



SUDDEN VALLEY



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2024 Capital Budget
Planning Session

July 27, 2023

The Budgeting Process

- SVCA's capital and operations budgets are prepared annually
- Anticipated revenues and expenses, as well as necessary repair and maintenance of assets are considered
- Input is solicited from SVCA Department Managers and a draft budget is prepared by the Finance Director, GM, and Treasurer
- The Board of Directors reviews and approves the budget, which is then voted on by the membership
- This process ensures the budget presented to the membership is a consolidated picture of operations



Review of Active CRRRF Capital Projects

Marina Launch Dock Replacement

- A Shorelines Permit was received from Whatcom County. Design is complete and a building permit application was submitted on March 30, 2023. The project will go out to bid once permits are received to ensure there are no design changes required. Construction will then follow.

Project Name	Cost
Marina Launch Dock Replacement	\$266,820
Area Z Maintenance Facility Remodel	\$254,657
Barn 8 Remodel *	\$800,000
2023 Playground ADA Improvements	\$107,867
Area Z Tall Barn Refurbishment	\$59,475
Austin Creek Repair	\$32,571
Tennis Court Resurfacing & Fencing *	\$189,500
Irrigation System Pump Controller Replacement	\$44,981
	\$1,755,872

* Final costs not yet determined

Review of Active CRRRF Capital Projects

Area Z Maintenance Remodel

- Design is complete and was submitted to Whatcom County for permit on February 27, 2023. It is expected to go out for bid this summer with construction beginning in the fall of 2023. The remodel is expected to take 4-5 months to complete.

Project Name	Cost
Marina Launch Dock Replacement	\$266,820
Area Z Maintenance Facility Remodel	\$254,657
Barn 8 Remodel *	\$800,000
2023 Playground ADA Improvements	\$107,867
Area Z Tall Barn Refurbishment	\$59,475
Austin Creek Repair	\$32,571
Tennis Court Resurfacing & Fencing *	\$189,500
Irrigation System Pump Controller Replacement	\$44,981
	\$1,755,872

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Review of Active CRRRF Capital Projects

Barn 8 Remodel

- The project was submitted to the county for permit on February 7, 2023. It is expected to go out for bid this summer. Due to extended permit review times by Whatcom County, construction is expected to start in April 2024. Construction cannot take place during the winter months because of weather conditions. Design for replacing the covered bridge entrance is complete and has been submitted for permit. The HVAC system in the barn is also at the end of its life. A replacement has been designed and is in permit review with the county. All of these components will be included in the bid package.

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Area Z Maintenance Facility Remodel	\$254,657
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Austin Creek Repair	\$32,571
Tennis Court Resurfacing & Fencing *	\$189,500
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	\$1,755,872

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Review of Active CRRRF Capital Projects

Playground ADA Improvements

- Equipment has been ordered and is expected to arrive at the end of August. Construction will begin and be completed in September 2023 at both playgrounds.

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Area Z Maintenance Facility Remodel	\$254,657
Barn 8 Remodel *	\$800,000
2023 Playground ADA Improvements	\$107,867
Area Z Tall Barn Refurbishment	\$59,475
Austin Creek Repair	\$32,571
Tennis Court Resurfacing & Fencing *	\$189,500
Irrigation System Pump Controller Replacement	\$44,981
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Review of Active CRRRF Capital Projects

Areas Z Tall Barn Refurbishment

- Construction is scheduled to start the middle of August and will take about two weeks to complete.

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Area Z Maintenance Facility Remodel	\$254,657
Barn 8 Remodel *	\$800,000
2023 Playground ADA Improvements	\$107,867
Area Z Tall Barn Refurbishment	\$59,475
Austin Creek Repair	\$32,571
Tennis Court Resurfacing & Fencing *	\$189,500
Irrigation System Pump Controller Replacement	\$44,981
	\$1,755,872

* Final costs not yet determined

Review of Active CRRRF Capital Projects

Austin Creek Repair

- Design and permitting is ongoing. This project requires a Shoreline permit in addition to others, which has extended the timeline. Construction is now expected to take place in 2024.

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Barn 8 Remodel *	\$800,000
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Area Z Tall Barn Refurbishment	\$59,475
Austin Creek Repair	\$32,571
Tennis Court Resurfacing & Fencing *	\$189,500
Irrigation System Pump Controller Replacement	\$44,981
	\$1,755,872

* Final costs not yet determined

Review of Active CRRRF Capital Projects

Tennis Court Resurfacing and Fence Replacement

- This project was issued for bid, but no contractors were able to complete in 2023. The project will be re-issued for bid this winter, with construction proposed for June 2024. This project is restricted by the Lake Whatcom Watershed window and no construction will be allowed before June 1.

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Marina Launch Dock Replacement	\$266,820
Area Z Maintenance Facility Remodel	\$254,657
Barn 8 Remodel *	\$800,000
2023 Playground ADA Improvements	\$107,867
Area Z Tall Barn Refurbishment	\$59,475
Austin Creek Repair	\$32,571
Tennis Court Resurfacing & Fencing *	\$189,500
Irrigation System Pump Controller Replacement	\$44,981
	\$1,755,872

* Final costs not yet determined

Review of Active CRRRF Capital Projects

Irrigation System Pump Controller Replacement

- The contract for this work was executed and parts have been ordered. Installation will take place when parts arrive.

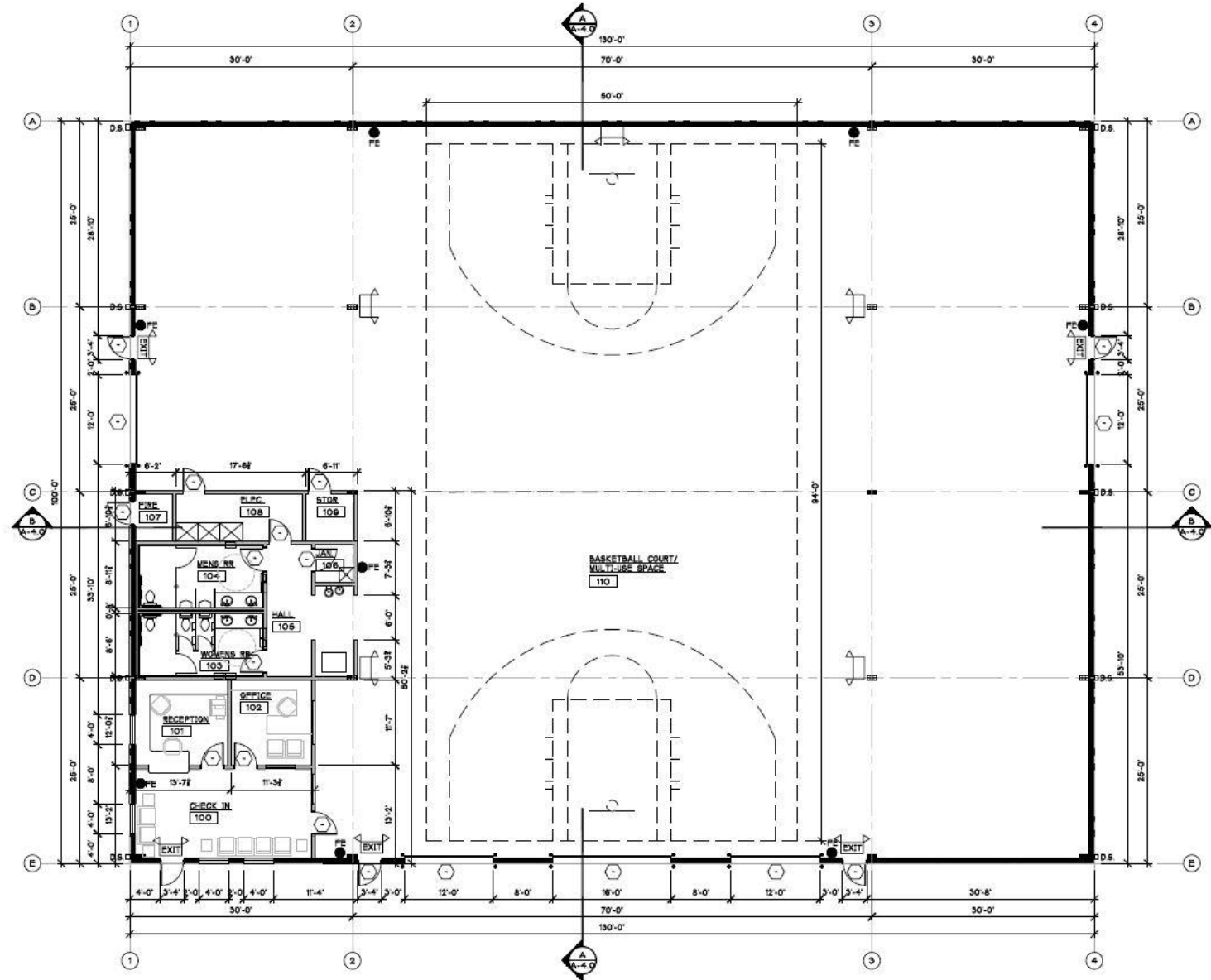
Project Name	Cost
Marina Launch Dock Replacement	\$266,820
Area Z Maintenance Facility Remodel	\$254,657
Barn 8 Remodel *	\$800,000
2023 Playground ADA Improvements	\$107,867
Area Z Tall Barn Refurbishment	\$59,475
Austin Creek Repair	\$32,571
Tennis Court Resurfacing & Fencing *	\$189,500
Irrigation System Pump Controller Replacement	\$44,981
	\$1,755,872

* Final costs not yet determined

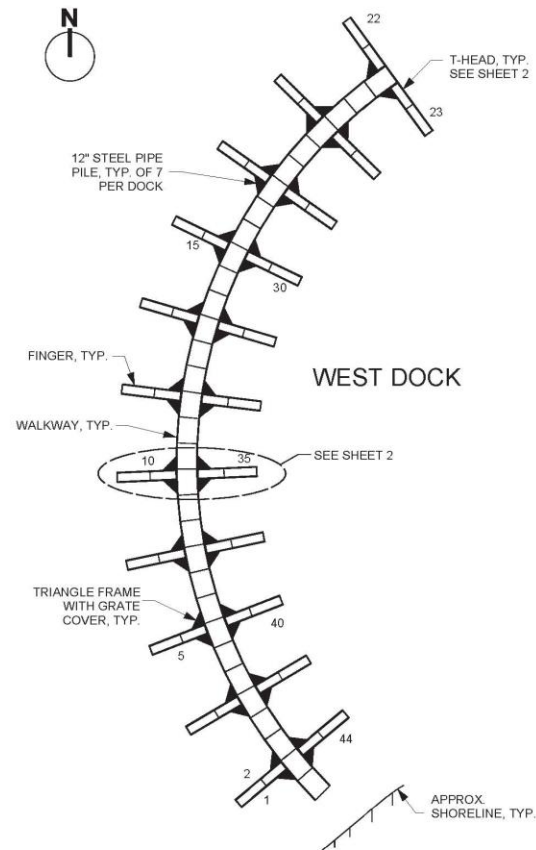
Ice Barn – Current Condition



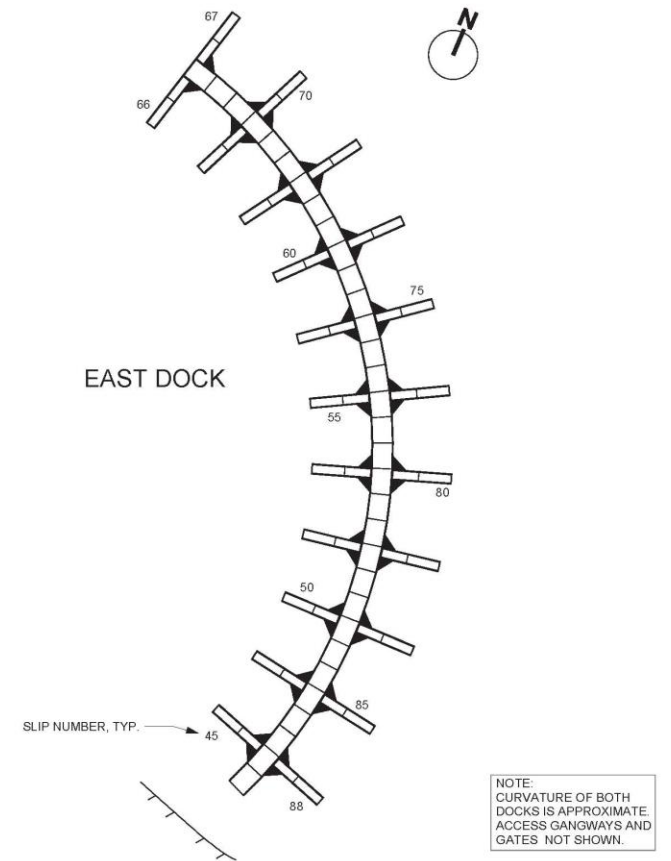
Ice Barn – Conceptual Barn 6 Layout – Concept #1



Marina Docks Existing Layout



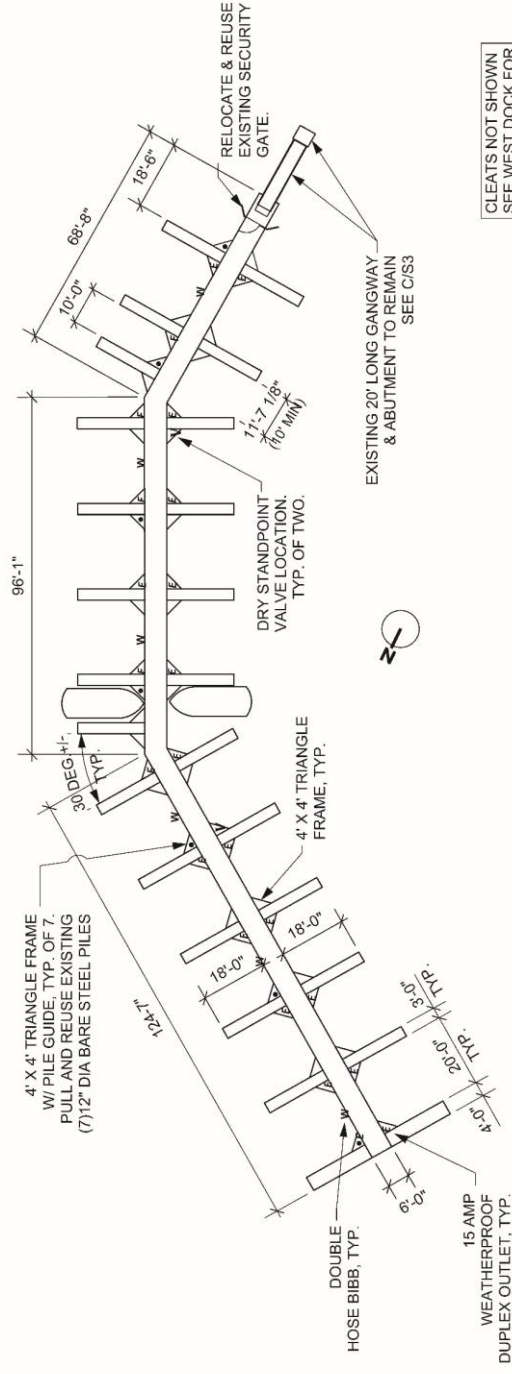
A Plan - West Dock (Approx.)
Scale: 1" = 30 ft



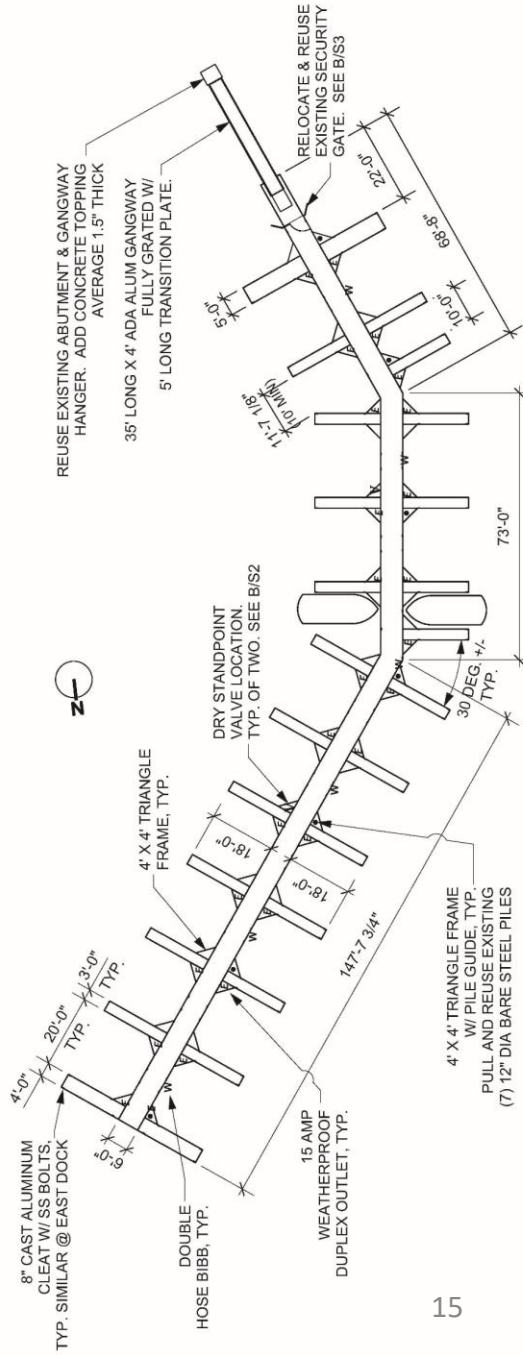
B Plan - East Dock (Approx.)
Scale: 1" = 30 ft

NOTE:
CURVATURE OF BOTH
DOCKS IS APPROXIMATE.
ACCESS GANGWAYS AND
GATES NOT SHOWN.

Marina Docks – Preliminary Design for Budget Update



A Plan - New East Dock (46 Slips)
Scale: 1" = 30 ft



A Plan - New West Dock (46 Slips)
Scale: 1" = 30 ft



Board Questions

Introduction to the 2024 CRRRF Capital Budget and Ten-Year Plan

- Satisfying the Board's obligation to maintain existing assets
- Options for funding the Ice Barn and Marina Dock projects
- Recommendations for Advisory Votes

Advisory Vote – Ice Barn

Which of the following options do you prefer to address the disrepair of the Ice Barn?

1. Remove the existing structure and replace with an open-air pavilion, not requiring a special assessment for funding.
2. Remove the existing structure and replace with an enclosed structure, paid for through a special assessment.
3. Remove the existing structure and do not replace.





Advisory Vote – Marina Dock

What funding approach do you prefer the Association use to pay for the replacement of the Marina Wet Slips?

1. Increase annual wet slip use fees an additional \$1,200 to fund a portion of the marina docks replacement.
2. Place a Special Assessment on all members to fund the replacement.
3. Do not replace marina docks when useful life is over.

2024 CRRRF Budget Presentation

Sudden Valley Community Association
2024-2033 CRRRF Capital Plan

	J	K	N	V	W	X	Y	Z	AA
1	2024 CRRRF Capital Planning								
2				2023	2024	2025	2026	2027	2028
3	January 1 Carryover				976,858	1,050,162	1,289,740	1,021,556	1,393,082
4	Expected CRRRF Reserve Dues Collection				\$ 1,284,416	\$ 1,284,416	\$ 1,284,416	\$ 1,284,416	\$ 1,284,416
5	LWWSD Assignment of Savings Returned				\$ -	\$ -	\$ -	\$ -	\$ -
6	Docks Fee Increase to Reserves Collection				\$ 105,600	\$ 105,600	\$ 105,600	\$ 105,600	\$ 105,600
7	Estimated Interest and Other Income				\$ 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
10	TOTAL EXPECTED RESERVES/REVENUE				\$2,972,874	\$3,046,178	\$3,285,756	\$3,017,572	\$3,389,098
11									
12	Useful Life	Year Scheduled	Project Name	2023	2024	2025	2026	2027	2028
13	FACILITES								
14	1	2023	CRRRF Loan Repayment	\$ 333,039	\$ 333,039	\$ 333,039	\$ 333,039	\$ 333,039	\$ 304,723
15	10	2033	SEC: Rekey Buildings	\$ 25,000					
16	20	2043	Barn 8 Remodel Design & Permitting	\$ 39,792					
17	20	2041	Barn 8 Furnace Replacement						
18	30	2023	Barn 8: Building Exterior Envelope Restoration	\$ 821,000					
19	30	2023	Barn 8: Covered Bridge Entrance	\$ 200,000					
20	40	2023	Barn 8: Electrical System - Repair	\$ 70,000					
21	15	2023	Barn 8: Flat Roof - Replacement	\$ 50,000					
22	20	2023	Barn 8: HVAC - Replacement	\$ 110,000					
23	7	2035	Barn 8: Painting						
24	40	2030	Barn 8: Plumbing System - Repair						
25	20	2030	Barn 8: Restrooms/Locker Rooms - Remodel						
26	20	2042	Barn 8: Roof Replacement						
27	7	2025	Welcome Center - Painting			\$ 16,224			
28	20	2043	Welcome Center - HVAC	\$ 47,976					
29	10	2028	Main Pool: ADA Lift - Replacement						\$ 10,767
30	30	2049	Main Pool: Deck - Repair						
31	12	2031	Main Pool: Equipment - Replacement						
32	30	2049	Main Pool: Fence - Replacement						
33	12	2031	Main Pool: Resurface						
34	10	2028	Main Pool: Swim Lanes - Replacement						\$ 7,300
35	12	2031	Main Pool: Heaters						
36	12	2034	Main Pool: Gutters						

**Sudden Valley Community Association
2024-2033 CRRRF Capital Plan**

	J	K	N	V	W	X	Y	Z	AA
12	Useful Life	Year Scheduled	Project Name	2023	2024	2025	2026	2027	2028
37	10	2027	Core Area: Field Equipment - Replacement					\$ 9,359	
38	30	2026	Core Area: Outdoor Amenities - Replacement				\$ 22,497		
39	30	2023	Core Area: Tennis Court - Resurface	\$ 156,100					
40	30	2024	Core Area: Tennis Court Fence - Replacement		\$ 35,178				
41	15	2034	Adult Center Building: Interior - Conference Room Refurbishment						
42	20	2024	Adult Center Building: Interior - Renovation (at expiration of lease)		\$ 41,600				
43	12	2024	Adult Center Building: Water Heater - Replacement		\$ 4,160				
44	30	2032	Adult Center Building: Doors & Windows- Repair						
45	50	2043	Adult Center Building: Electrical System - Replacement						
46	7	2024	Adult Center Building: Exterior Painting - Replacement		\$ 11,856				
47	15	2024	Adult Center Building: HVAC - Replacement		\$ 14,560				
48	50	2043	Adult Center Building: Plumbing System - Replacement						
49	25	2040	Adult Center Building: Roof - Replacement						
50	7	2032	Adult Center Building: Siding - Repair						
51	10	2028	Quiet Pool: ADA Lift Replacement						\$ 10,767
52	30	2049	Quiet Pool: Deck - Repairs						
53	20	2024	Quiet Pool: Fence - Replacement		\$ 22,131				
54	30	2049	Quiet Pool: Pumphouse - Improvements						
55	30	2049	Quiet Pool: Shed Improvements						
56	15	2036	Quiet Pool: Controller and filter/heater/pump installation						
57	12	2031	Quiet Pool: Resurface - Replacement						
58	30	2049	Quiet Pool: Retaining Wall - Repair						
59	30	2049	Quiet Pool: Shed - Rebuild						
60	10	2028	Quiet Pool: Skimmer- Replacement						\$ 6,083
61	5	2024	Clubhouse: Bar Deck - Recoating		\$ 8,062				
62	25	2038	Clubhouse: Ext Deck - Resurface						
63	50	2072	Clubhouse: Electrical Systems - Renovation						
64	25	2038	Clubhouse: Ext Deck - Glass/Metal Rail						
65	42	2056	Clubhouse: Exterior - Replacement						
66	20	2044	Clubhouse: Fire Systems - Upgrade						
67	15	2024	Clubhouse: HVAC 20 Ton		\$ 83,200				
68	20	2038	Clubhouse: HVAC CH						
69	15	2033	Clubhouse: HVAC Economizer						
70	15	2033	Clubhouse: HVAC Exterior Cover						
71	50	2026	Clubhouse: Plumbing Systems - Renovation				\$ 56,243		
72	25	2039	Clubhouse: Roof & Gutters - Replacement						
73	7	2024	Clubhouse: Siding - Painting		\$ 19,635				
74	15	2024	Clubhouse: 19th Hole - Renovation (at end of lease)		\$ 31,200				
75	10	2024	Clubhouse: Admin - Renovation (at end of lease)		\$ 31,200				

**Sudden Valley Community Association
2024-2033 CRRRF Capital Plan**

	J	K	N	V	W	X	Y	Z	AA
12	Useful Life	Year Scheduled	Project Name	2023	2024	2025	2026	2027	2028
76	20	2027	Clubhouse: Golf Locker Rooms & Restrooms - Renovation(copy)					\$ 70,192	
77	15	2027	Clubhouse: Pro Shop - Renovation					\$ 23,397	
78	15	2024	Clubhouse: Restaurant - Renovation		\$ 62,400				
79	20	2042	Clubhouse: Upstairs Restrooms - Renovation						
80	15	2036	Clubhouse: Water Heater - Replacement						
81	10	2024	Golf: Austin Creek - Repair	\$ 32,571	\$ 70,126				
82	40	2062	Golf: Bridges - GCBR6 (8th Hole)						
83	30	2041	Golf: Bridges - GCBR9 (9th Hole) 2 assets listed here in RS 2023						
84	30	2032	Golf: Bridges - GCBR1 (17th Hole)						
85	30	2033	Golf: Bridges - GCBR2 (10th Hole)						
86	30	2034	Golf: Bridges - GCBR3 (9th Hole)						
87	30	2035	Golf: Bridges - GCBR4 (9th Hole Green Bridge)						
88	30	2036	Golf: Bridges - GCBR5 (9th Hole Tee Bridge)						
89	30	2037	Golf: Bridges - GCBR7 (7th Hole Bridge)						
90	30	2038	Golf: Bridges - GCBR8 (5th Hole Tee Bridge)						
91	5	2027	Golf: Bunkers - Replacement					\$ 17,548	
92	20	2025	Golf: Cart Path - Repaving -Phase 1			\$ 54,080			
93	20	2026	Golf: Cart Path - Repaving -Phase 2				\$ 56,243		
94	20	2027	Golf: Cart Path - Repaving -Phase 3					\$ 58,493	
95	5	2030	Golf: Greens & Tee Boxes - Rebuild						
96	17	2040	Golf: PVC Irrigation Pipe & Isolation Valves						
97	20	2043	Golf: Control Wire						
98	20	2043	Golf: Irrigation Heads (Total Quantity# 1142)						
99	15	2038	Golf: Satellite Controllers						
100	10	2033	Golf: Central Control Computer						
101	15	2038	Golf: Weather Station						
102	15	2038	Golf: Irrigation System Pump Controller	\$ 44,981					
103	10	2033	Golf: Hole 17 Turbine Pump #1						
104	10	2033	Golf: Hole 17 Turbine Pump #2						
105	8	2031	Golf: Hole 17 Pressure Maintenance Pump						
106	6	2029	Golf: Hole 14 Centrifugal Pump #1						
107	6	2029	Golf: Hole 14 Centrifugal Pump #2						
108	8	2031	Golf: Hole 14 Pressure Maintenance Pump						
109	15	2034	Golf: Office Renovation						
110	20	2032	Golf: Lake Louise Dam - Repair						
111	6	2025	Golf: Lake Louise Pump Station - Rebuild			\$ 16,224			
112	5	2023	Golf: Lake Louise Pump Controller	\$ 4,000					\$ 4,867
113	15	2024	Golf: Practice Putting Green		\$ 36,400				
114	43	2025	Golf: Pro Shop Shed - Replacement			\$ 11,898			

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	J	K	N	V	W	X	Y	Z	AA
12	Useful Life	Year Scheduled	Project Name	2023	2024	2025	2026	2027	2028
115	30	2025	Golf: Pump Houses - Renovation			\$ 7,571			
116	30	2053	Golf: Lower Pump House #17 Hole						
117	30	2053	Golf: Upper Pump House #14 Hole						
118	30	2025	Golf: Restrooms - Renovation			\$ 64,896			
119	7	2024	TURF: Building - Paint		\$ 12,480				
120	30	2024	TURF: Building - Repair		\$ 46,800				
121	20	2024	TURF: Building Overhead Door - Replacement		\$ 2,418				
122	15	2034	TURF: Change Room Repair						
123	50	2024	TURF: Electrical System - Replacement		\$ 20,800				
124	15	2024	TURF: Fence - Replacement/Repair		\$ 6,864				
125	15	2031	TURF: Furnace - Replacement						
126	25	2028	TURF: Gutters - Replacement						\$ 1,589
127	15	2024	TURF: Restrooms - Replacement		\$ 3,120				
128	20	2032	TURF: Roof - Replacement						
129	20	2024	TURF: Sand Storage Roof - Replacement		\$ 3,120				
130	15	2024	TURF: Vent System - Replacement/Repair		\$ 11,960				
131	25	2024	TURF: Wash Pad - Refurbish		\$ 7,800				
132	12	2024	TURF: Water Heater - Replacement		\$ 1,815				
133	10	2023	Area Z Door - Repair	\$ 3,000					
134	20	2043	Area Z Tall Barn	\$ 59,475					
135	10	2031	Area Z Storage Gate - Replacement						
136	10	2025	Area Z Sprung Structure Repair			\$ 64,896			
137	15	2025	Gates Lighting - Replacement			\$ 16,224			
138	20	2043	Maintenance Building - Facility Remodel	\$ 254,657					
139	20	2041	Maintenance Building: Electrical System - Replacement						
140	3	2024	Maintenance Building: Equipment - Replacement		\$ 8,320			\$ 9,359	
141	20	2041	Maintenance Building: Plumbing System - Replacement						
142	20	2041	Maintenance Building: Siding & Roof - Replacement						
143	30	2024	RV: Area - Rehab		\$ 15,600				
144	25	2030	Security Building - Electrical						
145	25	2030	Security Building - Interior - Repair						
146	15	2030	Security Building - Roof - Replacement						
147	7	2030	Security Building - Siding - Paint						
148	25	2030	Security Building - Siding - Repair						
149	7	2026	Marina & AM/PM: Buildings - Painting				\$ 8,436		
150	28	2046	Marina & AM/PM: Buildings - Renovation						
151	20	2043	Marina: Boat Ramp Harbor - Rebuild (split between 2022 & 2023)	\$ 212,891					
152	25	2044	Marina: Fire Standpipe & East/West Gangways						
153	5	2027	Marina: Outdoor Amenities - Replacement					\$ 35,096	

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154	5	2028	Marina: Picnic Shelter - Repairs						\$ 30,416
155	20	2032	Marina: Restroom - Renovation/Repairs						
156	50	2028	Marina Basin Repair						\$ 350,958
157	20	2034	Marina: Tennis Court - Resurface						
158	40	2034	Marina: Tennis Court Fence - Replacement						
159	20	2029	Marina: Wet Slip Docks - Renovation	\$ 12,188					
160	20	2041	Marina: Gate Arm						
161	20	2035	AM/PM: Picnic Shelter - Repairs						
162	20	2029	AM/PM: Restrooms - Repairs						
163	8	2024	Gate 1 Bus Shelter - Replacement		\$ 7,800				
164	25	2040	Gate 3 Bus Shelter - Replacement						
165	25	2048	Gate 9 Bus Shelter	\$ 1,665					
166	5	2027	Harbor View Bus Shelter - Replacement					\$ 10,295	
167	25	2034	Parking Lot: Gate 5 - Replacement						
168	30	2024	RV - Area - Chain Link Fence		\$ 27,256				
169	12	2027	Campground - Trails & Roads					\$ 11,699	
170	40	2025	Barn 6 (Ice Barn) - Rehab		\$ 30,000	\$ 200,000	\$ 900,000		
171									
172			SUBTOTAL Facilities	\$ 2,478,335	\$ 1,010,901	\$ 785,052	\$ 1,376,460	\$ 578,476	\$ 727,470
173									
174			EQUIPMENT						
175	5	2023	System: Computer - Server Replacement	\$ 16,500					\$ 20,075
176	7	2024	System: Computer Systems		\$ 20,800				
177	7	2030	System: Web Page - Redesign	\$ 10,483					
178	15	2027	Barn 8: Coffee Area: Equipment - Replacement					\$ 6,434	
179	10	2027	Barn 8: Coffee Area: Ice Machine II - Replacement					\$ 5,381	
180	15	2037	Barn 8: Coffee Area: Kitchen - Renovation						
181	15	2037	Barn 8: Coffee Area: Lobby - Renovation						
182	20	2042	Barn 8: Dance Area - Renovation						
183	20	2042	Barn 8: Dance Area Kitchen Equipment - Replacement						
184	10	2030	Barn 8: Gym Cardio Machines - Replacement						
185	30	2032	Barn 8: Gym Weight Machines - Replacement						
186	15	2028	Barn 8: Safety Nets - Replacement						\$ 20,075
187	10	2032	Barn 8: Sauna - Replacement						
188	12	2034	Barn 8: Water Heaters - Replacement						
189	15	2024	Kitchen (19): Cooler - Replacement		\$ 4,368				
190	15	2024	Kitchen (19): Drink/Display Cooler - Replacement		\$ 3,640				
191	10	2024	Kitchen (19): Fryers - Replacement		\$ 2,912				

**Sudden Valley Community Association
2024-2033 CRRRF Capital Plan**

	J	K	N	V	W	X	Y	Z	AA
12	Useful Life	Year Scheduled	Project Name	2023	2024	2025	2026	2027	2028
192	15	2024	Kitchen (19): Remodel		\$ 12,480				
193	25	2024	Kitchen (19): Stove & Flat Top - Replacement		\$ 6,240				
194	26	2024	Kitchen (19): Walk-in Coolers - Repair		\$ 9,360				
195	7	2024	Kitchen: Equipment		\$ 83,200				
203	30	2052	Kitchen: Renovation						
206	10	2033	Golf: Hole 17 Pond Aeration Fountain						
207	10	2033	Golf: Hole 14 Pond Aeration Fountain						
208	25	2025	250 Gallon Gas Tank - Replacement			\$ 12,979			
209	7	2028	50 Golf Carts - Replacement						\$ 395,412
210	7	2027	Golf: Club Car Carry All - Replacement					\$ 17,548	
211	7	2027	Golf: Range Picking Unit - Replacement					\$ 4,738	
212	12	2025	2005 JD ProGator 2030A - Replacement Listed 2X			\$ 51,917			
213	10	2030	2008 Toro 3100 Approach Mower - Replacement						
214	8	2027	2009 Club Car Carryall 252 - Replacement					\$ 14,951	
215	13	2036	2022 John Deere 7500A Fairway Mower Listed						
216	7	2027	2012 Toro Greens Triplex Mower - Replacement					\$ 46,794	
217	20	2036	2016 SIP 650 - Replacement						
218	20	2036	2016 SIP 7000 Reel Grinder - Replacement						
219	15	2031	2016 Toro GTX Light Utility Vehicle - Replacement						
220	30	2026	250 Gal. Gas Storage Tank (Proshop) - Replacement				\$ 11,249		
221	20	2026	Alladin 1222 Steam Cleaner - Replacement				\$ 5,399		
222	7	2027	John Deere Gater TX 2019-1					\$ 14,945	
223	7	2027	John Deere Gater TX 2019-2					\$ 14,945	
224	7	2027	John Deere Gater TX 2019-3					\$ 14,945	
225	22	2026	Cushman Greens Groomer Brush - replacement				\$ 5,399		
226	25	2024	Cushman Groommaster Trap Rake		\$ 16,640				
227	30	2047	Emergency Generator - Replacement						
228	25	2026	Ford 1920 Turf Tractor & Ford 7108 Loader - Replacement				\$ 44,995		
229	6	2026	Golf Safety Net/Posts - Replacement				\$ 11,249		
230	17	2036	Greens King V 186 Mower - Replacement=Greenmaster 3320 Triflex						
231	15	2026	Greenmaster 1000 Walking Mower - Replacement				\$ 15,748		
232	15	2026	Greenmaster 1000 Walking Mower - Replacement				\$ 15,748		
233	15	2031	Honda Walk Behind Mower - Replacement						
234	10	2032	JD 2030 Fairway Sprayer (sprayer tank only)						
235	10	2033	JD 2030 Fairway Sprayer - Replacement						
236	7	2027	John Deere ProGator 2030A9-1					\$ 32,756	
237	7	2027	John Deere ProGator 2030A9-2					\$ 32,756	
238	20	2024	NH 42 HP Tractor Model #TN55 - Replacement Listed		\$ 52,000				
239	15	2031	ProCore 648 Gas Aerifer 23 HP - Replacement						

**Sudden Valley Community Association
2024-2033 CRRRF Capital Plan**

	J	K	N	V	W	X	Y	Z	AA
12	Useful Life	Year Scheduled	Project Name	2023	2024	2025	2026	2027	2028
240	20	2025	Ryan Core Harvester - Replacement			\$ 8,112			
241	30	2025	Ryan Renovaire Fairway Aerifier - Replacement			\$ 15,142			
242	30	2025	Ryan Sod Cutter - Replacement			\$ 7,571			
243	10	2025	TURF: 05 Chevy Colorado - Replacement			\$ 48,672			
244	12	2035	TURF: Hole 17 Pump Panel PLC						
245	10	2033	TURF: Hole 17 Pump Panel VFD						
246	10	2033	TURF: Hole 14 Pump Panel PLC						
247	10	2033	TURF: Hole 14 Pump Panel VFD						
248	15	2031	Toro 3300 TriPlex Mower - Replacement						
249	15	2037	Toro Greensmaster 1000 Mower - Replacement						
250	15	2037	Toro Greensmaster 1000 Mower - Replacement						
251	15	2037	Toro Greensmaster 1000 Mower - Replacement						
252	15	2037	Toro Greensmaster 1000 Mower - Replacement						
253	5	2026	Tru Turf Greens Roller - Replacement				\$ 22,497		
254	15	2028	Turfco 1530 Top Dresser - Replacement						\$ 21,170
255	20	2028	Road Sand Spreader						\$ 9,125
256	15	2034	Turfco Torrent 2 Blower						
257	25	2027	TyCrop MH 400 Fairway Top Dresser & Twin Spinner					\$ 35,096	
258	10	2027	Vermeer Brush Chipper 2012-05CRRF					\$ 53,813	
259	15	2027	Vicon PS 403 Fertilizer Spreader - Replacement					\$ 8,189	
260	25	2027	1,000 Gal. Gas Storage Tank					\$ 17,548	
261	20	2030	2008 Cat 420e Backhoe - Replacement						
262	20	2033	2008 Cat Skid Steer Loader						
263	20	2033	2013 Cat 906h Wheel Loader						
264	18	2027	500 Gal Diesel Fuel Tank - Replacement					\$ 16,378	
265	15	2028	Cat Rotary Brush - Replacement						\$ 18,250
266	7	2024	Maint: 05 Chevy 3500 - Replacement		\$ 90,480				
267	7	2026	Maint: 08 Dodge 4500 Dump Truck - Replacement				\$ 147,357		
268	7	2030	Maint: 14 Dodge 4500 - Replacement						
269	7	2030	Maint: 15 5500 - Replacement						
270	7	2025	Maint: 16 3500 - Replacement			\$ 56,243			
271	15	2031	Maint: 16 HydroVac Trailer Pressure Washer - Replacement(
272	5	2027	Maint: 2013 Chevy Express Van - Replacement- Replacement(\$ 28,077	
273	7	2028	Maint: 18 Silverado - Replacement						\$ 54,749
274	7	2028	Maint: 18 Silverado - Replacement						\$ 58,399
275	7	2030	Maint: 19 Silverado - Replacement						
276	15	2026	Salt Dogg Sander - Replacement				\$ 8,099		
277	15	2034	Snow Plow/Sander - Replacement						
278	7	2030	Sno-Way Sander	\$ 9,052					

Sudden Valley Community Association
2024-2033 CRRRF Capital Plan

	J	K	N	V	W	X	Y	Z	AA
12	Useful Life	Year Scheduled	Project Name	2023	2024	2025	2026	2027	2028
279	7	2025	SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replacement			\$ 12,979			
280	10	2025	SnowDogg 9' Snow Plow & Spreader - Replacement			\$ 14,061			
281	15	2038	Snow Removal UTV	\$ 39,331					
282	20	2042	Yanmar YT359 Tractor & Attachments						
283	10	2032	Dump Trailer- 14 Feet						
284	15	2034	Deicer Storage Tank						
285	10	2025	SEC: 05 Honda Element - Replacement			\$ 27,040			
286	10	2024	SEC: Defibrillator - Replacement		\$ 9,691				
287	7	2027	SEC: Honda 16 CRV - Replacement					\$ 35,096	
288	10	2027	SEC: Radio System - Replacement					\$ 33,926	
289	7	2030	SEC: Security/Access Control - Replacement						
290	15	2035	Parks: Playground Equipment - Replacement						
291	10	2027	Parks: Tables & Benches - Replacement					\$ 11,699	
292	20	2035	Parks: Playgrounds ADA Compliance phase 1	\$ 107,867					
293	20	2025	Parks: Playgrounds ADA Compliance phase 2	\$ -		\$ 116,669			
294	10	2028	Pools: Quiet & Main Pool Furniture	\$ 10,500					\$ 30,416
295	12	2035	Pools: Quiet & Main Pool Covers						
296	15	2032	Summit 7x16 Tilt Trailer - Replacement						
297	12	2030	Toro GM 3280D						
298									
299			SUBTOTAL Equipment	\$ 193,733	\$ 311,811	\$ 371,386	\$ 287,740	\$ 446,014	\$ 627,671
300									
301			GRAND TOTAL CRRRF Expenses Totals	\$ 2,672,068	\$ 1,322,712	\$ 1,156,438	\$ 1,664,200	\$ 1,024,490	\$ 1,355,141
302									
303									
304				2023	2024	2025	2026	2027	2028
305			CRRRF Plan Expenses in current year		\$ (1,322,712)	\$ (1,156,438)	\$ (1,664,200)	\$ (1,024,490)	\$ (1,355,141)
309			Year End Reserve Balance After Expenses		\$ 1,650,162	\$ 1,889,740	\$ 1,621,556	\$ 1,993,082	\$ 2,033,957
310			<i>Target Reserves Board Recommended Carryover</i>		\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)	\$ (600,000)
311			Expected Residual at Year-end after Carryover: (Revenues - Expenses - Reserves Carryover)		\$ 1,050,162	\$ 1,289,740	\$ 1,021,556	\$ 1,393,082	\$ 1,433,957



Board Questions

Review of Active Roads Capital Projects

Culvert C315

- This project is expected to start August 14th and be completed at the end of September

Project Name	Cost
Culvert C-315	\$481,615
Cold Spring Drainage Repair	\$35,596
10-yr Roads & Drainage Improvement Plan	\$132,350
2023 Pothole & other repairs	\$35,000
2023 On-Call Engineering	\$40,000
2023 Street Sign Replacement	\$31,084
2023 Street Pavement Markings	\$31,803
2023 Street Asphalt Repairs	\$295,735
Culvert Cleaning	\$452,117
	\$684,561

Review of Active Roads Capital Projects

2023 Culvert Cleaning

- Cleaning of culverts started in February and was finished in April. The inlet and outlet of culverts have also been cleared to ensure positive drainage; this work was completed in June.

Project Name	Cost
Culvert C-315	\$481,615
Cold Spring Drainage Repair	\$35,596
10-yr Roads & Drainage Improvement Plan	\$132,350
2023 Pothole & other repairs	\$35,000
2023 On-Call Engineering	\$40,000
2023 Street Sign Replacement	\$31,084
2023 Street Pavement Markings	\$31,803
2023 Street Asphalt Repairs	\$295,735
Culvert Cleaning	\$452,117
	\$684,561

Review of Active Roads Capital Projects

Cold Spring Drainage Repair

- Design is complete and we are waiting for the permit to be issued. Construction will begin in September if permits are received in time. If not, the project will be delayed until summer 2024 when the Lake Whatcom Watershed reopens.

Project Name	Cost
Culvert C-315	\$481,615
Cold Spring Drainage Repair	\$35,596
10-yr Roads & Drainage Improvement Plan	\$132,350
2023 Pothole & other repairs	\$35,000
2023 On-Call Engineering	\$40,000
2023 Street Sign Replacement	\$31,084
2023 Street Pavement Markings	\$31,803
2023 Street Asphalt Repairs	\$295,735
Culvert Cleaning	\$452,117
	\$684,561

Review of Active Roads Capital Projects

10-Year Roads & Drainage Plan

- Impact Design started the road and drainage evaluation process in February and it is complete. A draft plan is expected by the end of August and will be finalized by October.
- Impact Design prepared a detailed memo outlining the projects they recommend for 2024 and the Capital Budget and Roads Reserve Study will include them.

Project Name	Cost
Culvert C-315	\$481,615
Cold Spring Drainage Repair	\$35,596
10-yr Roads & Drainage Improvement Plan	\$132,350
2023 Pothole & other repairs	\$35,000
2023 On-Call Engineering	\$40,000
2023 Street Sign Replacement	\$31,084
2023 Street Pavement Markings	\$31,803
2023 Street Asphalt Repairs	\$295,735
Culvert Cleaning	\$452,117
	\$684,561

Impact Design – Technical Memo

Overall Conclusions

We estimate the total costs to be in the \$670,000 - \$960,000 range. Based on this analysis a yearly budget of \$900,000 to \$1,000,000 appears to be adequate to catch up with and maintain SVCA's infrastructure for the next 3-5 years.



2024 Roads Budget Presentation

	A	B	G	H	J	P	Q	R	S	T	U		
1	2024 Roads Capital Planning												
2						REVENUES		2023	2024	2025	2026	2027	2028
3	January 1 Carryover						1,412,770	1,552,153	1,602,387	1,594,236	1,540,281		
4	Expected Road Reserve Dues Collection						\$ 1,321,063	\$ 1,321,063	\$ 1,321,063	\$ 1,321,063	\$ 1,321,063	\$ 1,321,063	
6	Estimated Interest and Other Income						\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	
7	Previous year's Carryover hold back						\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	
8	TOTAL EXPECTED RESERVES/REVENUE						\$3,239,833	\$3,379,216	\$3,429,450	\$3,421,299	\$3,367,344		
9													
10	Cost Est	Cost Est Year	CIP Num	Year Scheduled (adjusted if applicable)	Project Name	2023	2024	2025	2026	2027	2028		
11	Escalation: 4.00%												
12													
13	40,000	2023		Annual	On-Call Engineering Services for CIP	\$ 40,000	\$ 41,600	\$ 43,264	\$ 44,995	\$ 46,794	\$ 48,666		
14	6,500	2023		Bi-Annual	Large Culvert or Bridge Inspection (alternating years)		\$ 6,760		\$ 7,312		\$ 7,908		
15	100,000	2023		2028 & 2033	Capital Improvement Plan (CIP) 2024 -2033 Update	\$ 132,350					\$ 121,665		
17	SUBTOTAL - ENGINEERING, PLANNING & INSPECTION					\$ 172,350	\$ 48,360	\$ 43,264	\$ 52,306	\$ 46,794	\$ 178,240		
18													
19													
20	380,585	2023		2023	2023 Road Reconstruction & Drainage	\$ 380,585							
21	30,000	2023		2024	Area Z Bridge Design & Permitting		\$ 31,200						
22	175,000	2023		2025	Area Z Bridge Replacement			\$ 189,280					
23	225,000	2023		2024	Deer Run Lane Asphalt Overlay		\$ 234,000						
24	275,000	2023		2025	2025 Road Projects			\$ 297,440					
25	450,000	2023		2026	2026 Road Projects				\$ 506,189				
26	450,000	2023		2027	2027 Road Projects					\$ 526,436			
27	350,000	2023		2028	2028 Road Projects						\$ 425,829		
28	400,000	2023		2029	2029 Road Projects								
29	400,000	2023		2030	2030 Road Projects								
30	400,000	2023		2031	2031 Road Projects								
31	400,000	2023		2032	2032 Road Projects								
32	300,000	2023		2033	2033 Road Projects								
33	35,000	2023	R-101	Annual	Pothole Repairs (higher per year until Road Surfacing complete)	\$ 35,000	\$ 36,400	\$ 37,856	\$ 39,370	\$ 40,945	\$ 42,583		
34	SUBTOTAL - ROADS					\$ 415,585	\$ 301,600	\$ 524,576	\$ 545,559	\$ 567,381	\$ 468,411		
35													
36													
37	85,000	2023		Annual	Fast Response for Unforeseen Drainage Issues	\$ 85,000	\$ 88,400	\$ 91,936	\$ 95,613	\$ 99,438	\$ 103,415		
38	481,615	2023	C-315b	2053	Culvert 315	\$ 166,915							
39	12,500	2023		2023	Culvert 11 (15 Big Leaf Ln)	\$ 12,500							
40	12,500	2023		2023	Culvert 15 (19 Tumbling Water Dr)	\$ 12,500							
41	12,500	2023		2023	Culvert 17 (3 Shetland Ct)	\$ 12,500							
42	12,500	2023		2023	Culvert FND 13 (5 Meadow Ct)	\$ 12,500							
43	12,500	2023		2023	Culvert 28 (67 Polo Park Dr)	\$ 12,500							
44	12,500	2023		2023	Culvert 403 (230 Polo Park Dr)	\$ 12,500							
45	12,500	2023		2023	Culvert 162 (188 Sudden Valley Dr)	\$ 12,500							
46	12,500	2023		2023	Culvert FND 67 (Gate 1 Mailboxes)	\$ 12,500							
47	12,500	2023		2023	Culvert 63 (52 Lake Louise Dr)	\$ 12,500							
48	12,500	2023		2023	Culvert 408.2 (7 Larkspur Ct)	\$ 12,500							
49	12,500	2023		2024	Culvert 66 (20 Louise View Dr)		\$ 13,000						
50	12,500	2023		2024	Culvert 67 (12 Sweetclover Cir)		\$ 13,000						
51	12,500	2023		2024	Culvert 58 (1 Catkin Ct)		\$ 13,000						
52	12,500	2023		2024	Culvert 1 (150 Polo Park Dr)		\$ 13,000						
53	12,500	2023		2024	Culvert 78 (29 Sunnyside Ln)		\$ 13,000						
54	12,500	2023		2024	Culvert 431 (29 Lost Lake Ln)		\$ 13,000						
55	12,500	2023		2024	Culvert 27 (66 Polo Park Dr)		\$ 13,000						
56	12,500	2023		2024	Culvert 404 (230 Polo Park Dr)		\$ 13,000						
57	12,500	2023		2024	Culvert 205 (15 Spring Rd)		\$ 13,000						
58	12,500	2023		2024	Culvert 406 (30 Rocky Ridge Dr)		\$ 13,000						
59	12,500	2023		2024	Culvert 171 (32 Stable Ln)		\$ 13,000						
60	12,500	2023		2024	Culvert 178 (23 Canyon Ct)		\$ 13,000						
61	12,500	2023		2024	Culvert 176 (24 Lost Fork Ln)		\$ 13,000						
62	12,500	2023		2024	Culvert 432/433 (13 Strawberry Cyn Ct)		\$ 13,000						

	A	B	G	H	J	P	Q	R	S	T	U
	Cost Est	Cost Est Year	CIP Num	Year Scheduled (adjusted if applicable)	Project Name	2023	2024	2025	2026	2027	2028
10											
63	12,500	2023		2024	Culvert 103 (142 Harbor View Dr)		\$ 13,000				
64	12,500	2023		2024	Culvert 99 (28 Plum Ln)		\$ 13,000				
65	12,500	2023		2024	Culvert 214 (46 Maple Ct)		\$ 13,000				
66	12,500	2023		2024	Culvert 126 (1 Sudden Valley Dr)		\$ 13,000				
67	12,500	2023		2024	Culvert 89 (39 Sudden Valley Dr)		\$ 13,000				
68	12,500	2023		2024	Culvert FND 38 (1 Indian Meadow Ct)		\$ 13,000				
69	12,500	2023		2024	Culvert 118 (46 Harbor View Dr)		\$ 13,000				
70	12,500	2023		2024	Culvert 117 (54 Harbor View Dr)		\$ 13,000				
71	12,500	2023		2024	Culvert 120 (10 Harbor View Dr)		\$ 13,000				
72	12,500	2023		2024	Culvert FND 30 (99 Harbor View Dr)		\$ 13,000				
73	12,500	2023		2024	Culvert 109 (55 Green Hill Rd)		\$ 13,000				
74	12,500	2023		2024	Culvert 111 (113 Harbor View Dr)		\$ 13,000				
75	12,500	2023		2024	Culvert 122 (2 Rocky Ridge Dr)		\$ 13,000				
76	12,500	2023		2024	Culvert FND 48 (20 Par Ln)		\$ 13,000				
77	12,500	2023		2024	Culvert 147 (20 Par Ln)		\$ 13,000				
78	12,500	2023		2024	Culvert 441 (3 Jubilee Ln)		\$ 13,000				
79	12,500	2023		2024	Culvert 148 (11A Par Ln)		\$ 13,000				
80	12,500	2023		2024	Culvert 415 (28 Windward Dr)		\$ 13,000				
81	12,500	2023		2024	Culvert 143 (26 Longshore Ln)		\$ 13,000				
82	12,500	2023		2024	Culvert 144 (26 Longshore Ln)		\$ 13,000				
83	12,500	2023		2024	Culvert 145 (17 Marina Dr)		\$ 13,000				
84	12,500	2023		2024	Culvert FND 49 (17 Marina Dr)		\$ 13,000				
85	12,500	2023		2024	Culvert 157 (5 North Point Dr)		\$ 13,000				
86	12,500	2023		2024	Culvert FND 52 (36 North Point Dr)		\$ 13,000				
87	12,500	2023		2024	Culvert 81 (1 Sparrow Ct)		\$ 13,000				
88	12,500	2023		2024	Culvert 408.1 (7 Larkspur Ct)		\$ 13,000				
89	12,500	2023		2024	Culvert 409 (Whispering Cedars Entrance)		\$ 13,000				
90	12,500	2023		2024	Culvert 410 (22 Lake Louise Dr)		\$ 13,000				
91	12,500	2023		2024	Culvert 203 (14 Lake Louise Dr)		\$ 13,000				
92	12,500	2023		2024	Culvert FND 61 (37-30 Marigold Dr)		\$ 13,000				
93	12,500	2023		2024	Culvert 75 (43 Marigold Dr)		\$ 13,000				
94	12,500	2023		2024	Culvert FND 45 (23 Sunflower Ct)		\$ 13,000				
95	12,500	2023		2024	Culvert 445 (20 Lake Louise Dr (Outlet))		\$ 13,000				
96	12,500	2023		2024	Culvert FND 62 (3 Barn View Ct)		\$ 13,000				
97	450,000	2023		2025	2025 Culvert Projects			\$ 486,720			
98	450,000	2023		2026	2026 Culvert Projects				\$ 506,189		
99	450,000	2023		2027	2027 Culvert Projects					\$ 526,436	
100	450,000	2023		2028	2028 Culvert Projects						\$ 547,494
101	375,000	2023		2029	2029 Culvert Projects						
102	375,000	2023		2030	2030 Culvert Projects						
103	375,000	2023		2031	2031 Culvert Projects						
104	375,000	2023		2032	2032 Culvert Projects						
105	375,000	2023		2033	2033 Culvert Projects						
106	120,500	2023		Annual	Ditches, Culverts and Swales (2016 SGM mandate)	\$ 490,001	\$ 125,320	\$ 130,333	\$ 135,546	\$ 140,968	\$ 146,607
107					SUBTOTAL - STORMWATER	\$ 866,916	\$ 837,720	\$ 708,989	\$ 737,348	\$ 766,842	\$ 797,516
108											
109	\$9,504,200				GRAND TOTAL Stormwater + Roads Maintenance + On-Call + Fast Response	\$ 1,454,851	\$ 1,187,680	\$ 1,276,829	\$ 1,335,214	\$ 1,381,018	\$ 1,444,167
110											
111											
112											
113					Roads/Storm Plan Expenses		\$ (1,187,680)	\$ (1,276,829)	\$ (1,335,214)	\$ (1,381,018)	\$ (1,444,167)
115					Year End Reserve Balance After Expenses		\$ 2,052,153	\$ 2,102,387	\$ 2,094,236	\$ 2,040,281	\$ 1,923,177
116					Target Reserves Board Recommended Carryover		\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)
117					Expected Residual at Year-end after Carryover: (Revenues - Expenses - Reserves Carryover)		\$ 1,552,153	\$ 1,602,387	\$ 1,594,236	\$ 1,540,281	\$ 1,423,177



Board Questions