valley Community Association
2024-2033 CRRRF Capital Plan

	C	H	I	J	K	N	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	
12	Cost Est (Total Cost)	Cost Est Year	Asset ID	Useful Life	Year Scheduled	Project Name	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
302																		
303																		
304								2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
305									\$ (1,322,712)	\$ (1,156,438)	\$ (1,664,200)	\$ (1,024,490)	\$ (1,355,141)	\$ (2,179,001)	\$ (1,322,801)	\$ (954,276)	\$ (782,006)	\$ (914,791)
309									\$ 1,650,162	\$ 1,889,740	\$ 1,621,556	\$ 1,993,082	\$ 2,033,957	\$ 1,250,972	\$ 1,328,987	\$ 1,775,527	\$ 2,394,337	\$ 2,880,362
310									\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)
311									\$ 1,050,162	\$ 1,289,740	\$ 1,021,556	\$ 1,393,082	\$ 1,433,957	\$ 650,972	\$ 728,987	\$ 1,175,527	\$ 1,794,337	\$ 2,280,362

Sudden Valley Community Association
2024-2033 Road Rehabilitation and Culvert Capital Improvement Plan

	A	B	G	H	J	P	Q	R	S	T	U	V	W	X	Y	Z
1	2024 Roads Capital Planning															
2	REVENUES					2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
3	January 1 Carryover						1,412,770	1,552,153	1,602,387	1,594,236	1,540,281	1,423,177	1,414,696	1,344,239	1,226,777	1,042,283
4	Expected Road Reserve Dues Collection						\$ 1,321,063	\$ 1,321,063	\$ 1,321,063	\$ 1,321,063	\$ 1,321,063	\$ 1,321,063	\$ 1,321,063	\$ 1,321,063	\$ 1,321,063	\$ 1,321,063
6	Estimated Interest and Other Income						\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
7	Previous year's Carryover hold back						\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
8	TOTAL EXPECTED RESERVES/REVENUE						\$3,239,833	\$3,379,216	\$3,429,450	\$3,421,299	\$3,367,344	\$3,250,240	\$3,241,759	\$3,171,302	\$3,053,840	\$2,869,346
9																
10	Cost Est	Cost Est Year	CIP Num	Year Scheduled (adjusted if applicable)	Project Name	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
11	Escalation: 4.00%															
12																
13	40,000	2023		Annual	On-Call Engineering Services for CIP	\$ 40,000	\$ 41,600	\$ 43,264	\$ 44,995	\$ 46,794	\$ 48,666	\$ 50,613	\$ 52,637	\$ 54,743	\$ 56,932	\$ 59,210
14	6,500	2023		Bi-Annual	Large Culvert or Bridge Inspection (alternating years)		\$ 6,760		\$ 7,312		\$ 7,908		\$ 8,554		\$ 9,252	
15	100,000	2023		2028 & 2033	Capital Improvement Plan (CIP) 2024 -2033 Update	\$ 132,350					\$ 121,665					\$ 148,024
17	SUBTOTAL - ENGINEERING, PLANNING & INSPECTION					\$ 172,350	\$ 48,360	\$ 43,264	\$ 52,306	\$ 46,794	\$ 178,240	\$ 50,613	\$ 61,191	\$ 54,743	\$ 66,184	\$ 207,234
18																
19	SUBTOTAL - ROADS															
20	380,585	2023		2023	2023 Road Reconstruction & Drainage	\$ 380,585										
21	30,000	2023		2024	Area Z Bridge Design & Permitting		\$ 31,200									
22	175,000	2023		2025	Area Z Bridge Replacement			\$ 189,280								
23	225,000	2023		2024	Deer Run Lane Asphalt Overlay		\$ 234,000									
24	275,000	2023		2025	2025 Road Projects			\$ 297,440								
25	450,000	2023		2026	2026 Road Projects				\$ 506,189							
26	450,000	2023		2027	2027 Road Projects					\$ 526,436						
27	350,000	2023		2028	2028 Road Projects						\$ 425,829					
28	400,000	2023		2029	2029 Road Projects							\$ 506,128				
29	400,000	2023		2030	2030 Road Projects								\$ 526,373			
30	400,000	2023		2031	2031 Road Projects									\$ 547,428		
31	400,000	2023		2032	2032 Road Projects										\$ 569,325	
32	300,000	2023		2033	2033 Road Projects											\$ 444,073
33	35,000	2023	R-101	Annual	Pothole Repairs (higher per year until Road Surfacing complete)	\$ 35,000	\$ 36,400	\$ 37,856	\$ 39,370	\$ 40,945	\$ 42,583	\$ 44,286	\$ 46,058	\$ 47,900	\$ 49,816	\$ 51,809
34	SUBTOTAL - ROADS					\$ 415,585	\$ 301,600	\$ 524,576	\$ 545,559	\$ 567,381	\$ 468,411	\$ 550,414	\$ 572,430	\$ 595,328	\$ 619,141	\$ 495,882
35																
36																
37	85,000	2023		Annual	Fast Response for Unforeseen Drainage Issues	\$ 85,000	\$ 88,400	\$ 91,936	\$ 95,613	\$ 99,438	\$ 103,415	\$ 107,552	\$ 111,854	\$ 116,328	\$ 120,982	\$ 125,821
38	481,615	2023	C-315b	2053	Culvert 315	\$ 166,915										
39	12,500	2023		2023	Culvert 11 (15 Big Leaf Ln)	\$ 12,500										
40	12,500	2023		2023	Culvert 15 (19 Tumbling Water Dr)	\$ 12,500										
41	12,500	2023		2023	Culvert 17 (3 Shetland Ct)	\$ 12,500										
42	12,500	2023		2023	Culvert FND 13 (5 Meadow Ct)	\$ 12,500										
43	12,500	2023		2023	Culvert 28 (67 Polo Park Dr)	\$ 12,500										
44	12,500	2023		2023	Culvert 403 (230 Polo Park Dr)	\$ 12,500										
45	12,500	2023		2023	Culvert 162 (188 Sudden Valley Dr)	\$ 12,500										
46	12,500	2023		2023	Culvert FND 67 (Gate 1 Mailboxes)	\$ 12,500										
47	12,500	2023		2023	Culvert 63 (52 Lake Louise Dr)	\$ 12,500										
48	12,500	2023		2023	Culvert 408.2 (7 Larkspur Ct)	\$ 12,500										
49	12,500	2023		2024	Culvert 66 (20 Louise View Dr)		\$ 13,000									
50	12,500	2023		2024	Culvert 67 (12 Sweetclover Cir)		\$ 13,000									
51	12,500	2023		2024	Culvert 58 (1 Catkin Ct)		\$ 13,000									
52	12,500	2023		2024	Culvert 1 (150 Polo Park Dr)		\$ 13,000									
53	12,500	2023		2024	Culvert 78 (29 Sunnyside Ln)		\$ 13,000									
54	12,500	2023		2024	Culvert 431 (29 Lost Lake Ln)		\$ 13,000									
55	12,500	2023		2024	Culvert 27 (66 Polo Park Dr)		\$ 13,000									
56	12,500	2023		2024	Culvert 404 (230 Polo Park Dr)		\$ 13,000									
57	12,500	2023		2024	Culvert 205 (15 Spring Rd)		\$ 13,000									
58	12,500	2023		2024	Culvert 406 (30 Rocky Ridge Dr)		\$ 13,000									
59	12,500	2023		2024	Culvert 171 (32 Stable Ln)		\$ 13,000									
60	12,500	2023		2024	Culvert 178 (23 Canyon Ct)		\$ 13,000									
61	12,500	2023		2024	Culvert 176 (24 Lost Fork Ln)		\$ 13,000									

Sudden Valley Community Association
2024-2033 Road Rehabilitation and Culvert Capital Improvement Plan

	A	B	G	H	J	P	Q	R	S	T	U	V	W	X	Y	Z
	Cost Est	Cost Est Year	CIP Num	Year Scheduled (adjusted if applicable)	Project Name	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
10																
62	12,500	2023		2024	Culvert 432/433 (13 Strawberry Cyn Ct)		\$ 13,000									
63	12,500	2023		2024	Culvert 103 (142 Harbor View Dr)		\$ 13,000									
64	12,500	2023		2024	Culvert 99 (28 Plum Ln)		\$ 13,000									
65	12,500	2023		2024	Culvert 214 (46 Maple Ct)		\$ 13,000									
66	12,500	2023		2024	Culvert 126 (1 Sudden Valley Dr)		\$ 13,000									
67	12,500	2023		2024	Culvert 89 (39 Sudden Valley Dr)		\$ 13,000									
68	12,500	2023		2024	Culvert FND 38 (1 Indian Meadow Ct)		\$ 13,000									
69	12,500	2023		2024	Culvert 118 (46 Harbor View Dr)		\$ 13,000									
70	12,500	2023		2024	Culvert 117 (54 Harbor View Dr)		\$ 13,000									
71	12,500	2023		2024	Culvert 120 (10 Harbor View Dr)		\$ 13,000									
72	12,500	2023		2024	Culvert FND 30 (99 Harbor View Dr)		\$ 13,000									
73	12,500	2023		2024	Culvert 109 (55 Green Hill Rd)		\$ 13,000									
74	12,500	2023		2024	Culvert 111 (113 Harbor View Dr)		\$ 13,000									
75	12,500	2023		2024	Culvert 122 (2 Rocky Ridge Dr)		\$ 13,000									
76	12,500	2023		2024	Culvert FND 48 (20 Par Ln)		\$ 13,000									
77	12,500	2023		2024	Culvert 147 (20 Par Ln)		\$ 13,000									
78	12,500	2023		2024	Culvert 441 (3 Jubilee Ln)		\$ 13,000									
79	12,500	2023		2024	Culvert 148 (11A Par Ln)		\$ 13,000									
80	12,500	2023		2024	Culvert 415 (28 Windward Dr)		\$ 13,000									
81	12,500	2023		2024	Culvert 143 (26 Longshore Ln)		\$ 13,000									
82	12,500	2023		2024	Culvert 144 (26 Longshore Ln)		\$ 13,000									
83	12,500	2023		2024	Culvert 145 (17 Marina Dr)		\$ 13,000									
84	12,500	2023		2024	Culvert FND 49 (17 Marina Dr)		\$ 13,000									
85	12,500	2023		2024	Culvert 157 (5 North Point Dr)		\$ 13,000									
86	12,500	2023		2024	Culvert FND 52 (36 North Point Dr)		\$ 13,000									
87	12,500	2023		2024	Culvert 81 (1 Sparrow Ct)		\$ 13,000									
88	12,500	2023		2024	Culvert 408.1 (7 Larkspur Ct)		\$ 13,000									
89	12,500	2023		2024	Culvert 409 (Whispering Cedars Entrance)		\$ 13,000									
90	12,500	2023		2024	Culvert 410 (22 Lake Louise Dr)		\$ 13,000									
91	12,500	2023		2024	Culvert 203 (14 Lake Louise Dr)		\$ 13,000									
92	12,500	2023		2024	Culvert FND 61 (37-30 Marigold Dr)		\$ 13,000									
93	12,500	2023		2024	Culvert 75 (43 Marigold Dr)		\$ 13,000									
94	12,500	2023		2024	Culvert FND 45 (23 Sunflower Cir)		\$ 13,000									
95	12,500	2023		2024	Culvert 445 (20 Lake Louise Dr (Outlet))		\$ 13,000									
96	12,500	2023		2024	Culvert FND 62 (3 Barn View Ct)		\$ 13,000									
97	450,000	2023		2025	2025 Culvert Projects			\$ 486,720								
98	450,000	2023		2026	2026 Culvert Projects				\$ 506,189							
99	450,000	2023		2027	2027 Culvert Projects					\$ 526,436						
100	450,000	2023		2028	2028 Culvert Projects						\$ 547,494					
101	375,000	2023		2029	2029 Culvert Projects							\$ 474,495				
102	375,000	2023		2030	2030 Culvert Projects								\$ 493,474			
103	375,000	2023		2031	2031 Culvert Projects									\$ 513,213		
104	375,000	2023		2032	2032 Culvert Projects										\$ 533,742	
105	375,000	2023		2033	2033 Culvert Projects											\$ 555,092
106	120,500	2023		Annual	Ditches, Culverts and Swales (2016 SGM mandate)	\$ 490,001	\$ 125,320	\$ 130,333	\$ 135,546	\$ 140,968	\$ 146,607	\$ 152,471	\$ 158,570	\$ 164,913	\$ 171,509	\$ 178,369
107					SUBTOTAL - STORMWATER	\$ 866,916	\$ 837,720	\$ 708,989	\$ 737,348	\$ 766,842	\$ 797,516	\$ 734,518	\$ 763,898	\$ 794,454	\$ 826,233	\$ 859,282
108																
109	\$9,504,200				GRAND TOTAL Stormwater + Roads Maintenance + On-Call + Fast Response	\$ 1,454,851	\$ 1,187,680	\$ 1,276,829	\$ 1,335,214	\$ 1,381,018	\$ 1,444,167	\$ 1,335,544	\$ 1,397,520	\$ 1,444,525	\$ 1,511,557	\$ 1,562,398
110																
111																
112																
113																
115																
116																
117																
						2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
							\$ (1,187,680)	\$ (1,276,829)	\$ (1,335,214)	\$ (1,381,018)	\$ (1,444,167)	\$ (1,335,544)	\$ (1,397,520)	\$ (1,444,525)	\$ (1,511,557)	\$ (1,562,398)
							\$ 2,052,153	\$ 2,102,387	\$ 2,094,236	\$ 2,040,281	\$ 1,923,177	\$ 1,914,696	\$ 1,844,239	\$ 1,726,777	\$ 1,542,283	\$ 1,306,948
							\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)
							\$ 1,552,153	\$ 1,602,387	\$ 1,594,236	\$ 1,540,281	\$ 1,423,177	\$ 1,414,696	\$ 1,344,239	\$ 1,226,777	\$ 1,042,283	\$ 806,948