



Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

www.suddenvalley.com

Board of Directors Special Meeting

September 4, 2025, 7:00 PM, 8 Barn View Ct. MULTIPURPOSE ROOM A

Call to Order

Land Acknowledgement & Anti-Racism Statement

Roll Call

Item 1) Adoption of Agenda

Item 2) Announcements

Item 3) Property Owner Comments – 15 Minutes Total

Please note that comments are limited to 3 minutes per person.

Item 4) Continuing Business - NONE

Item 5) New Business

5a. Draft AGM Agenda, Measures, Ballot, and Explanations - Distributed

5b. 2026 Budget Adoption - Page 2 thru 67

Adjournment

2026
Final Revised
Budget

September 4,
2025



SUDDEN
VALLEY



SUDDEN
VALLEY

The Budgeting Process

- SVCA's operating and capital budgets are prepared annually.
- Anticipated revenues and expenses, as well as necessary repair and replacement of assets are considered.
- Each year, SVCA Department Managers conduct asset inventory and inspection, then submit input on the scope and schedule of repairs/replacements.
- The Treasurer, Finance Director, and General Manager consolidate this input with other information and prepare a draft budget.
- The Finance Committee reviews the draft budget and gives their recommendation to the Board of Directors.
- The Board then reviews and approves the budget, which is presented for a vote of the membership during the annual election.
- This process ensures the budget presented to the membership is a consolidated picture of Association finances.

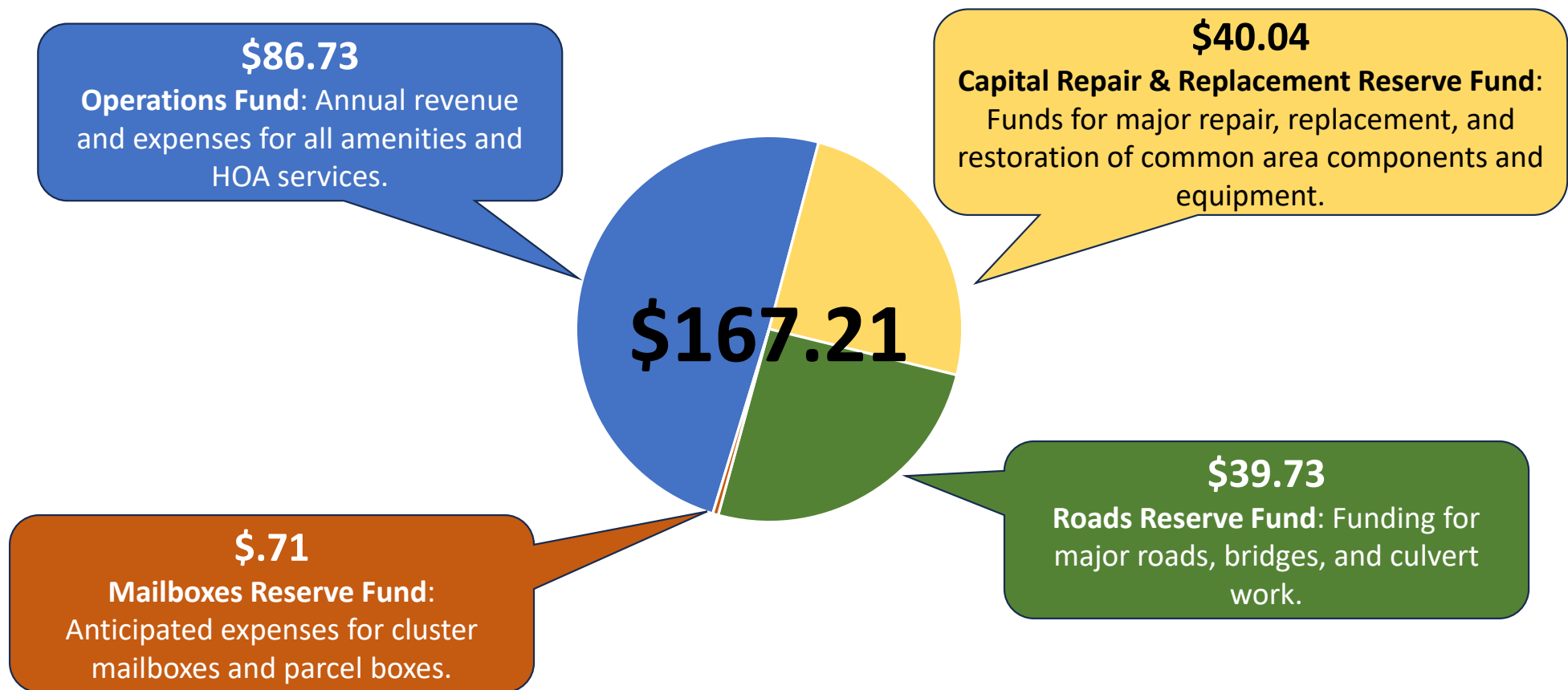


Sudden Valley's operating budget for 2026 balances \$5,245,015 in revenues with \$5,245,015 in expenditures.

The proposed monthly dues for a developed lot in 2026 will be \$167.21
The proposed monthly dues for an undeveloped lot in 2026 will be \$158.79

** In 2026, no additional use fees are planned for the Parks / Pools / Fitness Center.*

What is covered by the 2026 annual assessment?



2026 Dues Proposal

2026 Dues Proposal

<u>DEVELOPED LOTS</u>		2025	95% Collections* 2026	\$ Change	% Change
OPS	Ops Total	\$ 77.21	\$ 86.73	\$ 9.52	12.3%
CRRRF		\$ 38.63	\$ 40.04	\$ 1.41	3.7%
ROADS		\$ 39.73	\$ 39.73	\$ -	0.0%
MAILBOX		\$ 0.71	\$ 0.71	\$ -	0.0%
	Capital Total	\$ 79.07	\$ 80.48	\$ 1.41	1.8%
MONTHLY TOTAL		\$ 156.28	\$ 167.21	\$ 10.93	7.0%
ANNUAL TOTAL		\$ 1,875.36	\$ 2,006.52		
Monthly Change			\$ 10.93		
% Change			7%		
<u>UNDEVELOPED LOTS</u>		2025	95% Collections* 2026	\$ Change	% Change
OPS	Ops Total	\$ 69.34	\$ 78.31	\$ 8.97	12.9%
CRRRF		\$ 38.63	\$ 40.04	\$ 1.41	3.7%
ROADS		\$ 39.73	\$ 39.73	\$ -	0.0%
MAILBOX		\$ 0.71	\$ 0.71	\$ -	0.0%
	Capital Total	\$ 79.07	\$ 80.48	\$ 1.41	1.8%
MONTHLY TOTAL		\$ 148.41	\$ 158.79	\$ 10.38	7.0%
Annual Total		\$ 1,780.92	\$ 1,905.48		
Monthly Change			\$ 10.38		
% Change			7%		

*Based on a 95% Collections rate on a total of 3,116 lots (2,777 Developed Lots and 339 Undeveloped Lots)

Annual Revenue Worksheet

Between 2020 and 2026, proposed annual dues for a developed lot will increase by a total of 15.9%, from \$144.31 in 2020 to \$167.21 in 2026.

If the dues rate had increased at a constant rate every year beginning in budget year 2021, this would approximate an increase of 2.485% per year over six budget years (2021 through 2026).

Between 2020 and 2025, the effects of general inflation produced a cumulative price increase of approximately 24%, which is over 4% per year.

Full table (2020 through 2026) with totals is included on the following slide.

Annual Revenue Worksheet Sudden Valley Community Association

	2021	2022	January through May* 2023	June through December 2023	Annual Total 2023	2024	2025	2026
Basic Data								
Total No of Lots	3,138	3,131	3,124	3,124	3,124	3,121	3,120	3,116
Developed Lots								
Number of	2,668	2,678	2,678	2,678	2,678	2,739	2,753	2,777
Ops Dues per lot (annual)	\$707.64	\$703.56	\$291.40	\$475.37	\$766.77	\$865.92	\$926.52	\$1,040.76
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	367	339
Ops Dues per lot (annual)	\$632.76	\$629.88	\$261.20	\$425.39	\$686.59	\$777.72	\$832.08	\$939.72
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	\$463.56	\$480.48
Roads Dues	\$445.56	\$445.56	\$185.65	\$259.91	\$445.56	\$445.56	\$476.76	\$476.76
Mailbox Dues	\$8.04	\$8.04	\$3.35	\$4.69	\$8.04	\$8.04	\$8.52	\$8.52
Annual Developed Lot Dues	\$ 1,731.72	\$1,731.72	\$721.55	\$992.67	\$1,714.22	\$1,752.72	\$1,875.36	\$2,006.52
Monthly Developed Lot Dues	\$ 144.31	\$ 144.31	\$ 144.31	\$ 141.81	\$ 142.85	\$ 146.06	\$ 156.28	\$ 167.21
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	\$2,550,710	\$2,890,191
Undeveloped Lots	\$297,397	\$285,336	\$116,495	\$189,724	\$306,219	\$297,089	\$305,373	\$318,565
Subtotal	\$2,185,381	\$2,169,469	\$896,864	\$1,462,765	\$2,359,629	\$2,668,844	\$2,856,083	\$3,208,756
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%	95.0%	95.0%
Proforma Net Ops Revenue								
Operations Bad Debt (Uncollected)	(\$109,269)	(\$151,863)	(\$44,843)	(\$73,138)	(\$117,981)	(\$133,442)	(\$142,804)	(\$160,438)
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								
Proforma CRRRF Net Rev	\$1,291,413	\$1,261,405	\$535,688	\$749,963	\$1,285,651	\$1,284,416	\$1,373,992	\$1,422,317
Proforma Roads Gross Rev								
Proforma Roads Net Rev	\$1,328,259	\$1,297,395	\$550,972	\$771,361	\$1,322,333	\$1,321,063	\$1,413,117	\$1,411,305
Proforma Mailbox Gross Rev								
Proforma Mailbox Net Rev	\$23,968	\$23,411	\$9,942	\$13,919	\$23,861	\$23,838	\$25,253	\$25,221

Annual Revenue Worksheet
Sudden Valley Community Association

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Basic Data									
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Developed Lots									
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Ops Dues per lot (annual)	\$711.60	\$707.64	\$703.56	\$291.40	\$475.37	\$766.77	\$865.92	\$926.52	\$1,040.76
Ops Rec Special Assessment (annual)	\$133.32	\$137.28	\$141.36	\$60.65	\$0.00	\$60.65			
Undeveloped Lots									
Number of	501	470	453	446	446	446	382	367	339
Ops Dues per lot (annual)	\$635.52	\$632.76	\$629.88	\$261.20	\$425.39	\$686.59	\$777.72	\$832.08	\$939.72
Ops Rec Special Assessment (annual)	\$93.72	\$96.48	\$99.36	\$42.65	\$0.00	\$42.65			
Per Lot Dues (annual)									
CRRRF Dues	\$433.20	\$433.20	\$433.20	\$180.50	\$252.70	\$433.20	\$433.20	\$463.56	\$480.48
Roads Dues	\$445.56	\$445.56	\$445.56	\$185.65	\$259.91	\$445.56	\$445.56	\$476.76	\$476.76
Mailbox Dues	\$8.04	\$8.04	\$8.04	\$3.35	\$4.69	\$8.04	\$8.04	\$8.52	\$8.52
Annual Developed Lot Dues	\$ 1,731.72	\$ 1,731.72	\$1,731.72	\$721.55	\$992.67	\$1,714.22	\$1,752.72	\$1,875.36	\$2,006.52
Monthly Developed Lot Dues	\$ 144.31	\$ 144.31	\$ 144.31	\$ 144.31	\$ 141.81	\$ 142.85	\$ 146.06	\$ 156.28	\$ 167.21
Proforma Ops Gross Revenue									
Ops Dues									
Developed Lots	\$1,882,182	\$1,887,984	\$1,884,134	\$780,369	\$1,273,041	\$2,053,410	\$2,371,755	\$2,550,710	\$2,890,191
Undeveloped Lots	\$318,396	\$297,397	\$285,336	\$116,495	\$189,724	\$306,219	\$297,089	\$305,373	\$318,565
Subtotal	\$2,200,578	\$2,185,381	\$2,169,469	\$896,864	\$1,462,765	\$2,359,629	\$2,668,844	\$2,856,083	\$3,208,756
Proforma Special Assmt Ops Gross Revenue									
Ops Dues									
Developed Lots	\$352,631	\$366,263	\$378,562	\$162,421	\$0	\$162,421			
Undeveloped Lots	\$46,954	\$45,346	\$45,010	\$19,022	\$0	\$19,022			
Subtotal	\$399,585	\$411,609	\$423,572	\$181,443	\$0	\$181,443			
Collection Rate %	92.0%	95.0%	93.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%
Proforma Net Ops Revenue	\$2,024,531	\$2,076,112	\$2,017,606	\$852,021	\$1,389,627	\$2,241,648	\$2,535,402	\$2,713,279	\$3,048,318
Operations Bad Debt (Uncollected)	(\$176,046)	(\$109,269)	(\$151,863)	(\$44,843)	(\$73,138)	(\$117,981)	(\$133,442)	(\$142,804)	(\$160,438)
Proforma Special Assmt Ops Net Revenue	\$367,618	\$391,028	\$393,922	\$172,370	\$0	\$172,370			
Operations Bad Debt (Uncollected)	(\$31,967)	(\$20,581)	(\$29,650)	(\$9,073)	\$0	(\$9,073)			
Proforma CRRRF Gross Rev	\$1,362,847	\$1,359,382	\$1,356,349	\$563,882	\$789,435	\$1,353,317	\$1,352,017	\$1,446,307	\$1,497,176
Proforma CRRRF Net Rev	\$1,253,819	\$1,291,413	\$1,261,405	\$535,688	\$749,963	\$1,285,651	\$1,284,416	\$1,373,992	\$1,422,317
Proforma Roads Gross Rev	\$1,401,732	\$1,398,167	\$1,395,048	\$579,971	\$811,959	\$1,391,929	\$1,390,593	\$1,487,491	\$1,485,584
Proforma Roads Net Rev	\$1,289,593	\$1,328,259	\$1,297,395	\$550,972	\$771,361	\$1,322,333	\$1,321,063	\$1,413,117	\$1,411,305
Proforma Mailbox Gross Rev	\$25,294	\$25,230	\$25,173	\$10,465	\$14,652	\$25,117	\$25,093	\$26,582	\$26,548
Proforma Mailbox Net Rev	\$23,270	\$23,968	\$23,411	\$9,942	\$13,919	\$23,861	\$23,838	\$25,253	\$25,221
Total Operations Net Income	\$2,392,149	\$2,467,140	\$2,411,528	\$1,024,391	\$1,389,627	\$2,414,018	\$2,535,402	\$2,713,279	\$3,048,318
Total Capital Net Income	2,566,682	2,643,640	\$2,582,211	\$1,096,602	\$1,535,243	\$2,631,845	\$2,629,317	\$2,812,362	\$2,858,843
Total Operations & Capital Net Revenue	\$4,958,831	\$5,110,780	\$4,993,739	\$2,120,993	\$2,924,870	\$5,045,863	\$5,164,719	\$5,525,641	\$5,907,161

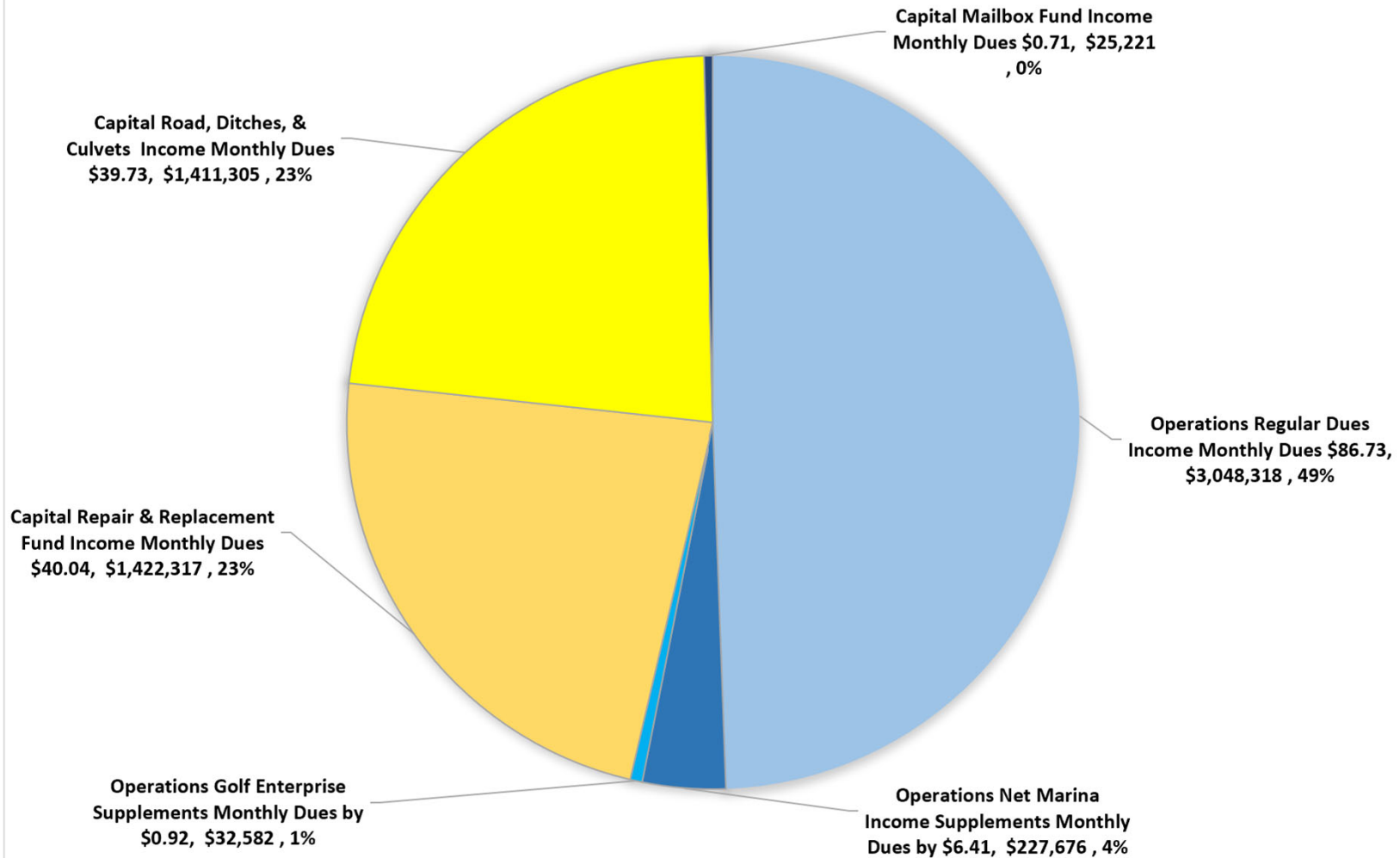
*The Recreation Special Assessment expired at the end of May 2023.

95% COLLECTIONS - YEARS 2026 to 2035

Dues Projection- 2026 Operating Budget Assumptions & Capital Planning for 2026 to 2035												
Fund	Description of Change	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
OPS	2025 Assessment	\$ 77.21	\$ 86.73	\$ 86.73	\$ 86.73	\$ 86.73	\$ 86.73	\$ 86.73	\$ 86.73	\$ 86.73	\$ 86.73	\$ 86.73
CRRRF	2025 Assessment	38.63	40.04	40.04	40.04	40.04	40.04	40.04	40.04	40.04	40.04	40.04
ROADS	2025 Assessment	39.73	39.73	39.73	39.73	39.73	39.73	39.73	39.73	39.73	39.73	39.73
MAILBOX	2025 Assessment	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71
Capital Assessment Total		\$ 79.07	\$ 80.48	\$ 80.48	\$ 80.48	\$ 80.48	\$ 80.48	\$ 80.48	\$ 80.48	\$ 80.48	\$ 80.48	\$ 80.48
MONTHLY Projected Assessment Total		\$ 156.28	\$ 167.21	\$ 167.21	\$ 167.21	\$ 167.21	\$ 167.21	\$ 167.21	\$ 167.21	\$ 167.21	\$ 167.21	\$ 167.21
	\$ Change from Previous Year's Monthly Dues Amount		\$ 10.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	% Change from Previous Year's Monthly Dues Amount		7%	0%	0%	0%	0%	0%	0%	0%	0%	0%

This projection shows that the Capital Budget was prepared with no increases in dues after 2026.

2026 DRAFT BUDGET NET INCOME SOURCES
BASED ON 95% COLLECTIONS- 2,777 DEVELOPED LOTS & 339 VACANT LOTS



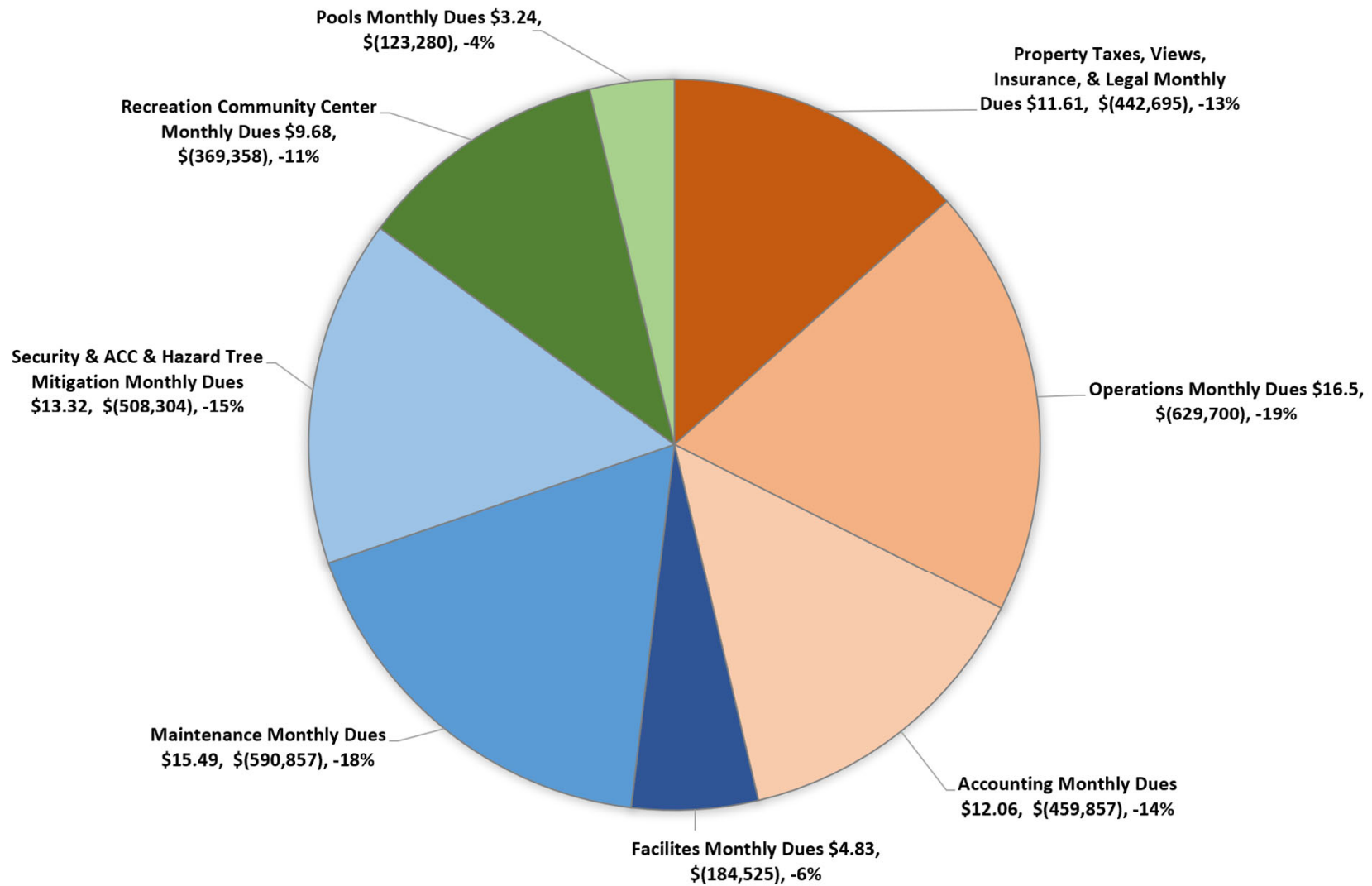
Summary of Operations Budget by Department

(Note: There are no budgeted increases to total payroll FTEs in 2026)

Department	2025 Budget	2026		
		Proposed Budget	Increase / (Decrease)	% Change
Common Costs: Property Taxes, Views, & Legal	(365,641)	(442,695)	77,054	21.1%
Operations	(610,120)	(629,700)	19,580	3.2%
Accounting	(438,519)	(459,857)	21,338	4.9%
Facilities	(205,494)	(184,525)	(20,969)	-10.2%
Maintenance*	(588,303)	(590,857)	2,554	0.4%
Security & ACC	(414,631)	(508,304)	93,673	22.6%
Recreation Community Center	(260,014)	(369,358)	109,344	42.1%
Parks*	-	-	-	N/A
Pools	(111,602)	(123,280)	11,678	10.5%
Subtotal Net Expense	(2,994,324)	(3,308,576)	314,252	10.5%
Operations Regular Dues Income	2,713,279	3,048,318	335,039	12.3%
Golf Enterprise	62,827	32,582	(30,245)	-48.1%
Operations Net Marina Income	218,218	227,676	9,458	4.3%
Subtotal Net Income	2,994,324	3,308,576	314,252	10.5%
Grand Total Budget	-	-	-	

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

2026 DRAFT BUDGET- WHAT YOUR OPERATIONS DUES PAY FOR



2026 Operating Budget Background

- Recent challenges are reflected in the 2026 budget draft. Specifically, expected increases in hazardous tree removal, payroll expense, property & casualty insurance, fuel, and utilities were accommodated. Additionally, the prioritization of the maintenance of infrastructure and facilities, a significant goal of previous budgets, has been continued.
- Although the 5-year Recreation Special Assessment – which included recreation, pools, and parks – expired in May of 2023, there continues to be no plan to reinstate use fees for these facilities in 2026. Also of note, insurance costs increased by another \$35,804, or 19.5%, upon renewal in June of 2025.
- Funds collected because of the proposed dues increase of 7% will be largely allocated to Operations.



Hazardous Tree Removal

Hazardous Tree Removal is the largest budgeted increase in the 2026 operating budget, which accounts for 29% of the total increase to all budgeted operating expenditures as compared to the 2025 budget.

Beginning in year 2021, SVCA has experienced a significant increase in total hazardous tree removal costs, with year 2024 incurring the greatest cost of \$459,690 due to the November Storm Event.

With this in mind, the 2026 proposed dues increase of 7% has been largely allocated to operations to help address this growing concern.





2026 Operating Budget

Budget Summary Trend
Sudden Valley Community Association
Common Costs
2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Dues and Assessment Income- Ops								
4003 -- BD Expense- 2025 Ops	(70,168.25)	(51,900.45)	(48,977.55)	(54,791.28)	(39,352.52)	(142,804.00)	(160,438.00)	12.35%
4005.25 -- Member Assessments 2025	2,185,731.65	2,167,489.77	2,365,769.20	2,672,588.28	1,431,234.08	2,856,083.00	3,208,756.00	12.35%
Total Dues and Assessment Income- Ops	2,115,563.40	2,115,589.32	2,316,791.65	2,617,797.00	1,391,881.56	2,713,279.00	3,048,318.00	12.35%
Other AR Income								
4820 -- Insurance Settlement Gains	0.00	0.00	46,496.64	2,389.20	0.00	0.00	0.00	0.00%
4830 -- Advertising Income	33,710.50	37,383.00	40,082.00	34,092.88	16,546.00	40,000.00	40,000.00	0.00%
4831 -- BD Expense- Views Ads	530.50	(2,843.50)	(1,175.00)	2,255.50	743.00	0.00	0.00	0.00%
Total Other AR Income	34,241.00	34,539.50	85,403.64	38,737.58	17,289.00	40,000.00	40,000.00	0.00%
Other Income								
4280 -- PPP Loan Forgiveness/Extinguishme	357,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4610 -- Timber Income	0.00	0.00	0.00	1,233.60	10,228.90	0.00	0.00	0.00%
4870 -- Member Donation Income	1,794.27	3,404.92	396.46	1,541.22	2,930.60	0.00	0.00	0.00%
Total Other Income	359,494.27	3,404.92	396.46	2,774.82	13,159.50	0.00	0.00	0.00%
Investment Income								
4900 -- Interest Earned - Operating Accounts	811.83	809.44	5,065.68	9,022.06	3,829.27	7,000.00	9,000.00	28.57%
Total Investment Income	811.83	809.44	5,065.68	9,022.06	3,829.27	7,000.00	9,000.00	28.57%
Total Common Costs Income	2,510,110.50	2,154,343.18	2,407,657.43	2,668,331.46	1,426,159.33	2,760,279.00	3,097,318.00	12.21%
Administrative								
5090 -- Office Supplies	69.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5100 -- GM Discretionary Funds	265.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5405 -- Insurance Claims	0.00	9,448.62	0.00	0.00	0.00	0.00	0.00	0.00%
Total Administrative	335.17	9,448.62	0.00	0.00	0.00	0.00	0.00	0.00%
Regulatory Compliance								
6300 -- Permits & Licenses	710.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
7110 -- Regulatory Compliance	1,755.00	375.00	800.00	108.56	900.14	500.00	500.00	0.00%
9005 -- State B&O Tax	178.49	192.01	217.61	295.28	188.02	225.00	300.00	33.33%

Budget Summary Trend
Sudden Valley Community Association
Common Costs
2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Regulatory Compliance								
9015 -- Property/Real Estate Tax	51,650.55	53,853.21	57,124.75	63,332.77	31,786.69	63,000.00	65,000.00	3.17%
Total Regulatory Compliance	54,294.68	54,420.22	58,142.36	63,736.61	32,874.85	63,725.00	65,800.00	3.26%
CC&Rs/ Mandates								
5003 -- Annual General Meeting	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5216 -- Postage- Views	10,814.61	11,329.54	12,140.13	13,273.89	7,688.38	15,000.00	15,000.00	0.00%
5225 -- Newsletter Services	53,068.75	56,751.75	59,443.25	56,865.25	28,472.50	60,000.00	60,000.00	0.00%
7020 -- Legal Services	82,164.28	138,406.62	117,047.02	164,739.86	113,954.34	67,500.00	100,000.00	48.15%
Total CC&Rs/ Mandates	146,797.64	206,487.91	188,630.40	234,879.00	150,115.22	142,500.00	175,000.00	22.81%
Insurance								
5400 -- Insurance Premiums	125,033.40	144,403.85	170,325.17	182,883.34	117,733.02	206,416.00	250,895.00	21.55%
Total Insurance	125,033.40	144,403.85	170,325.17	182,883.34	117,733.02	206,416.00	250,895.00	21.55%
Contracted & Professional Services								
5125 -- IT Support and Services	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Other Expenses								
5327 -- GM Recruiting Expense	1,444.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
9140 -- PPP Loan Interest Expense	(2,283.40)	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other Expenses	(838.60)	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Common Costs Expense	328,022.29	414,760.60	417,097.93	481,498.95	300,723.09	412,641.00	491,695.00	19.16%
Total Common Costs Net Income / (Loss)	2,182,088.21	1,739,582.58	1,990,559.50	2,186,832.51	1,125,436.24	2,347,638.00	2,605,623.00	10.99%

Budget Summary Trend
Sudden Valley Community Association
Accounting
2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Other AR Income								
4240 -- Title & Recording Fees	46,000.00	29,800.00	25,625.00	24,600.00	13,750.00	40,000.00	35,000.00	(12.50%)
4241 -- BD Expense- Title Fees	(103.42)	(21.58)	(125.00)	(125.00)	225.00	0.00	0.00	0.00%
4705 -- NSF Service Fees	1,489.45	1,714.00	2,899.69	2,610.52	1,333.00	1,500.00	2,500.00	66.67%
4706 -- BD Expense- NSF Fees	9.03	(183.44)	78.60	23.65	192.32	0.00	0.00	0.00%
Total Other AR Income	47,395.06	31,308.98	28,478.29	27,109.17	15,500.32	41,500.00	37,500.00	(9.64%)
Total Accounting Income	47,395.06	31,308.98	28,478.29	27,109.17	15,500.32	41,500.00	37,500.00	(9.64%)
Administrative								
5000 -- General Administrative	208.98	139.64	207.10	0.00	109.97	0.00	0.00	0.00%
5015 -- Bank Charges & Fees	2,977.99	3,814.92	1,469.81	1,669.40	220.66	1,500.00	1,500.00	0.00%
5045 -- Dues & Subscriptions	0.00	260.99	302.99	0.00	0.00	0.00	0.00	0.00%
5120 -- Cash Over/Short	(0.40)	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5121 -- Currency Gain/Loss	0.00	154.11	203.72	131.40	8.11	0.00	0.00	0.00%
5210 -- Printing & Copying	5,167.05	4,879.02	8,352.86	6,260.84	1,486.20	5,000.00	6,500.00	30.00%
5227 -- Training & Conferences	16.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5399 -- Payroll Service Fees	15,949.52	15,995.93	17,867.88	18,695.26	11,050.12	16,000.00	19,000.00	18.75%
Total Administrative	24,319.14	25,244.61	28,404.36	26,756.90	12,875.06	22,500.00	27,000.00	20.00%
Regulatory Compliance								
7000 -- Audit & Tax Services	35,010.00	42,500.00	43,210.00	44,104.68	9,970.00	49,000.00	50,500.00	3.06%
9005 -- State B&O Tax	602.15	2,254.03	358.20	408.20	191.83	1,000.00	1,000.00	0.00%
Total Regulatory Compliance	35,612.15	44,754.03	43,568.20	44,512.88	10,161.83	50,000.00	51,500.00	3.00%
CC&Rs/ Mandates								
5215 -- Postage	3,752.31	3,702.16	5,401.82	3,947.96	912.16	5,000.00	5,000.00	0.00%
Total CC&Rs/ Mandates	3,752.31	3,702.16	5,401.82	3,947.96	912.16	5,000.00	5,000.00	0.00%
Payroll & Benefits								
5300 -- Salaries	226,993.87	269,492.74	287,050.43	302,957.47	139,159.89	319,043.00	328,630.00	3.00%
5335 -- Payroll Taxes- Employer	18,652.92	23,464.91	25,908.31	29,247.37	13,840.92	28,701.00	29,541.00	2.93%
5385 -- Payroll Benefits - Medical	27,439.67	32,598.43	33,944.66	36,041.52	18,650.16	39,600.00	41,032.00	3.62%

Budget Summary Trend
Sudden Valley Community Association
Accounting
2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Payroll & Benefits								
5395 -- Payroll Benefits - 401(k)	0.00	0.00	0.00	1,469.49	0.00	2,393.00	2,465.00	3.01%
Total Payroll & Benefits	273,086.46	325,556.08	346,903.40	369,715.85	171,650.97	389,737.00	401,668.00	3.06%
Utilities								
6050 -- Utilities- Communications Service	2,289.32	2,222.81	2,190.35	1,990.23	995.42	2,782.00	2,189.00	(21.32%)
Total Utilities	2,289.32	2,222.81	2,190.35	1,990.23	995.42	2,782.00	2,189.00	(21.32%)
Contracted & Professional Services								
5125 -- IT Support and Services	7,499.00	9,899.00	9,899.00	10,260.47	5,099.00	10,000.00	10,000.00	0.00%
7095 -- Other Professional Services	15,846.22	66,585.75	91.98	6,534.50	17.52	0.00	0.00	0.00%
Total Contracted & Professional Services	23,345.22	76,484.75	9,990.98	16,794.97	5,116.52	10,000.00	10,000.00	0.00%
Total Accounting Expense	362,404.60	477,964.44	436,459.11	463,718.79	201,711.96	480,019.00	497,357.00	3.61%
Total Accounting Net Income / (Loss)	(315,009.54)	(446,655.46)	(407,980.82)	(436,609.62)	(186,211.64)	(438,519.00)	(459,857.00)	4.87%

Budget Summary Trend
Sudden Valley Community Association
Facilities

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Area Z Rental Income								
4410 -- Area Z Storage Rental Income	18,702.92	21,327.50	20,631.02	20,542.25	13,397.00	24,000.00	24,000.00	0.00%
4412 -- BD Expense- Area Z	1,032.43	(495.63)	1,616.56	(140.81)	(354.00)	0.00	0.00	0.00%
Total Area Z Rental Income	19,735.35	20,831.87	22,247.58	20,401.44	13,043.00	24,000.00	24,000.00	0.00%
Lease Income								
4430 -- Lease Income - Restaurant	28,129.39	19,480.29	36,694.00	47,178.00	23,589.00	37,000.00	47,178.00	27.51%
4435 -- Lease Income - Barn 8	0.00	0.00	0.00	14,400.00	7,800.00	14,400.00	16,200.00	12.50%
4439 -- Lease Income- Library	3,372.00	3,372.00	3,678.87	4,789.20	3,000.00	6,600.00	7,800.00	18.18%
Total Lease Income	31,501.39	22,852.29	40,372.87	66,367.20	34,389.00	58,000.00	71,178.00	22.72%
Non-Lease Facility Rentals								
4400 -- Facility Rentals	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	0.00%
Total Non-Lease Facility Rentals	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	0.00%
Total Facilities Income	51,236.74	43,684.16	62,620.45	86,768.64	47,432.00	84,000.00	97,178.00	15.69%
Administrative								
5090 -- Office Supplies	0.00	0.00	0.00	230.71	0.00	0.00	0.00	0.00%
6408 -- Uniforms	570.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Administrative	570.42	0.00	0.00	230.71	0.00	0.00	0.00	0.00%
Regulatory Compliance								
6300 -- Permits & Licenses	221.50	36.80	216.20	43.00	0.00	100.00	100.00	0.00%
7110 -- Regulatory Compliance	1,222.02	1,439.23	2,083.07	881.04	513.94	1,550.00	1,550.00	0.00%
9005 -- State B&O Tax	697.52	459.46	753.60	1,147.64	646.07	1,000.00	1,200.00	20.00%
Total Regulatory Compliance	2,141.04	1,935.49	3,052.87	2,071.68	1,160.01	2,650.00	2,850.00	7.55%
Payroll & Benefits								
5300 -- Salaries	55,930.96	11,911.25	19,141.16	42,393.56	20,753.16	44,241.00	45,567.00	3.00%
5335 -- Payroll Taxes- Employer	5,093.16	1,103.12	2,289.67	4,832.00	2,336.49	5,249.00	5,366.00	2.23%
5385 -- Payroll Benefits - Medical	8,342.42	9,022.52	1,466.42	3,076.48	4,662.48	9,900.00	10,261.00	3.65%
5395 -- Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	332.00	342.00	3.01%
Total Payroll & Benefits	69,366.54	22,036.89	22,897.25	50,302.04	27,752.13	59,722.00	61,536.00	3.04%

Budget Summary Trend
Sudden Valley Community Association
Facilities

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Insurance								
5400 -- Insurance Premiums	0.00	0.00	0.00	500.04	291.42	0.00	0.00	0.00%
Total Insurance	0.00	0.00	0.00	500.04	291.42	0.00	0.00	0.00%
Utilities								
6000 -- Utilities	(344.64)	15,419.92	(688.15)	12,233.17	234.62	0.00	0.00	0.00%
6005 -- Utilities- Natural Gas	4,506.80	5,026.36	8,269.19	7,893.78	5,609.81	8,683.00	8,683.00	0.00%
6023 -- Utilities- Water & Sewer	15,456.10	16,390.50	18,515.53	19,639.75	9,331.42	19,441.00	21,604.00	11.13%
6033 -- Utilities- Electricity	21,272.24	21,717.15	28,045.51	27,644.11	19,444.46	29,448.00	30,409.00	3.26%
6035 -- Utilities- Trash & Recycling Service	16,178.41	8,634.48	12,193.18	12,556.98	5,966.46	15,000.00	13,813.00	(7.91%)
6050 -- Utilities- Communications Service	18,240.09	18,896.83	24,648.65	13,870.89	4,613.73	30,000.00	15,258.00	(49.14%)
Total Utilities	75,309.00	86,085.24	90,983.91	93,838.68	45,200.50	102,572.00	89,767.00	(12.48%)
Maintenance & Landscaping								
6110 -- Landscape R&M	0.00	0.00	30.23	44.67	0.00	0.00	0.00	0.00%
6515 -- Building R&M- Materials	19,193.05	16,874.28	14,099.45	17,834.00	9,717.37	40,000.00	40,000.00	0.00%
6520 -- Building R&M- Contract Vendor	11,918.40	38,746.72	42,750.06	32,517.94	10,609.45	45,000.00	45,000.00	0.00%
6635 -- Janitorial Supplies	8,613.31	6,502.06	11,029.56	14,212.69	7,519.63	12,000.00	15,000.00	25.00%
6675 -- Equipment R&M	0.00	2,154.38	240.10	117.28	0.00	10,000.00	10,000.00	0.00%
6765 -- Small Tools & Equipment	0.00	133.61	475.55	0.00	0.00	0.00	0.00	0.00%
6775 -- Vehicle R&M	0.00	40.25	408.22	0.00	0.00	0.00	0.00	0.00%
6795 -- Other Supplies	1,191.07	594.88	1,237.70	0.00	147.84	1,550.00	1,550.00	0.00%
6796 -- Other R&M	6,952.04	1,403.07	2,329.10	656.59	511.34	1,000.00	1,000.00	0.00%
Total Maintenance & Landscaping	47,867.87	66,449.25	72,599.97	65,383.17	28,505.63	109,550.00	112,550.00	2.74%
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	(43.48)	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5125 -- IT Support and Services	11,536.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6438 -- Pool Management	0.00	38.64	0.00	0.00	0.00	0.00	0.00	0.00%
6440 -- Safety & Security Services	358.06	0.00	2,511.41	748.76	2,570.00	0.00	0.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Facilities

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Contracted & Professional Services								
7095 -- Other Professional Services	0.00	1,729.18	18,390.00	5,018.91	2,460.00	15,000.00	15,000.00	0.00%
Total Contracted & Professional Services	11,851.38	1,767.82	20,901.41	5,767.67	5,030.00	15,000.00	15,000.00	0.00%
Total Facilities Expense	207,106.25	178,274.69	210,435.41	218,093.99	107,939.69	289,494.00	281,703.00	(2.69%)
Total Facilities Net Income / (Loss)	(155,869.51)	(134,590.53)	(147,814.96)	(131,325.35)	(60,507.69)	(205,494.00)	(184,525.00)	(10.20%)

Budget Summary Trend
Sudden Valley Community Association
Golf Management
2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Golf Income								
4150 -- Golf Course Annual Greens Fees	353,619.28	370,271.58	389,983.99	372,035.09	306,503.09	387,000.00	398,000.00	2.84%
4151 -- BD Expense- Golf	(1,054.72)	(1,777.10)	1,214.91	(11,213.33)	1,350.40	0.00	0.00	0.00%
4154 -- Golf Course Daily Greens Fees	554,809.59	609,371.31	784,624.95	774,312.45	269,516.30	754,171.00	776,000.00	2.89%
4170 -- Driving Range Fees	33,178.41	33,577.18	42,530.47	46,441.95	19,758.09	38,900.00	40,850.00	5.01%
4174 -- Golf Cart Rental	163,101.78	191,813.23	233,617.27	227,184.13	85,546.12	227,679.00	234,500.00	3.00%
4176 -- Golf Club Storage	2,141.99	2,245.24	1,653.00	1,963.00	1,444.00	1,850.00	1,850.00	0.00%
4178 -- Trail Fees	14,492.21	14,622.73	14,485.75	13,712.75	11,613.30	15,400.00	15,862.00	3.00%
Total Golf Income	1,120,288.54	1,220,124.17	1,468,110.34	1,424,436.04	695,731.30	1,425,000.00	1,467,062.00	2.95%
Total Golf Management Income	1,120,288.54	1,220,124.17	1,468,110.34	1,424,436.04	695,731.30	1,425,000.00	1,467,062.00	2.95%
Administrative								
5015 -- Bank Charges & Fees	21,659.35	27,288.55	36,420.02	33,827.58	11,155.48	32,000.00	35,000.00	9.38%
5045 -- Dues & Subscriptions	22,861.62	23,999.96	25,389.03	24,581.55	21,256.61	26,000.00	27,000.00	3.85%
5090 -- Office Supplies	448.59	398.58	1,119.60	535.16	281.22	800.00	900.00	12.50%
5107 -- Advertising Costs	13,506.78	16,350.01	16,850.25	8,427.09	9,971.16	15,000.00	18,000.00	20.00%
5120 -- Cash Over/Short	0.00	0.00	31.78	316.28	(10.30)	0.00	0.00	0.00%
5210 -- Printing & Copying	0.00	340.40	1,683.66	1,843.31	60.11	1,800.00	1,800.00	0.00%
5227 -- Training & Conferences	1,003.08	0.00	0.00	0.00	1,920.54	2,000.00	2,500.00	25.00%
5326 -- Operating Performance Commissions	19,062.14	26,357.68	44,269.84	22,128.05	0.00	7,059.00	4,505.00	(36.18%)
5326.1 -- Operating Perf Comm Payroll Taxes	0.00	0.00	4,058.61	2,128.73	0.00	706.00	451.00	(36.12%)
6408 -- Uniforms	180.00	671.66	414.98	718.81	354.19	700.00	800.00	14.29%
Total Administrative	78,721.56	95,406.84	130,237.77	94,506.56	44,989.01	86,065.00	90,956.00	5.68%
Regulatory Compliance								
7110 -- Regulatory Compliance	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00%
9005 -- State B&O Tax	5,281.63	6,467.60	6,689.40	6,775.77	2,762.82	7,500.00	7,500.00	0.00%
Total Regulatory Compliance	5,281.63	8,467.60	6,689.40	6,775.77	2,762.82	7,500.00	7,500.00	0.00%
CC&Rs/ Mandates								
5115 -- Web Site Maintenance	2,447.60	2,019.96	1,433.52	0.00	0.00	2,700.00	2,700.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Golf Management
2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
CC&Rs/ Mandates								
5215 -- Postage	230.58	43.13	77.81	0.00	32.38	250.00	250.00	0.00%
Total CC&Rs/ Mandates	2,678.18	2,063.09	1,511.33	0.00	32.38	2,950.00	2,950.00	0.00%
Payroll & Benefits								
5300 -- Salaries	238,608.86	248,543.75	272,674.97	314,671.23	128,813.72	305,320.00	325,318.00	6.55%
5335 -- Payroll Taxes- Employer	23,189.99	25,835.89	30,534.28	35,295.07	14,371.02	30,377.00	32,128.00	5.76%
5385 -- Payroll Benefits - Medical	29,163.04	32,354.08	25,413.25	22,773.86	13,371.30	39,600.00	41,032.00	3.62%
5395 -- Payroll Benefits - 401(k)	0.00	0.00	0.00	1,942.69	0.00	2,290.00	2,440.00	6.55%
Total Payroll & Benefits	290,961.89	306,733.72	328,622.50	374,682.85	156,556.04	377,587.00	400,918.00	6.18%
Insurance								
5400 -- Insurance Premiums	3,253.56	3,406.44	3,406.44	3,476.06	2,084.53	3,740.00	3,574.00	(4.44%)
Total Insurance	3,253.56	3,406.44	3,406.44	3,476.06	2,084.53	3,740.00	3,574.00	(4.44%)
Utilities								
6005 -- Utilities- Natural Gas	2,932.57	2,641.32	5,877.08	6,193.25	3,916.05	6,171.00	6,813.00	10.40%
6023 -- Utilities- Water & Sewer	11,134.06	11,433.41	12,979.58	12,878.96	6,324.80	13,629.00	14,167.00	3.95%
6033 -- Utilities- Electricity	8,680.76	7,828.57	9,654.96	9,369.56	5,377.51	10,138.00	10,307.00	1.67%
6035 -- Utilities- Trash & Recycling Service	3,647.40	4,013.58	4,731.39	4,844.92	2,654.35	4,968.00	5,329.00	7.27%
6050 -- Utilities- Communications Service	5,314.68	5,479.76	5,193.75	3,952.37	2,254.82	6,752.00	4,348.00	(35.60%)
Total Utilities	31,709.47	31,396.64	38,436.76	37,239.06	20,527.53	41,658.00	40,964.00	(1.67%)
Maintenance & Landscaping								
6621 -- Raw Materials: Sand & Gravel	0.00	0.00	1,755.17	0.00	0.00	0.00	0.00	0.00%
6675 -- Equipment R&M	249.44	1,867.30	1,338.35	3,625.70	576.64	2,000.00	2,000.00	0.00%
6765 -- Small Tools & Equipment	108.79	347.74	233.51	302.99	0.00	400.00	400.00	0.00%
6775 -- Vehicle R&M	19.50	351.73	0.00	0.00	0.00	0.00	0.00	0.00%
6785 -- Vehicle Fuel	7,241.99	9,874.81	14,132.88	10,390.09	3,952.91	14,840.00	11,429.00	(22.99%)
6795 -- Other Supplies	6,596.20	4,540.88	9,619.09	12,405.88	4,285.78	7,500.00	8,000.00	6.67%
6796 -- Other R&M	77.98	67.50	0.00	32.44	346.51	0.00	0.00	0.00%
Total Maintenance & Landscaping	14,293.90	17,049.96	27,079.00	26,757.10	9,161.84	24,740.00	21,829.00	(11.77%)

Budget Summary Trend
Sudden Valley Community Association
Golf Management
2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	4,000.00	6,680.00	6,127.19	2,730.71	0.00	7,000.00	7,000.00	0.00%
6440 -- Safety & Security Services	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	4,000.00	9,180.00	6,127.19	2,730.71	0.00	7,000.00	7,000.00	0.00%
Total Golf Management Expense	430,900.19	473,704.29	542,110.39	546,168.11	236,114.15	551,240.00	575,691.00	4.44%
Total Golf Management Net Income / (Loss)	689,388.35	746,419.88	925,999.95	878,267.93	459,617.15	873,760.00	891,371.00	2.02%

Budget Summary Trend
Sudden Valley Community Association
Recreation Community Center
2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Special Ops Assmt Incom- Rec/Pool/s/								
4010 -- Recreation Special Assmt 062018 to 062019	412,047.72	423,730.08	182,248.72	130.23	0.00	0.00	0.00	0.00%
4011 -- BD Expense- Rec SA 062018 to 052019	(957.91)	793.40	3,908.23	1,368.33	653.86	0.00	0.00	0.00%
Total Special Ops Assmt Incom- Rec/Pool/s/Parks	411,089.81	424,523.48	186,156.95	1,498.56	653.86	0.00	0.00	0.00%
Lease Income								
4435 -- Lease Income - Barn 8	7,800.00	7,800.00	12,300.00	0.00	0.00	0.00	0.00	0.00%
Total Lease Income	7,800.00	7,800.00	12,300.00	0.00	0.00	0.00	0.00	0.00%
Non-Lease Facility Rentals								
4400 -- Facility Rentals	640.00	7,611.50	11,373.80	12,018.50	6,560.00	10,000.00	12,000.00	20.00%
Total Non-Lease Facility Rentals	640.00	7,611.50	11,373.80	12,018.50	6,560.00	10,000.00	12,000.00	20.00%
Rec Center and Pools Income								
4223 -- Gym and Pool Access Cards	2,158.28	2,662.01	2,761.00	3,253.00	2,182.00	3,000.00	3,300.00	10.00%
4502 -- Instructor & Trainer Fees	286.00	32.00	1,163.60	4,622.44	2,838.76	3,000.00	4,500.00	50.00%
4510 -- Fitness Center Income	89.50	409.00	762.50	1,034.00	1,271.00	1,000.00	1,000.00	0.00%
4515 -- Locker Rental	30.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00%
Total Rec Center and Pools Income	2,563.78	3,103.01	4,687.10	8,909.44	6,366.76	7,000.00	8,800.00	25.71%
Other Income								
4220 -- Marina Gate & Access Cards	73.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4870 -- Member Donation Income	70.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other Income	143.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Recreation Community Center Income	422,237.52	443,037.99	214,517.85	22,426.50	13,580.62	17,000.00	20,800.00	22.35%
Administrative								
5015 -- Bank Charges & Fees	22.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5090 -- Office Supplies	6,261.66	4,634.22	769.74	3,263.00	3,506.14	2,000.00	2,250.00	12.50%
5205 -- Events Charges	1,346.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5210 -- Printing & Copying	0.00	0.00	0.00	376.32	280.79	0.00	100.00	0.00%
5227 -- Training & Conferences	275.00	352.00	120.00	0.00	214.00	400.00	250.00	(37.50%)

Budget Summary Trend
Sudden Valley Community Association
Recreation Community Center
2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Administrative								
6408 -- Uniforms	0.00	0.00	0.00	736.29	0.00	500.00	750.00	50.00%
Total Administrative	7,905.59	4,986.22	889.74	4,375.61	4,000.93	2,900.00	3,350.00	15.52%
Regulatory Compliance								
7110 -- Regulatory Compliance	0.00	0.00	0.00	177.82	0.00	0.00	0.00	0.00%
9005 -- State B&O Tax	113.28	67.39	171.24	303.85	150.37	200.00	300.00	50.00%
Total Regulatory Compliance	113.28	67.39	171.24	481.67	150.37	200.00	300.00	50.00%
CC&Rs/ Mandates								
5215 -- Postage	1.59	156.88	314.76	237.04	231.81	300.00	300.00	0.00%
Total CC&Rs/ Mandates	1.59	156.88	314.76	237.04	231.81	300.00	300.00	0.00%
Payroll & Benefits								
5300 -- Salaries	99,338.95	202,703.82	143,707.86	162,661.24	110,555.79	162,001.00	250,884.00	54.87%
5335 -- Payroll Taxes- Employer	9,552.49	20,879.13	16,568.43	18,263.87	11,979.38	15,922.00	24,176.00	51.84%
5385 -- Payroll Benefits - Medical	7,951.23	6,628.99	7,638.60	11,992.86	9,325.08	19,800.00	30,771.00	55.41%
5395 -- Payroll Benefits - 401(k)	0.00	0.00	0.00	782.68	0.00	1,215.00	1,882.00	54.90%
Total Payroll & Benefits	116,842.67	230,211.94	167,914.89	193,700.65	131,860.25	198,938.00	307,713.00	54.68%
Utilities								
6005 -- Utilities- Natural Gas	4,487.39	7,991.33	10,298.50	10,204.59	9,921.92	10,813.00	11,225.00	3.81%
6023 -- Utilities- Water & Sewer	16,198.32	22,236.02	15,828.13	12,957.13	4,328.59	16,620.00	14,253.00	(14.24%)
6033 -- Utilities- Electricity	9,833.53	13,474.66	14,632.04	15,787.55	9,015.37	15,364.00	17,366.00	13.03%
6035 -- Utilities- Trash & Recycling Service	2,212.70	2,798.29	2,866.51	2,971.98	1,359.97	3,114.00	3,269.00	4.98%
6050 -- Utilities- Communications Service	8,928.88	5,327.36	9,049.91	11,256.17	5,533.45	11,765.00	12,382.00	5.24%
Total Utilities	41,660.82	51,827.66	52,675.09	53,177.42	30,159.30	57,676.00	58,495.00	1.42%
Maintenance & Landscaping								
6110 -- Landscape R&M	81.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6515 -- Building R&M- Materials	395.99	453.52	0.00	0.00	0.00	0.00	0.00	0.00%
6635 -- Janitorial Supplies	0.00	886.77	2,361.69	0.00	0.00	2,500.00	2,500.00	0.00%
6675 -- Equipment R&M	1,751.74	2,933.78	5,255.68	4,875.28	2,578.57	7,500.00	9,000.00	20.00%
6765 -- Small Tools & Equipment	235.00	187.10	0.00	0.00	0.00	0.00	0.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Recreation Community Center
2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Maintenance & Landscaping								
6795 -- Other Supplies	3,903.42	1,616.89	4,311.49	2,261.79	3,400.32	6,500.00	8,000.00	23.08%
6796 -- Other R&M	0.00	3,486.30	0.00	1,449.76	0.00	0.00	0.00	0.00%
Total Maintenance & Landscaping	6,367.59	9,564.36	11,928.86	8,586.83	5,978.89	16,500.00	19,500.00	18.18%
Contracted & Professional Services								
6440 -- Safety & Security Services	0.00	625.00	0.00	0.00	0.00	500.00	500.00	0.00%
7095 -- Other Professional Services	9,719.44	27,630.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	9,719.44	28,255.00	0.00	0.00	0.00	500.00	500.00	0.00%
Total Recreation Community Center Expense	182,610.98	325,069.45	233,894.58	260,559.22	172,381.55	277,014.00	390,158.00	40.84%
Total Recreation Community Center Net Income / (Loss)	239,626.54	117,968.54	(19,376.73)	(238,132.72)	(158,800.93)	(260,014.00)	(369,358.00)	42.05%

Budget Summary Trend

Sudden Valley Community Association

Maintenance

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Other Income								
4220 -- Marina Gate & Access Cards	15.36	78.00	0.00	0.00	0.00	0.00	0.00	0.00%
4235 -- Trash Service	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other Income	55.36	78.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Maintenance Income	55.36	78.00	0.00	0.00	0.00	0.00	0.00	0.00%
Administrative								
5090 -- Office Supplies	592.42	108.59	188.80	275.84	0.00	150.00	150.00	0.00%
5210 -- Printing & Copying	0.00	0.00	0.00	158.55	0.00	0.00	0.00	0.00%
5227 -- Training & Conferences	0.00	0.00	0.00	209.00	0.00	0.00	500.00	0.00%
6408 -- Uniforms	4,635.30	1,333.42	1,479.28	2,483.68	2,266.06	2,500.00	3,000.00	20.00%
Total Administrative	5,227.72	1,442.01	1,668.08	3,127.07	2,266.06	2,650.00	3,650.00	37.74%
Regulatory Compliance								
6300 -- Permits & Licenses	1,934.89	1,513.50	2,196.78	1,773.99	1,885.42	2,200.00	2,200.00	0.00%
9005 -- State B&O Tax	1.44	0.00	0.00	0.00	0.00	100.00	100.00	0.00%
Total Regulatory Compliance	1,936.33	1,513.50	2,196.78	1,773.99	1,885.42	2,300.00	2,300.00	0.00%
Payroll & Benefits								
5300 -- Salaries	260,537.82	225,805.59	231,136.72	319,241.38	144,691.97	331,728.00	332,464.00	0.22%
5335 -- Payroll Taxes- Employer	26,494.79	21,886.93	25,050.10	33,393.15	15,726.26	35,627.00	35,692.00	0.18%
5385 -- Payroll Benefits - Medical	22,669.54	11,318.91	37,591.40	47,229.81	21,633.05	48,208.00	49,946.00	3.61%
5395 -- Payroll Benefits - 401(k)	0.00	0.00	0.00	3,660.33	0.00	2,488.00	2,493.00	0.20%
6447.1 -- Weather Response Payroll	19,588.00	12,391.63	3,438.50	8,862.88	9,757.41	15,000.00	15,000.00	0.00%
6447.2 -- Weather Response Payroll Taxes	2,188.86	468.82	342.35	988.50	793.46	1,500.00	1,500.00	0.00%
Total Payroll & Benefits	331,479.01	271,871.88	297,559.07	413,376.05	192,602.15	434,551.00	437,095.00	0.59%
Utilities								
6050 -- Utilities- Communications Service	201.22	2,504.76	3,168.18	4,945.16	1,785.40	4,119.00	5,440.00	32.07%
Total Utilities	201.22	2,504.76	3,168.18	4,945.16	1,785.40	4,119.00	5,440.00	32.07%
Maintenance & Landscaping								
6110 -- Landscape R&M	155.92	286.32	0.00	846.01	454.91	5,000.00	5,000.00	0.00%
6447 -- Weather Response	24,021.91	42,688.40	16,545.95	4,096.97	1,022.80	35,000.00	35,000.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Maintenance

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Maintenance & Landscaping								
6515 -- Building R&M- Materials	0.00	392.50	0.00	0.00	0.00	0.00	0.00	0.00%
6610 -- Raw Materials	2,916.38	205.05	165.36	1,929.27	0.00	2,500.00	2,500.00	0.00%
6621 -- Raw Materials: Sand & Gravel	13,045.54	634.48	5,252.64	2,237.10	0.00	5,000.00	5,000.00	0.00%
6635 -- Janitorial Supplies	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00%
6675 -- Equipment R&M	19,689.17	15,110.14	12,437.48	10,614.92	7,027.14	15,000.00	15,000.00	0.00%
6765 -- Small Tools & Equipment	4,821.40	3,872.82	3,845.10	7,402.81	906.37	12,000.00	12,000.00	0.00%
6775 -- Vehicle R&M	10,458.62	15,005.38	8,552.76	10,552.67	5,516.69	17,500.00	12,460.00	(28.80%)
6785 -- Vehicle Fuel	15,959.49	10,695.22	13,983.61	15,829.42	9,106.78	14,683.00	17,412.00	18.59%
6795 -- Other Supplies	7,667.36	4,621.83	2,268.15	3,518.80	2,115.00	5,000.00	5,000.00	0.00%
6796 -- Other R&M	19,680.57	8,531.91	1,661.58	1,136.80	0.00	0.00	0.00	0.00%
Total Maintenance & Landscaping	118,416.36	102,044.05	64,812.63	58,164.77	26,149.69	111,683.00	109,372.00	(2.07%)
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	3,918.95	0.00	520.87	7,194.60	5,621.20	7,500.00	7,500.00	0.00%
6440 -- Safety & Security Services	65.00	4,338.50	2,254.50	195.68	0.00	500.00	500.00	0.00%
6442 -- Snow Removal Services	70,081.38	37,788.65	9,246.57	0.00	0.00	0.00	0.00	0.00%
6448.3 -- COVID 19 Response Other Prof Se	280.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
7095 -- Other Professional Services	0.00	6,924.81	36,523.00	24,570.00	8,785.00	25,000.00	25,000.00	0.00%
Total Contracted & Professional Services	74,345.33	49,051.96	48,544.94	31,960.28	14,406.20	33,000.00	33,000.00	0.00%
Total Maintenance Expense	531,605.97	428,428.16	417,949.68	513,347.32	239,094.92	588,303.00	590,857.00	0.43%
Total Maintenance Net Income / (Loss)	(531,550.61)	(428,350.16)	(417,949.68)	(513,347.32)	(239,094.92)	(588,303.00)	(590,857.00)	0.43%

Budget Summary Trend
Sudden Valley Community Association
Marina

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Marina Income								
4415 -- Marina Wet Slip Income	10,240.00	1,052.00	12,320.00	26,560.00	18,942.40	24,828.00	26,560.00	6.98%
4420 -- Marina Dry Slip Income	53,190.00	60,276.00	77,243.00	84,953.50	75,111.00	75,929.00	84,954.00	11.89%
4425 -- Marina Wet/Dry Combo Income	62,148.75	85,315.50	92,789.00	131,343.00	133,748.00	129,544.00	131,343.00	1.39%
4426 -- BD Expense- Marina	(522.62)	5,144.67	(449.00)	610.00	(630.00)	0.00	0.00	0.00%
Total Marina Income	125,056.13	151,788.17	181,903.00	243,466.50	227,171.40	230,301.00	242,857.00	5.45%
Other Income								
4220 -- Marina Gate & Access Cards	3,806.00	3,442.00	6,394.00	7,133.00	4,389.00	6,400.00	7,000.00	9.38%
4221 -- Marina Holding Fees	1,000.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other Income	4,806.00	3,542.00	6,394.00	7,133.00	4,389.00	6,400.00	7,000.00	9.38%
Total Marina Income	129,862.13	155,330.17	188,297.00	250,599.50	231,560.40	236,701.00	249,857.00	5.56%
Administrative								
5090 -- Office Supplies	1,172.89	181.98	884.04	0.00	186.37	1,000.00	1,250.00	25.00%
5210 -- Printing & Copying	241.31	302.06	101.44	274.57	0.00	200.00	300.00	50.00%
Total Administrative	1,414.20	484.04	985.48	274.57	186.37	1,200.00	1,550.00	29.17%
Regulatory Compliance								
7110 -- Regulatory Compliance	1,706.02	1,480.21	1,867.81	2,031.06	1,237.89	2,160.00	2,160.00	0.00%
9005 -- State B&O Tax	1,944.13	2,461.94	3,458.37	3,659.90	3,398.06	3,500.00	3,700.00	5.71%
Total Regulatory Compliance	3,650.15	3,942.15	5,326.18	5,690.96	4,635.95	5,660.00	5,860.00	3.53%
Payroll & Benefits								
5300 -- Salaries	45,924.37	17,840.31	0.00	0.00	0.00	0.00	0.00	0.00%
5335 -- Payroll Taxes- Employer	3,964.37	1,658.34	0.00	0.00	0.00	0.00	0.00	0.00%
5385 -- Payroll Benefits - Medical	1,523.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Payroll & Benefits	51,412.24	19,498.65	0.00	0.00	0.00	0.00	0.00	0.00%
Utilities								
6023 -- Utilities- Water & Sewer	1,548.37	1,611.87	1,779.02	1,850.53	857.68	1,868.00	2,036.00	8.99%
6033 -- Utilities- Electricity	1,748.08	1,665.56	1,482.00	1,650.56	1,373.42	1,766.00	1,816.00	2.83%

Budget Summary Trend
Sudden Valley Community Association
Marina

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Utilities								
6050 -- Utilities- Communications Service	1,975.79	1,777.08	1,847.12	3,335.26	1,750.32	1,939.00	3,669.00	89.22%
Total Utilities	5,272.24	5,054.51	5,108.14	6,836.35	3,981.42	5,573.00	7,521.00	34.95%
Maintenance & Landscaping								
6110 -- Landscape R&M	0.00	0.00	0.00	0.00	763.00	1,500.00	1,500.00	0.00%
6515 -- Building R&M- Materials	0.00	0.00	465.23	130.50	1,440.61	1,000.00	1,000.00	0.00%
6621 -- Raw Materials: Sand & Gravel	643.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6675 -- Equipment R&M	597.84	0.00	0.00	0.00	1,408.96	1,250.00	1,250.00	0.00%
6765 -- Small Tools & Equipment	0.00	0.00	116.28	0.00	0.00	0.00	0.00	0.00%
6795 -- Other Supplies	812.80	554.06	328.07	1,451.20	142.25	500.00	1,500.00	200.00%
6796 -- Other R&M	0.00	1,241.12	0.00	0.00	1,958.97	1,800.00	2,000.00	11.11%
Total Maintenance & Landscaping	2,054.47	1,795.18	909.58	1,581.70	5,713.79	6,050.00	7,250.00	19.83%
Contracted & Professional Services								
7095 -- Other Professional Services	0.00	776.25	0.00	0.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	0.00	776.25	0.00	0.00	0.00	0.00	0.00	0.00%
Total Marina Expense	63,803.30	31,550.78	12,329.38	14,383.58	14,517.53	18,483.00	22,181.00	20.01%
Total Marina Net Income / (Loss)	66,058.83	123,779.39	175,967.62	236,215.92	217,042.87	218,218.00	227,676.00	4.33%

Budget Summary Trend
Sudden Valley Community Association
SVCA Operations- Admin

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Other Income								
4245 -- Photocopy Income	146.70	241.00	124.80	206.20	350.12	0.00	0.00	0.00%
4255 -- Maps and Signs	1,189.45	1,239.40	1,503.51	1,441.11	975.32	1,000.00	1,500.00	50.00%
4835 -- Miscellaneous Income	0.00	264.02	22.45	0.00	0.00	0.00	0.00	0.00%
4840 -- Non-Taxable Income	0.00	0.00	7.00	323.00	200.00	0.00	0.00	0.00%
4844 -- Consessions Income (Taxable)	0.00	0.00	2,752.10	817.62	0.00	0.00	0.00	0.00%
4845 -- Tickets Income(Non-Taxable)	0.00	0.00	1,256.00	0.00	0.00	0.00	0.00	0.00%
4846 -- Vendor Space Rentals	0.00	0.00	3,770.00	3,650.00	1,628.00	0.00	3,500.00	0.00%
Total Other Income	1,336.15	1,744.42	9,435.86	6,437.93	3,153.44	1,000.00	5,000.00	400.00%
Total SVCA Operations- Admin Income	1,336.15	1,744.42	9,435.86	6,437.93	3,153.44	1,000.00	5,000.00	400.00%
Administrative								
5000 -- General Administrative	3,066.00	48.03	0.00	300.00	(90.00)	0.00	0.00	0.00%
5015 -- Bank Charges & Fees	5,487.51	7,080.92	8,032.31	9,803.64	10,167.18	5,000.00	10,000.00	100.00%
5045 -- Dues & Subscriptions	1,738.19	1,250.03	1,014.69	2,447.61	718.20	1,000.00	1,500.00	50.00%
5090 -- Office Supplies	23,257.64	23,041.42	14,512.42	13,225.81	7,654.94	21,000.00	20,500.00	(2.38%)
5100 -- GM Discretionary Funds	2,375.95	1,128.52	3,744.82	4,955.27	678.22	5,000.00	5,000.00	0.00%
5107 -- Advertising Costs	175.00	347.44	0.00	87.03	0.00	0.00	0.00	0.00%
5120 -- Cash Over/Short	4.55	728.98	22.90	10.24	(3.99)	0.00	0.00	0.00%
5205 -- Events Charges	2,624.41	7,424.80	24,185.01	8,259.16	909.99	7,500.00	8,000.00	6.67%
5210 -- Printing & Copying	6,086.09	5,557.15	8,262.48	3,814.34	6,251.45	10,000.00	12,000.00	20.00%
5227 -- Training & Conferences	2,524.29	0.00	0.00	0.00	1,171.40	1,500.00	1,500.00	0.00%
5325 -- Recruiting Expense	9,476.82	2,047.96	4,308.79	3,102.15	2,307.00	3,000.00	3,000.00	0.00%
Total Administrative	56,816.45	48,655.25	64,083.42	46,005.25	29,764.39	54,000.00	61,500.00	13.89%
Regulatory Compliance								
6300 -- Permits & Licenses	73.25	83.25	83.25	123.38	0.00	0.00	0.00	0.00%
9005 -- State B&O Tax	7.11	12.81	56.34	72.58	13.25	0.00	0.00	0.00%
Total Regulatory Compliance	80.36	96.06	139.59	195.96	13.25	0.00	0.00	0.00%
CC&Rs/ Mandates								
5003 -- Annual General Meeting	14,652.35	18,242.49	23,906.63	23,844.38	0.00	24,000.00	24,000.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
SVCA Operations- Admin

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
CC&Rs/ Mandates								
5007 -- Special General Meeting	0.00	17,103.12	0.00	0.00	0.00	0.00	0.00	0.00%
5115 -- Web Site Maintenance	5,698.27	7,425.37	15,285.81	1,093.20	1,264.50	5,000.00	5,000.00	0.00%
5215 -- Postage	782.94	348.98	461.45	1,217.05	746.10	1,000.00	1,500.00	50.00%
5225 -- Newsletter Services	1,379.99	1,190.08	764.04	1,199.67	2,284.80	1,200.00	2,000.00	66.67%
Total CC&Rs/ Mandates	22,513.55	44,310.04	40,417.93	27,354.30	4,295.40	31,200.00	32,500.00	4.17%
Payroll & Benefits								
5300 -- Salaries	217,727.10	322,496.39	304,275.44	408,603.64	167,321.40	385,427.00	370,762.00	(3.80%)
5335 -- Payroll Taxes- Employer	18,729.23	28,301.88	26,710.45	38,820.00	16,050.27	34,602.00	33,151.00	(4.19%)
5385 -- Payroll Benefits - Medical	21,654.22	30,869.47	28,658.70	39,792.36	10,289.46	49,500.00	41,032.00	(17.11%)
5395 -- Payroll Benefits - 401(k)	0.00	0.00	0.00	1,889.69	0.00	2,891.00	2,781.00	(3.80%)
Total Payroll & Benefits	258,110.55	381,667.74	359,644.59	489,105.69	193,661.13	472,420.00	447,726.00	(5.23%)
Insurance								
5400 -- Insurance Premiums	0.00	280.78	0.00	0.00	0.00	0.00	0.00	0.00%
Total Insurance	0.00	280.78	0.00	0.00	0.00	0.00	0.00	0.00%
Utilities								
6035 -- Utilities- Trash & Recycling Service	54.00	110.00	112.00	180.00	120.00	0.00	0.00	0.00%
6050 -- Utilities- Communications Service	6,932.50	3,788.22	1,020.00	10,976.43	7,162.85	6,000.00	12,074.00	101.23%
Total Utilities	6,986.50	3,898.22	1,132.00	11,156.43	7,282.85	6,000.00	12,074.00	101.23%
Maintenance & Landscaping								
6447 -- Weather Response	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6775 -- Vehicle R&M	111.89	12.00	0.00	0.00	0.00	0.00	0.00	0.00%
6785 -- Vehicle Fuel	140.61	0.00	680.83	132.79	0.00	500.00	400.00	(20.00%)
6795 -- Other Supplies	49.42	645.54	1,079.72	673.10	0.00	0.00	0.00	0.00%
Total Maintenance & Landscaping	1,301.92	657.54	1,760.55	805.89	0.00	500.00	400.00	(20.00%)
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	5,018.31	305.89	(71.67)	1,109.96	554.72	7,000.00	7,000.00	0.00%
5086 -- Operating Lease Exp - ROU	0.00	6,767.52	6,871.78	7,965.66	0.00	0.00	0.00	0.00%
5125 -- IT Support and Services	34,648.89	35,577.51	60,661.99	48,170.75	20,308.42	40,000.00	45,000.00	12.50%

Budget Summary Trend
Sudden Valley Community Association
SVCA Operations- Admin

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Contracted & Professional Services								
6440 -- Safety & Security Services	0.00	27,701.75	6,763.50	2,936.72	750.57	0.00	0.00	0.00%
7095 -- Other Professional Services	182,830.89	99,803.06	20,804.00	0.00	38,500.00	0.00	25,000.00	0.00%
Total Contracted & Professional Services	222,498.09	170,155.73	95,029.60	60,183.09	60,113.71	47,000.00	77,000.00	63.83%
Other Expenses								
9211 -- SVCA Committee Support	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00	0.00%
Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00	0.00%
Total SVCA Operations- Admin Expense	568,307.42	649,721.36	562,207.68	634,806.61	295,130.73	611,120.00	634,700.00	3.86%
Total SVCA Operations- Admin Net Income / (Loss)	(566,971.27)	(647,976.94)	(552,771.82)	(628,368.68)	(291,977.29)	(610,120.00)	(629,700.00)	3.21%

Budget Summary Trend
Sudden Valley Community Association
Parks

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Non-Lease Facility Rentals								
4411 -- Picnic Shelter Rentals	1,582.50	2,265.00	2,045.00	1,530.00	1,280.00	0.00	0.00	0.00%
Total Non-Lease Facility Rentals	1,582.50	2,265.00	2,045.00	1,530.00	1,280.00	0.00	0.00	0.00%
Total Parks Income	1,582.50	2,265.00	2,045.00	1,530.00	1,280.00	0.00	0.00	0.00%
Administrative								
5090 -- Office Supplies	27.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5227 -- Training & Conferences	0.00	0.00	1,805.00	0.00	0.00	0.00	0.00	0.00%
6408 -- Uniforms	348.51	392.09	0.00	0.00	0.00	0.00	0.00	0.00%
Total Administrative	376.49	392.09	1,805.00	0.00	0.00	0.00	0.00	0.00%
Regulatory Compliance								
6300 -- Permits & Licenses	498.50	110.50	983.64	121.25	0.00	0.00	0.00	0.00%
7110 -- Regulatory Compliance	0.00	17,882.52	0.00	0.00	0.00	0.00	0.00	0.00%
9005 -- State B&O Tax	7.61	119.99	184.75	180.27	75.39	0.00	0.00	0.00%
Total Regulatory Compliance	506.11	18,113.01	1,168.39	301.52	75.39	0.00	0.00	0.00%
Payroll & Benefits								
5300 -- Salaries	58,527.00	28,750.29	37,904.50	0.00	0.00	0.00	0.00	0.00%
5335 -- Payroll Taxes- Employer	6,464.88	2,906.19	4,379.50	0.00	0.00	0.00	0.00	0.00%
5385 -- Payroll Benefits - Medical	11,005.00	8,682.71	7,308.80	0.00	0.00	0.00	0.00	0.00%
Total Payroll & Benefits	75,996.88	40,339.19	49,592.80	0.00	0.00	0.00	0.00	0.00%
Maintenance & Landscaping								
6110 -- Landscape R&M	9,904.14	3,118.51	2,242.88	0.00	0.00	0.00	0.00	0.00%
6621 -- Raw Materials: Sand & Gravel	1,577.47	166.45	1,126.62	0.00	0.00	0.00	0.00	0.00%
6635 -- Janitorial Supplies	(13.67)	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6675 -- Equipment R&M	3,400.37	0.00	1,205.66	0.00	0.00	0.00	0.00	0.00%
6765 -- Small Tools & Equipment	916.54	803.54	2,540.95	0.00	0.00	0.00	0.00	0.00%
6775 -- Vehicle R&M	33.76	174.08	324.47	0.00	0.00	0.00	0.00	0.00%
6785 -- Vehicle Fuel	2,019.03	1,356.23	0.00	0.00	0.00	0.00	0.00	0.00%
6795 -- Other Supplies	6,170.37	3,572.46	710.12	152.20	0.00	0.00	0.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Parks

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Maintenance & Landscaping								
6796 -- Other R&M	181.32	(167.95)	94.97	0.00	0.00	0.00	0.00	0.00%
Total Maintenance & Landscaping	24,189.33	9,023.32	8,245.67	152.20	0.00	0.00	0.00	0.00%
Total Parks Expense	101,068.81	67,867.61	60,811.86	453.72	75.39	0.00	0.00	0.00%
Total Parks Net Income / (Loss)	(99,486.31)	(65,602.61)	(58,766.86)	1,076.28	1,204.61	0.00	0.00	0.00%

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

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Rec Center and Pools Income								
4513 -- Main Pool Income	14,424.72	12,917.23	19,434.10	23,620.25	7,085.00	25,000.00	25,000.00	0.00%
4516 -- Quiet Pool Income	233.00	175.00	0.00	0.00	27.75	300.00	300.00	0.00%
Total Rec Center and Pools Income	14,657.72	13,092.23	19,434.10	23,620.25	7,112.75	25,300.00	25,300.00	0.00%
Total Main Pool and Quiet Pool Income	14,657.72	13,092.23	19,434.10	23,620.25	7,112.75	25,300.00	25,300.00	0.00%
Administrative								
5090 -- Office Supplies	0.00	420.57	763.69	329.94	251.05	100.00	250.00	150.00%
5227 -- Training & Conferences	0.00	1,350.00	119.69	3,981.62	2,330.00	4,100.00	4,500.00	9.76%
6408 -- Uniforms	0.00	0.00	676.20	1,461.28	172.24	1,500.00	1,500.00	0.00%
Total Administrative	0.00	1,770.57	1,559.58	5,772.84	2,753.29	5,700.00	6,250.00	9.65%
Regulatory Compliance								
6300 -- Permits & Licenses	0.00	810.61	0.00	849.75	910.35	1,000.00	1,000.00	0.00%
9005 -- State B&O Tax	69.31	66.31	108.24	103.38	11.08	100.00	100.00	0.00%
Total Regulatory Compliance	69.31	876.92	108.24	953.13	921.43	1,100.00	1,100.00	0.00%
Payroll & Benefits								
5300 -- Salaries	39,260.90	2,293.05	48,612.00	58,240.84	16,098.74	67,125.00	72,068.00	7.36%
5335 -- Payroll Taxes- Employer	3,971.82	233.36	5,834.00	7,173.48	1,892.64	6,727.00	7,162.00	6.47%
Total Payroll & Benefits	43,232.72	2,526.41	54,446.00	65,414.32	17,991.38	73,852.00	79,230.00	7.28%
Maintenance & Landscaping								
6635 -- Janitorial Supplies	41.35	0.00	310.75	0.00	0.00	0.00	0.00	0.00%
6675 -- Equipment R&M	0.00	0.00	1,287.36	0.00	1,229.56	0.00	0.00	0.00%
6795 -- Other Supplies	31.04	819.40	668.44	978.65	1,293.83	1,250.00	2,000.00	60.00%
6796 -- Other R&M	65.17	0.00	950.65	3,140.20	0.00	0.00	0.00	0.00%
Total Maintenance & Landscaping	137.56	819.40	3,217.20	4,118.85	2,523.39	1,250.00	2,000.00	60.00%
Contracted & Professional Services								
6438 -- Pool Management	47,877.71	61,660.90	61,938.69	56,346.85	24,112.50	55,000.00	60,000.00	9.09%
6440 -- Safety & Security Services	0.00	375.00	0.00	0.00	0.00	0.00	0.00	0.00%

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

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Contracted & Professional Services								
7095 -- Other Professional Services	0.00	0.00	488.70	0.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	47,877.71	62,035.90	62,427.39	56,346.85	24,112.50	55,000.00	60,000.00	9.09%
Total Main Pool and Quiet Pool Expense	91,317.30	68,029.20	121,758.41	132,605.99	48,301.99	136,902.00	148,580.00	8.53%
Total Main Pool and Quiet Pool Net Income / (Loss)	(76,659.58)	(54,936.97)	(102,324.31)	(108,985.74)	(41,189.24)	(111,602.00)	(123,280.00)	10.46%

Budget Summary Trend
Sudden Valley Community Association
ACC / Security
2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
New Home Construction Fees								
4350 -- New Home Construction	131,000.00	75,240.00	53,920.00	263,150.00	76,700.00	100,000.00	185,000.00	85.00%
Total New Home Construction Fees	131,000.00	75,240.00	53,920.00	263,150.00	76,700.00	100,000.00	185,000.00	85.00%
Other AR Income								
4805 -- Compliance Fees & Fines - ACC	1,250.00	2,300.00	14,202.26	68,650.00	31,550.00	30,000.00	60,000.00	100.00%
4806 -- BD Expense- ACC Fines	855.69	0.00	(2,000.00)	(5,654.47)	6,254.47	0.00	0.00	0.00%
4811 -- BD Expense- Sec Fines	4,659.75	0.00	0.00	0.00	(450.00)	0.00	0.00	0.00%
Total Other AR Income	6,765.44	2,300.00	12,202.26	62,995.53	37,354.47	30,000.00	60,000.00	100.00%
Other Income								
4295 -- Security House Checks	45.00	60.00	0.00	10.00	45.00	0.00	0.00	0.00%
4835 -- Miscellaneous Income	0.00	145.00	0.00	0.00	550.00	0.00	0.00	0.00%
Total Other Income	45.00	205.00	0.00	10.00	595.00	0.00	0.00	0.00%
Total ACC / Security Income	137,810.44	77,745.00	66,122.26	326,155.53	114,649.47	130,000.00	245,000.00	88.46%
Administrative								
5090 -- Office Supplies	451.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Administrative	451.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Regulatory Compliance								
6165 -- Hazardous Tree Removal/ Pruning	100,150.57	61,080.67	144,438.00	113,880.20	38,860.40	100,000.00	250,000.00	150.00%
6166 -- Nov 2024 Storm ComArea Tree Rem	0.00	0.00	0.00	64,112.80	88,236.80	0.00	0.00	0.00%
6167 -- Nov 2024 Storm Roads Tree Remove	0.00	0.00	0.00	226,696.55	0.00	0.00	0.00	0.00%
6300 -- Permits & Licenses	163.75	202.75	183.75	184.50	184.50	200.00	187.00	(6.50%)
9005 -- State B&O Tax	19.66	40.32	117.41	1,029.89	737.71	500.00	1,000.00	100.00%
Total Regulatory Compliance	100,333.98	61,323.74	144,739.16	405,903.94	128,019.41	100,700.00	251,187.00	149.44%
CC&Rs/ Mandates								
5215 -- Postage	23.97	0.00	42.20	228.48	121.19	50.00	250.00	400.00%
7097 -- Professional Security Services	200,688.38	231,259.39	285,269.58	287,821.96	144,107.77	300,000.00	309,000.00	3.00%
Total CC&Rs/ Mandates	200,712.35	231,259.39	285,311.78	288,050.44	144,228.96	300,050.00	309,250.00	3.07%

Budget Summary Trend
Sudden Valley Community Association
ACC / Security
2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Payroll & Benefits								
5300 -- Salaries	30,364.77	10,944.27	0.00	6,427.26	36,309.94	74,984.00	77,234.00	3.00%
5335 -- Payroll Taxes- Employer	2,464.76	971.56	0.00	675.47	3,612.98	6,809.00	7,011.00	2.97%
5385 -- Payroll Benefits - Medical	4,236.00	20.79	0.00	0.00	4,662.54	9,900.00	10,261.00	3.65%
5395 -- Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	562.00	579.00	3.02%
Total Payroll & Benefits	37,065.53	11,936.62	0.00	7,102.73	44,585.46	92,255.00	95,085.00	3.07%
Utilities								
6050 -- Utilities- Communications Service	1,772.82	887.47	541.45	2,545.33	1,134.52	1,440.00	2,800.00	94.44%
Total Utilities	1,772.82	887.47	541.45	2,545.33	1,134.52	1,440.00	2,800.00	94.44%
Maintenance & Landscaping								
6675 -- Equipment R&M	13.97	25.35	18.49	0.00	0.00	0.00	0.00	0.00%
6775 -- Vehicle R&M	2,036.68	2,180.30	4,642.81	3,055.25	0.00	0.00	3,000.00	0.00%
6785 -- Vehicle Fuel	8,196.60	13,814.58	9,238.89	10,516.71	5,446.77	9,704.00	11,568.00	19.21%
6795 -- Other Supplies	3,619.71	51.14	215.41	432.91	44.23	482.00	414.00	(14.11%)
Total Maintenance & Landscaping	13,866.96	16,071.37	14,115.60	14,004.87	5,491.00	10,186.00	14,982.00	47.08%
Contracted & Professional Services								
6440 -- Safety & Security Services	6,119.90	16,029.36	32,745.67	20,948.49	11,303.13	25,000.00	25,000.00	0.00%
6460 -- ACC Consultant	77,993.77	60,643.37	63,912.90	108,917.07	11,093.33	10,000.00	50,000.00	400.00%
7095 -- Other Professional Services	33,556.30	15,059.21	2,568.00	1,669.25	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	117,669.97	91,731.94	99,226.57	131,534.81	22,396.46	35,000.00	75,000.00	114.29%
Other Expenses								
9120 -- Vandalism & Towing	0.00	258.48	163.20	0.00	217.00	5,000.00	5,000.00	0.00%
Total Other Expenses	0.00	258.48	163.20	0.00	217.00	5,000.00	5,000.00	0.00%
Total ACC / Security Expense	471,873.19	413,469.01	544,097.76	849,142.12	346,072.81	544,631.00	753,304.00	38.31%
Total ACC / Security Net Income / (Loss)	(334,062.75)	(335,724.01)	(477,975.50)	(522,986.59)	(231,423.34)	(414,631.00)	(508,304.00)	22.59%

Budget Summary Trend
Sudden Valley Community Association
Turfcare

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Administrative								
5045 -- Dues & Subscriptions	1,640.33	1,600.00	2,523.64	4,687.46	3,411.93	3,393.00	5,000.00	47.36%
5090 -- Office Supplies	125.54	462.90	0.00	185.98	0.00	300.00	300.00	0.00%
5205 -- Events Charges	0.00	0.00	0.00	0.00	0.00	120.00	120.00	0.00%
5227 -- Training & Conferences	1,363.41	2,296.28	244.23	1,660.00	2,671.33	4,300.00	4,500.00	4.65%
6408 -- Uniforms	6,597.80	6,456.21	4,424.39	7,063.79	2,396.92	6,400.00	8,000.00	25.00%
Total Administrative	9,727.08	10,815.39	7,192.26	13,597.23	8,480.18	14,513.00	17,920.00	23.48%
Regulatory Compliance								
6165 -- Hazardous Tree Removal/ Pruning	7.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6300 -- Permits & Licenses	776.83	260.75	233.50	151.70	568.00	400.00	750.00	87.50%
Total Regulatory Compliance	784.33	260.75	233.50	151.70	568.00	400.00	750.00	87.50%
CC&Rs/ Mandates								
5215 -- Postage	0.00	8.95	0.00	0.00	0.00	120.00	120.00	0.00%
Total CC&Rs/ Mandates	0.00	8.95	0.00	0.00	0.00	120.00	120.00	0.00%
Payroll & Benefits								
5300 -- Salaries	307,776.11	333,956.35	369,701.41	374,121.72	180,878.12	454,717.00	449,619.00	(1.12%)
5335 -- Payroll Taxes- Employer	29,572.27	33,783.78	39,523.94	40,158.63	19,270.78	44,655.00	44,203.00	(1.01%)
5385 -- Payroll Benefits - Medical	38,103.13	35,442.38	38,403.80	27,904.86	25,097.17	59,400.00	71,804.00	20.88%
5395 -- Payroll Benefits - 401(k)	0.00	0.00	0.00	2,045.67	0.00	3,410.00	3,372.00	(1.11%)
Total Payroll & Benefits	375,451.51	403,182.51	447,629.15	444,230.88	225,246.07	562,182.00	568,998.00	1.21%
Utilities								
6033 -- Utilities- Electricity	9,428.66	7,045.61	10,314.47	9,497.65	3,904.98	10,830.00	10,447.00	(3.54%)
6050 -- Utilities- Communications Service	2,667.97	1,450.47	2,682.64	5,173.04	2,381.04	3,487.00	5,690.00	63.18%
Total Utilities	12,096.63	8,496.08	12,997.11	14,670.69	6,286.02	14,317.00	16,137.00	12.71%
Maintenance & Landscaping								
6110 -- Landscape R&M	47,096.81	21,197.52	33,424.32	44,135.29	29,019.89	40,000.00	44,000.00	10.00%
6610 -- Raw Materials	39,980.15	28,540.42	50,351.88	38,995.53	47,852.05	38,000.00	50,000.00	31.58%
6621 -- Raw Materials: Sand & Gravel	31,501.76	23,249.84	37,978.23	47,103.58	22,317.87	40,000.00	45,000.00	12.50%
6675 -- Equipment R&M	33,146.90	58,505.67	46,743.02	70,661.86	57,791.44	48,000.00	60,000.00	25.00%

Budget Summary Trend
Sudden Valley Community Association
Turfcare

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Maintenance & Landscaping								
6765 -- Small Tools & Equipment	2,332.73	6,261.42	5,070.17	3,080.48	3,829.08	5,000.00	5,000.00	0.00%
6775 -- Vehicle R&M	1,192.13	(157.69)	1,653.15	0.00	0.00	1,200.00	1,200.00	0.00%
6785 -- Vehicle Fuel	13,188.75	20,303.81	19,924.71	18,967.49	8,649.98	20,921.00	20,864.00	(0.27%)
6795 -- Other Supplies	10,446.22	7,382.69	12,900.31	13,274.33	15,220.42	14,000.00	14,500.00	3.57%
6796 -- Other R&M	2,897.92	2,792.67	2,385.91	2,401.89	4,356.58	2,980.00	3,000.00	0.67%
Total Maintenance & Landscaping	181,783.37	168,076.35	210,431.70	238,620.45	189,037.31	210,101.00	243,564.00	15.93%
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	1,346.81	4,094.65	0.00	6,853.40	7,486.63	8,000.00	10,000.00	25.00%
6440 -- Safety & Security Services	179.80	2,125.00	212.42	0.00	0.00	550.00	550.00	0.00%
7095 -- Other Professional Services	0.00	0.00	0.00	0.00	0.00	750.00	750.00	0.00%
Total Contracted & Professional Services	1,526.61	6,219.65	212.42	6,853.40	7,486.63	9,300.00	11,300.00	21.51%
Total Turfcare Expense	581,369.53	597,059.68	678,696.14	718,124.35	437,104.21	810,933.00	858,789.00	5.90%
Total Turfcare Net Income / (Loss)	(581,369.53)	(597,059.68)	(678,696.14)	(718,124.35)	(437,104.21)	(810,933.00)	(858,789.00)	5.90%

Budget Summary Trend
Sudden Valley Community Association
All Department Summary
2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Dues and Assessment Income- Ops								
4003 -- BD Expense- 2025 Ops	(70,168.25)	(51,900.45)	(48,977.55)	(54,791.28)	(39,352.52)	(142,804.00)	(160,438.00)	12.35%
4005.25 -- Member Assessments 2025	2,185,731.65	2,167,489.77	2,365,769.20	2,672,588.28	1,431,234.08	2,856,083.00	3,208,756.00	12.35%
Total Dues and Assessment Income- Ops	2,115,563.40	2,115,589.32	2,316,791.65	2,617,797.00	1,391,881.56	2,713,279.00	3,048,318.00	12.35%
Special Ops Assmt Incom- Rec/Pool/s/								
4010 -- Recreation Special Assmt 062018 to 062025	412,047.72	423,730.08	182,248.72	130.23	0.00	0.00	0.00	0.00%
4011 -- BD Expense- Rec SA 062018 to 052025	(957.91)	793.40	3,908.23	1,368.33	653.86	0.00	0.00	0.00%
Total Special Ops Assmt Incom- Rec/Pool/s/Parks	411,089.81	424,523.48	186,156.95	1,498.56	653.86	0.00	0.00	0.00%
Golf Income								
4150 -- Golf Course Annual Greens Fees	353,619.28	370,271.58	389,983.99	372,035.09	306,503.09	387,000.00	398,000.00	2.84%
4151 -- BD Expense- Golf	(1,054.72)	(1,777.10)	1,214.91	(11,213.33)	1,350.40	0.00	0.00	0.00%
4154 -- Golf Course Daily Greens Fees	554,809.59	609,371.31	784,624.95	774,312.45	269,516.30	754,171.00	776,000.00	2.89%
4170 -- Driving Range Fees	33,178.41	33,577.18	42,530.47	46,441.95	19,758.09	38,900.00	40,850.00	5.01%
4174 -- Golf Cart Rental	163,101.78	191,813.23	233,617.27	227,184.13	85,546.12	227,679.00	234,500.00	3.00%
4176 -- Golf Club Storage	2,141.99	2,245.24	1,653.00	1,963.00	1,444.00	1,850.00	1,850.00	0.00%
4178 -- Trail Fees	14,492.21	14,622.73	14,485.75	13,712.75	11,613.30	15,400.00	15,862.00	3.00%
Total Golf Income	1,120,288.54	1,220,124.17	1,468,110.34	1,424,436.04	695,731.30	1,425,000.00	1,467,062.00	2.95%
Marina Income								
4415 -- Marina Wet Slip Income	10,240.00	1,052.00	12,320.00	26,560.00	18,942.40	24,828.00	26,560.00	6.98%
4420 -- Marina Dry Slip Income	53,190.00	60,276.00	77,243.00	84,953.50	75,111.00	75,929.00	84,954.00	11.89%
4425 -- Marina Wet/Dry Combo Income	62,148.75	85,315.50	92,789.00	131,343.00	133,748.00	129,544.00	131,343.00	1.39%
4426 -- BD Expense- Marina	(522.62)	5,144.67	(449.00)	610.00	(630.00)	0.00	0.00	0.00%
Total Marina Income	125,056.13	151,788.17	181,903.00	243,466.50	227,171.40	230,301.00	242,857.00	5.45%
Area Z Rental Income								
4410 -- Area Z Storage Rental Income	18,702.92	21,327.50	20,631.02	20,542.25	13,397.00	24,000.00	24,000.00	0.00%
4412 -- BD Expense- Area Z	1,032.43	(495.63)	1,616.56	(140.81)	(354.00)	0.00	0.00	0.00%
Total Area Z Rental Income	19,735.35	20,831.87	22,247.58	20,401.44	13,043.00	24,000.00	24,000.00	0.00%
Lease Income								
4430 -- Lease Income - Restaurant	28,129.39	19,480.29	36,694.00	47,178.00	23,589.00	37,000.00	47,178.00	27.51%

Budget Summary Trend
Sudden Valley Community Association
All Department Summary
2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Lease Income								
4435 -- Lease Income - Barn 8	7,800.00	7,800.00	12,300.00	14,400.00	7,800.00	14,400.00	16,200.00	12.50%
4439 -- Lease Income- Library	3,372.00	3,372.00	3,678.87	4,789.20	3,000.00	6,600.00	7,800.00	18.18%
Total Lease Income	39,301.39	30,652.29	52,672.87	66,367.20	34,389.00	58,000.00	71,178.00	22.72%
Non-Lease Facility Rentals								
4400 -- Facility Rentals	640.00	7,611.50	11,373.80	12,018.50	6,560.00	12,000.00	14,000.00	16.67%
4411 -- Picnic Shelter Rentals	1,582.50	2,265.00	2,045.00	1,530.00	1,280.00	0.00	0.00	0.00%
Total Non-Lease Facility Rentals	2,222.50	9,876.50	13,418.80	13,548.50	7,840.00	12,000.00	14,000.00	16.67%
Rec Center and Pools Income								
4223 -- Gym and Pool Access Cards	2,158.28	2,662.01	2,761.00	3,253.00	2,182.00	3,000.00	3,300.00	10.00%
4502 -- Instructor & Trainer Fees	286.00	32.00	1,163.60	4,622.44	2,838.76	3,000.00	4,500.00	50.00%
4510 -- Fitness Center Income	89.50	409.00	762.50	1,034.00	1,271.00	1,000.00	1,000.00	0.00%
4513 -- Main Pool Income	14,424.72	12,917.23	19,434.10	23,620.25	7,085.00	25,000.00	25,000.00	0.00%
4515 -- Locker Rental	30.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00%
4516 -- Quiet Pool Income	233.00	175.00	0.00	0.00	27.75	300.00	300.00	0.00%
Total Rec Center and Pools Income	17,221.50	16,195.24	24,121.20	32,529.69	13,479.51	32,300.00	34,100.00	5.57%
New Home Construction Fees								
4350 -- New Home Construction	131,000.00	75,240.00	53,920.00	263,150.00	76,700.00	100,000.00	185,000.00	85.00%
Total New Home Construction Fees	131,000.00	75,240.00	53,920.00	263,150.00	76,700.00	100,000.00	185,000.00	85.00%
Other AR Income								
4240 -- Title & Recording Fees	46,000.00	29,800.00	25,625.00	24,600.00	13,750.00	40,000.00	35,000.00	(12.50%)
4241 -- BD Expense- Title Fees	(103.42)	(21.58)	(125.00)	(125.00)	225.00	0.00	0.00	0.00%
4705 -- NSF Service Fees	1,489.45	1,714.00	2,899.69	2,610.52	1,333.00	1,500.00	2,500.00	66.67%
4706 -- BD Expense- NSF Fees	9.03	(183.44)	78.60	23.65	192.32	0.00	0.00	0.00%
4805 -- Compliance Fees & Fines - ACC	1,250.00	2,300.00	14,202.26	68,650.00	31,550.00	30,000.00	60,000.00	100.00%
4806 -- BD Expense- ACC Fines	855.69	0.00	(2,000.00)	(5,654.47)	6,254.47	0.00	0.00	0.00%
4811 -- BD Expense- Sec Fines	4,659.75	0.00	0.00	0.00	(450.00)	0.00	0.00	0.00%
4820 -- Insurance Settlement Gains	0.00	0.00	46,496.64	2,389.20	0.00	0.00	0.00	0.00%
4830 -- Advertising Income	33,710.50	37,383.00	40,082.00	34,092.88	16,546.00	40,000.00	40,000.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
All Department Summary
2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Other AR Income								
4831 -- BD Expense- Views Ads	530.50	(2,843.50)	(1,175.00)	2,255.50	743.00	0.00	0.00	0.00%
Total Other AR Income	88,401.50	68,148.48	126,084.19	128,842.28	70,143.79	111,500.00	137,500.00	23.32%
Other Income								
4220 -- Marina Gate & Access Cards	3,895.29	3,520.00	6,394.00	7,133.00	4,389.00	6,400.00	7,000.00	9.38%
4221 -- Marina Holding Fees	1,000.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00%
4235 -- Trash Service	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4245 -- Photocopy Income	146.70	241.00	124.80	206.20	350.12	0.00	0.00	0.00%
4255 -- Maps and Signs	1,189.45	1,239.40	1,503.51	1,441.11	975.32	1,000.00	1,500.00	50.00%
4280 -- PPP Loan Forgiveness/Extinguishme	357,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4295 -- Security House Checks	45.00	60.00	0.00	10.00	45.00	0.00	0.00	0.00%
4610 -- Timber Income	0.00	0.00	0.00	1,233.60	10,228.90	0.00	0.00	0.00%
4835 -- Miscellaneous Income	0.00	409.02	22.45	0.00	550.00	0.00	0.00	0.00%
4840 -- Non-Taxable Income	0.00	0.00	7.00	323.00	200.00	0.00	0.00	0.00%
4844 -- Consessions Income (Taxable)	0.00	0.00	2,752.10	817.62	0.00	0.00	0.00	0.00%
4845 -- Tickets Income(Non-Taxable)	0.00	0.00	1,256.00	0.00	0.00	0.00	0.00	0.00%
4846 -- Vendor Space Rentals	0.00	0.00	3,770.00	3,650.00	1,628.00	0.00	3,500.00	0.00%
4870 -- Member Donation Income	1,864.27	3,404.92	396.46	1,541.22	2,930.60	0.00	0.00	0.00%
Total Other Income	365,880.71	8,974.34	16,226.32	16,355.75	21,296.94	7,400.00	12,000.00	62.16%
Investment Income								
4900 -- Interest Earned - Operating Accounts	811.83	809.44	5,065.68	9,022.06	3,829.27	7,000.00	9,000.00	28.57%
Total Investment Income	811.83	809.44	5,065.68	9,022.06	3,829.27	7,000.00	9,000.00	28.57%
Total All Department Summary Income	4,436,572.66	4,142,753.30	4,466,718.58	4,837,415.02	2,556,159.63	4,720,780.00	5,245,015.00	11.10%
Administrative								
5000 -- General Administrative	3,274.98	187.67	207.10	300.00	19.97	0.00	0.00	0.00%
5015 -- Bank Charges & Fees	30,147.15	38,184.39	45,922.14	45,300.62	21,543.32	38,500.00	46,500.00	20.78%
5045 -- Dues & Subscriptions	26,240.14	27,110.98	29,230.35	31,716.62	25,386.74	30,393.00	33,500.00	10.22%
5090 -- Office Supplies	32,408.02	29,248.26	18,238.29	18,046.44	11,879.72	25,350.00	25,600.00	0.99%
5100 -- GM Discretionary Funds	2,641.40	1,128.52	3,744.82	4,955.27	678.22	5,000.00	5,000.00	0.00%

Budget Summary Trend

Sudden Valley Community Association

All Department Summary

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Administrative								
5107 -- Advertising Costs	13,681.78	16,697.45	16,850.25	8,514.12	9,971.16	15,000.00	18,000.00	20.00%
5120 -- Cash Over/Short	4.15	728.98	54.68	326.52	(14.29)	0.00	0.00	0.00%
5121 -- Currency Gain/Loss	0.00	154.11	203.72	131.40	8.11	0.00	0.00	0.00%
5205 -- Events Charges	3,971.04	7,424.80	24,185.01	8,259.16	909.99	7,620.00	8,120.00	6.56%
5210 -- Printing & Copying	11,494.45	11,078.63	18,400.44	12,727.93	8,078.55	17,000.00	20,700.00	21.76%
5227 -- Training & Conferences	5,181.78	3,998.28	2,288.92	5,850.62	8,307.27	12,300.00	13,750.00	11.79%
5325 -- Recruiting Expense	9,476.82	2,047.96	4,308.79	3,102.15	2,307.00	3,000.00	3,000.00	0.00%
5326 -- Operating Performance Commissions	19,062.14	26,357.68	44,269.84	22,128.05	0.00	7,059.00	4,505.00	(36.18%)
5326.1 -- Operating Perf Comm Payroll Taxes	0.00	0.00	4,058.61	2,128.73	0.00	706.00	451.00	(36.12%)
5399 -- Payroll Service Fees	15,949.52	15,995.93	17,867.88	18,695.26	11,050.12	16,000.00	19,000.00	18.75%
5405 -- Insurance Claims	0.00	9,448.62	0.00	0.00	0.00	0.00	0.00	0.00%
6408 -- Uniforms	12,332.03	8,853.38	6,994.85	12,463.85	5,189.41	11,600.00	14,050.00	21.12%
Total Administrative	185,865.40	198,645.64	236,825.69	194,646.74	105,315.29	189,528.00	212,176.00	11.95%
Regulatory Compliance								
6165 -- Hazardous Tree Removal/ Pruning	100,158.07	61,080.67	144,438.00	113,880.20	38,860.40	100,000.00	250,000.00	150.00%
6166 -- Nov 2024 Storm ComArea Tree Rem	0.00	0.00	0.00	64,112.80	88,236.80	0.00	0.00	0.00%
6167 -- Nov 2024 Storm Roads Tree Remove	0.00	0.00	0.00	226,696.55	0.00	0.00	0.00	0.00%
6300 -- Permits & Licenses	4,379.36	3,018.16	3,897.12	3,247.57	3,548.27	3,900.00	4,237.00	8.64%
7000 -- Audit & Tax Services	35,010.00	42,500.00	43,210.00	44,104.68	9,970.00	49,000.00	50,500.00	3.06%
7110 -- Regulatory Compliance	4,683.04	23,176.96	4,750.88	3,198.48	2,651.97	4,210.00	4,210.00	0.00%
9005 -- State B&O Tax	8,922.33	12,141.86	12,115.16	13,976.76	8,174.60	14,125.00	15,200.00	7.61%
9015 -- Property/Real Estate Tax	51,650.55	53,853.21	57,124.75	63,332.77	31,786.69	63,000.00	65,000.00	3.17%
Total Regulatory Compliance	204,803.35	195,770.86	265,535.91	532,549.81	183,228.73	234,235.00	389,147.00	66.14%
CC&Rs/ Mandates								
5003 -- Annual General Meeting	15,402.35	18,242.49	23,906.63	23,844.38	0.00	24,000.00	24,000.00	0.00%
5007 -- Special General Meeting	0.00	17,103.12	0.00	0.00	0.00	0.00	0.00	0.00%
5115 -- Web Site Maintenance	8,145.87	9,445.33	16,719.33	1,093.20	1,264.50	7,700.00	7,700.00	0.00%
5215 -- Postage	4,791.39	4,260.10	6,298.04	5,630.53	2,043.64	6,720.00	7,420.00	10.42%
5216 -- Postage- Views	10,814.61	11,329.54	12,140.13	13,273.89	7,688.38	15,000.00	15,000.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
All Department Summary

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
CC&Rs/ Mandates								
5225 -- Newsletter Services	54,448.74	57,941.83	60,207.29	58,064.92	30,757.30	61,200.00	62,000.00	1.31%
7020 -- Legal Services	82,164.28	138,406.62	117,047.02	164,739.86	113,954.34	67,500.00	100,000.00	48.15%
7097 -- Professional Security Services	200,688.38	231,259.39	285,269.58	287,821.96	144,107.77	300,000.00	309,000.00	3.00%
Total CC&Rs/ Mandates	376,455.62	487,988.42	521,588.02	554,468.74	299,815.93	482,120.00	525,120.00	8.92%
Payroll & Benefits								
5300 -- Salaries	1,580,990.71	1,674,737.81	1,714,204.49	1,989,318.34	944,582.73	2,144,586.00	2,252,546.00	5.03%
5335 -- Payroll Taxes- Employer	148,150.68	161,025.09	176,798.68	207,859.04	99,080.74	208,669.00	218,430.00	4.68%
5385 -- Payroll Benefits - Medical	172,087.75	166,938.28	180,425.63	188,811.75	107,691.24	275,908.00	296,139.00	7.33%
5395 -- Payroll Benefits - 401(k)	0.00	0.00	0.00	11,790.55	0.00	15,581.00	16,354.00	4.96%
6447.1 -- Weather Response Payroll	19,588.00	12,391.63	3,438.50	8,862.88	9,757.41	15,000.00	15,000.00	0.00%
6447.2 -- Weather Response Payroll Taxes	2,188.86	468.82	342.35	988.50	793.46	1,500.00	1,500.00	0.00%
Total Payroll & Benefits	1,923,006.00	2,015,561.63	2,075,209.65	2,407,631.06	1,161,905.58	2,661,244.00	2,799,969.00	5.21%
Insurance								
5400 -- Insurance Premiums	128,286.96	148,091.07	173,731.61	186,859.44	120,108.97	210,156.00	254,469.00	21.09%
Total Insurance	128,286.96	148,091.07	173,731.61	186,859.44	120,108.97	210,156.00	254,469.00	21.09%
Utilities								
6000 -- Utilities	(344.64)	15,419.92	(688.15)	12,233.17	234.62	0.00	0.00	0.00%
6005 -- Utilities- Natural Gas	11,926.76	15,659.01	24,444.77	24,291.62	19,447.78	25,667.00	26,721.00	4.11%
6023 -- Utilities- Water & Sewer	44,336.85	51,671.80	49,102.26	47,326.37	20,842.49	51,558.00	52,060.00	0.97%
6033 -- Utilities- Electricity	50,963.27	51,731.55	64,128.98	63,949.43	39,115.74	67,546.00	70,345.00	4.14%
6035 -- Utilities- Trash & Recycling Service	22,092.51	15,556.35	19,903.08	20,553.88	10,100.78	23,082.00	22,411.00	(2.91%)
6050 -- Utilities- Communications Service	48,323.27	42,334.76	50,342.05	58,044.88	27,611.55	68,284.00	63,850.00	(6.49%)
Total Utilities	177,298.02	192,373.39	207,232.99	226,399.35	117,352.96	236,137.00	235,387.00	(0.32%)
Maintenance & Landscaping								
6110 -- Landscape R&M	57,238.31	24,602.35	35,697.43	45,025.97	30,237.80	46,500.00	50,500.00	8.60%
6447 -- Weather Response	25,021.91	42,688.40	16,545.95	4,096.97	1,022.80	35,000.00	35,000.00	0.00%
6515 -- Building R&M- Materials	19,589.04	17,720.30	14,564.68	17,964.50	11,157.98	41,000.00	41,000.00	0.00%
6520 -- Building R&M- Contract Vendor	11,918.40	38,746.72	42,750.06	32,517.94	10,609.45	45,000.00	45,000.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
All Department Summary

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Maintenance & Landscaping								
6610 -- Raw Materials	42,896.53	28,745.47	50,517.24	40,924.80	47,852.05	40,500.00	52,500.00	29.63%
6621 -- Raw Materials: Sand & Gravel	46,768.60	24,050.77	46,112.66	49,340.68	22,317.87	45,000.00	50,000.00	11.11%
6635 -- Janitorial Supplies	8,640.99	7,388.83	13,802.00	14,212.69	7,519.63	14,500.00	17,500.00	20.69%
6675 -- Equipment R&M	58,849.43	80,596.62	68,526.14	89,895.04	70,612.31	83,750.00	97,250.00	16.12%
6765 -- Small Tools & Equipment	8,414.46	11,606.23	12,281.56	10,786.28	4,735.45	17,400.00	17,400.00	0.00%
6775 -- Vehicle R&M	13,852.58	17,606.05	15,581.41	13,607.92	5,516.69	18,700.00	16,660.00	(10.91%)
6785 -- Vehicle Fuel	46,746.47	56,044.65	57,960.92	55,836.50	27,156.44	60,648.00	61,673.00	1.69%
6795 -- Other Supplies	40,487.61	24,399.77	33,338.50	35,148.86	26,649.67	36,782.00	40,964.00	11.37%
6796 -- Other R&M	29,855.00	17,354.62	7,422.21	8,817.68	7,173.40	5,780.00	6,000.00	3.81%
Total Maintenance & Landscaping	410,279.33	391,550.78	415,100.76	418,175.83	272,561.54	490,560.00	531,447.00	8.33%
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	14,240.59	11,080.54	6,576.39	17,888.67	13,662.55	29,500.00	31,500.00	6.78%
5086 -- Operating Lease Exp - ROU	0.00	6,767.52	6,871.78	7,965.66	0.00	0.00	0.00	0.00%
5125 -- IT Support and Services	56,084.69	45,476.51	70,560.99	58,431.22	25,407.42	50,000.00	55,000.00	10.00%
6438 -- Pool Management	47,877.71	61,699.54	61,938.69	56,346.85	24,112.50	55,000.00	60,000.00	9.09%
6440 -- Safety & Security Services	6,722.76	53,694.61	44,487.50	24,829.65	14,623.70	26,550.00	26,550.00	0.00%
6442 -- Snow Removal Services	70,081.38	37,788.65	9,246.57	0.00	0.00	0.00	0.00	0.00%
6448.3 -- COVID 19 Response Other Prof Se	280.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6460 -- ACC Consultant	77,993.77	60,643.37	63,912.90	108,917.07	11,093.33	10,000.00	50,000.00	400.00%
7095 -- Other Professional Services	241,952.85	218,508.26	78,865.68	37,792.66	49,762.52	40,750.00	65,750.00	61.35%
Total Contracted & Professional Services	515,233.75	495,659.00	342,460.50	312,171.78	138,662.02	211,800.00	288,800.00	36.36%
Other Expenses								
5327 -- GM Recruiting Expense	1,444.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
9120 -- Vandalism & Towing	0.00	258.48	163.20	0.00	217.00	5,000.00	5,000.00	0.00%
9140 -- PPP Loan Interest Expense	(2,283.40)	0.00	0.00	0.00	0.00	0.00	0.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
All Department Summary

2026 Budget Draft

Description	2021 Actual	2022 Actual	2023 Actual	2024 Actual	June 2025 YTD Actual	2025 Budget	2026 Budget	Budget % Change
Other Expenses								
9211 -- SVCA Committee Support	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00	0.00%
Total Other Expenses	(838.60)	258.48	163.20	0.00	217.00	5,000.00	8,500.00	70.00%
Total All Department Summary Expense	3,920,389.83	4,125,899.27	4,237,848.33	4,832,902.75	2,399,168.02	4,720,780.00	5,245,015.00	11.10%
Total All Department Summary Net Income / (Loss)	516,182.83	16,854.03	228,870.25	4,512.27	156,991.61	0.00	0.00	0.00%
Total Association Net Income / (Loss)	516,182.83	16,854.03	228,870.25	4,512.27	156,991.61	0.00	0.00	0.00%



2026 Capital Budget

- The Capital Budget is a complex, multi-year projection that models current fund reserves, obligated funds, planned income, anticipated project loan funding, and budgeted expenses.
- SVCA's Capital Repair Replacement Reserve Fund (CRRRF) budget includes the Association's facilities and equipment. The Roads Reserve Fund covers our roads, bridges, and culverts.
- SVCA's capital funds include the Mailbox Reserve, but no spending is planned to draw on that account in 2026.

The background of the slide features a large, abstract graphic composed of several concentric, overlapping circles. The circles are rendered in various shades of blue and green, creating a sense of depth and movement. The colors transition from a deep blue on the left to a vibrant green on the right. The text is centered within the overlapping circles.

Open CRRRF & Roads Projects in 2025

Sudden Valley Community Association - Capital Project Report

CRRRF Projects Open in 2025

Updated as of

7/31/2025

Cost Manager	Approval Date	GL	Project Name	Fund	Status	A	B	A-B
						BUDGETED		
						Board Approve	Total Invoice	Acctg Funds Obligated
Turf Manager	1/23/20	9719.18	Trim Mower- Turf	CRRRF	Open	44,050	40,199	3,851 LE
Turf Manager	1/23/20	9719.19	Utility Vehicles	CRRRF	Open	104,248	104,701	(453) LE & X
Golf Director	11/5/20	9721.01	Golf Cart Fleet	CRRRF	Open	183,900	165,710	18,190 LE
Maint Manager	10/27/22 & 10/12/23 & 8/22/24	9722.08	Area Z Maintenance Facility Remodel	CRRRF	Open	503,898	498,294	5,604
GM	10/27/22 & 9/28/23 & 11/2/23	9722.09	Barn 8 Refurbishment	CRRRF	Open	824,530	187,238	637,292
GM	1/12/23 & 4/25/24 & 5/22/25	9723.04	Austin Creek Repair Design & Permitting	CRRRF	Open	34,585	9,703	24,882
GM	3/9/23	9723.07	Website Improvements	CRRRF	Open	10,483	5,605	4,878
Golf Director	12/14/23	9723.17	10 Additional Golf Carts Lease	CRRRF	Open	81,600	18,631	62,969 LE
Maint Manager	1/25/24	9724.012	Turf Building Remodel-Permit/Design	CRRRF	Open	9,755	8,217	1,538
Turf Manager	2/22/24	9724.05	Sand Trap Rake	CRRRF	Closed	32,579	32,579	-
Maint Manager	2/22/24	9724.06	Club House HVAC 20 Ton Design/permitting	CRRRF	Open	22,176	13,376	8,800
Maint Manager	4/25/24 & 7/25/24	9724.07	Adult Center Furnace & Water Heater Replacement	CRRRF	Open	42,422	44,588	(2,166) X
Maint Manager	7/25/24	9724.09	Fencing (Adult Cntr/Area Z/Turfcare) & Area Z RV Storage	CRRRF	Open	71,851	69,243	2,608
Turf Manager	9/26/24	9724.11	#2 Golf Bridge Repair	CRRRF	Open	25,460	23,994	1,466
Turf Manager	1/9/25	9725.01	Fairway Aerator- Wiedenmann Terra Spike XF6	CRRRF	Closed	57,495	57,495	-
Turf Manager	1/23/25	9725.02	Turfcare Traller	CRRRF	Closed	17,843	17,843	-
Turf Manager	2/27/25	9725.03	Golf Course Fairway Top-Dresser Replacement	CRRRF	Open	50,592	-	50,592
Maint Manager	3/27/25	9725.04	Zero-Turn Mower (Kubota ZD1211R)	CRRRF	Closed	21,146	20,601	-
Maint Manager	4/10/25	9725.05	Marina Directional Signage	CRRRF	Open	15,000	1,937	13,063
Maint Manager	4/10/25	9725.06	Gate 2 & Welcome Center Directional Signage	CRRRF	Open	20,000	-	20,000
Maint Manager	4/24/25	9725.07	Welcome Center Exterior Painting	CRRRF	Open	7,611	1,903	5,708
GM	6/12/25	9725.08	Lake Louise Slide Gate Replacement (Phase 1)	CRRRF	Open	30,896	-	30,896
Turf Manager	6/26/25	9725.09	2025 Asphalt Cart Path Repairs	CRRRF	Open	54,080	-	54,080
Maint Manager	5/22/25	9725.10	Turf Care Building Remodel	CRRRF	Open	116,785	-	116,785
Open Projects Total, CRRRF						\$ 2,382,986	\$ 1,321,858	\$ 1,060,583

7/31/2025

Page 54



2026 Capital Budget -- CRRRF

Sudden Valley Community Association
2026-2035 CRRRF Capital Plan

	C	H	I	J	K	N	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
1	2026 CRRRF Capital Planning																		
2							2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
3	Note: January 1, 2026, beginning balance includes \$628,769 of available unspent funds from project# 9722.09 (Barn 8 Remodel Project)					January 1 Carryover (Includes \$628,769 from Project# 9722.09)				2,210,826	1,884,296	2,009,505	2,116,706	328,220	268,353	385,498	642,097	561,988	634,861
4						Expected CRRRF Reserve Dues Collection				\$ 1,422,317	\$ 1,422,317	\$ 1,422,317	\$ 1,422,317	\$ 1,422,317	\$ 1,422,317	\$ 1,422,317	\$ 1,422,317	\$ 1,422,317	\$ 1,422,317
6						Anticipated Barn 8 Refurbishment Loan Proceeds				\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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%					TOTAL EXPECTED RESERVES/REVENUE				\$8,239,143	\$3,912,613	\$4,037,822	\$4,145,023	\$2,356,537	\$2,296,670	\$2,413,815	\$2,670,414	\$2,590,304	\$2,663,178
11																			
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	2034	2035
13	FACILIITES																		
14	\$333,039	2026	1331	1	2026	CRRRF Loan Repayment	\$ 333,039	\$ 333,039	\$ 333,039	\$ 333,039	\$ 333,039	\$ 304,723	\$ 265,079	\$ 132,540					
15	\$418,139	2026		1	2026	Barn 8 Loan Repayment				\$ 173,333	\$ 435,625	\$ 435,625	\$ 435,625	\$ 435,625	\$ 435,625	\$ 435,625	\$ 435,625	\$ 435,625	\$ 435,625
16	\$34,064	2026	1162	10	2034	SEC: Rekey Buildings	\$ 31,494											\$ 46,619	
17	\$180,286	2026		20	2045	Barn 8 Remodel Inspection, Design, & Permitting (2023 to 2025)	\$ 173,352												
18	\$23,960	2026	1360	15	2039	Barn 8 Furnaces Replacement	\$ 15,747		\$ 6,662										
19	\$244,400	2026		35	2026	Barn 8: Building Exterior - Covered Bridge				\$ 244,400									
20	\$131,040	2026		30	2026	Barn 8: Building Exterior - Doors (Ext)				\$ 131,040									
21	\$99,580	2026		16	2026	Barn 8: Building Exterior - HVAC Units				\$ 99,580									
22	\$20,800	2026		20	2026	Barn 8: Building Exterior - Roof (Entry)				\$ 20,800									
23	\$509,600	2026		30	2026	Barn 8: Building Exterior - Roof (Metal)				\$ 509,600									
24	\$131,040	2026		30	2026	Barn 8: Dance Area Floor				\$ 131,040									
25	\$228,800	2026		30	2026	Barn 8: Building Exterior - Siding				\$ 228,800									
26	\$14,456	2026		30	2026	Barn 8: Building Exterior - Windows				\$ 14,456									
27	\$2,451,992	2026		50	2026	Barn 8: Building Structural Upgrades & Repairs				\$ 2,451,992									
28	\$108,160	2026	1095	15	2026	Barn 8: Flat Roof - Replacement				\$ 108,160									
29	\$39,635	2026		20	2026	Barn 8: Upstairs Kitchen Interior Remodel				\$ 39,635									
30	\$56,243	2026	1099	12	2038	Barn 8: Painting													
31	\$67,492	2026	1090	40	2026	Barn 8: Plumbing System - Repair				\$ 67,492									
32	\$191,227	2026	1094	20	2030	Barn 8: Restrooms/Locker Rooms - Remodel							\$ 223,708						
33	\$7,916	2026		7	2025	Welcome Center - Painting			\$ 7,611							\$ 10,016			
34	\$53,966	2026		15	2038	Welcome Center - HVAC	\$ 47,976												
35	\$15,600	2026		20	2044	Welcome Center - Roof													
36	\$20,800	2026		15	2039	Welcome Center - Building/Siding Repair													
37	\$31,200	2026		30	2049	Welcome Center - Door/Window Replacement													
38	\$9,955	2026	1337	10	2028	Main Pool: ADA Lift - Replacement					\$ 10,767								
39	\$388,078	2026	1105	30	2049	Main Pool: Deck - Repair													
40	\$84,365	2026	1100	12	2031	Main Pool: Equipment - Replacement								\$ 102,643					
41	\$28,122	2026	1104	30	2049	Main Pool: Fence - Replacement													
42	\$140,608	2026	1244	12	2031	Main Pool: Resurface								\$ 171,071					
43	\$6,749	2026	1338	10	2028	Main Pool: Swim Lanes - Replacement					\$ 7,300								
44	\$10,124	2026	1356	12	2031	Main Pool: Heaters								\$ 12,317					
45	\$30,296	2026		12	2034	Main Pool: Gutters												\$ 41,462	
46	\$8,999	2026	1113	10	2027	Core Area: Field Equipment - Replacement					\$ 9,359								
47	\$22,497	2026	1109	30	2026	Core Area: Outdoor Amenities - Replacement				\$ 22,497									
48	\$339,558	2026	1110	30	2054	Core Area: Tennis Court - Resurface (2023 to 2024)	\$ 19,102	\$ 294,838											
49	\$38,049	2026	1112	30	2054	Core Area: Tennis Court Fence - Replacement		\$ 35,178											
50	\$8,999	2026		15	2034	Adult Center Building: Interior - Conference Room Refurbishment												\$ 12,316	
51	\$44,995	2026	1118	20	2029	Adult Center Building: Interior - Renovation (at expiration of lease)						\$ 50,613							
52	\$6,342	2026	1119	12	2037	Adult Center Building: Water Heater - Replacement		\$ 6,098											
53	\$18,898	2026	1116	30	2032	Adult Center Building: Doors & Windows- Repair										\$ 23,912			
54	\$22,497	2026	1284	50	2043	Adult Center Building: Electrical System - Replacement													
55	\$12,823	2026	1115	7	2031	Adult Center Building: Exterior Painting - Replacement		\$ 11,856						\$ 15,602					
56	\$37,777	2026	1117	15	2040	Adult Center Building: HVAC - Replacement		\$ 36,324											
57	\$44,995	2026	1285	50	2043	Adult Center Building: Plumbing System - Replacement													
58	\$31,356	2026	1114	25	2040	Adult Center Building: Roof - Replacement													
59	\$22,497	2026	1245	14	2032	Adult Center Building: Siding - Repair									\$ 28,466				
60	\$9,955	2026	1342	10	2028	Quiet Pool: ADA Lift Replacement					\$ 10,767								
61	\$73,116	2026	1123	30	2049	Quiet Pool: Deck - Repairs													
62	\$23,016	2026	1126	20	2045	Quiet Pool: Fence - Replacement		\$ 22,131											
63	\$44,995	2026	1362	30	2049	Quiet Pool: Pumphouse - Improvements													
64	\$8,999	2026	1361	30	2049	Quiet Pool: Shed Improvements													
65	\$17,998	2026		15	2036	Quiet Pool: Controller and filter/heater/pump installation													
66	\$27,559	2026	1121	12	2031	Quiet Pool: Resurface - Replacement								\$ 33,530					

Sudden Valley Community Association
2026-2035 CRRRF Capital Plan

	C	H	I	J	K	N	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
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	2034	2035
67	\$28,122	2026	1343	30	2049	Quiet Pool: Retaining Wall - Repair													
68	\$22,497	2026	1124	30	2049	Quiet Pool: Shed - Rebuild													
69	\$5,624	2026	1341	10	2028	Quiet Pool: Skimmer- Replacement						\$ 6,083							
70	\$8,721	2026	1148	5	2029	Clubhouse: Bar Deck - Recoating		\$ 8,062					\$ 9,810					\$ 11,935	
71	\$29,070	2026		25	2038	Clubhouse: Ext Deck - Resurface													
72	\$73,116	2026	1157	50	2072	Clubhouse: Electrical Systems - Renovation													
73	\$26,007	2026		25	2038	Clubhouse: Ext Deck - Glass/Metal Rail													
74	\$815,526	2026	1146	42	2056	Clubhouse: Exterior - Replacement													
75	\$28,122	2026	1153	25	2044	Clubhouse: Fire Systems - Upgrade													
76	\$176,725	2026	1318	15	2025	Clubhouse: HVAC 20 Ton		\$ 22,176	\$ 147,752										
77	\$44,995	2026	1316	20	2038	Clubhouse: HVAC CH													
78	\$44,995	2026	1317	15	2033	Clubhouse: HVAC Economizer											\$ 59,210		
79	\$22,497	2026	1319	20	2033	Clubhouse: HVAC Exterior Cover											\$ 29,605		
80	\$56,243	2026	1156	50	2030	Clubhouse: Plumbing Systems - Renovation								\$ 65,797					
81	\$67,492	2026	1144	25	2039	Clubhouse: Roof & Gutters - Replacement													
82	\$22,658	2026	1145	7	2031	Clubhouse: Siding - Painting		\$ 20,949							\$ 27,567				
83	\$33,746	2026	1151	15	2025	Clubhouse: 19th Hole - Renovation (at end of lease)			\$ 32,448										
84	\$33,746	2026	1150	15	2025	Clubhouse: Admin - Renovation (at end of lease)			\$ 32,448										
85	\$67,492	2026	1351	20	2027	Clubhouse: Golf Locker Rooms & Restrooms - Renovation					\$ 70,192								
86	\$22,497	2026	1147	15	2027	Clubhouse: Pro Shop - Renovation					\$ 23,397								
87	\$67,492	2026	1149	15	2025	Clubhouse: Restaurant - Renovation			\$ 64,896										
88	\$35,996	2026	1155	20	2042	Clubhouse: Upstairs Restrooms - Renovation													
89	\$9,899	2026	1154	15	2036	Clubhouse: Water Heater - Replacement													
90	\$35,967	2026	1224-D	10	2035	Golf: Austin Creek - Repair Design & Permitting (2022 to 2025)	\$ 9,702		\$ 24,882										\$ 51,193
91	\$112,486	2026	1224	10	2034	Golf: Austin Creek - Repair											\$ 153,945		
92	\$365,581	2026	1212	40	2062	Golf: Bridges - GCBR6 (8th Hole)													
93	\$56,243	2026		30	2041	Golf: Bridges - GCBR9 (9th Hole)													
94	\$80,000	2026		30	2032	Golf: Bridges - GCBR1 (17th Hole)										\$ 101,226			
95	\$56,243	2026		30	2043	Golf: Bridges - GCBR2 (10th Hole)		\$ 25,460											
96	\$80,000	2026		30	2034	Golf: Bridges - GCBR3 (9th Hole)											\$ 109,486		
97	\$56,243	2026		30	2035	Golf: Bridges - GCBR4 (9th Hole Green Bridge)												\$ 80,052	
98	\$56,243	2026		30	2036	Golf: Bridges - GCBR5 (9th Hole Tee Bridge)													
99	\$80,000	2026		30	2037	Golf: Bridges - GCBR7 (7th Hole Bridge)													
100	\$80,000	2026		30	2038	Golf: Bridges - GCBR8 (5th Hole Tee Bridge)													
101	\$16,873	2026	1213	5	2030	Golf: Bunkers - Replacement								\$ 19,739				\$ 24,015	
102	\$58,493	2026		10	2034	Golf: Cart Path - Repaving -Phase 1		\$ 54,080										\$ 80,052	
103	\$56,243	2026		10	2025	Golf: Cart Path - Repaving -Phase 2			\$ 54,080										\$ 80,052
104	\$56,243	2026		10	2026	Golf: Cart Path - Repaving -Phase 3				\$ 56,243									
105	\$28,122	2026	1217	10	2028	Golf: Greens & Tee Boxes - Rebuild						\$ 30,416							
106	\$1,500,000	2026	1214	17	2040	Golf: PVC Irrigation Pipe & Isolation Valves (Phase 1)													
107	\$1,500,000	2026	1214.1	17	2041	Golf: PVC Irrigation Pipe & Isolation Valves (Phase 2)													
108	\$20,000	2026	1214-a	20	2043	Golf: Control Wire													
109	\$571,000	2026	1214-b	20	2043	Golf: Irrigation Heads (Total Quantity# 1142)													
110	\$204,725	2026	1214-c	15	2038	Golf: Satellite Controllers													
111	\$11,249	2026	1214-d	10	2033	Golf: Central Control Computer											\$ 14,802		
112	\$11,249	2026	1214-e	15	2033	Golf: Weather Station											\$ 14,802		
113	\$47,235	2026		15	2039	Golf: Irrigation System Pump Controller	\$ 43,671												
114	\$28,122	2026	1359	10	2030	Golf: Hole 17 Turbine Pump #1								\$ 32,898					
115	\$28,122	2026	1359-a	10	2030	Golf: Hole 17 Turbine Pump #2								\$ 32,898					
116	\$10,686	2026	1359-b	8	2030	Golf: Hole 17 Pressure Maintenance Pump								\$ 12,501					
117	\$4,500	2026	1359-c	6	2029	Golf: Hole 14 Centrifugal Pump #1							\$ 5,062					\$ 6,405	
118	\$4,500	2026	1359-d	6	2029	Golf: Hole 14 Centrifugal Pump #2							\$ 5,062					\$ 6,405	
119	\$4,500	2026	1359-e	8	2031	Golf: Hole 14 Pressure Maintenance Pump									\$ 5,475				
120	\$20,810	2026	1363	15	2034	Golf: Office Renovation												\$ 28,480	
121	\$32,131	2026	1269	20	2025	Golf: Lake Louise Damn Repair Phase# 1			\$ 30,896										
122	\$66,857	2026	1269.1	20	2032	Golf: Lake Louise Damn Repair Phase# 2													
123	\$16,873	2026	1216	6	2025	Golf: Lake Louise Pump Station - Rebuild			\$ 16,224						\$ 20,529	\$ 84,595			
124	\$4,499	2026	1216-a	5	2025	Golf: Lake Louise Pump Controller			\$ 4,326					\$ 5,264				\$ 6,404	
125	\$39,370	2026	1274	15	2029	Golf: Practice Putting Green							\$ 44,286						
126	\$12,374	2026	1345	43	2031	Golf: Pro Shop Shed - Replacement									\$ 15,054				
127	\$10,000	2026	1246	30	2028	Golf: Pump Houses - Renovation						\$ 10,816							
128	\$7,874	2026	1246-a	30	2053	Golf: Lower Pump House #17 Hole													
129	\$7,874	2026	1246-b	30	2053	Golf: Upper Pump House #14 Hole													
130	\$26,000	2026	1247	30	2025	Golf: Restrooms - Renovation			\$ 25,000										
131	\$10,145	2026		20	2045	TURF: Building - Remodel/Design/Permitting		\$ 9,755											
132	\$13,498	2026	1209	7	2025	TURF: Building - Paint			\$ 12,979							\$ 17,080			
133	\$50,619	2026	1210	30	2025	TURF: Building - Repair			\$ 48,672										

Sudden Valley Community Association
2026-2035 CRRRF Capital Plan

	C	H	I	J	K	N	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
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	2034	2035
134	\$2,615	2026	1254	20	2025	TURF: Building Overhead Door - Replacement			\$ 2,515										
135	\$7,480	2026	1352	15	2025	TURF: Change Room Repair			\$ 7,193										
136	\$22,497	2026	1283	40	2025	TURF: Electrical System - Replacement			\$ 21,632										
137	\$7,139	2026	1208	15	2040	TURF: Fence - Replacement/Repair		\$ 6,864											
138	\$9,744	2026	1276	15	2039	TURF: HVAC - Replacement		\$ 9,009											
139	\$1,469	2026	1255	25	2026	TURF: Gutters - Replacement				\$ 1,469									
140	\$3,375	2026	1280	15	2025	TURF: Restrooms - Replacement			\$ 3,245										
141	\$24,747	2026	1204	20	2026	TURF: Roof - Replacement				\$ 24,747									
142	\$19,170	2026	1205	20	2043	TURF: Sand Storage Roof - Replacement	\$ 17,042												
143	\$12,936	2026	1207	15	2025	TURF: Vent System - Replacement/Repair			\$ 12,438										
144	\$8,436	2026	1211	25	2025	TURF: Wash Pad - Refurbish			\$ 8,112										
145	\$1,963	2026	1281	12	2025	TURF: Water Heater - Replacement			\$ 1,887										
146	\$3,375	2026	1250	10	2025	Area Z Door - Repair			\$ 3,245										\$ 4,803
147	\$64,009	2026	1253	20	2044	Area Z Tall Barn Refurbishment	\$ 59,180												
148	\$11,249	2026	1263	10	2031	Area Z Storage Gate - Replacement									\$ 13,686				
149	\$31,189	2026	1364	10	2031	Area Z Sprung Structure Repair									\$ 37,946				
150	\$524,054	2026	1600	20	2045	Maintenance Building - Facility Remodel (2022 to 2024)	\$ 483,398	\$ 20,500											
151	\$17,619	2026		10	2034	Maintenance Building - Generator	\$ 16,290											\$ 24,113	
152	\$8,999	2026	1130	3	2025	Maintenance Building: Equipment - Replacement			\$ 8,653			\$ 9,733			\$ 10,949			\$ 12,316	
153	\$16,224	2026	1128	30	2055	RV: Area - Rehab		\$ 15,600											
154	\$39,370	2026	1346	25	2030	Security Building - Electrical								\$ 46,058					
155	\$8,999	2026	1301	25	2030	Security Building - Interior- Repair								\$ 10,527					
156	\$7,312	2026	1227	15	2030	Security Building - Roof - Replacement								\$ 8,554					
157	\$3,768	2026	1229	7	2030	Security Building - Siding - Paint								\$ 4,408					
158	\$22,497	2026	1228	25	2030	Security Building - Siding - Repair								\$ 26,319					
159	\$8,436	2026	1142	7	2026	Marina & AM/PM: Buildings - Painting				\$ 8,436							\$ 11,102		
160	\$89,989	2026	1320	28	2046	Marina & AM/PM: Buildings - Renovation													
161	\$176,341	2026	1139	20	2044	Marina: Boat Ramp Harbor - Rebuild (2022 to 2024)	\$ 163,037												
162	\$320,586	2026	1348	25	2044	Marina: Fire Standpipe & East/West Gangways													
163	\$33,746	2026	1141	7	2031	Marina: Outdoor Amenities - Replacement									\$ 41,057				
164	\$28,122	2026	1133	7	2032	Marina: Picnic Shelter - Repairs										\$ 35,583			
165	\$33,746	2026	1136	20	2032	Marina: Restroom - Renovation/Repairs										\$ 42,699			
166	\$230,000	2026		50	2028	Marina Basin Repair						\$ 248,768							
167	\$348,401	2026	1134	20	2026	Marina: Tennis Court - Resurface				\$ 348,401									
168	\$33,903	2026	1135	30	2026	Marina: Tennis Court Fence - Replacement				\$ 33,903									
169	\$1,682,625	2026	1137	20	2029	Marina: Wet Slip Docks - Renovation	\$ 12,188						\$ 1,892,725						
170	\$33,746	2026	1365	20	2041	Marina: Gate Arm													
171	\$65,242	2026	1131	20	2035	AM/PM: Picnic Shelter - Repairs												\$ 92,860	
172	\$31,200	2026	1132	20	2030	AM/PM: Restrooms - Repairs								\$ 36,500					
173	\$8,436	2026	1298	8	2027	Gate 1 Bus Shelter - Replacement					\$ 8,774								\$ 12,008
174	\$43,870	2026	1252	25	2040	Gate 3 Bus Shelter - Replacement													
175	\$8,999	2026	1297	25	2048	Gate 9 Bus Shelter	\$ 1,665												
176	\$9,899	2026	1299	5	2027	Harbor View Bus Shelter - Replacement					\$ 10,295					\$ 12,525			
177	\$21,372	2026	1257	25	2034	Parking Lot: Gate 5 - Replacement												\$ 29,250	
178	\$28,346	2026		30	2055	RV - Area - Chain Link Fence		\$ 27,256											
179	\$11,249	2026	1266	12	2027	Campground - Trails & Roads					\$ 11,699								
180	\$565,000	2026	1309	40	2036	Barn 6 (Ice Barn) - Rehab Phase 1													
181	\$543,269	2026	1309.1	40	2037	Barn 6 (Ice Barn) - Rehab Phase 2													
182																			
183	\$ 19,497,480					SUBTOTAL Facilities	\$ 1,426,883	\$ 959,175	\$ 910,835	\$ 5,049,064	\$ 902,380	\$ 1,074,999	\$ 2,708,262	\$ 1,093,336	\$ 943,050	\$ 791,727	\$ 565,147	\$ 985,598	\$ 799,821
184																			
185	EQUIPMENT																		
186	\$18,560	2026		5	2028	System: Computer - Server Replacement	\$ 16,500					\$ 20,075					\$ 24,424		
187	\$22,497	2026		7	2025	System: Computer Systems			\$ 21,632							\$ 28,466			
188	\$11,338	2026	1160	7	2032	System: Web Page - Redesign	\$ 10,483									\$ 14,347			
189	\$6,187	2026		15	2027	Barn 8: Coffee Area: Equipment - Replacement					\$ 6,434								
190	\$5,174	2026	1200	10	2027	Barn 8: Coffee Area: Ice Machine II - Replacement					\$ 5,381								
191	\$13,498	2026	1098	15	2037	Barn 8: Coffee Area: Kitchen - Renovation													
192	\$19,685	2026	1096	15	2037	Barn 8: Coffee Area: Lobby - Renovation													
193	\$38,245	2026	1085	20	2042	Barn 8: Dance Area - Renovation													
194	\$22,497	2026	1087	20	2042	Barn 8: Dance Area Kitchen Equipment - Replacement													
195	\$80,990	2026	1248	10	2025	Barn 8: Gym Cardio Machines - Replacement			\$ 77,875									\$ 115,274	
196	\$89,989	2026	1084	15	2026	Barn 8: Gym Weight Machines - Replacement				\$ 89,989									
197	\$18,560	2026	1231	15	2028	Barn 8: Safety Nets - Replacement						\$ 20,075							
198	\$32,424	2026	1340	10	2032	Barn 8: Sauna - Replacement										\$ 41,027			
199	\$16,873	2026	1092	12	2034	Barn 8: Water Heaters - Replacement												\$ 23,092	
200	\$4,724	2026	1196	15	2025	Kitchen (19): Cooler - Replacement			\$ 4,543										

Sudden Valley Community Association
2026-2035 CRRRF Capital Plan

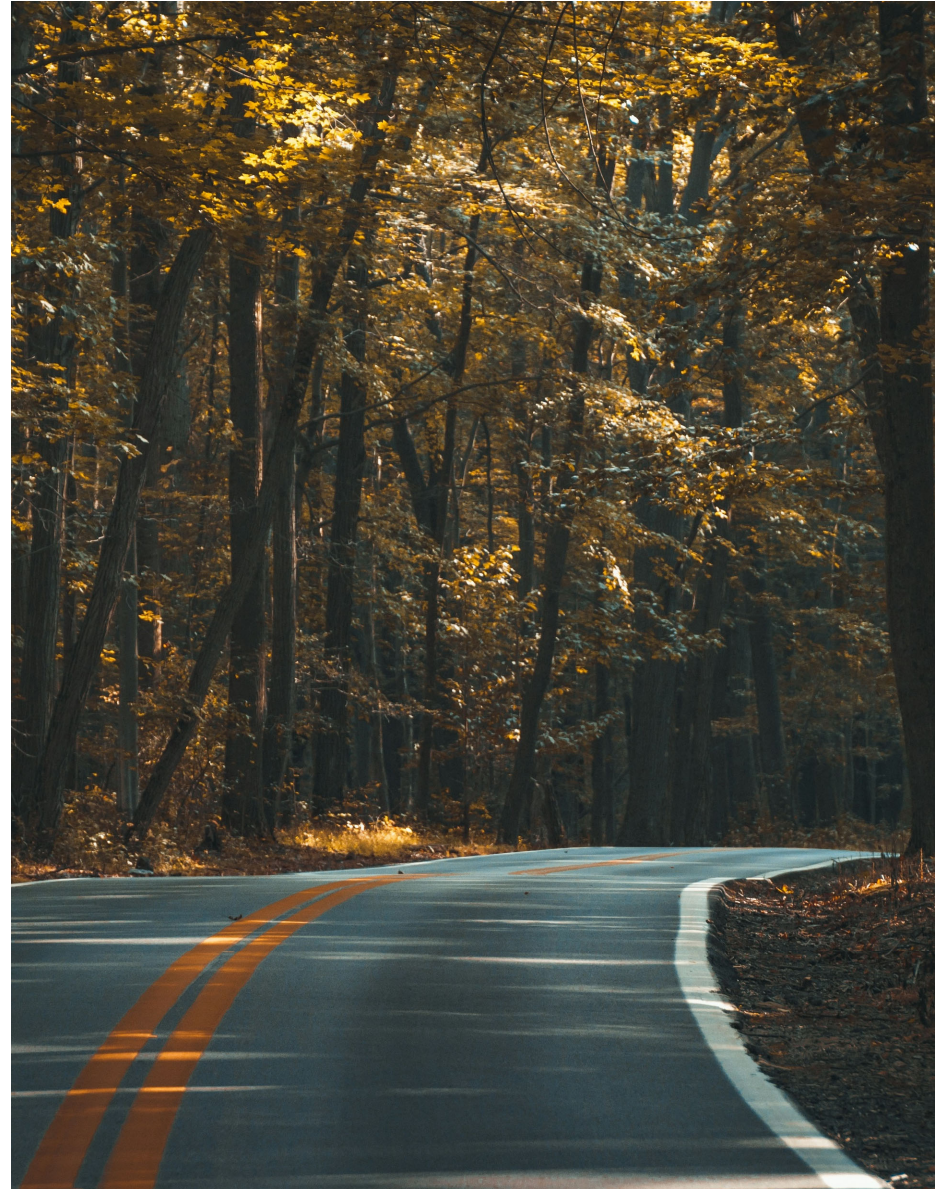
	C	H	I	J	K	N	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
12	Cost Est (Total Cost)	Cost Est Year	Asset ID	Useful Life	Year Scheduled	Project Name	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
201	\$3,937	2026	1197	15	2025	Kitchen (19): Drink/Display Cooler - Replacement			\$ 3,786										
202	\$3,150	2026	1192	10	2025	Kitchen (19): Fryers - Replacement			\$ 3,028										\$ 4,483
203	\$13,498	2026	1198	15	2025	Kitchen (19): Remodel			\$ 12,979										
204	\$6,749	2026	1195	20	2025	Kitchen (19): Stove & Flat Top - Replacement			\$ 6,490										
205	\$10,124	2026	1191	20	2025	Kitchen (19): Walk-in Coolers - Repair			\$ 9,734										
206	\$89,989	2026	1182	10	2025	Kitchen: Equipment			\$ 86,528										\$ 128,083
214	\$106,764	2026	1193	30	2052	Kitchen: Renovation													
217	\$10,686	2026	1354	10	2030	Golf: Hole 17 Pond Aeration Fountain								\$ 12,501					
218	\$9,561	2026	1354-a	10	2030	Golf: Hole 14 Pond Aeration Fountain								\$ 11,185					
219	\$13,498	2026	1296	25	2025	250 Gallon Gas Tank - Replacement			\$ 12,979										
220	\$441,293	2026	1258	7	2029	50 Golf Carts - Replacement							\$ 496,395						
221	\$88,259	2026		7	2032	10 Golf Carts - Replacement	\$ 81,600									\$ 111,675			
222	\$16,873	2026	1344	7	2026	Golf: Club Car Carry All - Replacement				\$ 16,873							\$ 22,204		
223	\$15,600	2026	1221	7	2026	Golf: Range Picking Unit - Replacement				\$ 15,600							\$ 20,529		
224	\$56,344	2026	1079	12	2036	John Deere ProGator 2030A		\$ 52,093											
225	\$65,000	2026	1073	10	2026	2008 Toro 3100 Approach Mower - Replacement				\$ 65,000									
226	\$75,000	2026		15	2026	Toro Reelmaster 5010 Series 5410-D Fairway Mower				\$ 75,000									
227	\$75,000	2026		10	2027	2016 John Deere 9009A T4 Rough Mower					\$ 78,000								
228	\$25,000	2026	1078	8	2031	2009 Club Car Carryall 252 - Replacement									\$ 30,416				
229	\$91,615	2026	1077	13	2036	2022 John Deere 7500A Fairway Mower Listed													
230	\$65,000	2026	1076	7	2026	2012 Toro Greens Triplex Mower - Replacement				\$ 65,000							\$ 85,536		
231	\$16,873	2026	1026	20	2036	2016 SIP 650 - Replacement													
232	\$35,996	2026	1025	20	2036	2016 SIP 7000 Reel Grinder - Replacement													
233	\$22,000	2026	1032	15	2031	2016 Toro GTX Light Utility Vehicle - Replacement									\$ 26,766				
234	\$11,249	2026	1036	25	2028	250 Gal. Gas Storage Tank (Proshop) - Replacement						\$ 12,167							
235	\$5,399	2026	1034	20	2029	Alladin 1222 Steam Cleaner - Replacement							\$ 6,074						
236	\$19,000	2026	1324	7	2027	John Deere Gater TX 2019-1				\$ 19,760								\$ 26,003	
237	\$19,000	2026	1325	7	2027	John Deere Gater TX 2019-2				\$ 19,760								\$ 26,003	
238	\$19,000	2026	1063	7	2027	John Deere Gater TX 2019-3				\$ 19,760								\$ 26,003	
239	\$5,399	2026	1046	22	2029	Cushman Greens Groomer Brush - replacement							\$ 6,074						
240	\$33,882	2026	1047-R	25	2050	Utility Rake Replacement - John Deere Tru Finish 1220		\$ 32,579											
241	\$112,486	2026	1308	30	2047	Emergency Generator - Replacement													
242	\$55,093	2026		25	2049	Kubota M5660SUHD Tractor		\$ 50,937											
243	\$11,249	2026	1070	6	2028	Golf Safety Net/Posts - Replacement						\$ 12,167						\$ 15,395	
244	\$65,000	2026	1053	15	2036	Greens King V 186 Mower - Replacement=Greenmaster 3320 Triflex													
245	\$15,748	2026	1302	15	2031	Honda Walk Behind Mower - Replacement									\$ 19,160				
246	\$61,868	2026	1074	10	2033	JD 2030 Fairway Sprayer - Replacement											\$ 81,413		
247	\$56,344	2026	1058	7	2027	John Deere ProGator 2030A9-1					\$ 58,598							\$ 77,110	
248	\$56,344	2026	1322	7	2027	John Deere ProGator 2030A9-2					\$ 58,598							\$ 77,110	
249	\$56,243	2026	1064	20	2026	NH 42 HP Tractor Model #WTN55 - Replacement Listed				\$ 56,243									
250	\$18,557	2026		15	2025	Turfcare-Four to Six Yard Dump Trailer			\$ 17,843										
251	\$37,121	2026	1306	15	2031	ProCore 648 Gas Aerifer 23 HP - Replacement									\$ 45,163				
252	\$8,436	2026	1055	20	2028	Ryan Core Harvester - Replacement						\$ 9,125							
253	\$59,795	2026	1030-R	30	2025	Fairway Aerator Replacement - Wiedenmann Terra Spike XF6			\$ 57,495										
254	\$7,874	2026	1031	30	2035	Ryan Sod Cutter - Replacement													\$ 11,207
255	\$50,619	2026	1181	10	2030	TURF: 05 Chevy Colorado - Replacement								\$ 59,217					
256	\$41,442	2026	1206	12	2035	TURF: Hole 17 Pump Panel PLC													\$ 58,985
257	\$11,249	2026	1206-a	10	2033	TURF: Hole 17 Pump Panel VFD													
258	\$5,624	2026	1206-b	10	2033	TURF: Hole 14 Pump Panel PLC												\$ 14,802	
259	\$4,499	2026	1206-c	10	2033	TURF: Hole 14 Pump Panel VFD												\$ 7,401	
260	\$65,000	2026	1303	15	2026	Toro 3300 TriPlex Mower - Replacement				\$ 65,000							\$ 5,921		
261	\$16,873	2026	1039	15	2037	Toro Greensmaster 1000 Mower - Replacement													
262	\$16,873	2026	1040	15	2037	Toro Greensmaster 1000 Mower - Replacement													
263	\$16,873	2026	1041	15	2037	Toro Greensmaster 1000 Mower - Replacement													
264	\$16,873	2026	1042	15	2037	Toro Greensmaster 1000 Mower - Replacement													
265	\$29,000	2026	1082	5	2026	Tru Turf Greens Roller - Replacement				\$ 29,000					\$ 35,283				
266	\$19,573	2026	1080	15	2028	Turfco 1530 Top Dresser - Replacement						\$ 21,170							
267	\$8,436	2026	1057	20	2028	Road Sand Spreader						\$ 9,125							
268	\$10,000	2026	1347	15	2028	Turfco Torrent 2 Blower						\$ 10,816							
269	\$52,616	2026	1045-R	25	2025	Fairway Top Dresser Replacement - Turfco CR-20			\$ 50,592										
270	\$51,744	2026	1075	10	2027	Vermeer Brush Chipper 2012-05CRRF					\$ 53,813								
271	\$7,874	2026	1062	15	2030	Vicon PS 403 Fertilizer Spreader - Replacement								\$ 9,212					
272	\$16,873	2026	1015	25	2027	1,000 Gal. Gas Storage Tank					\$ 17,548								
273	\$168,730	2026	1012	20	2033	2008 Cat 420e Backhoe - Replacement	\$ 58,385										\$ 222,037		
274	\$51,744	2026	1019	20	2033	2008 Cat Skid Steer Loader											\$ 68,091		
275	\$101,238	2026	1018	20	2033	2013 Cat 906h Wheel Loader											\$ 133,222		
276	\$15,748	2026	1071	18	2027	500 Gal Diesel Fuel Tank - Replacement					\$ 16,378								
277	\$16,873	2026	1014	15	2028	Cat Rotary Brush - Replacement						\$ 18,250							

**Sudden Valley Community Association
2026-2035 CRRRF Capital Plan**

	C	H	I	J	K	N	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
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	2034	2035
278	\$97,863	2026	1178	7	2031	Maint: Ram 3500 & Attachments - Replacement		\$ 90,480							\$ 119,066				
279	\$147,357	2026	1174	7	2026	Maint: 08 Dodge 4500 Dump Truck - Replacement				\$ 147,357							\$ 193,912		
280	\$95,613	2026	1175	7	2030	Maint: 14 Dodge 4500 - Replacement								\$ 111,854					
281	\$75,366	2026	1176	7	2030	Maint: 15 5500 - Replacement								\$ 88,167					
282	\$58,493	2026	1177	7	2025	Maint: 16 3500 - Replacement			\$ 56,243							\$ 74,012			
283	\$112,486	2026	1278	15	2036	Maint: 16 HydroVac Trailer Pressure Washer - Replacement													
284	\$33,653	2026	1270	7	2027	Maint: 2013 Chevy Express Van - Replacement					\$ 34,999							\$ 46,057	
285	\$50,619	2026	1311	7	2028	Maint: 18 Silverado - Replacement						\$ 54,749							\$ 72,046
286	\$53,993	2026	1315	7	2028	Maint: 18 Silverado - Replacement						\$ 58,399							\$ 76,850
287	\$44,995	2026	1326	7	2030	Maint: 19 Silverado - Replacement								\$ 52,637					
288	\$21,992	2026		7	2025	Maint: Zero Turn Mower			\$ 21,146							\$ 27,827			
289	\$8,099	2026	1328	15	2026	Salt Dogg Sander - Replacement				\$ 8,099									
290	\$23,903	2026	1327	15	2034	Snow Plow/Sander - Replacement												\$ 32,713	
291	\$10,183	2026		7	2030	Sno-Way Sander	\$ 9,052							\$ 11,912					
292	\$20,800	2026	1304	7	2025	SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replacement			\$ 20,000							\$ 26,319			
293	\$20,800	2026	1312	7	2025	SnowDogg 9' Snow Plow & Spreader - Replacement			\$ 20,000							\$ 26,319			
294	\$44,242	2026		15	2038	Snow Removal UTV	\$ 39,331												
295	\$114,516	2026		20	2042	Yanmar YT359 Tractor & Attachments													
296	\$15,807	2026		10	2032	Dump Trailer- 14 Feet										\$ 20,000			
297	\$14,876	2026	1357	15	2034	Deicer Storage Tank												\$ 20,359	
298	\$10,481	2026	1164	10	2025	SEC: Defibrillator - Replacement			\$ 10,078										\$ 14,918
299	\$40,000	2026		7	2026	SEC: Chevy Colorado Replacement				\$ 40,000							\$ 52,637		
300	\$32,621	2026	1165	10	2026	SEC: Radio System - Replacement				\$ 32,621									
301	\$75,838	2026	1161	7	2031	SEC: Security/Access Control - Replacement									\$ 92,268				
302	\$15,600	2026		20	2025	Marina Directional Signage			\$ 15,000										
303	\$20,800	2026		20	2025	Gate 2 & Welcome Center Directional Signage			\$ 20,000										
304	\$58,493	2026	1230	15	2035	Parks: Playground Equipment - Replacement													\$ 83,254
305	\$11,249	2026	1256	10	2027	Parks: Tables & Benches - Replacement					\$ 11,699								
306	\$116,569	2026		20	2044	Parks: Playgrounds ADA Compliance phase 1	\$ 107,775												
307	\$121,336	2026		20	2025	Parks: Playgrounds ADA Compliance phase 2			\$ 116,669										
308	\$8,474	2026	1106	10	2033	Pools: Quiet & Main Pool Furniture	\$ 7,533										\$ 11,151		
309	\$35,160	2026		12	2035	Pools: Quiet & Main Pool Covers													\$ 50,043
310	\$7,903	2026	1313	15	2032	Summit 7x16 Tilt Trailer - Replacement										\$ 10,000			
311	\$32,621	2026	1066	12	2030	Toro GM 3280D								\$ 38,162					
312																			
313	\$ 4,943,314					SUBTOTAL Equipment	\$ 330,659	\$ 226,089	\$ 644,641	\$ 705,783	\$ 400,728	\$ 246,117	\$ 508,542	\$ 394,848	\$ 368,122	\$ 379,991	\$ 943,280	\$ 369,845	\$ 615,144
314																			
315	\$ 24,440,794					GRAND TOTAL CRRRF Expenses Totals	\$ 1,757,542	\$ 1,185,264	\$ 1,555,476	\$ 5,754,847	\$ 1,303,108	\$ 1,321,116	\$ 3,216,803	\$ 1,488,184	\$ 1,311,172	\$ 1,171,718	\$ 1,508,426	\$ 1,355,443	\$ 1,414,965
316																			
317																			
318							2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
319						CRRRF Plan Expenses in current year				\$ (5,754,847)	\$ (1,303,108)	\$ (1,321,116)	\$ (3,216,803)	\$ (1,488,184)	\$ (1,311,172)	\$ (1,171,718)	\$ (1,508,426)	\$ (1,355,443)	\$ (1,414,965)
323						Year End Reserve Balance After Expenses				\$ 2,484,296	\$ 2,609,505	\$ 2,716,706	\$ 928,220	\$ 868,353	\$ 985,498	\$ 1,242,097	\$ 1,161,988	\$ 1,234,861	\$ 1,248,213
324						Target Reserves Board Recommended Carryover				\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)
325						Expected Residual at Year-end after Carryover: (Revenues - Expenses - Reserves Carryover)				\$ 1,884,296	\$ 2,009,505	\$ 2,116,706	\$ 328,220	\$ 268,353	\$ 385,498	\$ 642,097	\$ 561,988	\$ 634,861	\$ 648,213

SVCA Ten-Year Roads & Drainage Plan

- In February of 2023, the Board awarded a contract to Impact Design for the development of a ten-year maintenance plan for SVCA's roads, culverts, and bridges. This comprehensive plan was presented to the Board in January 2024.
- The plan includes a prioritized list of projects by year, along with estimates of the cost of each project, which the 2026 Roads Capital Budget applies an increase to at an inflation rate of 4% per year.
- The 2026 Roads Capital Budget aligns with the recommendations made by Impact Design in the Ten-Year Plan.





2026 Capital Budget -- Roads

Sudden Valley Community Association 2026-2035 Road Rehabilitation and Culvert Capital Improvement Plan																																																																																																						
	A	B	G	H	J	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB																																																																																				
1	2026 Roads Capital Planning <table><tr><th>REVENUES</th><th>2023</th><th>2024</th><th>2025</th><th>2026</th><th>2027</th><th>2028</th><th>2029</th><th>2030</th><th>2031</th><th>2032</th><th>2033</th><th>2034</th><th>2035</th></tr><tr><td>January 1 Carryover</td><td></td><td></td><td></td><td>1,475,479</td><td>1,463,450</td><td>1,461,986</td><td>1,121,461</td><td>917,092</td><td>1,093,113</td><td>803,895</td><td>444,170</td><td>359,400</td><td>359,400</td></tr><tr><td>Expected Road Reserve Dues Collection</td><td></td><td></td><td></td><td>\$ 1,411,305</td><td>\$ 1,411,305</td><td>\$ 1,411,305</td><td>\$ 1,411,305</td><td>\$ 1,411,305</td><td>\$ 1,411,305</td><td>\$ 1,411,305</td><td>\$ 1,411,305</td><td>\$ 1,411,305</td><td>\$ 1,411,305</td></tr><tr><td>Estimated Interest and Other Income</td><td></td><td></td><td></td><td>\$ 6,000</td><td>\$ 6,000</td><td>\$ 6,000</td><td>\$ 6,000</td><td>\$ 6,000</td><td>\$ 6,000</td><td>\$ 6,000</td><td>\$ 6,000</td><td>\$ 6,000</td><td>\$ 6,000</td></tr><tr><td>Previous year's Carryover hold back</td><td></td><td></td><td></td><td>\$ 500,000</td><td>\$ 500,000</td><td>\$ 500,000</td><td>\$ 500,000</td><td>\$ 500,000</td><td>\$ 500,000</td><td>\$ 500,000</td><td>\$ 500,000</td><td>\$ 500,000</td><td>\$ 500,000</td></tr><tr><td>TOTAL EXPECTED RESERVES/REVENUE</td><td></td><td></td><td></td><td>\$3,392,784</td><td>\$3,380,755</td><td>\$3,379,291</td><td>\$3,038,766</td><td>\$2,834,397</td><td>\$3,010,418</td><td>\$2,721,200</td><td>\$2,361,475</td><td>\$2,276,705</td><td>\$2,276,705</td></tr></table>																		REVENUES	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	January 1 Carryover				1,475,479	1,463,450	1,461,986	1,121,461	917,092	1,093,113	803,895	444,170	359,400	359,400	Expected Road Reserve Dues Collection				\$ 1,411,305	\$ 1,411,305	\$ 1,411,305	\$ 1,411,305	\$ 1,411,305	\$ 1,411,305	\$ 1,411,305	\$ 1,411,305	\$ 1,411,305	\$ 1,411,305	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	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	TOTAL EXPECTED RESERVES/REVENUE				\$3,392,784	\$3,380,755	\$3,379,291	\$3,038,766	\$2,834,397	\$3,010,418	\$2,721,200	\$2,361,475	\$2,276,705	\$2,276,705
REVENUES																			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035																																																																							
January 1 Carryover																						1,475,479	1,463,450	1,461,986	1,121,461	917,092	1,093,113	803,895	444,170	359,400	359,400																																																																							
Expected Road Reserve Dues Collection																						\$ 1,411,305	\$ 1,411,305	\$ 1,411,305	\$ 1,411,305	\$ 1,411,305	\$ 1,411,305	\$ 1,411,305	\$ 1,411,305	\$ 1,411,305	\$ 1,411,305																																																																							
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																																																																							
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																																																																							
TOTAL EXPECTED RESERVES/REVENUE																						\$3,392,784	\$3,380,755	\$3,379,291	\$3,038,766	\$2,834,397	\$3,010,418	\$2,721,200	\$2,361,475	\$2,276,705	\$2,276,705																																																																							
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8																																																																																																						
9	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	2034	2035																																																																																				
10																																																																																																						
11	Escalation: 4.00%																																																																																																					
12																																																																																																						
13	44,995	2026		Annual	On-Call Engineering Services for CIP	\$ 39,995	\$ 40,305	\$ 44,559	\$ 44,995	\$ 46,794	\$ 48,666	\$ 50,613	\$ 52,637	\$ 54,743	\$ 56,932	\$ 59,210	\$ 61,578	\$ 64,041																																																																																				
14	6,014	2026		Bi-Annual	Large Culvert or Bridge Inspection (alternating years)		\$ 5,561		\$ 6,014		\$ 6,505		\$ 7,036		\$ 7,610		\$ 8,231																																																																																					
15	16,224	2026		Every 5 Years	Whatcom County Programmatic Permit (NOA permit)		\$ 15,000					\$ 18,250					\$ 22,204																																																																																					
16	16,224	2026		Every 5 Years	Whatcom County Programmatic Permit (maintenance of gravel)		\$ 15,000					\$ 18,250					\$ 22,204																																																																																					
17	148,874	2026		Every 5 Years	Capital Improvement Plan (CIP) 2025 -2034 Update	\$ 132,348					\$ 161,022					\$ 195,907																																																																																						
19					SUBTOTAL - ENGINEERING, PLANNING & INSPECTION	\$ 172,343	\$ 75,866	\$ 44,559	\$ 51,009	\$ 46,794	\$ 216,193	\$ 87,112	\$ 59,673	\$ 54,743	\$ 64,543	\$ 255,117	\$ 114,217	\$ 64,041																																																																																				
20																																																																																																						
21																																																																																																						
22	364,742	2026		2035	2023 Road Reconstruction & Drainage (Obligated in 2023)	\$ 324,254												\$ 519,141																																																																																				
23	13,776	2026		2035	2024 Road Design & Permitting - Deer Run Lane (Obligated in 2023)	\$ 12,737												\$ 19,607																																																																																				
24	70,949	2026		2024	Cold Spring Drainage Construction		\$ 30,000																																																																																															
25	141,694	2026		2024	Design & Permitting - Area Z Access Bridge & Culvert #4 with Road		\$ 131,004																																																																																															
26	288,787	2026		2024	2024 Deer Run Lane Asphalt Overlay		\$ 267,000																																																																																															
27	24,680	2026		2025	Street Signs & Pavement Marking Repairs			\$ 23,731																																																																																														
28	242,320	2026		2025	Area Z Bridge Replacement			\$ 233,000																																																																																														
29	889,683	2026		2025	Culvert #4 with Bridge Replacement			\$ 855,464																																																																																														
30	21,782	2026		2025	Design & Permitting - 2026 Road Projects			\$ 20,944																																																																																														
31	38,339	2026		2026	Appaloosa Court Repair and Overlay			\$ 38,339																																																																																														
32	98,067	2026		2026	Yearling Place Repair and Overlay			\$ 98,067																																																																																														
33	32,853	2026		2026	Misty Ridge Court Repair and Overlay			\$ 32,853																																																																																														
34	24,315	2026		2026	Fields Park Place Repair and Overlay			\$ 24,315																																																																																														
35	84,203	2026		2026	Design & Permitting - Culvert #24: Remove and Install Metal Bridge			\$ 84,203																																																																																														
36	955,118	2026		2027	Culvert #24: Remove and Install Prefabricated Metal Bridge				\$ 993,323																																																																																													
37	93,558	2026		2027	Design & Permitting - Culvert #22: Remove and Install Metal Bridge				\$ 97,301																																																																																													
38	1,061,242	2026		2028	Culvert #22: Remove and Install Prefabricated Metal Bridge					\$ 1,147,839																																																																																												
39	93,558	2026		2028	Design & Permitting - Culvert #23: Remove and Install Metal Bridge					\$ 101,193																																																																																												
40	1,061,242	2026		2029	Culvert #23: Remove and Install Prefabricated Metal Bridge						\$ 1,193,753																																																																																											
41	21,632	2026		2029	Design & Permitting - 2030 Road Repairs and Overlays						\$ 24,333																																																																																											
42	48,113	2026		2030	Fawn Court Repair and Overlay							\$ 56,285																																																																																										
43	108,421	2026		2030	Highwood Circle Repair and Overlay							\$ 126,837																																																																																										
44	21,632	2026		2030	Design & Permitting - 2031 Road Repairs and Overlays							\$ 25,306																																																																																										
45	89,163	2026		2031	Park View Circle Repair and Overlay								\$ 108,480																																																																																									
46	113,629	2026		2031	Thunder Peak Way Repair and Overlay								\$ 138,247																																																																																									
47	157,088	2026		2031	Pinto Creek Lane Repair and Overlay								\$ 191,122																																																																																									
48	142,560	2026		2031	Inlet Circle Repair and Overlay								\$ 173,446																																																																																									
49	108,660	2026		2031	Twinflower Circle Repair and Overlay								\$ 132,202																																																																																									
50	93,558	2026		2031	Design & Permitting - Culvert #54: Remove and Install Metal Bridge								\$ 113,828																																																																																									
51	1,061,242	2026		2032	Culvert #54: Remove and Install Prefabricated Metal Bridge									\$ 1,342,810																																																																																								
52	10,816	2026		2032	Design & Permitting - 2033 Road Repairs and Overlays									\$ 13,686																																																																																								
53	295,108	2026		2033	Rocky Ridge Drive Repair and Overlay											\$ 388,342																																																																																						
54	158,904	2026		2033	Horseshow Circle Repair and Overlay											\$ 209,107																																																																																						
55	66,967	2026		2033	Sanwick Point Court Repair and Overlay											\$ 88,124																																																																																						
56	60,031	2026		2033	Kinglet Court Repair and Overlay											\$ 78,996																																																																																						
57	43,510	2026		2034	Autumn Vista Place Repair and Overlay												\$ 59,546																																																																																					
58	165,834	2026		2034	Holly View Way Repair and Overlay												\$ 226,956																																																																																					
59	139,357	2026		2034	Rose Ridge Loop Repair and Overlay												\$ 190,719																																																																																					
60	39,370	2026	R-101	Annual	Pothole Repairs (higher per year until Road Surfacing complete)	\$ 35,000	\$ 33,378	\$ 37,856	\$ 39,370	\$ 40,945	\$ 42,583	\$ 44,286	\$ 46,058	\$ 47,900	\$ 49,816	\$ 51,809	\$ 53,888	56,036																																																																																				
61					SUBTOTAL - ROADS	\$ 371,991	\$ 461,382	\$ 1,170,995	\$ 317,146	\$ 1,131,568	\$ 1,291,615	\$ 1,262,372	\$ 254,487	\$ 905,225	\$ 1,406,311	\$ 816,378	\$ 531,102	\$ 594,785																																																																																				

Page 63

Sudden Valley Community Association 2026-2035 Road Rehabilitation and Culvert Capital Improvement Plan																		
	A	B	G	H	J	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB
	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	2034	2035
10																		
62																		
63																		
64	95,613	2026		Annual	Fast Response for Unforeseen Drainage Issues	\$ 85,000	\$ 51,261	\$ 91,936	\$ 95,613	\$ 99,438	\$ 103,415	\$ 107,552	\$ 111,854	\$ 116,328	\$ 120,982	\$ 125,821	\$ 130,854	\$ 136,088
65	498,807	2026	C-315b	2023	Culvert 315	\$ 128,738												
66	15,467	2026		2023	Culvert 11 (15 Big Leaf Ln)	\$ 13,750												
67	13,049	2026		2023	Culvert 15 (19 Tumbling Water Dr)	\$ 11,600												
68	11,529	2026		2023	Culvert 17 (3 Shetland Ct)	\$ 10,250												
69	6,299	2026		2023	Culvert FND 13 (5 Meadow Ct)	\$ 5,600												
70	15,523	2026		2023	Culvert 28 (67 Polo Park Dr)	\$ 13,800												
71	9,224	2026		2023	Culvert 162 (188 Sudden Valley Dr)	\$ 8,200												
72	17,098	2026		2023	Culvert 81 (1 Sparrow Ct)	\$ 15,200												
73	7,311	2026		2023	Culvert 408.1 (7 Larkspur Ct)	\$ 6,500												
74	7,311	2026		2023	Culvert 408.2 (7 Larkspur Ct)	\$ 6,500												
75	25,830	2026		2023	2024 Culvert Design & Permitting	\$ 23,882												
76	14,331	2026		2024	Culvert 403 (230 Polo Park Dr)		\$ 13,250											
77	19,189	2026		2024	Culvert 404 (230 Polo Park Dr)		\$ 17,741											
78	7,579	2026		2024	Culvert FND 67 (Gate 1 Mailboxes)		\$ 7,007											
79	2,332	2026		2024	Culvert FND 68.2 (Maintenance Parking)		\$ 2,156											
80	17,489	2026		2024	Culvert FND 68.3 (Maintenance Parking)		\$ 16,169											
81	7,773	2026		2024	Culvert FND 68.4 (Between Maintenance/Tall Barn)		\$ 7,186											
82	7,190	2026		2024	Culvert FND 68.1 (Toward Community Garden)		\$ 6,647											
83	6,558	2026		2024	Culvert FND 21.2 (Newberry Ct)		\$ 6,064											
84	9,716	2026		2024	Culvert 205 (15 Spring Rd)		\$ 8,983											
85	9,716	2026		2024	Culvert 176 (24 Lost Fork Ln)		\$ 8,983											
86	11,173	2026		2024	Culvert 432/433 (13 Strawberry Cyn Ct)		\$ 10,330											
87	9,473	2026		2024	Culvert 402 (7 Lost Fork Ln)		\$ 8,758											
88	10,202	2026		2024	Culvert 103 (142 Harbor View Dr)		\$ 9,432											
89	9,910	2026		2024	Culvert 99 (28 Plum Ln)		\$ 9,163											
90	16,274	2026		2024	Culvert 214 (46 Maple Ct)		\$ 15,047											
91	7,044	2026		2024	Culvert 122 (2 Rocky Ridge Dr)		\$ 6,513											
92	8,502	2026		2024	Culvert 117 (54 Harbor View Dr)		\$ 7,860											
93	9,473	2026		2024	Culvert FND 30 (99 Harbor View Dr)		\$ 8,758											
94	9,716	2026		2024	Culvert 111 (113 Harbor View Dr)		\$ 8,983											
95	9,959	2026		2024	Culvert 109 (55 Green Hill Rd)		\$ 9,208											
96	10,202	2026		2024	Culvert 120 (10 Harbor View Dr)		\$ 9,432											
97	10,445	2026		2024	Culvert 118 (46 Harbor View Dr)		\$ 9,657											
98	12,631	2026		2024	Culvert 110 (125 Harbor View)		\$ 11,678											
99	6,607	2026		2024	Culvert 39 (8 Horseshoe Cir)		\$ 6,108											
100	7,579	2026		2024	Culvert 27 (66 Polo Park Dr)		\$ 7,007											
101	8,161	2026		2024	Culvert 20 (168 Polo Park Dr)		\$ 7,546											
102	8,744	2026		2024	Culvert 55 (5 River Ridge Loop)		\$ 8,085											
103	12,145	2026		2024	Culvert 78 (29 Sunnyside Ln)		\$ 11,229											
104	13,117	2026		2024	Culvert 1 (150 Polo Park Dr)		\$ 12,127											
105	14,574	2026		2024	Culvert 13 (18 Big Leaf Ln)		\$ 13,475											
106	5,830	2026		2024	Culvert 157 (5 North Point Dr)		\$ 5,390											
107	6,024	2026		2024	Culvert 144 (26 Longshore Ln)		\$ 5,569											
108	6,801	2026		2024	Culvert 155 (83 Winward Dr)		\$ 6,288											
109	7,773	2026		2024	Culvert FND 49 (17 Marina Dr)		\$ 7,186											
110	7,773	2026		2024	Culvert 139 (17 Clear Lake Ct)		\$ 7,186											
111	7,967	2026		2024	Culvert FND 53 (142 Windward Dr)		\$ 7,366											
112	8,744	2026		2024	Culvert 142 (65 Windward Dr)		\$ 8,085											
113	10,299	2026		2024	Culvert 415 (28 Windward Dr)		\$ 9,522											
114	10,688	2026		2024	Culvert FND 48 (20 Par Ln)		\$ 9,881											
115	3,886	2026		2024	Culvert FND 45 (23 Sunflower Cir)		\$ 3,593											
116	7,773	2026		2024	Culvert 75 (43 Marigold Dr)		\$ 7,186											
117	14,817	2026		2024	Culvert 203 (14 Lake Louise Dr)		\$ 13,699											
118	17,003	2026		2024	Culvert 63 (52 Lake Louise Dr)		\$ 15,720											
119	14,574	2026		2024	Culvert 25 (3 Huckleberry Ct)		\$ 13,475											
120	18,218	2026		2024	Culvert 431 (29 Lost Lake Ln)		\$ 16,843											
121	15,934	2026		2024	Culvert 143 (26 Longshore Ln)		\$ 14,732											
122	20,161	2026		2024	Culvert 133 (4 North Summit Dr)		\$ 18,640											
123	16,129	2026		2024	Culvert FND 62 (3 Barn View Ct)		\$ 14,912											

Sudden Valley Community Association
2026-2035 Road Rehabilitation and Culvert Capital Improvement Plan

	A	B	G	H	J	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB
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	2034	2035
124	23,319	2026		2024	Culvert 410 (22 Lake Louise Dr)		\$ 21,559											
125	29,148	2026		2024	Culvert 126 (1 Sudden Valley Dr)		\$ 26,949											
126	38,864	2026		2024	Culvert 445 (20 Lake Louise Dr (Outlet))		\$ 35,932											
127	49,358	2026		2024	Culvert FND 42 (6 Lake Louise Dr)		\$ 45,634											
128	54,993	2026		2024	Culvert FND 61 (37-30 Marigold Dr)		\$ 50,844											
129	72,467	2026		2024	2024 Culvert Utility Work		\$ 67,000											
130	21,782	2026		2025	2026 Culvert Design & Permitting			\$ 20,944										
131	594,880	2026		2026	Culvert 25 - Remove and Replace with Box Culvert				\$ 594,880									
132	4,543	2026		2026	Culvert 436 (8 Pinedrop Pl)				\$ 4,543									
133	7,139	2026		2026	Culvert 33 (35 Holly View Way)				\$ 7,139									
134	7,355	2026		2026	Culvert 52 (7 Austin Ck Ln)				\$ 7,355									
135	6,490	2026		2026	Culvert 140 (47 North Point Dr)				\$ 6,490									
136	10,816	2026		2026	Culvert 113 (19 Pinto Creek Ln)				\$ 10,816									
137	5,624	2026		2026	Culvert 430 (5 Berrywood Pl)				\$ 5,624									
138	10,383	2026		2026	Culvert 53 (20 Austin Creek Ln)				\$ 10,383									
139	12,330	2026		2026	Culvert 222 (6 Ridge Crest Way)				\$ 12,330									
140	7,571	2026		2026	Culvert 50 (33 Valley Crest Way)				\$ 7,571									
141	9,951	2026		2026	Culvert 173 (10 Stable Ln)				\$ 9,951									
142	22,281	2026		2026	Culvert 175 (1 Stable Ln)				\$ 22,281									
143	8,653	2026		2026	Culvert 211 (93B Sudden Valley Dr)				\$ 8,653									
144	7,139	2026		2026	Culvert 202 (1 Autumn Vista Pl)				\$ 7,139									
145	10,383	2026		2026	Culvert 85 (46 Sudden Valley Dr)				\$ 10,383									
146	11,249	2026		2026	Culvert 86 (50 Sudden Valley Dr)				\$ 11,249									
147	7,788	2026		2026	Culvert 91 (8 Inglewood Pl)				\$ 7,788									
148	9,734	2026		2026	Culvert 116 (87 Harbor View Dr)				\$ 9,734									
149	22,065	2026		2026	Culvert 146 (6 Spinnaker Ln)				\$ 22,065									
150	7,139	2026		2026	Culvert 417 (20 Longshore Ln)				\$ 7,139									
151	18,387	2026		2026	Culvert FND 51 (16 Inlet Cir)				\$ 18,387									
152	10,383	2026		2026	Culvert 67 (12 Sweetclover Cir)				\$ 10,383									
153	10,383	2026		2026	Culvert 58 (1 Catkin Ct)				\$ 10,383									
154	7,355	2026		2026	Culvert 72 (12 Honeycomb Ln)				\$ 7,355									
155	10,816	2026		2029	2030 Culvert Design & Permitting							\$ 12,167						
156	34,828	2026		2030	Culvert 161 (16 Sunflower Cir)								\$ 40,743					
157	6,490	2026		2030	Culvert 77 (106 Grand View Ln)								\$ 7,592					
158	8,004	2026		2030	Culvert FND 23 (2 Gooseberry Cir)								\$ 9,363					
159	11,032	2026		2030	Culvert 437 (11 Wisteria Ln)								\$ 12,906					
160	13,628	2026		2030	Culvert FND 4 (2 Bracken Pl)								\$ 15,943					
161	94,316	2026		2030	Culvert FND 2 (70-80 Louise View Dr)								\$ 110,336					
162	9,085	2026		2030	Culvert 2 (34 Western Ln)								\$ 10,629					
163	9,951	2026		2030	Culvert 3 (153 Polo Park Dr)								\$ 11,641					
164	11,249	2026		2030	Culvert 30 (90 Polo Park Dr)								\$ 13,159					
165	10,383	2026		2030	Culvert 38 (42 Morning Glory Dr)								\$ 12,147					
166	14,926	2026		2030	Culvert FND 6 (77 Honeycomb Ln)								\$ 17,461					
167	12,763	2026		2030	Culvert 32 (37 Holly View Way)								\$ 14,931					
168	18,387	2026		2030	Culvert 189 (33 Little Strawberry Ln)								\$ 21,510					
169	16,657	2026		2030	Culvert 48/49 (389 Sudden Valley Dr)								\$ 19,486					
170	6,273	2026		2030	Culvert 174 (3 Stable Ln)								\$ 7,339					
171	12,114	2026		2030	Culvert 44 (1 Ridge Crest Way)								\$ 14,172					
172	6,706	2026		2030	Culvert 192 (36 Rocky Ridge Dr)								\$ 7,845					
173	8,220	2026		2030	Culvert 400 (2 Holly View Way)								\$ 9,616					
174	19,469	2026		2030	Culvert 165 (201 Sudden Valley Dr)								\$ 22,776					
175	10,167	2026		2030	Culvert 163 (192 Sudden Valley Dr)								\$ 11,894					
176	7,355	2026		2030	Culvert 169 (21 Parkview Cir)								\$ 8,604					
177	6,922	2026		2030	Culvert 171 (32 Stable Ln)								\$ 8,098					
178	7,139	2026		2030	Culvert 177 (36 Canyon Ct)								\$ 8,351					
179	7,139	2026		2030	Culvert 94 (17 Basin View Cir)								\$ 8,351					
180	7,355	2026		2030	Culvert 96 (3 Green Hill Rd)								\$ 8,604					
181	10,600	2026		2030	Culvert 100 (7 Sundew Ct)								\$ 12,400					
182	7,139	2026		2030	Culvert 136 (32 Twinflower Cir)								\$ 8,351					
183	33,530	2026		2030	Culvert 412/413 (3 Longshore Ln)								\$ 39,225					
184	8,436	2026		2030	Culvert 154 (1 Fairway Ln)								\$ 9,869					
185	12,979	2026		2030	Culvert 156 (73 Windward Dr)								\$ 15,184					

Sudden Valley Community Association
2026-2035 Road Rehabilitation and Culvert Capital Improvement Plan

	A	B	G	H	J	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB
	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	2034	2035
10																		
186	12,547	2026		2030	Culvert 76 (41 Marigold Dr)								\$ 14,678					
187	9,734	2026		2030	Culvert 73 (22 Morning Beach Dr)								\$ 11,388					
188	5,192	2026		2030	Culvert 429 (225 Polo Park Dr)								\$ 6,074					
189	17,306	2026		2030	Culvert FND 25 (3 Tawny Cir)								\$ 20,245					
190	23,579	2026		2030	Culvert 406 (30 Rocky Ridge Dr)								\$ 27,584					
191	8,653	2026		2030	Culvert 62 (18 Clematis Ln)								\$ 10,123					
192	8,653	2026		2030	Culvert FND 14 (29 Lost Lake Ln)								\$ 10,123					
193	9,518	2026		2030	Culvert 199 (5 Meadow Ct)								\$ 11,135					
194	6,273	2026		2030	Culvert 179 (10 Tawny Cir)								\$ 7,339					
195	5,841	2026		2030	Culvert FND 43 (120 Grand View Ln)								\$ 6,833					
196	10,816	2026		2030	2031 Culvert Design & Permitting								\$ 12,653					
197	6,922	2026		2031	Culvert 71 (13 Honeycomb Ln)									\$ 8,422				
198	8,220	2026		2031	Culvert 190 (16 Little Strawberry Ln)									\$ 10,001				
199	12,330	2026		2031	Culvert FND 19 (8 Acorn Pl)									\$ 15,002				
200	6,922	2026		2031	Culvert 95 (93A Sudden Valley Dr)									\$ 8,422				
201	10,383	2026		2031	Culvert 98 (28 Plum Ln)									\$ 12,633				
202	5,841	2026		2031	Culvert 221 (39 Inglewood Pl)									\$ 7,106				
203	8,436	2026		2031	Culvert 151 (64 North Point Dr)									\$ 10,264				
204	9,951	2026		2031	Culvert BOGEY (48 Windward Dr)									\$ 12,107				
205	9,734	2026		2031	Culvert 315 (225 Polo Park Dr)									\$ 11,843				
206	10,167	2026		2031	Culvert 180 (9 Strawberry Cyn Ct)									\$ 12,370				
207	16,873	2026		2031	Culvert FND 99 (124 Lost Fork Ln)									\$ 20,529				
208	6,922	2026		2031	Culvert 42 (41 Honeycomb Ln)									\$ 8,422				
209	13,412	2026		2031	Culvert 223 (37 North Point Dr)									\$ 16,318				
210	8,220	2026		2031	Culvert 138 (72 Marigold Dr)									\$ 10,001				
211	8,869	2026		2031	Culvert 187 (128 Polo Park Dr)									\$ 10,791				
212	10,816	2026		2031	Culvert 93 (119 Sudden Valley Dr)									\$ 13,159				
213	6,706	2026		2031	Culvert 92 (34 Basin View Cir)									\$ 8,159				
214	8,653	2026		2031	Culvert 105 (136 Harbor View Dr)									\$ 10,527				
215	8,436	2026		2031	Culvert 102 (2 Plum Ln)									\$ 10,264				
216	6,273	2026		2031	Culvert 101 (7 Sundew Ct)									\$ 7,632				
217	15,575	2026		2031	Culvert 183 (2 Canyon Ct)									\$ 18,949				
218	9,734	2026		2031	Culvert 134 (4 North Summit Dr)									\$ 11,843				
219	8,220	2026		2031	Culvert 114 (174 Maple Ct)									\$ 10,001				
220	18,604	2026		2031	Culvert 89 (39 Sudden Valley Dr)									\$ 22,634				
221	19,901	2026		2031	Culvert 125 (9 Sudden Valley Dr)									\$ 24,213				
222	15,575	2026		2031	Culvert 145 (17 Marina Dr)									\$ 18,949				
223	6,922	2026		2031	Culvert FND 57 (6 Barn View)									\$ 8,422				
224	9,085	2026		2031	Culvert 10 (N/A)									\$ 11,054				
225	7,571	2026		2031	Culvert 21 (15 Sunnyside Ln)									\$ 9,212				
226	10,167	2026		2031	Culvert FND 9 (5 Dawn Break Ct)									\$ 12,370				
227	5,841	2026		2031	Culvert 219 (13 Meadow Ct)									\$ 7,106				
228	5,841	2026		2031	Culvert 209 (22 Creekside Ln)									\$ 7,106				
229	7,788	2026		2031	Culvert 36 (12 Morning Glory Dr)									\$ 9,475				
230	10,816	2026		2031	Culvert 43 (54 Honeycomb Ln)									\$ 13,159				
231	11,681	2026		2031	Culvert 41 (8 Baywood Ct)									\$ 14,212				
232	10,816	2026		2031	Culvert FND 8 (76 Honeycomb Ln)									\$ 13,159				
233	6,706	2026		2031	Culvert 402 (76 Honeycomb Ln)									\$ 8,159				
234	8,004	2026		2031	Culvert 31 (306 Sudden Valley Dr)									\$ 9,738				
235	9,518	2026		2031	Culvert 191 (10 Little Strawberry Ln)									\$ 11,580				
236	10,816	2026		2032	2033 Culvert Design & Permitting										\$ 13,686			
237	7,571	2026		2033	Culvert 12 (23 Big Leaf Ln)											\$ 9,963		
238	10,600	2026		2033	Culvert 18 (9 Tumbling Water Dr)											\$ 13,948		
239	11,249	2026		2033	Culvert 216 (2 Sunnyside Ln)											\$ 14,802		
240	12,979	2026		2033	Culvert 186 (127 Polo Park Dr)											\$ 17,080		
241	10,167	2026		2033	Culvert 210 (40 Honeycomb Ln)											\$ 13,379		
242	9,085	2026		2033	Culvert 401 (76 Honeycomb Ln)											\$ 11,956		
243	8,653	2026		2033	Culvert 51 (2 Acorn Pl)											\$ 11,386		
244	7,788	2026		2033	Culvert 82 (68 Lake Louise Dr)											\$ 10,248		
245	8,220	2026		2033	Culvert 80 (1 Sparrow Ct)											\$ 10,817		
246	9,734	2026		2033	Culvert 204 (30 Lake Louise Dr)											\$ 12,810		
247	135,546	2026		Annual	Ditches, Culverts and Swales (2016 SGM mandate)	\$ 487,316	\$ 124,396	\$ 167,333	\$ 135,546	\$ 140,968	\$ 146,607	\$ 152,471	\$ 158,570	\$ 164,913	\$ 171,509	\$ 178,369	\$ 185,504	\$ 192,924

Sudden Valley Community Association
2026-2035 Road Rehabilitation and Culvert Capital Improvement Plan

	A	B	G	H	J	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB
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	2034	2035
248					SUBTOTAL - STORMWATER	\$ 816,336	\$ 893,433	\$ 280,213	\$ 1,061,179	\$ 240,406	\$ 250,022	\$ 272,190	\$ 927,125	\$ 746,554	\$ 306,176	\$ 430,580	\$ 316,358	\$ 329,012
249																		
250	\$12,327,072				GRAND TOTAL Stormwater + Roads Maintenance + On-Call + Fast Response	\$ 1,360,670	\$ 1,430,681	\$ 1,495,767	\$ 1,429,334	\$ 1,418,769	\$ 1,757,830	\$ 1,621,674	\$ 1,241,284	\$ 1,706,523	\$ 1,777,030	\$ 1,502,075	\$ 961,676	\$ 987,838
251																		
252																		
253						2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
254					Roads/Storm Plan Expenses				\$ (1,429,334)	\$ (1,418,769)	\$ (1,757,830)	\$ (1,621,674)	\$ (1,241,284)	\$ (1,706,523)	\$ (1,777,030)	\$ (1,502,075)	\$ (961,676)	\$ (987,838)
256					Year End Reserve Balance After Expenses				\$ 1,963,450	\$ 1,961,986	\$ 1,621,461	\$ 1,417,092	\$ 1,593,113	\$ 1,303,895	\$ 944,170	\$ 859,400	\$ 1,315,029	\$ 1,288,867
257					Target Reserves Board Recommended Carryover				\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)
258					Expected Residual at Year-end after Carryover: (Revenues - Expenses - Reserves Carryover)				\$ 1,463,450	\$ 1,461,986	\$ 1,121,461	\$ 917,092	\$ 1,093,113	\$ 803,895	\$ 444,170	\$ 359,400	\$ 815,029	\$ 788,867