



Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

www.suddenvalley.com

Board of Directors Special Meeting

September 5, 2024, 7:00 PM, IN PERSON, DANCE BARN

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

4a. Capital Request – Change Order for 2024 Roads Project

Item 5) New Business

5a. Finalize AGM Agenda, Measures, Ballot, and Explanations

5b. 2025 Budget Adoption

Closed Session - Personnel

Adjournment



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CAPITAL REQUEST MEMO

To: Sudden Valley Community Association Board of Directors
From: Jo Anne Jensen, General Manager
Date: September 5th, 2024
Subject: Capital Request – 2024 Roads Project Change Order

Purpose

Adjust funding to reflect higher costs for Deer Run asphalt repairs and resolution of utility conflicts on culvert repairs, project 9924.4.

Background

On February 22, 2024, the Board of Directors approved \$699,000 in funding for asphalt improvements to Deer Run Lane and the replacement of 40 to 45 culverts. On April 25, 2024, an additional \$240,779.00 of funding was requested to ensure that all designated culverts for 2024 could be repaired. During construction, it was discovered that Deer Run Lane required more asphalt repairs than previously estimated. These additional repairs cost approximately \$33,000. Repair of the culverts came in higher than expected due to an unusually high number of utility conflicts that were not discovered until construction began. An additional \$12,000 is needed to cover that work.

Analysis

Because the Deer Run asphalt repair project was combined with planned 2024 culvert replacements, cost overruns on Deer Run have reduced the amount of funding available for culvert replacements. By approving \$45,000 in additional funding, all designated culverts can be replaced this year.

It was anticipated that increased funding would be needed to complete this project and \$45,000 was included in the 2024 column of the proposed 2025 Capital Budget for Roads.

If the repair of these culverts is delayed until 2025, the cost of repairs will be higher. To keep up with the culvert repairs described in the Ten-Year Roads & Drainage Plan, I recommend that the board approve this additional funding.

Requests

Request that the Board of Directors approve an additional \$45,000 from the Roads Reserve Fund for capital project 9924.4, 2024 Deer Run Lane and Culvert Replacements, and authorize the GM to approve a change order to the Granite Construction contract in the amount of \$45,000.

Motions

1. Move that the Board of Directors approve an additional \$45,000 from the Roads Reserve Fund for capital project 9924.4 Deer Run Lane and Culvert Replacements.



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2. Move that the Board of Directors authorize the GM to approve a change order to the Granite Construction contract in the amount of \$45,000.

Approvals

Motion 1.

Approved: _____ Not Approved: _____ SVCA Board of Directors

Signed: _____ Date: _____

Keith McLean, SVCA Board President

Motion 2.

Approved: _____ Not Approved: _____ SVCA Board of Directors

Signed: _____ Date: _____

Keith McLean, SVCA Board President



August 13, 2024

Sudden Valley Community Association
Attn: Jo Anne Jensen
4 Clubhouse Circle
Bellingham, WA 98229

RE: Project Scope Letter
**SVCA Capital Code 9924.4 – 2024 Road & Drainage Project
Change Order**

Granite Construction has completed the improvements to Deer Run Lane, and replaced 33 of the proposed culverts. There are 18 culverts left that are proposed to be completed in September. At this time PNW is requesting \$45,000.00 be added to the project to cover additional expenses.

- Deer Run Lane
 - o Additional asphalt repairs were identified before construction started that weren't identified during design. The additional repairs completed totaled approximately \$33,000.00. These repairs needed to be completed to prevent the new asphalt from cracking, and were directed to be repaired by the Engineer.
- Culvert Replacements
 - o The 33 culverts replaced so far had significant utility conflicts that have required extra work to be completed. Based on historical data from the last few years of culverts replaced, approximately \$12,000.00 additional has been spent replacing culverts than anticipated. A couple examples of utility conflicts:
 - CDF (controlled density fill) encasing power/communication conduits that extended around the culvert to be replaced.
 - Other utilities resting on the culvert that had been flexed around the culvert. The other utilities must be adjusted, or the culvert adjusted to accommodate.

With the proposed project funding addition of \$45,000.00 we anticipate being able to complete the proposed project. If additional funds aren't available, then a few culverts will be selected to not be replaced this year.

Please let me know if you have any questions, or if you would like any further information.

Sincerely,

Tyler Andrews
President

2024

SVCA Annual General Meeting & Election



Measures and Meet-the-Candidates Booklet



PRESIDENT'S LETTER



Sudden Valley Community Association NOTICE OF ANNUAL GENERAL MEETING November 2, 2024

Notice is hereby given that the Annual General Meeting of the Sudden Valley Community Association hereinafter referred to as the SVCA, will be held in the Dance Barn within Sudden Valley on Saturday, the 2nd of November, 2024 at 1:00 PM, the purpose of which shall be to conduct Association business.

AGENDA

- I. Call to Order
- II. Introduction of Parliamentarian
- III. Certificate of Quorum
- IV. Proof of Notice of Annual Meeting
- V. Approval of the 2023 AGM Minutes
- VI. Introduction of the Board of Directors Candidates
- VII. Introduction of the N&E Committee Candidates
- VIII. Introduction of the ACC Committee Candidates
- IX. New Business:
 - a. Measure 1:
Shall the SVCA's 2025 Annual Consolidated Budget of **\$7,533,142** be approved or rejected?
 - i. Presentation of Budget by the Treasurer
 - ii. Discussion*
 - iii. Voting
 - b. Measure 2:
Bylaw Amendment to Revise Article III, Section 4(3)(b) to remove inconsistent descriptions of a director's term of office.
 - i. Discussion
 - ii. Voting
- X. Committee Reports
- XI. President's Report
- XII. Treasurer's Report
- XIII. General Manager's Report
- XIV. Property Owner Comments

XVII. Election Results/Announcements

XVIII. Adjournment

**All members are invited to attend the Annual General Meeting.
Members must be present in-person to participate and count towards a quorum.**

**In order to give all members who wish to speak an opportunity to do so, individual comments may be limited by the Presiding Officer to 3 minutes in duration.*

Article II Section 7(a) of the SVCA Bylaws:

(a) A member shall be entitled to one (1) vote for each lot which he/she owns as prescribed in paragraph (b) below.

(b) At duly constituted Annual or Special General Meetings, each member in good standing may vote for candidates for the Board, candidates for the Nominations and Elections Committee and the Architectural Control Committee, and any other issues as determined by the Board. This vote shall be by ballot or in person at the meeting based on the number of lots owned.

All members, including those who are not in good standing, may vote on the proposed budget in person or by ballot. All members may vote in person on procedural issues raised at any meeting.

Article I Section 2(a)

(a) A member "in good standing" is any person who is current in the payment of all annual dues and assessments and all special assessments, and any charges associated therewith for each lot owned, including any and all use fees and monetary fines or penalties established pursuant to these Bylaws. A member is "current in the payment" if such member has

(i) made payment in full, or

(ii) has entered into a written payment plan authorized by the Board of Directors (hereinafter referred to as the "Board") and is not in default thereof.

The 2024 Sudden Valley Community Association Annual General Meeting may be viewed live on SVCA's YouTube Channel at:

<https://www.youtube.com/@suddenvalleycommunityassoc8743>

Measure 1

Proposed SVCA 2025 Annual Consolidated Budget

The Revised Code of Washington (RCW) 64.90.525 provides that the budget is ratified if not rejected by owners holding a majority of votes in the Association.

Ballot: Shall the SVCA’s 2025 Annual Consolidated Budget, which provides for assessment revenue of \$5,525,641 and non-assessment revenue of \$2,007,501 (total combined assessment & non-assessment revenue of \$7,533,142) be approved or rejected?

Budget Explanation: This measure presents the annual consolidated budget for Operations and Capital as follows:

Note: Based on a 95% collections rate on a total of 3,120 lots: 2,753 developed lots and 367 undeveloped lots.

If this measure does not pass, then the ratified 2024 budget and the assessments noted therein will control.

<u>2025 Consolidated Budget Revenue</u>	
<u>Assessment Revenue</u>	
Operations	\$ 2,713,279
Capital Repair and Replacement Reserve Fund (CRRRF)	1,373,992
Roads Reserve Fund	1,413,117
Mailbox Reserve Fund	25,253
Total 2025 Budget Assessment Revenue	<u>\$ 5,525,641</u>
<u>Non-Assessment Revenue</u>	
Other Operating Revenue	<u>\$ 2,007,501</u>
Total 2025 Consolidated Budget- Assessment Revenue & Non Assessment Revenue	<u>\$ 7,533,142</u>

Recommendation: The Board of Directors adopted this budget on 09/05/2024 and recommends approval and ratification by the membership.

The total monthly dues (operations and capital dues) for the proposed 2025 Annual Consolidated Budget are \$156.28 for a developed lot and \$148.41 for an undeveloped lot.

2025 Proposed Annual Assessment Summary						
Based on 2,964 Dues Payors						
which represents a 95% collections rate						
	Developed		Developed		Undeveloped	
	Lots (Monthly)		Lots (Annual)		Lots (Monthly)	
					Lots (Annual)	
Operations Fund	\$	77.21	\$	926.52	\$	69.34
Capital Repair & Replacement Reserve Fund		38.63		463.56		38.63
Roads Reserve Fund		39.73		476.76		39.73
Mailbox Reserve Fund		0.71		8.52		0.71
Total Proposed 2025 Dues	\$	156.28	\$	1,875.36	\$	148.41
					\$	1,780.92
<i>Dollar Change from 12/31/2024 Dues</i>	\$	10.22			\$	9.70
<i>Percent Change from 12/31/2024 Dues</i>		7%				7%

	2024 Projected		2025 Budget	Percent Funded on Start Date of January 1, 2025 on a Fully Funded Basis*
<u>CRRRF:</u>				
Forecasted Beginning Balance:	\$	3,627,018	\$	1,977,904
Dues Income		1,318,366		1,373,992
Investment Income		13,907		6,000
Other Income		1,368		-
Board Approved Transfers from Operations		145,600		-
CRRRF Loan Payments		(333,039)		(333,039)
Expenditures (Actual, Obligated, & Forecasted)		(2,795,316)		(1,469,039)
Forecasted Ending Balance		<u>\$ 1,977,904</u>		<u>\$ 1,555,818</u>
<u>Roads Reserve Fund:</u>				
Forecasted Beginning Balance:	\$	2,034,275	\$	1,919,115
Dues Income		1,361,340		1,413,117
Investment Income		9,172		6,000
Other Income		2,500		-
Mitigation Funds Release		86,923		-
Expenditures (Actual, Obligated, & Forecasted)		(1,575,095)		(1,577,414)
Forecasted Ending Balance		<u>\$ 1,919,115</u>		<u>\$ 1,760,818</u>
<u>Mailbox Reserve Fund:</u>				
Forecasted Beginning Balance:	\$	126,445	\$	151,261
Dues Income		24,525		25,253
Investment Income		291		400
Expenditures (Actual, Obligated, & Forecasted)		-		-
Forecasted Ending Balance		<u>\$ 151,261</u>		<u>\$ 176,914</u>

*2025 Budget Year Level III Reserve Study, Issued Date 8/14/2024

Sudden Valley Community Association
Proposed 2025 Consolidated Budget
AGM Measure 1

	2024 Budget Income & Expense Detail	2025 Budget Income & Expense Detail
<u>Income, Operations:</u>		
Dues, Operations	\$ 2,535,402	\$ 2,713,279
Golf Income	1,290,150	1,425,000
Marina Rental Income	193,720	230,301
Leases & Other Rental Income	57,752	70,000
Area Z Storage Rental Income	24,000	24,000
Views Advertising Income	38,000	40,000
New Home Construction Fee	75,000	100,000
Title and Recording Fees	40,000	40,000
Building Construction Compliance Fees & Fines	2,000	30,000
Recreation Center & Pools Income	14,850	25,300
Other Income	16,600	22,900
Total Income, Operations	<u>4,287,474</u>	<u>4,720,780</u>
<u>Anticipated Expenditures, Operations:</u>		
Salaries/Wages & Benefits by Department:		
ACC / Security	(91,492)	(92,255)
Accounting	(363,065)	(389,737)
Administration	(465,791)	(472,420)
Facilities	(54,153)	(59,722)
Maintenance	(412,085)	(434,551)
Golf	(346,377)	(377,587)
Turf	(502,888)	(562,182)
Recreation & Pools	(254,140)	(272,790)
Total Salaries & Wages, by Department	<u>(2,489,991)</u>	<u>(2,661,244)</u>
Other Expenditures:		
Covenants, Conditions, & Restrictions/Mandates	(456,700)	(482,120)
Maintenance & Landscaping	(440,177)	(490,560)
Contracted & Professional Services	(182,800)	(211,800)
Utilities	(202,311)	(236,137)
Administrative Expenses	(164,301)	(189,528)
Regulatory Compliance	(179,415)	(234,235)
Insurance	(170,779)	(210,156)
Other Expenses	(1,000)	(5,000)
Total Other Expenditures	<u>(1,797,483)</u>	<u>(2,059,536)</u>
Total Expenses, Operations	<u>(4,287,474)</u>	<u>(4,720,780)</u>
Total Net Income from Operations	<u>\$ -</u>	<u>\$ -</u>

**Note: Dues and Assessments are due on the first day of the billing period
(1st of each month).**

EXECUTIVE SUMMARY

The Budgeting Process

The Sudden Valley Community Association’s (SVCA) budget is prepared every year. This annual budget is adopted by the Board and voted on by the membership, to guide spending over the following calendar year. While maintaining the core concept of annual authorization, the annual budget is developed within a multiyear perspective through strategic and long-range planning, the preparation of a 10-year Capital Plan, and a 30-year Reserve Study.

Revenues and expenditures, as well as constraints on assessment increases, are considered together to determine annual budget targets. The budget covers all SVCA departments and operations, based on input and recommendations received from each department’s manager. This process ensures the budget presented to the membership is a consolidated picture of the Association finances and is voted on as a whole.

Sudden Valley’s operating budget for 2025 balances \$4,720,780 in revenues with \$4,720,780 in expenditures.

Factors Impacting the 2025 Budget

- Dues and Assessments for 2025 have been calculated at an anticipated 95% collections rate. The year-to-date collections rate in July 2024 was 97.5%.
- An anticipated increase in general Association insurance costs of 10%.
- Increases in compensation and benefits in response to the Association’s Union Collective Bargaining Agreement.
 - Payroll changes: 3% increase to Salaries & Wages as compared to 2024’s actual rates, anticipated 10.6% increase in health care benefit costs per employee plan, and estimated 401(k) matching costs.
- Anticipated increases in general fuel, utility, and hazardous tree removal costs.
- Continued focus on financial best practices, cost savings, and efficiencies.
- Continued prioritization of adequately funding Reserves for long-term capital improvements and major maintenance and repairs.
- A Roads Budget contribution of \$107,060 for major maintenance of ditches, culverts, and swales - per 2016 Special General Meeting (SGM).

2025 Operational Budget Background

Recent challenges are reflected in the 2025 budget. Specifically, expected increases in 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 2023, use fees for those facilities have not been reinstated. Of note, insurance costs increased by \$30,326, or 19.8%, upon renewal in June of 2024.

Funds collected because of the proposed dues increase of 7% will be divided between the Capital and Operational budgets, marking the first time since 2020 that the dues assessments for the Capital Reserves have been increased.

The Association had a 2025 Budget Year Level III Reserve Study, issued date 8/14/2024, performed which meets the requirements of RCW 64.90.550. The 2025 Budget Year Level III Reserve Study is an annual update and does not include a visual site inspection. The Association has three separate Reserve Studies: one (1) for the Capital Repair and Replacement Reserve Fund (CRRRF); one (1) for the Roads Reserve Fund; and one (1) for the Mailbox Fund.

Reserve Studies are supplemental to the maintenance and operating budget of the Association. A Reserve Study is a budgeting and planning tool that assists with long-term capital planning by identifying the current status of the reserve fund and provides an equitable funding plan to offset ongoing deterioration. When created and implemented properly, a Reserve Study aids the Association in ensuring sufficient funds are available when anticipated major common area expenditures actually occur.

The 2025 Budget Year Level III Reserve Study was performed by SmartProperty (Reserve Study Professionals). SmartProperty used an interest rate of 2% and an inflation rate of 4%. SmartProperty is an independent firm not affiliated with the SVCA.

The following information from the 2025 Budget Year Level III Reserve Study is required by law to be included in the Budget Measure.

Special Assessments: The Association has no special assessments for the budget year 2025.

The starting 2025 Budget Year Level III Reserve Study fully funded balance deficits per unit are as follows for the three separate funds:

- CRRRF Fund: (\$2,053.08) deficit per unit
- Roads Fund: (\$1,952.39) deficit per unit
- Mailbox Fund: (\$35.36) deficit per unit

The 2025 Budget Year Level III Reserve Study is available on the SVCA Resident Resources website: <http://suddenvalley.com/residents-resources/>

The Current Funding Plan model presented within the 2025 Budget Year Level III Reserve Study for the CRRRF Fund, Roads Fund, and Mailbox Fund equals the annual budgeted dues collections for each of these funds in 2025. This funding model then factors in a 3% increase to annual reserve contributions in every year thereafter (2026 through 2054).

The following table represents the current surplus/(deficiency) per member, per month, in budgeted dues collections to meet the recommended annual contribution requirements outlined in the 2025 Budget Year Level III Reserve Study on both a Fully Funded and Baseline Funded basis for the combined monthly totals of the CRRRF Fund, Roads Fund, and Mailbox Fund over the next 30 years. The 2025 Budget Year Level III Reserve Study is calculated to achieve a target fully funding goal of 100% in 30 years by 2054.

2025 Budget Year Level III Reserve Study, Issued Date 8/14/2024

Calculated internally using Reserve Study.

Year	Fully Funded Method Projection		Fully Funded Method Projection		Baseline Funding Model Projection	
	Surplus/(Deficiency) per Member per Month to Meet Annual Contribution		Monthly Contribution Per Member to Meet Annual Contribution		Surplus/(Deficiency) per Member per Month to Meet Annual Contribution	
2025	\$	(3.54)	\$	82.61	\$	12.51
2026		(6.02)		85.09		10.51
2027		(8.57)		87.64		8.45
2028		(11.20)		90.27		6.33
2029		(13.91)		92.98		4.15
2030		(16.70)		95.77		3.32
2031		(19.57)		98.64		1.05
2032		(22.53)		101.60		(1.29)
2033		(25.57)		104.64		(3.70)
2034		(28.71)		107.78		9.67
2035		(31.95)		111.02		7.59
2036		(35.28)		114.35		5.44
2037		(38.71)		117.78		3.23
2038		(42.24)		121.31		0.96
2039		(45.88)		124.95		(1.38)
2040		(49.63)		128.70		(2.47)
2041		(53.49)		132.56		(4.92)
2042		(57.47)		136.54		(7.44)
2043		(61.56)		140.63		(10.03)
2044		(65.78)		144.85		(12.71)
2045		(70.13)		149.20		(15.46)
2046		(74.60)		153.67		(18.30)
2047		(79.21)		158.28		(21.22)
2048		(83.96)		163.03		(24.22)
2049		(88.85)		167.92		(27.32)
2050		(93.89)		172.96		(30.51)
2051		(99.08)		178.15		(33.80)
2052		(104.42)		183.49		(37.19)
2053		(109.93)		189.00		(40.68)
2054	\$	(115.60)	\$	194.67	\$	(44.27)

BYLAW AMENDMENT

Requires approval by 2/3 of the members voting
by mail-in ballot or in person to pass.

Measure 2

Ballot: Shall Article III, Section 4,(3)(b) Be amended to remove inconsistent descriptions of a director's term of office.

Explanation/Purpose: ARTICLE III. Section 4, (3)(b)) currently allows any elected director to serve until their respective successor is elected or any appointed director to serve until the conclusion of the following Annual General Meeting and until a successor is elected. The process SVCA follows regarding Board directors is at the end of the three (3) year term in November they have completed their elected term. Any appointed directors to serve only until the following AGM. Any additional vacancies following the AGM are filled by the vacancy process of the Bylaws.

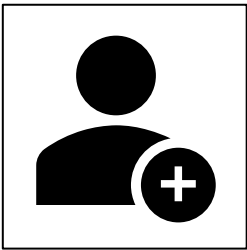
Detailed Changes: {Text as added, or as deleted.}

Article III, Section 4(3) Election and Term of Office. Directors shall be elected and hold office as follows:

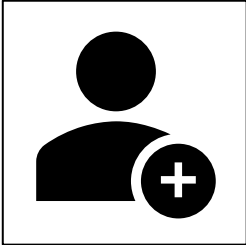
(a) All eligible members of the Association shall be entitled to vote in the manner set forth in these Bylaws for all directors to be elected, and the candidate(s) receiving a plurality vote shall be elected. No more than three (3) directors shall be elected each year, except when additional directors are necessary to fill vacancies otherwise existing on the Board.

(b) The term of office of each director shall be three (3) years- ~~or until their respective successors have been elected by the Association~~, or the length of the remaining term of the additional director vacancy. However, a director who has replaced a director by appointment shall serve until the conclusion of the following Annual General Meeting. ~~and until a successor is elected.~~ In the election of two (2) or more directors, the candidates receiving the most votes shall be awarded the longest available term. Newly elected directors shall take office immediately following the Annual General Meeting.

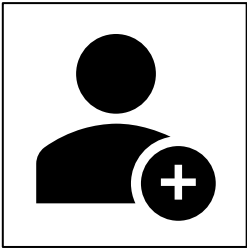
Candidate Biographies
Board of Directors Candidates



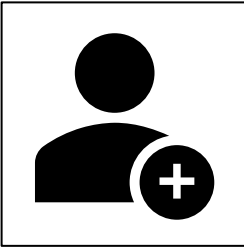
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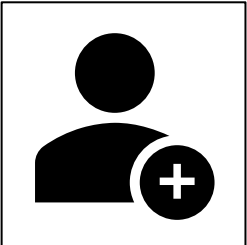
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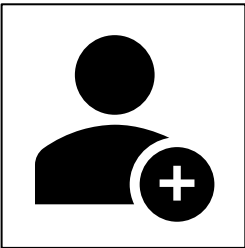
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Name

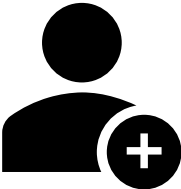


Name



Name

Nominations & Elections Committee (N&E) Candidates



Name

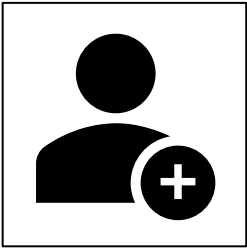


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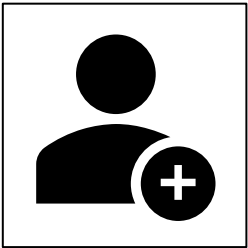


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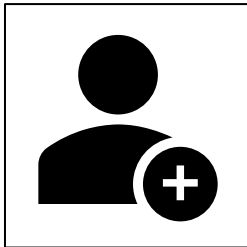
Architectural Control Committee (ACC) Candidates



Name



Name



Name

METHODS OF VOTING

Follow Voting Instructions on backside of the Official Ballot
CAREFULLY to ensure your vote is counted.

VOTING INSTRUCTIONS:

Sign the backside of the provided Return Envelope where indicated.

Your vote will not count unless you sign the envelope. Your unique associated barcode is pre-printed onto the back of the Return Envelope. Do not remove or deface your name, lot and division number or your unique associated barcode. We must be able to identify your eligibility for your vote to count.

Replacement Ballots: If you need to replace your mail-in ballot, or do not receive an initial ballot by October 2, 2024, call UniLect Election Services' Duplicate Ballot Request Call Center at 1-866-466-6455. Operators are available 24/7 throughout the balloting period. Out of Country owners need to request replacements no later than October 17, 2024. US owners no later than October 24, 2024.

A. VOTE BY MAIL:

➤ **Vote & Mail your Ballot Early**

Your mail-in ballot must be received by mail in UniLect's post office box no later than 12:00 PM (Noon) on Friday, November 1, 2024. Mailed ballots will be returned to SVCA Annual General Meeting & Election, Inspector of Elections, PO Box 171, Pacific Palisades, CA 90272-9817.

B. VOTE BY SVCA BALLOT BOX:

➤ **SVCA Ballot Box**

Drop your mail-in ballot into the SVCA Ballot Box no later than 4:30 PM on Friday, November 1, 2024. The SVCA Ballot Box is located inside the Clubhouse entrance at 4 Clubhouse Circle in Sudden Valley.

You must sign and use your return envelope to submit your ballot.

C. VOTE IN-PERSON:

➤ **You must register to vote in-person.**

In-person voter registration is Saturday, November 2, 2024, from 9 AM to 12:30 PM in the Community Center located at 8 Barn View Ct. in Sudden Valley. You will be issued a new ballot at registration on which to cast your vote.

➤ **Cast your new ballot.**

You may mark your ballot during registration and deposit it in a ballot box at the Community Center or you can wait and bring your new ballot to the AGM and vote there.

The Annual General Meeting starts at 1:00PM in the Dance Barn.

D. VOTE BY PROXY

➤ **Obtain proxy forms.**

Beginning October 1, 2024, a member wishing an original SVCA proxy form may address their written, signed, hard copy request to the N&E Committee, in care of the SVCA Admin Office, 4 Clubhouse Circle, Bellingham, WA 98229. Instructions to complete the form are included with the form.

➤ **Return proxy forms.**

To be valid, you must return your completed proxy directly to the SVCA offices in a sealed return envelope addressed to the N&E Committee in care of the SVCA Admin Office, 4 Clubhouse Circle, Bellingham, WA 98229 no later than 4:30 PM, November 1, 2024.

**OUT-OF-STATE OR COUNTRY
PROPERTY OWNERS**

**Protect your vote and
ensure on-time delivery**

Vote & Mail your Ballot early*

**Ballots must be mailed by
October 15th, but delivery by
November 1st is not guaranteed**

**MAIL-IN BALLOTS
MUST BE RECEIVED NO LATER
THAN:
12:00 PM (Noon)
Friday, November 1, 2024**

**OWNERS WITH MULTIPLE
PROPERTIES**

**Protect your vote and
ensure on-time delivery
Ensure ALL your Votes count!**

**Each ballot MUST be cast in its
original Official Ballot Envelope
with secrecy envelope.
Each ballot must be cast
separately.**

**DO NOT place multiple ballots in
a single envelope.**

***Out of Country Owners will need to provide postage on the return envelope.**

**If you have any questions, please contact the N&E Committee Chair at
BODGibbs@suddenvalley.com or
contact the Administration Office at 360-734-6430**

**If you need to replace your ballot, or do not receive an initial ballot by October 2,
2024, call UniLect Election Services'
Duplicate Ballot Request Call Center at 866-466-6455.
Operators are available 24/7 throughout the balloting period.**



SUDDEN
VALLEY

Town Hall Meeting

2025 Budget Presentation

August 17th, 2024



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.

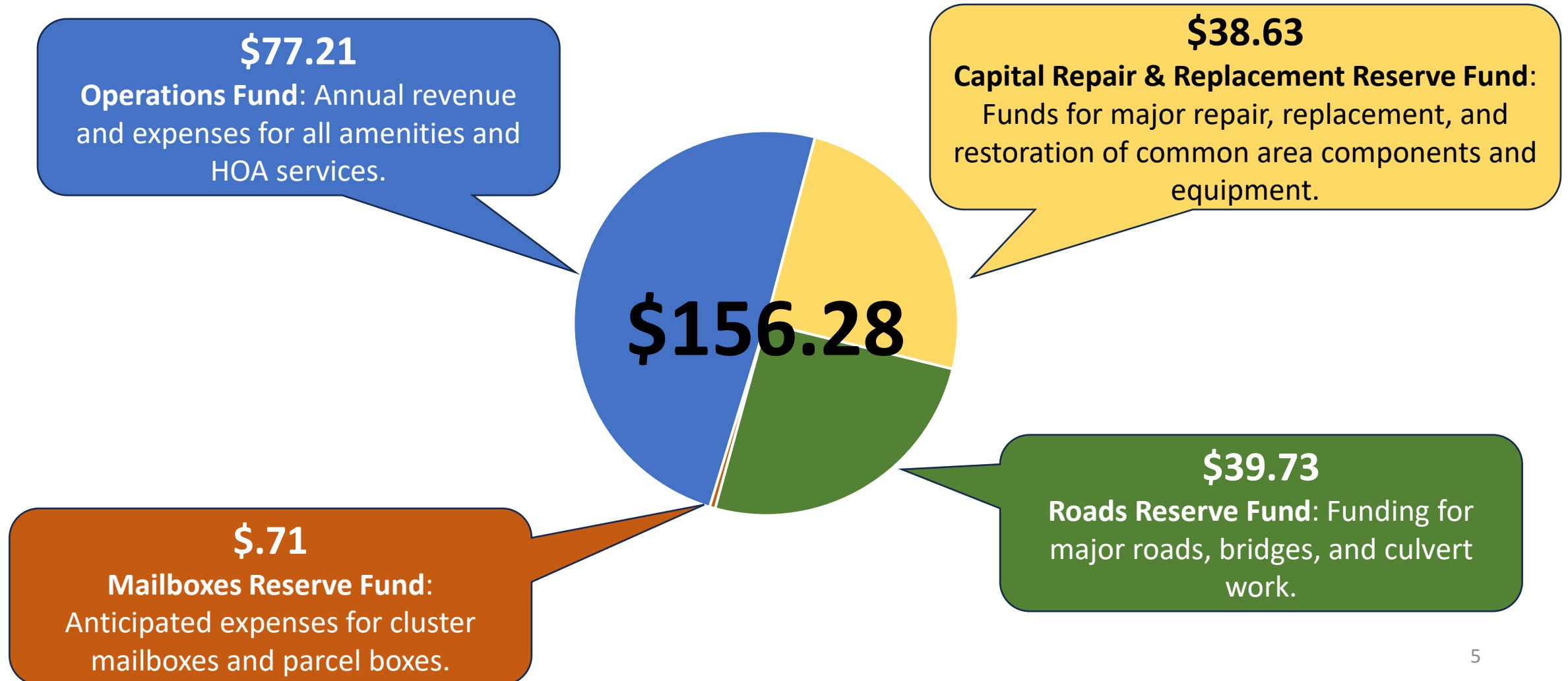


Sudden Valley's operating budget for 2025 balances \$4,720,780 in revenues with \$4,720,780 in expenditures.

The proposed monthly dues for a developed lot in 2025 will be \$156.28
The proposed monthly dues for an undeveloped lot in 2025 will be \$148.41

** In 2025, no additional use fees are planned for the Parks / Pools / Fitness Center.*

What is covered by the 2025 annual assessment?



2025 Dues Proposal

2025 Dues Proposal

DEVELOPED LOTS

		2024	2025	\$ Change	% Change
OPS	Ops Total	\$ 72.16	\$ 77.21	\$ 5.05	7.0%
CRRRF		\$ 36.10	\$ 38.63	\$ 2.53	7.0%
ROADS		\$ 37.13	\$ 39.73	\$ 2.60	7.0%
MAILBOX		\$ 0.67	\$ 0.71	\$ 0.04	6.0%
	Capital Total	\$ 73.90	\$ 79.07	\$ 5.17	7.0%
MONTHLY TOTAL		\$ 146.06	\$ 156.28	\$ 10.22	7.0%
ANNUAL TOTAL		\$ 1,752.72	\$ 1,875.36		
Monthly Change			\$ 10.22		
% Change			7%		

UNDEVELOPED LOTS

		2024	2025	\$ Change	% Change
OPS	Ops Total	\$ 64.81	\$ 69.34	\$ 4.53	7.0%
CRRRF		\$ 36.10	\$ 38.63	\$ 2.53	7.0%
ROADS		\$ 37.13	\$ 39.73	\$ 2.60	7.0%
MAILBOX		\$ 0.67	\$ 0.71	\$ 0.04	6.0%
	Capital Total	\$ 73.90	\$ 79.07	\$ 5.17	7.0%
MONTHLY TOTAL		\$ 138.71	\$ 148.41	\$ 9.70	7.0%
Annual Total		\$ 1,664.52	\$ 1,780.92		
Monthly Change			\$ 9.70		
% Change			7%		

Annual Revenue Worksheet

Between 2020 and 2025, the monthly payment for a developed lot increased by **8.3%**, from \$144.31 to \$156.28.

Between 2020 and 2024, the Consumer Price Index as published by the Bureau of Labor Statistics, increased by **21.4%**.

During that same period, the Producer Price Index for Building Materials & Supplies Dealers as published by the Federal Reserve increased by **39.9%**.

Annual Revenue Worksheet				January through May* 2023	June through December 2023	Annual Total 2023	2024	2025
Sudden Valley Community Association								
Draft 7/22/2024								
Basic Data								
Total No of Lots	3,146	3,138	3,131	3,124	3,124	3,124	3,121	3,120
Developed Lots								
Number of	2,645	2,668	2,678	2,678	2,678	2,678	2,739	2,753
Ops Dues per lot (annual)	\$711.60	\$707.64	\$703.56	\$291.40	\$475.37	\$766.77	\$865.92	\$926.52
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
Ops Dues per lot (annual)	\$635.52	\$632.76	\$629.88	\$261.20	\$425.39	\$686.59	\$777.72	\$832.08
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
Roads Dues	\$445.56	\$445.56	\$445.56	\$185.65	\$259.91	\$445.56	\$445.56	\$476.76
Mailbox Dues	\$8.04	\$8.04	\$8.04	\$3.35	\$4.69	\$8.04	\$8.04	\$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
Monthly Developed Lot Dues	\$ 144.31	\$ 144.31	\$ 144.31	\$ 144.31	\$ 141.81	\$ 142.85	\$ 146.06	\$ 156.28
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
Undeveloped Lots	\$318,396	\$297,397	\$285,336	\$116,495	\$189,724	\$306,219	\$297,089	\$305,373
Subtotal	\$2,200,578	\$2,185,381	\$2,169,469	\$896,864	\$1,462,765	\$2,359,629	\$2,668,844	\$2,856,083
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%
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
Operations Bad Debt (Uncollected)	(\$176,046)	(\$109,269)	(\$151,863)	(\$44,843)	(\$73,138)	(\$117,981)	(\$133,442)	(\$142,804)
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
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
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
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
Proforma Mailbox Gross Rev								
	\$25,294	\$25,230	\$25,173	\$10,465	\$14,652	\$25,117	\$25,093	\$26,582
Proforma Mailbox Net Rev	\$23,270	\$23,968	\$23,411	\$9,942	\$13,919	\$23,861	\$23,838	\$25,253
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
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
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
*The Recreation Special Assessment expired at the end of May 2023.								

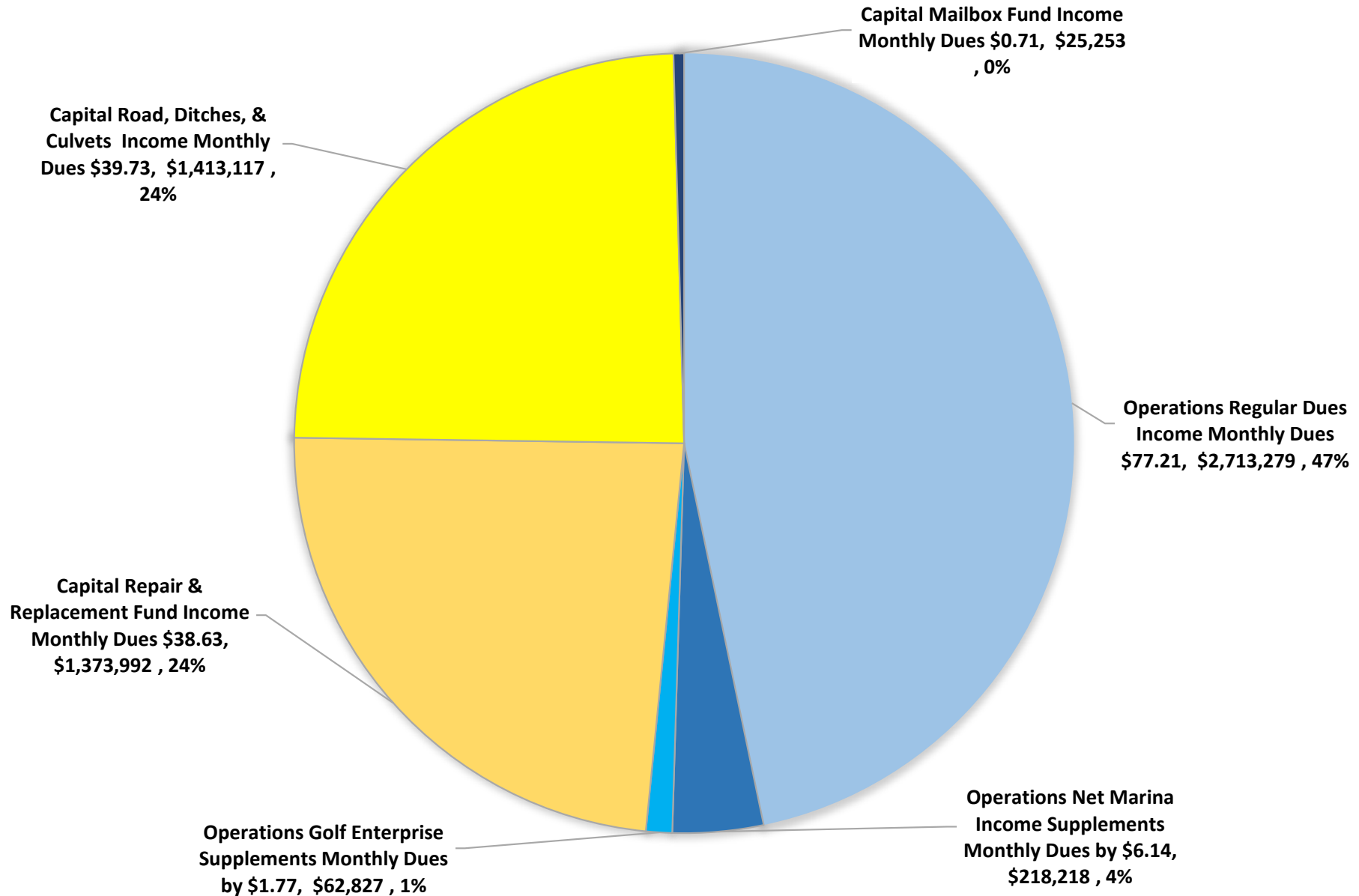
DRAFT

95% COLLECTIONS - YEARS 2025 to 2034

Dues Projection- 2025 Operating Budget Assumptions & Capital Planning for 2025 to 2034													
Fund	Description of Change	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
OPS	Assessment	\$ 72.16	\$ 77.21	\$ 77.21	\$ 77.21	\$ 77.21	\$ 77.21	\$ 77.21	\$ 77.21	\$ 77.21	\$ 77.21	\$ 77.21	\$ 77.21
CRRRF	Assessment	36.10	38.63	38.63	38.63	38.63	38.63	38.63	38.63	38.63	38.63	38.63	38.63
ROADS	Assessment	37.13	39.73	39.73	39.73	39.73	39.73	39.73	39.73	39.73	39.73	39.73	39.73
MAILBOX	Assessment	0.67	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		\$ 73.90	\$ 79.07	\$ 79.07	\$ 79.07	\$ 79.07	\$ 79.07	\$ 79.07	\$ 79.07	\$ 79.07	\$ 79.07	\$ 79.07	\$ 79.07
MONTHLY Projected Assessment Total		\$ 146.06	\$ 156.28	\$ 156.28	\$ 156.28	\$ 156.28	\$ 156.28	\$ 156.28	\$ 156.28	\$ 156.28	\$ 156.28	\$ 156.28	\$ 156.28
\$ Change from Previous Year's Monthly Dues Amount			\$ 10.22	0.00	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%	0%

This projection shows that the Capital Budget was prepared with no increases in dues after 2025.

2025 DRAFT NET INCOME SOURCES
BASED ON 95% COLLECTIONS- 2,753 DEVELOPED LOTS & 367 VACANT LOTS

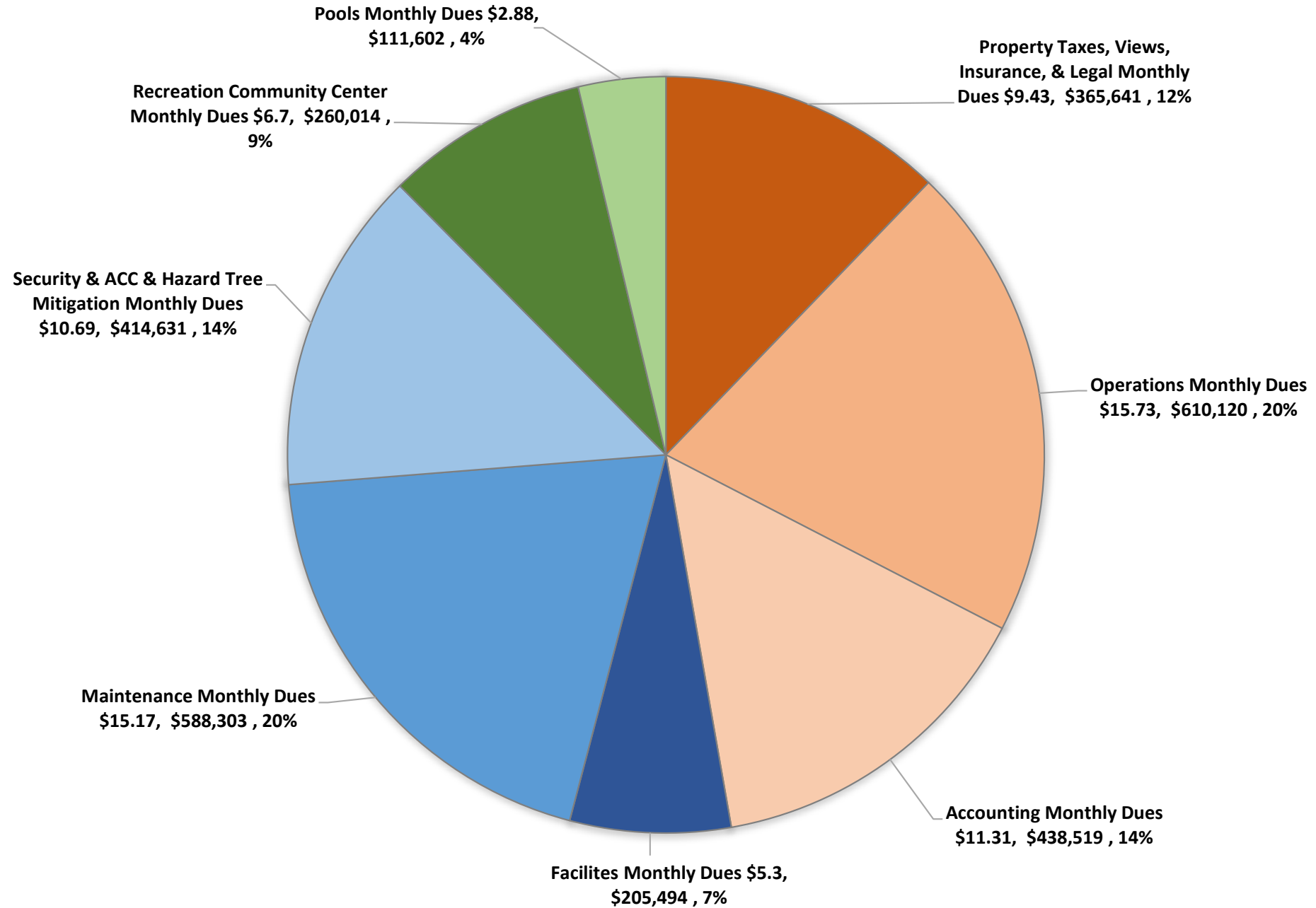


Summary of Operations Budget by Department

Department	2024 Budget	2025		
		Proposed Budget	Increase / (Decrease)	% Change
Common Costs: Property Taxes, Views, & Legal	(326,415)	(365,641)	39,226	12.0%
Operations	(580,197)	(610,120)	29,923	5.2%
Accounting	(397,665)	(438,519)	40,854	10.3%
Facilities	(181,851)	(205,494)	23,643	13.0%
Maintenance*	(553,322)	(588,303)	34,981	6.3%
Security & ACC	(394,162)	(414,631)	20,469	5.2%
Recreation Community Center	(248,435)	(260,014)	11,579	4.7%
Parks*	-	-	-	N/A
Pools	(97,762)	(111,602)	13,840	14.2%
Subtotal Net Expense	(2,779,809)	(2,994,324)	214,515	7.7%
Operations Regular Dues Income	2,535,402	2,713,279	177,877	7.0%
Golf Enterprise	64,457	62,827	(1,630)	-2.5%
Operations Net Marina Income	179,950	218,218	38,268	21.3%
Subtotal Net Income	2,779,809	2,994,324	214,515	7.7%
Grand Total Budget	-	-	-	

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

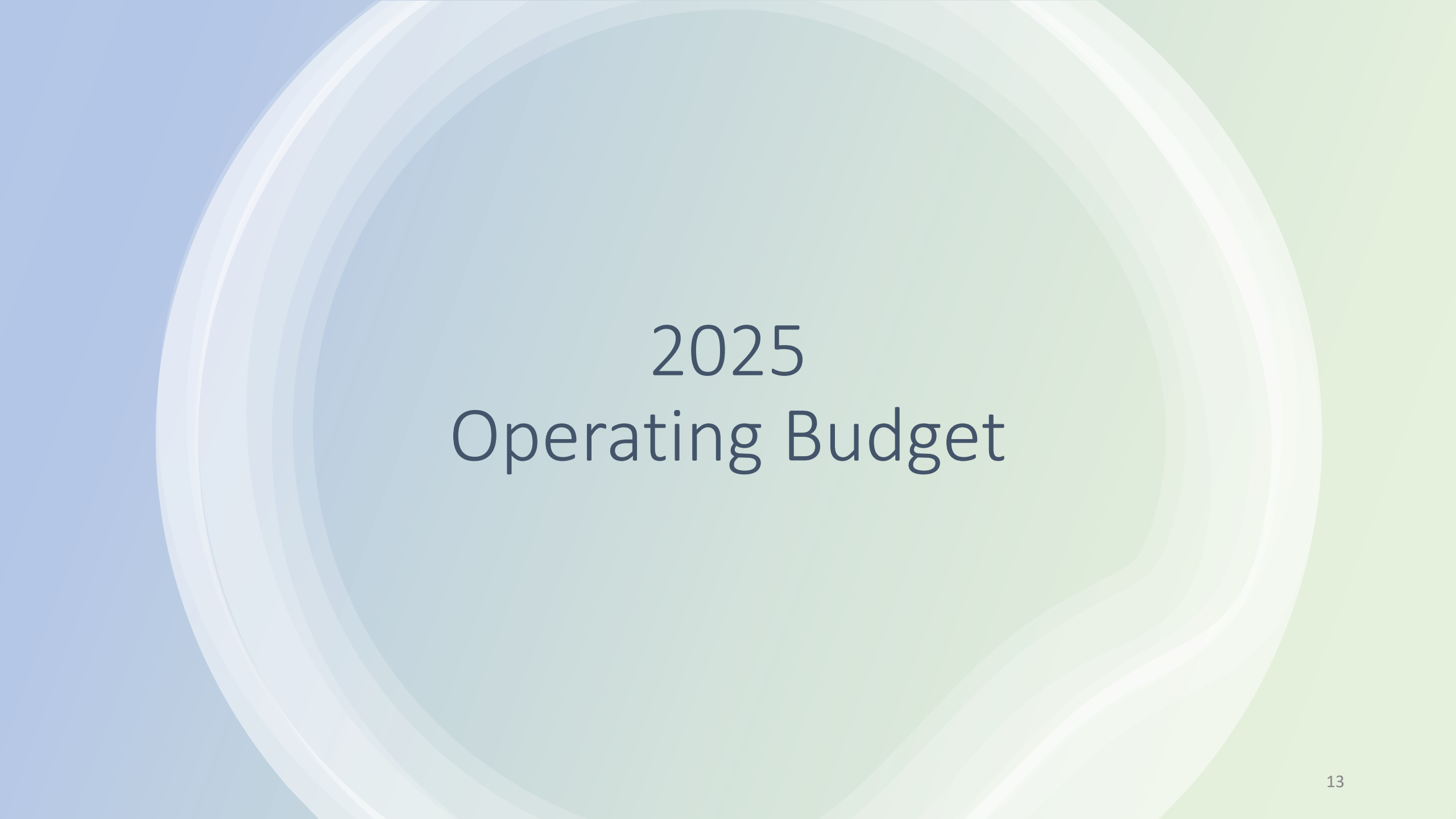
2025 DRAFT BUDGET- WHAT YOUR OPERATIONS DUES PAY FOR



2025 Operating Budget Background

- Recent challenges are reflected in the 2025 budget draft. Specifically, expected increases in 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 2023, use fees for those facilities have not been reinstated. Of note, insurance costs increased by \$30,326, or 19.8%, upon renewal in June of 2024.
- Funds collected because of the proposed dues increase of 7% will be divided between the Capital and Operational budgets, marking the first time since 2020 that the dues assessment for the Capital Reserves has been increased.





2025 Operating Budget

Budget Summary Trend
Sudden Valley Community Association
Common Costs
2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Dues and Assessment Income- Ops								
4003 -- BD Expense- 2024 Ops	(90,526.03)	(70,168.25)	(51,900.45)	(48,977.55)	(38,876.23)	(133,442.00)	(142,804.00)	7.02%
4005.24 -- Member Assessments 2024	2,014,973.59	2,185,731.65	2,167,489.77	2,365,769.20	1,336,463.19	2,668,844.00	2,856,083.00	7.02%
Total Dues and Assessment Income- Ops	1,924,447.56	2,115,563.40	2,115,589.32	2,316,791.65	1,297,586.96	2,535,402.00	2,713,279.00	7.02%
Other AR Income								
4820 -- Insurance Settlement Gains	0.00	0.00	0.00	46,496.64	0.00	0.00	0.00	0.00%
4830 -- Advertising Income	34,460.00	33,710.50	37,383.00	40,082.00	17,859.50	38,000.00	40,000.00	5.26%
4831 -- BD Expense- Views Ads	(930.50)	530.50	(2,843.50)	(1,175.00)	3,001.50	0.00	0.00	0.00%
4842 -- Member Donation Income Monthly	91.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other AR Income	33,621.30	34,241.00	34,539.50	85,403.64	20,861.00	38,000.00	40,000.00	5.26%
Other Income								
4279 -- EIDL Grant	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4280 -- PPP Loan Forgiveness/Extinguishme	0.00	357,700.00	0.00	0.00	0.00	0.00	0.00	0.00%
4870 -- Member Donation Income	1,412.11	1,794.27	3,404.92	396.46	920.67	0.00	0.00	0.00%
Total Other Income	11,412.11	359,494.27	3,404.92	396.46	920.67	0.00	0.00	0.00%
Investment Income								
4900 -- Interest Earned - Operating Accounts	2,291.45	811.83	809.44	5,065.68	3,795.62	1,100.00	7,000.00	536.36%
Total Investment Income	2,291.45	811.83	809.44	5,065.68	3,795.62	1,100.00	7,000.00	536.36%
Total Common Costs Income	1,971,772.42	2,510,110.50	2,154,343.18	2,407,657.43	1,323,164.25	2,574,502.00	2,760,279.00	7.22%
Administrative								
5090 -- Office Supplies	0.00	69.72	0.00	0.00	0.00	0.00	0.00	0.00%
5100 -- GM Discretionary Funds	0.00	265.45	0.00	0.00	0.00	0.00	0.00	0.00%
5405 -- Insurance Claims	0.00	0.00	9,448.62	0.00	0.00	0.00	0.00	0.00%
Total Administrative	0.00	335.17	9,448.62	0.00	0.00	0.00	0.00	0.00%
Regulatory Compliance								
6300 -- Permits & Licenses	397.50	710.64	0.00	0.00	0.00	0.00	0.00	0.00%
7110 -- Regulatory Compliance	945.00	1,755.00	375.00	800.00	0.00	500.00	500.00	0.00%
9005 -- State B&O Tax	170.49	178.49	192.01	217.61	143.37	205.00	225.00	9.76%

Budget Summary Trend
Sudden Valley Community Association
Common Costs
2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Regulatory Compliance								
9015 -- Property/Real Estate Tax	40,804.18	51,650.55	53,853.21	57,124.75	31,120.66	63,000.00	63,000.00	0.00%
Total Regulatory Compliance	42,317.17	54,294.68	54,420.22	58,142.36	31,264.03	63,705.00	63,725.00	0.03%
CC&Rs/ Mandates								
5003 -- Annual General Meeting	0.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00%
5216 -- Postage- Views	10,825.28	10,814.61	11,329.54	12,140.13	6,402.03	12,000.00	15,000.00	25.00%
5225 -- Newsletter Services	54,769.75	53,068.75	56,751.75	59,443.25	28,650.25	58,000.00	60,000.00	3.45%
7020 -- Legal Services	70,736.45	82,164.28	138,406.62	117,047.02	74,914.46	65,000.00	67,500.00	3.85%
Total CC&Rs/ Mandates	136,331.48	146,797.64	206,487.91	188,630.40	109,966.74	135,000.00	142,500.00	5.56%
Insurance								
5400 -- Insurance Premiums	114,062.98	125,033.40	144,403.85	170,325.17	88,113.03	166,810.00	206,416.00	23.74%
Total Insurance	114,062.98	125,033.40	144,403.85	170,325.17	88,113.03	166,810.00	206,416.00	23.74%
Contracted & Professional Services								
5125 -- IT Support and Services	0.00	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	0.00	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00%
Other Expenses								
5327 -- GM Recruiting Expense	0.00	1,444.80	0.00	0.00	0.00	0.00	0.00	0.00%
9140 -- PPP Loan Interest Expense	2,283.40	(2,283.40)	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other Expenses	2,283.40	(838.60)	0.00	0.00	0.00	0.00	0.00	0.00%
Total Common Costs Expense	294,995.03	328,022.29	414,760.60	417,097.93	229,343.80	365,515.00	412,641.00	12.89%
Total Common Costs Net Income / (Loss)	1,676,777.39	2,182,088.21	1,739,582.58	1,990,559.50	1,093,820.45	2,208,987.00	2,347,638.00	6.28%

Budget Summary Trend
Sudden Valley Community Association
Accounting
2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Other AR Income								
4240 -- Title & Recording Fees	41,475.00	46,000.00	29,800.00	25,625.00	12,125.00	40,000.00	40,000.00	0.00%
4241 -- BD Expense- Title Fees	0.00	(103.42)	(21.58)	(125.00)	(48.39)	0.00	0.00	0.00%
4705 -- NSF Service Fees	1,877.00	1,489.45	1,714.00	2,899.69	1,183.52	1,500.00	1,500.00	0.00%
4706 -- BD Expense- NSF Fees	(309.17)	9.03	(183.44)	78.60	134.97	0.00	0.00	0.00%
Total Other AR Income	43,042.83	47,395.06	31,308.98	28,478.29	13,395.10	41,500.00	41,500.00	0.00%
Total Accounting Income	43,042.83	47,395.06	31,308.98	28,478.29	13,395.10	41,500.00	41,500.00	0.00%
Administrative								
5000 -- General Administrative	267.78	208.98	139.64	207.10	0.00	0.00	0.00	0.00%
5015 -- Bank Charges & Fees	1,283.57	2,977.99	3,814.92	1,469.81	1,337.36	1,500.00	1,500.00	0.00%
5045 -- Dues & Subscriptions	0.00	0.00	260.99	302.99	0.00	0.00	0.00	0.00%
5120 -- Cash Over/Short	(0.07)	(0.40)	0.00	0.00	0.00	0.00	0.00	0.00%
5121 -- Currency Gain/Loss	57.53	0.00	154.11	203.72	19.63	0.00	0.00	0.00%
5210 -- Printing & Copying	4,507.90	5,167.05	4,879.02	8,352.86	1,601.82	5,000.00	5,000.00	0.00%
5227 -- Training & Conferences	0.00	16.00	0.00	0.00	0.00	0.00	0.00	0.00%
5399 -- Payroll Service Fees	12,025.10	15,949.52	15,995.93	17,867.88	9,029.21	12,500.00	16,000.00	28.00%
Total Administrative	18,141.81	24,319.14	25,244.61	28,404.36	11,988.02	19,000.00	22,500.00	18.42%
Regulatory Compliance								
7000 -- Audit & Tax Services	36,650.00	35,010.00	42,500.00	43,210.00	8,104.68	40,000.00	49,000.00	22.50%
9005 -- State B&O Tax	641.60	602.15	2,254.03	358.20	199.64	1,000.00	1,000.00	0.00%
Total Regulatory Compliance	37,291.60	35,612.15	44,754.03	43,568.20	8,304.32	41,000.00	50,000.00	21.95%
CC&Rs/ Mandates								
5215 -- Postage	3,865.01	3,752.31	3,702.16	5,401.82	791.60	4,000.00	5,000.00	25.00%
Total CC&Rs/ Mandates	3,865.01	3,752.31	3,702.16	5,401.82	791.60	4,000.00	5,000.00	25.00%
Payroll & Benefits								
5300 -- Salaries	203,258.48	226,993.87	269,492.74	287,050.43	138,929.86	297,495.00	319,043.00	7.24%
5335 -- Payroll Taxes- Employer	16,095.84	18,652.92	23,464.91	25,908.31	13,900.96	26,810.00	28,701.00	7.05%
5385 -- Payroll Benefits - Medical	28,501.94	27,439.67	32,598.43	33,944.66	17,894.88	38,760.00	39,600.00	2.17%

Budget Summary Trend
Sudden Valley Community Association
Accounting
2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Payroll & Benefits								
5395 -- Payroll Benefits - Retirement	0.00	0.00	0.00	0.00	0.00	0.00	2,393.00	0.00%
Total Payroll & Benefits	247,856.26	273,086.46	325,556.08	346,903.40	170,725.70	363,065.00	389,737.00	7.35%
Utilities								
6050 -- Utilities- Communications Service	877.50	2,289.32	2,222.81	2,190.35	995.07	2,100.00	2,782.00	32.48%
Total Utilities	877.50	2,289.32	2,222.81	2,190.35	995.07	2,100.00	2,782.00	32.48%
Contracted & Professional Services								
5125 -- IT Support and Services	9,923.99	7,499.00	9,899.00	9,899.00	6,799.00	10,000.00	10,000.00	0.00%
7095 -- Other Professional Services	3,644.84	15,846.22	66,585.75	91.98	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	13,568.83	23,345.22	76,484.75	9,990.98	6,799.00	10,000.00	10,000.00	0.00%
Total Accounting Expense	321,601.01	362,404.60	477,964.44	436,459.11	199,603.71	439,165.00	480,019.00	9.30%
Total Accounting Net Income / (Loss)	(278,558.18)	(315,009.54)	(446,655.46)	(407,980.82)	(186,208.61)	(397,665.00)	(438,519.00)	10.27%

Budget Summary Trend

Sudden Valley Community Association

Facilities

2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Area Z Rental Income								
4410 -- Area Z Storage Rental Income	23,767.58	18,702.92	21,327.50	20,631.02	11,065.50	24,000.00	24,000.00	0.00%
4412 -- BD Expense- Area Z	(2,192.16)	1,032.43	(495.63)	1,616.56	63.94	0.00	0.00	0.00%
Total Area Z Rental Income	21,575.42	19,735.35	20,831.87	22,247.58	11,129.44	24,000.00	24,000.00	0.00%
Lease Income								
4430 -- Lease Income - Restaurant	25,619.00	28,129.39	19,480.29	36,694.00	23,589.00	31,452.00	37,000.00	17.64%
4435 -- Lease Income - Barn 8	0.00	0.00	0.00	0.00	7,100.00	14,400.00	14,400.00	0.00%
4439 -- Lease Income- Library	3,372.00	3,372.00	3,372.00	3,678.87	1,789.20	3,900.00	6,600.00	69.23%
Total Lease Income	28,991.00	31,501.39	22,852.29	40,372.87	32,478.20	49,752.00	58,000.00	16.58%
Non-Lease Facility Rentals								
4400 -- Facility Rentals	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00%
Total Non-Lease Facility Rentals	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00%
Total Facilities Income	50,566.42	51,236.74	43,684.16	62,620.45	43,607.64	73,752.00	84,000.00	13.90%
Administrative								
6408 -- Uniforms	0.00	570.42	0.00	0.00	0.00	0.00	0.00	0.00%
Total Administrative	0.00	570.42	0.00	0.00	0.00	0.00	0.00	0.00%
Regulatory Compliance								
6300 -- Permits & Licenses	71.80	221.50	36.80	216.20	43.00	100.00	100.00	0.00%
7110 -- Regulatory Compliance	888.39	1,222.02	1,439.23	2,083.07	440.52	1,550.00	1,550.00	0.00%
9005 -- State B&O Tax	815.39	697.52	459.46	753.60	546.66	1,000.00	1,000.00	0.00%
Total Regulatory Compliance	1,775.58	2,141.04	1,935.49	3,052.87	1,030.18	2,650.00	2,650.00	0.00%
Payroll & Benefits								
5300 -- Salaries	63,930.26	55,930.96	11,911.25	19,141.16	19,384.98	39,634.00	44,241.00	11.62%
5335 -- Payroll Taxes- Employer	6,653.72	5,093.16	1,103.12	2,289.67	2,235.51	4,835.00	5,249.00	8.56%
5385 -- Payroll Benefits - Medical	8,069.38	8,342.42	9,022.52	1,466.42	861.00	9,684.00	9,900.00	2.23%
5395 -- Payroll Benefits - Retirement	0.00	0.00	0.00	0.00	0.00	0.00	332.00	0.00%
Total Payroll & Benefits	78,653.36	69,366.54	22,036.89	22,897.25	22,481.49	54,153.00	59,722.00	10.28%

Budget Summary Trend

Sudden Valley Community Association

Facilities

2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Insurance								
5400 -- Insurance Premiums	0.00	0.00	0.00	0.00	250.02	0.00	0.00	0.00%
Total Insurance	0.00	0.00	0.00	0.00	250.02	0.00	0.00	0.00%
Utilities								
6000 -- Utilities	437.07	(344.64)	15,419.92	(688.15)	305.70	0.00	0.00	0.00%
6005 -- Utilities- Natural Gas	4,840.64	4,506.80	5,026.36	8,269.19	4,214.27	5,328.00	8,683.00	62.97%
6023 -- Utilities- Water & Sewer	15,430.25	15,456.10	16,390.50	18,515.53	9,040.26	17,374.00	19,441.00	11.90%
6033 -- Utilities- Electricity	18,511.18	21,272.24	21,717.15	28,045.51	14,428.84	23,020.00	29,448.00	27.92%
6035 -- Utilities- Trash & Recycling Service	9,054.68	16,178.41	8,634.48	12,193.18	5,547.38	25,497.00	15,000.00	(41.17%)
6050 -- Utilities- Communications Service	16,622.73	18,240.09	18,896.83	24,648.65	9,694.38	20,031.00	30,000.00	49.77%
Total Utilities	64,896.55	75,309.00	86,085.24	90,983.91	43,230.83	91,250.00	102,572.00	12.41%
Maintenance & Landscaping								
6110 -- Landscape R&M	708.53	0.00	0.00	30.23	44.67	0.00	0.00	0.00%
6448 -- COVID 19 Response	186.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6515 -- Building R&M- Materials	36,129.95	19,193.05	16,874.28	14,099.45	7,460.09	35,000.00	40,000.00	14.29%
6520 -- Building R&M- Contract Vendor	21,228.28	11,918.40	38,746.72	42,750.06	16,614.79	45,000.00	45,000.00	0.00%
6621 -- Raw Materials: Sand & Gravel	1,298.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6635 -- Janitorial Supplies	10,633.36	8,613.31	6,502.06	11,029.56	7,618.58	8,500.00	12,000.00	41.18%
6675 -- Equipment R&M	591.31	0.00	2,154.38	240.10	34.54	1,000.00	10,000.00	900.00%
6765 -- Small Tools & Equipment	0.00	0.00	133.61	475.55	0.00	0.00	0.00	0.00%
6775 -- Vehicle R&M	0.00	0.00	40.25	408.22	0.00	0.00	0.00	0.00%
6785 -- Vehicle Fuel	(8.54)	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6795 -- Other Supplies	3,516.33	1,191.07	594.88	1,237.70	0.00	1,550.00	1,550.00	0.00%
6796 -- Other R&M	2,516.49	6,952.04	1,403.07	2,329.10	656.59	1,000.00	1,000.00	0.00%
Total Maintenance & Landscaping	76,800.63	47,867.87	66,449.25	72,599.97	32,429.26	92,050.00	109,550.00	19.01%
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	0.00	(43.48)	0.00	0.00	0.00	0.00	0.00	0.00%
5125 -- IT Support and Services	9,276.00	11,536.80	0.00	0.00	0.00	0.00	0.00	0.00%
6438 -- Pool Management	0.00	0.00	38.64	0.00	0.00	0.00	0.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Facilities

2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Contracted & Professional Services								
6440 -- Safety & Security Services	1,630.77	358.06	0.00	2,511.41	0.00	500.00	0.00	(100.00%)
7095 -- Other Professional Services	0.00	0.00	1,729.18	18,390.00	2,558.91	15,000.00	15,000.00	0.00%
Total Contracted & Professional Services	10,906.77	11,851.38	1,767.82	20,901.41	2,558.91	15,500.00	15,000.00	(3.23%)
Total Facilities Expense	233,032.89	207,106.25	178,274.69	210,435.41	101,980.69	255,603.00	289,494.00	13.26%
Total Facilities Net Income / (Loss)	(182,466.47)	(155,869.51)	(134,590.53)	(147,814.96)	(58,373.05)	(181,851.00)	(205,494.00)	13.00%

Budget Summary Trend
Sudden Valley Community Association
Golf Management
2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Golf Income								
4150 -- Golf Course Annual Greens Fees	306,458.99	353,619.28	370,271.58	389,983.99	301,524.63	385,000.00	387,000.00	0.52%
4151 -- BD Expense- Golf	(134.61)	(1,054.72)	(1,777.10)	1,214.91	(4,361.74)	0.00	0.00	0.00%
4154 -- Golf Course Daily Greens Fees	454,756.17	554,809.59	609,371.31	784,624.95	290,552.27	658,000.00	754,171.00	14.62%
4170 -- Driving Range Fees	25,400.50	33,178.41	33,577.18	42,530.47	20,701.61	35,000.00	38,900.00	11.14%
4174 -- Golf Cart Rental	123,598.49	163,101.78	191,813.23	233,617.27	88,186.98	195,000.00	227,679.00	16.76%
4176 -- Golf Club Storage	1,647.74	2,141.99	2,245.24	1,653.00	1,686.00	2,400.00	1,850.00	(22.92%)
4178 -- Trail Fees	12,170.01	14,492.21	14,622.73	14,485.75	11,264.85	14,750.00	15,400.00	4.41%
Total Golf Income	923,897.29	1,120,288.54	1,220,124.17	1,468,110.34	709,554.60	1,290,150.00	1,425,000.00	10.45%
Total Golf Management Income	923,897.29	1,120,288.54	1,220,124.17	1,468,110.34	709,554.60	1,290,150.00	1,425,000.00	10.45%
Administrative								
5000 -- General Administrative	60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5015 -- Bank Charges & Fees	19,882.34	21,659.35	27,288.55	36,420.02	11,161.21	30,000.00	32,000.00	6.67%
5045 -- Dues & Subscriptions	20,963.32	22,861.62	23,999.96	25,389.03	18,308.61	25,000.00	26,000.00	4.00%
5090 -- Office Supplies	258.70	448.59	398.58	1,119.60	84.27	600.00	800.00	33.33%
5107 -- Advertising Costs	10,199.72	13,506.78	16,350.01	16,850.25	6,610.52	14,000.00	15,000.00	7.14%
5120 -- Cash Over/Short	33.84	0.00	0.00	31.78	249.56	0.00	0.00	0.00%
5210 -- Printing & Copying	2,900.18	0.00	340.40	1,683.66	172.63	1,800.00	1,800.00	0.00%
5227 -- Training & Conferences	755.00	1,003.08	0.00	0.00	0.00	2,000.00	2,000.00	0.00%
5326 -- Operating Performance Commissions	9,579.07	19,062.14	26,357.68	44,269.84	0.00	1,500.00	7,059.00	370.60%
5326.1 -- Operating Perf Comm Payroll Taxes	0.00	0.00	0.00	4,058.61	0.00	0.00	706.00	0.00%
6408 -- Uniforms	390.60	180.00	671.66	414.98	718.81	700.00	700.00	0.00%
Total Administrative	65,022.77	78,721.56	95,406.84	130,237.77	37,305.61	75,600.00	86,065.00	13.84%
Regulatory Compliance								
7110 -- Regulatory Compliance	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00%
9005 -- State B&O Tax	4,351.74	5,281.63	6,467.60	6,689.40	2,845.41	7,500.00	7,500.00	0.00%
Total Regulatory Compliance	4,351.74	5,281.63	8,467.60	6,689.40	2,845.41	7,500.00	7,500.00	0.00%
CC&Rs/ Mandates								
5115 -- Web Site Maintenance	600.00	2,447.60	2,019.96	1,433.52	0.00	2,700.00	2,700.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Golf Management
2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
CC&Rs/ Mandates								
5215 -- Postage	321.39	230.58	43.13	77.81	0.00	250.00	250.00	0.00%
Total CC&Rs/ Mandates	921.39	2,678.18	2,063.09	1,511.33	0.00	2,950.00	2,950.00	0.00%
Payroll & Benefits								
5300 -- Salaries	221,079.48	238,608.86	248,543.75	272,674.97	139,034.26	279,505.00	305,320.00	9.24%
5335 -- Payroll Taxes- Employer	20,119.47	23,189.99	25,835.89	30,534.28	15,571.74	28,112.00	30,377.00	8.06%
5385 -- Payroll Benefits - Medical	28,447.03	29,163.04	32,354.08	25,413.25	9,794.52	38,760.00	39,600.00	2.17%
5395 -- Payroll Benefits - Retirement	0.00	0.00	0.00	0.00	0.00	0.00	2,290.00	0.00%
Total Payroll & Benefits	269,645.98	290,961.89	306,733.72	328,622.50	164,400.52	346,377.00	377,587.00	9.01%
Insurance								
5400 -- Insurance Premiums	3,144.36	3,253.56	3,406.44	3,406.44	1,703.22	3,969.00	3,740.00	(5.77%)
Total Insurance	3,144.36	3,253.56	3,406.44	3,406.44	1,703.22	3,969.00	3,740.00	(5.77%)
Utilities								
6005 -- Utilities- Natural Gas	2,865.28	2,932.57	2,641.32	5,877.08	3,199.03	2,800.00	6,171.00	120.39%
6023 -- Utilities- Water & Sewer	10,921.71	11,134.06	11,433.41	12,979.58	6,195.28	12,119.00	13,629.00	12.46%
6033 -- Utilities- Electricity	7,781.42	8,680.76	7,828.57	9,654.96	4,482.57	8,299.00	10,138.00	22.16%
6035 -- Utilities- Trash & Recycling Service	3,436.52	3,647.40	4,013.58	4,731.39	2,421.34	4,255.00	4,968.00	16.76%
6050 -- Utilities- Communications Service	5,487.68	5,314.68	5,479.76	5,193.75	1,972.37	5,809.00	6,752.00	16.23%
Total Utilities	30,492.61	31,709.47	31,396.64	38,436.76	18,270.59	33,282.00	41,658.00	25.17%
Maintenance & Landscaping								
6448 -- COVID 19 Response	99.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6621 -- Raw Materials: Sand & Gravel	0.00	0.00	0.00	1,755.17	0.00	0.00	0.00	0.00%
6675 -- Equipment R&M	2,575.72	249.44	1,867.30	1,338.35	1,825.13	2,000.00	2,000.00	0.00%
6765 -- Small Tools & Equipment	286.34	108.79	347.74	233.51	302.99	400.00	400.00	0.00%
6775 -- Vehicle R&M	0.00	19.50	351.73	0.00	0.00	1,000.00	0.00	(100.00%)
6785 -- Vehicle Fuel	5,610.87	7,241.99	9,874.81	14,132.88	4,957.81	10,500.00	14,840.00	41.33%
6795 -- Other Supplies	5,060.71	6,596.20	4,540.88	9,619.09	9,432.14	5,000.00	7,500.00	50.00%
6796 -- Other R&M	0.00	77.98	67.50	0.00	32.44	0.00	0.00	0.00%
Total Maintenance & Landscaping	13,632.65	14,293.90	17,049.96	27,079.00	16,550.51	18,900.00	24,740.00	30.90%

Budget Summary Trend
Sudden Valley Community Association
Golf Management
2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	2,150.00	4,000.00	6,680.00	6,127.19	0.00	7,000.00	7,000.00	0.00%
6440 -- Safety & Security Services	14.56	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	2,164.56	4,000.00	9,180.00	6,127.19	0.00	7,000.00	7,000.00	0.00%
Total Golf Management Expense	389,376.06	430,900.19	473,704.29	542,110.39	241,075.86	495,578.00	551,240.00	11.23%
Total Golf Management Net Income / (Loss)	534,521.23	689,388.35	746,419.88	925,999.95	468,478.74	794,572.00	873,760.00	9.97%

Budget Summary Trend
Sudden Valley Community Association
Recreation Community Center
2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Special Ops Assmt Incom- Rec/Pool/s/								
4010 -- Recreation Special Assmt 062018 to 062020	366,595.12	412,047.72	423,730.08	182,248.72	142.01	0.00	0.00	0.00%
4011 -- BD Expense- Rec SA 062018 to 052020	(5,946.51)	(957.91)	793.40	3,908.23	411.35	0.00	0.00	0.00%
Total Special Ops Assmt Incom- Rec/Pool/s/Parks	360,648.61	411,089.81	424,523.48	186,156.95	553.36	0.00	0.00	0.00%
Lease Income								
4435 -- Lease Income - Barn 8	8,810.00	7,800.00	7,800.00	12,300.00	0.00	0.00	0.00	0.00%
Total Lease Income	8,810.00	7,800.00	7,800.00	12,300.00	0.00	0.00	0.00	0.00%
Non-Lease Facility Rentals								
4400 -- Facility Rentals	510.00	640.00	7,611.50	11,373.80	7,085.00	8,000.00	10,000.00	25.00%
Total Non-Lease Facility Rentals	510.00	640.00	7,611.50	11,373.80	7,085.00	8,000.00	10,000.00	25.00%
Rec Center and Pools Income								
4223 -- Gym and Pool Access Cards	553.00	2,158.28	2,662.01	2,761.00	1,579.00	3,000.00	3,000.00	0.00%
4502 -- Instructor & Trainer Fees	959.75	286.00	32.00	1,163.60	2,228.81	3,000.00	3,000.00	0.00%
4510 -- Fitness Center Income	210.00	89.50	409.00	762.50	367.00	1,000.00	1,000.00	0.00%
4515 -- Locker Rental	0.00	30.00	0.00	0.00	0.00	50.00	0.00	(100.00%)
Total Rec Center and Pools Income	1,722.75	2,563.78	3,103.01	4,687.10	4,174.81	7,050.00	7,000.00	(0.71%)
Other Income								
4220 -- Marina Gate & Access Cards	0.00	73.93	0.00	0.00	0.00	0.00	0.00	0.00%
4840 -- Non-Taxable Income	53.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4870 -- Member Donation Income	0.00	70.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other Income	53.50	143.93	0.00	0.00	0.00	0.00	0.00	0.00%
Total Recreation Community Center Income	371,744.86	422,237.52	443,037.99	214,517.85	11,813.17	15,050.00	17,000.00	12.96%
Administrative								
5015 -- Bank Charges & Fees	0.00	22.30	0.00	0.00	0.00	0.00	0.00	0.00%
5090 -- Office Supplies	1,544.35	6,261.66	4,634.22	769.74	1,009.34	1,600.00	2,000.00	25.00%
5205 -- Events Charges	0.00	1,346.63	0.00	0.00	0.00	0.00	0.00	0.00%
5227 -- Training & Conferences	0.00	275.00	352.00	120.00	0.00	400.00	400.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Recreation Community Center
2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Administrative								
6408 -- Uniforms	0.00	0.00	0.00	0.00	0.00	120.00	500.00	316.67%
Total Administrative	1,544.35	7,905.59	4,986.22	889.74	1,009.34	2,120.00	2,900.00	36.79%
Regulatory Compliance								
9005 -- State B&O Tax	141.41	113.28	67.39	171.24	146.90	200.00	200.00	0.00%
Total Regulatory Compliance	141.41	113.28	67.39	171.24	146.90	200.00	200.00	0.00%
CC&Rs/ Mandates								
5215 -- Postage	0.00	1.59	156.88	314.76	212.89	0.00	300.00	0.00%
Total CC&Rs/ Mandates	0.00	1.59	156.88	314.76	212.89	0.00	300.00	0.00%
Payroll & Benefits								
5300 -- Salaries	105,211.95	99,338.95	202,703.82	143,707.86	70,848.22	159,179.00	162,001.00	1.77%
5335 -- Payroll Taxes- Employer	9,506.82	9,552.49	20,879.13	16,568.43	8,109.27	15,669.00	15,922.00	1.61%
5385 -- Payroll Benefits - Medical	10,242.50	7,951.23	6,628.99	7,638.60	5,964.96	19,380.00	19,800.00	2.17%
5395 -- Payroll Benefits - Retirement	0.00	0.00	0.00	0.00	0.00	0.00	1,215.00	0.00%
Total Payroll & Benefits	124,961.27	116,842.67	230,211.94	167,914.89	84,922.45	194,228.00	198,938.00	2.42%
Utilities								
6005 -- Utilities- Natural Gas	3,399.27	4,487.39	7,991.33	10,298.50	7,873.31	8,470.00	10,813.00	27.66%
6023 -- Utilities- Water & Sewer	9,853.84	16,198.32	22,236.02	15,828.13	6,405.93	23,570.00	16,620.00	(29.49%)
6033 -- Utilities- Electricity	6,533.29	9,833.53	13,474.66	14,632.04	7,386.49	14,284.00	15,364.00	7.56%
6035 -- Utilities- Trash & Recycling Service	1,755.03	2,212.70	2,798.29	2,866.51	1,324.90	2,966.00	3,114.00	4.99%
6050 -- Utilities- Communications Service	9,177.11	8,928.88	5,327.36	9,049.91	5,560.43	5,647.00	11,765.00	108.34%
Total Utilities	30,718.54	41,660.82	51,827.66	52,675.09	28,551.06	54,937.00	57,676.00	4.99%
Maintenance & Landscaping								
6110 -- Landscape R&M	0.00	81.44	0.00	0.00	0.00	0.00	0.00	0.00%
6448 -- COVID 19 Response	545.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6515 -- Building R&M- Materials	552.67	395.99	453.52	0.00	0.00	0.00	0.00	0.00%
6520 -- Building R&M- Contract Vendor	627.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6635 -- Janitorial Supplies	2,743.60	0.00	886.77	2,361.69	0.00	1,000.00	2,500.00	150.00%
6675 -- Equipment R&M	456.54	1,751.74	2,933.78	5,255.68	995.52	6,000.00	7,500.00	25.00%

Budget Summary Trend
Sudden Valley Community Association
Recreation Community Center
2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Maintenance & Landscaping								
6765 -- Small Tools & Equipment	0.00	235.00	187.10	0.00	0.00	0.00	0.00	0.00%
6795 -- Other Supplies	892.29	3,903.42	1,616.89	4,311.49	1,526.50	4,500.00	6,500.00	44.44%
6796 -- Other R&M	0.00	0.00	3,486.30	0.00	1,449.76	0.00	0.00	0.00%
Total Maintenance & Landscaping	5,817.93	6,367.59	9,564.36	11,928.86	3,971.78	11,500.00	16,500.00	43.48%
Contracted & Professional Services								
6440 -- Safety & Security Services	490.34	0.00	625.00	0.00	0.00	500.00	500.00	0.00%
6448.3 -- COVID 19 Response Other Prof Se	45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
7095 -- Other Professional Services	0.00	9,719.44	27,630.00	0.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	535.34	9,719.44	28,255.00	0.00	0.00	500.00	500.00	0.00%
Total Recreation Community Center Expense	163,718.84	182,610.98	325,069.45	233,894.58	118,814.42	263,485.00	277,014.00	5.13%
Total Recreation Community Center Net Income / (Loss)	208,026.02	239,626.54	117,968.54	(19,376.73)	(107,001.25)	(248,435.00)	(260,014.00)	4.66%

Budget Summary Trend
Sudden Valley Community Association
Maintenance
2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Maintenance & Landscaping								
6515 -- Building R&M- Materials	0.00	0.00	392.50	0.00	0.00	0.00	0.00	0.00%
6610 -- Raw Materials	0.00	2,916.38	205.05	165.36	0.00	2,500.00	2,500.00	0.00%
6621 -- Raw Materials: Sand & Gravel	4,694.23	13,045.54	634.48	5,252.64	0.00	5,000.00	5,000.00	0.00%
6635 -- Janitorial Supplies	673.81	0.00	0.00	100.00	0.00	0.00	0.00	0.00%
6675 -- Equipment R&M	20,116.03	19,689.17	15,110.14	12,437.48	3,322.93	15,000.00	15,000.00	0.00%
6765 -- Small Tools & Equipment	5,237.93	4,821.40	3,872.82	3,845.10	1,536.44	7,500.00	12,000.00	60.00%
6775 -- Vehicle R&M	17,100.94	10,458.62	15,005.38	8,552.76	2,798.93	17,500.00	17,500.00	0.00%
6785 -- Vehicle Fuel	11,481.50	15,959.49	10,695.22	13,983.61	8,003.53	11,250.00	14,683.00	30.52%
6795 -- Other Supplies	7,465.24	7,667.36	4,621.83	2,268.15	406.20	5,000.00	5,000.00	0.00%
6796 -- Other R&M	20,577.72	19,680.57	8,531.91	1,661.58	593.07	0.00	0.00	0.00%
Total Maintenance & Landscaping	142,489.09	118,416.36	102,044.05	64,812.63	19,629.11	100,732.00	111,683.00	10.87%
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	338.74	3,918.95	0.00	520.87	5,621.20	7,500.00	7,500.00	0.00%
6440 -- Safety & Security Services	257.12	65.00	4,338.50	2,254.50	0.00	500.00	500.00	0.00%
6442 -- Snow Removal Services	15,966.12	70,081.38	37,788.65	9,246.57	0.00	0.00	0.00	0.00%
6448.3 -- COVID 19 Response Other Prof Se	752.12	280.00	0.00	0.00	0.00	0.00	0.00	0.00%
7095 -- Other Professional Services	9,662.92	0.00	6,924.81	36,523.00	7,840.00	25,000.00	25,000.00	0.00%
Total Contracted & Professional Services	26,977.02	74,345.33	49,051.96	48,544.94	13,461.20	33,000.00	33,000.00	0.00%
Other Expenses								
9210 -- Emergency Preparedness Committee	220.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other Expenses	220.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Maintenance Expense	518,770.56	531,605.97	428,428.16	417,949.68	228,349.69	553,322.00	588,303.00	6.32%
Total Maintenance Net Income / (Loss)	(518,700.56)	(531,550.61)	(428,350.16)	(417,949.68)	(228,349.69)	(553,322.00)	(588,303.00)	6.32%

Budget Summary Trend

Sudden Valley Community Association

Marina

2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Marina Income								
4415 -- Marina Wet Slip Income	6,870.00	10,240.00	1,052.00	12,320.00	26,560.00	12,320.00	24,828.00	101.53%
4420 -- Marina Dry Slip Income	59,760.00	53,190.00	60,276.00	77,243.00	75,928.50	84,409.00	75,929.00	(10.05%)
4425 -- Marina Wet/Dry Combo Income	68,145.00	62,148.75	85,315.50	92,789.00	127,812.00	96,991.00	129,544.00	33.56%
4426 -- BD Expense- Marina	(7,048.20)	(522.62)	5,144.67	(449.00)	(55.00)	0.00	0.00	0.00%
Total Marina Income	127,726.80	125,056.13	151,788.17	181,903.00	230,245.50	193,720.00	230,301.00	18.88%
Other Income								
4220 -- Marina Gate & Access Cards	2,162.00	3,806.00	3,442.00	6,394.00	5,008.00	4,000.00	6,400.00	60.00%
4221 -- Marina Holding Fees	1,100.00	1,000.00	100.00	0.00	0.00	0.00	0.00	0.00%
Total Other Income	3,262.00	4,806.00	3,542.00	6,394.00	5,008.00	4,000.00	6,400.00	60.00%
Total Marina Income	130,988.80	129,862.13	155,330.17	188,297.00	235,253.50	197,720.00	236,701.00	19.72%
Administrative								
5090 -- Office Supplies	1,247.80	1,172.89	181.98	884.04	0.00	1,000.00	1,000.00	0.00%
5210 -- Printing & Copying	0.00	241.31	302.06	101.44	274.57	200.00	200.00	0.00%
6408 -- Uniforms	139.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Administrative	1,386.90	1,414.20	484.04	985.48	274.57	1,200.00	1,200.00	0.00%
Regulatory Compliance								
7110 -- Regulatory Compliance	1,781.68	1,706.02	1,480.21	1,867.81	1,041.96	2,160.00	2,160.00	0.00%
9005 -- State B&O Tax	2,037.42	1,944.13	2,461.94	3,458.37	3,488.97	3,000.00	3,500.00	16.67%
Total Regulatory Compliance	3,819.10	3,650.15	3,942.15	5,326.18	4,530.93	5,160.00	5,660.00	9.69%
Payroll & Benefits								
5300 -- Salaries	22,125.82	45,924.37	17,840.31	0.00	0.00	0.00	0.00	0.00%
5335 -- Payroll Taxes- Employer	2,743.84	3,964.37	1,658.34	0.00	0.00	0.00	0.00	0.00%
5385 -- Payroll Benefits - Medical	2,442.30	1,523.50	0.00	0.00	0.00	0.00	0.00	0.00%
Total Payroll & Benefits	27,311.96	51,412.24	19,498.65	0.00	0.00	0.00	0.00	0.00%
Utilities								
6023 -- Utilities- Water & Sewer	3,399.26	1,548.37	1,611.87	1,779.02	824.84	1,710.00	1,868.00	9.24%
6033 -- Utilities- Electricity	1,592.14	1,748.08	1,665.56	1,482.00	980.36	1,766.00	1,766.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Marina

2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Utilities								
6050 -- Utilities- Communications Service	2,193.06	1,975.79	1,777.08	1,847.12	1,466.09	1,884.00	1,939.00	2.92%
Total Utilities	7,184.46	5,272.24	5,054.51	5,108.14	3,271.29	5,360.00	5,573.00	3.97%
Maintenance & Landscaping								
6110 -- Landscape R&M	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00	0.00%
6515 -- Building R&M- Materials	592.39	0.00	0.00	465.23	0.00	1,000.00	1,000.00	0.00%
6621 -- Raw Materials: Sand & Gravel	1,256.62	643.83	0.00	0.00	0.00	0.00	0.00	0.00%
6675 -- Equipment R&M	256.06	597.84	0.00	0.00	0.00	1,250.00	1,250.00	0.00%
6765 -- Small Tools & Equipment	419.82	0.00	0.00	116.28	0.00	0.00	0.00	0.00%
6795 -- Other Supplies	1,417.01	812.80	554.06	328.07	1,451.20	500.00	500.00	0.00%
6796 -- Other R&M	3,912.64	0.00	1,241.12	0.00	0.00	1,800.00	1,800.00	0.00%
Total Maintenance & Landscaping	7,854.54	2,054.47	1,795.18	909.58	1,451.20	6,050.00	6,050.00	0.00%
Contracted & Professional Services								
6440 -- Safety & Security Services	943.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
7095 -- Other Professional Services	309.23	0.00	776.25	0.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	1,252.55	0.00	776.25	0.00	0.00	0.00	0.00	0.00%
Total Marina Expense	48,809.51	63,803.30	31,550.78	12,329.38	9,527.99	17,770.00	18,483.00	4.01%
Total Marina Net Income / (Loss)	82,179.29	66,058.83	123,779.39	175,967.62	225,725.51	179,950.00	218,218.00	21.27%

Budget Summary Trend
Sudden Valley Community Association
SVCA Operations- Admin

2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Other Income								
4245 -- Photocopy Income	246.69	146.70	241.00	124.80	105.00	200.00	0.00	(100.00%)
4255 -- Maps and Signs	1,414.02	1,189.45	1,239.40	1,503.51	712.30	2,000.00	1,000.00	(50.00%)
4835 -- Miscellaneous Income	0.00	0.00	264.02	22.45	0.00	0.00	0.00	0.00%
4840 -- Non-Taxable Income	0.00	0.00	0.00	7.00	0.00	0.00	0.00	0.00%
4844 -- Consessions Income (Taxable)	0.00	0.00	0.00	2,752.10	71.80	0.00	0.00	0.00%
4845 -- Tickets Income(Non-Taxable)	0.00	0.00	0.00	1,256.00	0.00	0.00	0.00	0.00%
4846 -- Vendor Space Rentals	0.00	0.00	0.00	3,770.00	1,200.00	0.00	0.00	0.00%
Total Other Income	1,660.71	1,336.15	1,744.42	9,435.86	2,089.10	2,200.00	1,000.00	(54.55%)
Total SVCA Operations- Admin Income	1,660.71	1,336.15	1,744.42	9,435.86	2,089.10	2,200.00	1,000.00	(54.55%)
Administrative								
5000 -- General Administrative	45.00	3,066.00	48.03	0.00	315.00	0.00	0.00	0.00%
5015 -- Bank Charges & Fees	3,420.57	5,487.51	7,080.92	8,032.31	6,295.44	5,000.00	5,000.00	0.00%
5045 -- Dues & Subscriptions	5,670.68	1,738.19	1,250.03	1,014.69	1,674.43	1,000.00	1,000.00	0.00%
5090 -- Office Supplies	21,988.37	23,257.64	23,041.42	14,512.42	6,555.94	21,131.00	21,000.00	(0.62%)
5100 -- GM Discretionary Funds	5,692.12	2,375.95	1,128.52	3,744.82	3,129.63	5,000.00	5,000.00	0.00%
5107 -- Advertising Costs	19.99	175.00	347.44	0.00	0.00	0.00	0.00	0.00%
5120 -- Cash Over/Short	39.68	4.55	728.98	22.90	14.00	0.00	0.00	0.00%
5205 -- Events Charges	4,547.40	2,624.41	7,424.80	24,185.01	3,277.05	5,000.00	7,500.00	50.00%
5210 -- Printing & Copying	4,019.12	6,086.09	5,557.15	8,262.48	5,956.03	6,500.00	10,000.00	53.85%
5227 -- Training & Conferences	6,178.70	2,524.29	0.00	0.00	0.00	1,500.00	1,500.00	0.00%
5325 -- Recruiting Expense	5,701.50	9,476.82	2,047.96	4,308.79	2,433.35	3,000.00	3,000.00	0.00%
Total Administrative	57,323.13	56,816.45	48,655.25	64,083.42	29,650.87	48,131.00	54,000.00	12.19%
Regulatory Compliance								
6300 -- Permits & Licenses	73.25	73.25	83.25	83.25	10.00	0.00	0.00	0.00%
9005 -- State B&O Tax	10.25	7.11	12.81	56.34	22.71	0.00	0.00	0.00%
Total Regulatory Compliance	83.50	80.36	96.06	139.59	32.71	0.00	0.00	0.00%
CC&Rs/ Mandates								
5003 -- Annual General Meeting	16,362.48	14,652.35	18,242.49	23,906.63	0.00	18,000.00	24,000.00	33.33%

Budget Summary Trend
Sudden Valley Community Association
SVCA Operations- Admin

2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
CC&Rs/ Mandates								
5007 -- Special General Meeting	2,958.95	0.00	17,103.12	0.00	0.00	0.00	0.00	0.00%
5020 -- Board Support	656.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5115 -- Web Site Maintenance	6,827.02	5,698.27	7,425.37	15,285.81	787.20	5,000.00	5,000.00	0.00%
5215 -- Postage	532.10	782.94	348.98	461.45	779.49	500.00	1,000.00	100.00%
5225 -- Newsletter Services	1,682.36	1,379.99	1,190.08	764.04	78.88	1,200.00	1,200.00	0.00%
Total CC&Rs/ Mandates	29,019.19	22,513.55	44,310.04	40,417.93	1,645.57	24,700.00	31,200.00	26.32%
Payroll & Benefits								
5300 -- Salaries	355,951.81	217,727.10	322,496.39	304,275.44	176,505.94	382,959.00	385,427.00	0.64%
5335 -- Payroll Taxes- Employer	28,393.95	18,729.23	28,301.88	26,710.45	17,429.77	34,388.00	34,602.00	0.62%
5385 -- Payroll Benefits - Medical	32,269.55	21,654.22	30,869.47	28,658.70	20,721.76	48,444.00	49,500.00	2.18%
5395 -- Payroll Benefits - Retirement	0.00	0.00	0.00	0.00	0.00	0.00	2,891.00	0.00%
Total Payroll & Benefits	416,615.31	258,110.55	381,667.74	359,644.59	214,657.47	465,791.00	472,420.00	1.42%
Insurance								
5400 -- Insurance Premiums	0.00	0.00	280.78	0.00	0.00	0.00	0.00	0.00%
Total Insurance	0.00	0.00	280.78	0.00	0.00	0.00	0.00	0.00%
Utilities								
6035 -- Utilities- Trash & Recycling Service	108.00	54.00	110.00	112.00	120.00	0.00	0.00	0.00%
6050 -- Utilities- Communications Service	4,535.00	6,932.50	3,788.22	1,020.00	4,130.72	3,000.00	6,000.00	100.00%
Total Utilities	4,643.00	6,986.50	3,898.22	1,132.00	4,250.72	3,000.00	6,000.00	100.00%
Maintenance & Landscaping								
6447 -- Weather Response	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00%
6448 -- COVID 19 Response	379.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6775 -- Vehicle R&M	0.00	111.89	12.00	0.00	0.00	0.00	0.00	0.00%
6785 -- Vehicle Fuel	373.18	140.61	0.00	680.83	132.79	275.00	500.00	81.82%
6795 -- Other Supplies	88.55	49.42	645.54	1,079.72	572.60	0.00	0.00	0.00%
Total Maintenance & Landscaping	841.15	1,301.92	657.54	1,760.55	705.39	275.00	500.00	81.82%
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	3,222.38	5,018.31	305.89	(71.67)	1,656.07	5,500.00	7,000.00	27.27%

Budget Summary Trend
Sudden Valley Community Association
SVCA Operations- Admin

2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Contracted & Professional Services								
5086 -- Operating Lease Exp - ROU	0.00	0.00	6,767.52	6,871.78	0.00	0.00	0.00	0.00%
5125 -- IT Support and Services	26,501.47	34,648.89	35,577.51	60,661.99	23,014.22	30,000.00	40,000.00	33.33%
6440 -- Safety & Security Services	0.00	0.00	27,701.75	6,763.50	1,183.74	5,000.00	0.00	(100.00%)
6448.3 -- COVID 19 Response Other Prof Se	5,369.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
7095 -- Other Professional Services	21,660.65	182,830.89	99,803.06	20,804.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	56,753.87	222,498.09	170,155.73	95,029.60	25,854.03	40,500.00	47,000.00	16.05%
Total SVCA Operations- Admin Expense	565,279.15	568,307.42	649,721.36	562,207.68	276,796.76	582,397.00	611,120.00	4.93%
Total SVCA Operations- Admin Net Income / (Loss)	(563,618.44)	(566,971.27)	(647,976.94)	(552,771.82)	(274,707.66)	(580,197.00)	(610,120.00)	5.16%

Budget Summary Trend

Sudden Valley Community Association

Parks

2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Non-Lease Facility Rentals								
4411 -- Picnic Shelter Rentals	60.00	1,582.50	2,265.00	2,045.00	915.00	0.00	0.00	0.00%
Total Non-Lease Facility Rentals	60.00	1,582.50	2,265.00	2,045.00	915.00	0.00	0.00	0.00%
Total Parks Income	60.00	1,582.50	2,265.00	2,045.00	915.00	0.00	0.00	0.00%
Administrative								
5090 -- Office Supplies	0.00	27.98	0.00	0.00	0.00	0.00	0.00	0.00%
5227 -- Training & Conferences	0.00	0.00	0.00	1,805.00	0.00	0.00	0.00	0.00%
6408 -- Uniforms	985.06	348.51	392.09	0.00	0.00	0.00	0.00	0.00%
Total Administrative	985.06	376.49	392.09	1,805.00	0.00	0.00	0.00	0.00%
Regulatory Compliance								
6300 -- Permits & Licenses	910.72	498.50	110.50	983.64	121.25	0.00	0.00	0.00%
7110 -- Regulatory Compliance	0.00	0.00	17,882.52	0.00	0.00	0.00	0.00	0.00%
9005 -- State B&O Tax	3.19	7.61	119.99	184.75	106.27	0.00	0.00	0.00%
Total Regulatory Compliance	913.91	506.11	18,113.01	1,168.39	227.52	0.00	0.00	0.00%
Payroll & Benefits								
5300 -- Salaries	66,145.67	58,527.00	28,750.29	37,904.50	0.00	0.00	0.00	0.00%
5335 -- Payroll Taxes- Employer	7,247.23	6,464.88	2,906.19	4,379.50	0.00	0.00	0.00	0.00%
5385 -- Payroll Benefits - Medical	15,041.21	11,005.00	8,682.71	7,308.80	0.00	0.00	0.00	0.00%
Total Payroll & Benefits	88,434.11	75,996.88	40,339.19	49,592.80	0.00	0.00	0.00	0.00%
Maintenance & Landscaping								
6110 -- Landscape R&M	24,516.19	9,904.14	3,118.51	2,242.88	0.00	0.00	0.00	0.00%
6448 -- COVID 19 Response	569.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6621 -- Raw Materials: Sand & Gravel	9,217.35	1,577.47	166.45	1,126.62	0.00	0.00	0.00	0.00%
6635 -- Janitorial Supplies	0.00	(13.67)	0.00	0.00	0.00	0.00	0.00	0.00%
6675 -- Equipment R&M	4,498.66	3,400.37	0.00	1,205.66	0.00	0.00	0.00	0.00%
6765 -- Small Tools & Equipment	2,715.28	916.54	803.54	2,540.95	0.00	0.00	0.00	0.00%
6775 -- Vehicle R&M	687.59	33.76	174.08	324.47	0.00	0.00	0.00	0.00%
6785 -- Vehicle Fuel	2,755.41	2,019.03	1,356.23	0.00	0.00	0.00	0.00	0.00%
6795 -- Other Supplies	5,028.06	6,170.37	3,572.46	710.12	152.20	0.00	0.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
Parks

2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Maintenance & Landscaping								
6796 -- Other R&M	487.59	181.32	(167.95)	94.97	0.00	0.00	0.00	0.00%
Total Maintenance & Landscaping	50,475.58	24,189.33	9,023.32	8,245.67	152.20	0.00	0.00	0.00%
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	381.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6440 -- Safety & Security Services	17.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	398.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Parks Expense	141,207.64	101,068.81	67,867.61	60,811.86	379.72	0.00	0.00	0.00%
Total Parks Net Income / (Loss)	(141,147.64)	(99,486.31)	(65,602.61)	(58,766.86)	535.28	0.00	0.00	0.00%

Budget Summary Trend

Sudden Valley Community Association

Main Pool and Quiet Pool

2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Rec Center and Pools Income								
4513 -- Main Pool Income	0.00	14,424.72	12,917.23	19,434.10	7,175.00	14,550.00	25,000.00	71.82%
4516 -- Quiet Pool Income	0.00	233.00	175.00	0.00	0.00	300.00	300.00	0.00%
Total Rec Center and Pools Income	0.00	14,657.72	13,092.23	19,434.10	7,175.00	14,850.00	25,300.00	70.37%
Total Main Pool and Quiet Pool Income	0.00	14,657.72	13,092.23	19,434.10	7,175.00	14,850.00	25,300.00	70.37%
Administrative								
5090 -- Office Supplies	0.00	0.00	420.57	763.69	255.05	100.00	100.00	0.00%
5227 -- Training & Conferences	0.00	0.00	1,350.00	119.69	3,911.62	1,500.00	4,100.00	173.33%
6408 -- Uniforms	1,098.98	0.00	0.00	676.20	32.28	1,500.00	1,500.00	0.00%
Total Administrative	1,098.98	0.00	1,770.57	1,559.58	4,198.95	3,100.00	5,700.00	83.87%
Regulatory Compliance								
6300 -- Permits & Licenses	0.00	0.00	810.61	0.00	849.75	1,000.00	1,000.00	0.00%
9005 -- State B&O Tax	0.00	69.31	66.31	108.24	28.60	100.00	100.00	0.00%
Total Regulatory Compliance	0.00	69.31	876.92	108.24	878.35	1,100.00	1,100.00	0.00%
Payroll & Benefits								
5300 -- Salaries	0.00	39,260.90	2,293.05	48,612.00	17,245.21	54,466.00	67,125.00	23.24%
5335 -- Payroll Taxes- Employer	0.00	3,971.82	233.36	5,834.00	2,142.45	5,446.00	6,727.00	23.52%
Total Payroll & Benefits	0.00	43,232.72	2,526.41	54,446.00	19,387.66	59,912.00	73,852.00	23.27%
Maintenance & Landscaping								
6635 -- Janitorial Supplies	0.00	41.35	0.00	310.75	0.00	0.00	0.00	0.00%
6675 -- Equipment R&M	0.00	0.00	0.00	1,287.36	0.00	0.00	0.00	0.00%
6765 -- Small Tools & Equipment	20.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6795 -- Other Supplies	540.97	31.04	819.40	668.44	952.55	500.00	1,250.00	150.00%
6796 -- Other R&M	0.00	65.17	0.00	950.65	0.00	0.00	0.00	0.00%
Total Maintenance & Landscaping	561.25	137.56	819.40	3,217.20	952.55	500.00	1,250.00	150.00%
Contracted & Professional Services								
6438 -- Pool Management	6,406.55	47,877.71	61,660.90	61,938.69	28,801.15	48,000.00	55,000.00	14.58%
6440 -- Safety & Security Services	254.00	0.00	375.00	0.00	0.00	0.00	0.00	0.00%

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

2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Contracted & Professional Services								
7095 -- Other Professional Services	0.00	0.00	0.00	488.70	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	6,660.55	47,877.71	62,035.90	62,427.39	28,801.15	48,000.00	55,000.00	14.58%
Total Main Pool and Quiet Pool Expense	8,320.78	91,317.30	68,029.20	121,758.41	54,218.66	112,612.00	136,902.00	21.57%
Total Main Pool and Quiet Pool Net Income / (Loss)	(8,320.78)	(76,659.58)	(54,936.97)	(102,324.31)	(47,043.66)	(97,762.00)	(111,602.00)	14.16%

Budget Summary Trend
Sudden Valley Community Association
ACC / Security
2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
New Home Construction Fees								
4350 -- New Home Construction	38,850.00	131,000.00	75,240.00	53,920.00	157,350.00	75,000.00	100,000.00	33.33%
Total New Home Construction Fees	38,850.00	131,000.00	75,240.00	53,920.00	157,350.00	75,000.00	100,000.00	33.33%
Other AR Income								
4805 -- Compliance Fees & Fines - ACC	1,060.00	1,250.00	2,300.00	14,202.26	26,750.00	2,000.00	30,000.00	1400.00%
4806 -- BD Expense- ACC Fines	665.19	855.69	0.00	(2,000.00)	400.00	0.00	0.00	0.00%
4810 -- Compliance Fines - SEC	4,350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4811 -- BD Expense- Sec Fines	(4,050.00)	4,659.75	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other AR Income	2,025.19	6,765.44	2,300.00	12,202.26	27,150.00	2,000.00	30,000.00	1400.00%
Other Income								
4295 -- Security House Checks	270.00	45.00	60.00	0.00	10.00	750.00	0.00	(100.00%)
4835 -- Miscellaneous Income	0.00	0.00	145.00	0.00	0.00	0.00	0.00	0.00%
Total Other Income	270.00	45.00	205.00	0.00	10.00	750.00	0.00	(100.00%)
Total ACC / Security Income	41,145.19	137,810.44	77,745.00	66,122.26	184,510.00	77,750.00	130,000.00	67.20%
Administrative								
5090 -- Office Supplies	0.00	451.58	0.00	0.00	0.00	0.00	0.00	0.00%
5210 -- Printing & Copying	111.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Administrative	111.64	451.58	0.00	0.00	0.00	0.00	0.00	0.00%
Regulatory Compliance								
6165 -- Hazardous Tree Removal/ Pruning	48,908.78	100,150.57	61,080.67	144,438.00	59,956.40	55,000.00	100,000.00	81.82%
6300 -- Permits & Licenses	163.75	163.75	202.75	183.75	184.50	200.00	200.00	0.00%
9005 -- State B&O Tax	71.97	19.66	40.32	117.41	401.40	50.00	500.00	900.00%
Total Regulatory Compliance	49,144.50	100,333.98	61,323.74	144,739.16	60,542.30	55,250.00	100,700.00	82.26%
CC&Rs/ Mandates								
5215 -- Postage	0.00	23.97	0.00	42.20	94.27	50.00	50.00	0.00%
7097 -- Professional Security Services	193,398.57	200,688.38	231,259.39	285,269.58	141,645.68	290,000.00	300,000.00	3.45%
Total CC&Rs/ Mandates	193,398.57	200,712.35	231,259.39	285,311.78	141,739.95	290,050.00	300,050.00	3.45%

Budget Summary Trend
Sudden Valley Community Association
ACC / Security
2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Payroll & Benefits								
5300 -- Salaries	98,999.73	30,364.77	10,944.27	0.00	0.00	74,998.00	74,984.00	(0.02%)
5335 -- Payroll Taxes- Employer	8,325.22	2,464.76	971.56	0.00	0.00	6,810.00	6,809.00	(0.01%)
5385 -- Payroll Benefits - Medical	2,104.04	4,236.00	20.79	0.00	0.00	9,684.00	9,900.00	2.23%
5395 -- Payroll Benefits - Retirement	0.00	0.00	0.00	0.00	0.00	0.00	562.00	0.00%
Total Payroll & Benefits	109,428.99	37,065.53	11,936.62	0.00	0.00	91,492.00	92,255.00	0.83%
Utilities								
6050 -- Utilities- Communications Service	1,536.96	1,772.82	887.47	541.45	811.79	720.00	1,440.00	100.00%
Total Utilities	1,536.96	1,772.82	887.47	541.45	811.79	720.00	1,440.00	100.00%
Maintenance & Landscaping								
6448 -- COVID 19 Response	99.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6675 -- Equipment R&M	249.61	13.97	25.35	18.49	0.00	0.00	0.00	0.00%
6775 -- Vehicle R&M	5,175.33	2,036.68	2,180.30	4,642.81	3,055.25	0.00	0.00	0.00%
6785 -- Vehicle Fuel	6,329.81	8,196.60	13,814.58	9,238.89	5,837.18	7,900.00	9,704.00	22.84%
6795 -- Other Supplies	359.37	3,619.71	51.14	215.41	392.47	500.00	482.00	(3.60%)
Total Maintenance & Landscaping	12,213.13	13,866.96	16,071.37	14,115.60	9,284.90	8,400.00	10,186.00	21.26%
Contracted & Professional Services								
6440 -- Safety & Security Services	19,725.31	6,119.90	16,029.36	32,745.67	14,238.79	15,000.00	25,000.00	66.67%
6442 -- Snow Removal Services	1,671.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6450 -- Storm Response Tree Removal	10,326.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6460 -- ACC Consultant	49,510.00	77,993.77	60,643.37	63,912.90	27,393.31	10,000.00	10,000.00	0.00%
7095 -- Other Professional Services	24,782.96	33,556.30	15,059.21	2,568.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	106,016.04	117,669.97	91,731.94	99,226.57	41,632.10	25,000.00	35,000.00	40.00%
Other Expenses								
9120 -- Vandalism & Towing	6,346.18	0.00	258.48	163.20	0.00	1,000.00	5,000.00	400.00%

Budget Summary Trend
Sudden Valley Community Association
ACC / Security
2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Other Expenses								
9210 -- Emergency Preparedness Committee	2,695.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other Expenses	9,042.11	0.00	258.48	163.20	0.00	1,000.00	5,000.00	400.00%
Total ACC / Security Expense	480,891.94	471,873.19	413,469.01	544,097.76	254,011.04	471,912.00	544,631.00	15.41%
Total ACC / Security Net Income / (Loss)	(439,746.75)	(334,062.75)	(335,724.01)	(477,975.50)	(69,501.04)	(394,162.00)	(414,631.00)	5.19%

Budget Summary Trend

Sudden Valley Community Association

Turfcare

2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Administrative								
5045 -- Dues & Subscriptions	1,900.00	1,640.33	1,600.00	2,523.64	2,341.72	2,300.00	3,393.00	47.52%
5090 -- Office Supplies	73.15	125.54	462.90	0.00	185.98	100.00	300.00	200.00%
5205 -- Events Charges	0.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00%
5227 -- Training & Conferences	240.00	1,363.41	2,296.28	244.23	1,205.00	2,000.00	4,300.00	115.00%
6408 -- Uniforms	7,980.87	6,597.80	6,456.21	4,424.39	3,305.62	8,000.00	6,400.00	(20.00%)
Total Administrative	10,194.02	9,727.08	10,815.39	7,192.26	7,038.32	12,400.00	14,513.00	17.04%
Regulatory Compliance								
6165 -- Hazardous Tree Removal/ Pruning	40.00	7.50	0.00	0.00	0.00	0.00	0.00	0.00%
6300 -- Permits & Licenses	395.75	776.83	260.75	233.50	50.45	750.00	400.00	(46.67%)
Total Regulatory Compliance	435.75	784.33	260.75	233.50	50.45	750.00	400.00	(46.67%)
CC&Rs/ Mandates								
5215 -- Postage	0.00	0.00	8.95	0.00	0.00	0.00	120.00	0.00%
Total CC&Rs/ Mandates	0.00	0.00	8.95	0.00	0.00	0.00	120.00	0.00%
Payroll & Benefits								
5300 -- Salaries	263,175.34	307,776.11	333,956.35	369,701.41	168,832.84	404,508.00	454,717.00	12.41%
5335 -- Payroll Taxes- Employer	23,899.58	29,572.27	33,783.78	39,523.94	18,510.49	40,252.00	44,655.00	10.94%
5385 -- Payroll Benefits - Medical	23,886.44	38,103.13	35,442.38	38,403.80	14,912.34	58,128.00	59,400.00	2.19%
5395 -- Payroll Benefits - Retirement	0.00	0.00	0.00	0.00	0.00	0.00	3,410.00	0.00%
Total Payroll & Benefits	310,961.36	375,451.51	403,182.51	447,629.15	202,255.67	502,888.00	562,182.00	11.79%
Utilities								
6033 -- Utilities- Electricity	5,612.06	9,428.66	7,045.61	10,314.47	3,810.89	7,470.00	10,830.00	44.98%
6050 -- Utilities- Communications Service	2,470.09	2,667.97	1,450.47	2,682.64	2,356.32	1,537.00	3,487.00	126.87%
Total Utilities	8,082.15	12,096.63	8,496.08	12,997.11	6,167.21	9,007.00	14,317.00	58.95%
Maintenance & Landscaping								
6110 -- Landscape R&M	34,776.01	47,096.81	21,197.52	33,424.32	26,395.17	37,500.00	40,000.00	6.67%
6610 -- Raw Materials	27,083.38	39,980.15	28,540.42	50,351.88	34,771.84	35,500.00	38,000.00	7.04%
6621 -- Raw Materials: Sand & Gravel	31,930.33	31,501.76	23,249.84	37,978.23	16,216.82	40,000.00	40,000.00	0.00%
6635 -- Janitorial Supplies	0.00	0.00	0.00	0.00	0.00	150.00	0.00	(100.00%)

Budget Summary Trend
Sudden Valley Community Association
Turfcare

2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Maintenance & Landscaping								
6675 -- Equipment R&M	31,865.52	33,146.90	58,505.67	46,743.02	29,577.03	45,000.00	48,000.00	6.67%
6765 -- Small Tools & Equipment	2,232.93	2,332.73	6,261.42	5,070.17	3,614.82	4,000.00	5,000.00	25.00%
6775 -- Vehicle R&M	0.00	1,192.13	(157.69)	1,653.15	0.00	1,200.00	1,200.00	0.00%
6785 -- Vehicle Fuel	8,678.85	13,188.75	20,303.81	19,924.71	9,166.63	21,320.00	20,921.00	(1.87%)
6795 -- Other Supplies	10,676.91	10,446.22	7,382.69	12,900.31	8,173.22	14,500.00	14,000.00	(3.45%)
6796 -- Other R&M	2,779.88	2,897.92	2,792.67	2,385.91	425.74	2,600.00	2,980.00	14.62%
Total Maintenance & Landscaping	150,023.81	181,783.37	168,076.35	210,431.70	128,341.27	201,770.00	210,101.00	4.13%
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	0.00	1,346.81	4,094.65	0.00	5,874.20	2,000.00	8,000.00	300.00%
6440 -- Safety & Security Services	542.74	179.80	2,125.00	212.42	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	542.74	1,526.61	6,219.65	212.42	5,874.20	3,300.00	9,300.00	181.82%
Total Turfcare Expense	480,239.83	581,369.53	597,059.68	678,696.14	349,727.12	730,115.00	810,933.00	11.07%
Total Turfcare Net Income / (Loss)	(480,239.83)	(581,369.53)	(597,059.68)	(678,696.14)	(349,727.12)	(730,115.00)	(810,933.00)	11.07%

Budget Summary Trend
Sudden Valley Community Association
All Department Summary
2025 Budget Draft

Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Dues and Assessment Income- Ops								
4003 -- BD Expense- 2024 Ops	(90,526.03)	(70,168.25)	(51,900.45)	(48,977.55)	(38,876.23)	(133,442.00)	(142,804.00)	7.02%
4005.24 -- Member Assessments 2024	2,014,973.59	2,185,731.65	2,167,489.77	2,365,769.20	1,336,463.19	2,668,844.00	2,856,083.00	7.02%
Total Dues and Assessment Income- Ops	1,924,447.56	2,115,563.40	2,115,589.32	2,316,791.65	1,297,586.96	2,535,402.00	2,713,279.00	7.02%
Special Ops Assmt Incom- Rec/Pool/s/								
4010 -- Recreation Special Assmt 062018 to C	366,595.12	412,047.72	423,730.08	182,248.72	142.01	0.00	0.00	0.00%
4011 -- BD Expense- Rec SA 062018 to 0520	(5,946.51)	(957.91)	793.40	3,908.23	411.35	0.00	0.00	0.00%
Total Special Ops Assmt Incom- Rec/Pool/s/Parks	360,648.61	411,089.81	424,523.48	186,156.95	553.36	0.00	0.00	0.00%
Golf Income								
4150 -- Golf Course Annual Greens Fees	306,458.99	353,619.28	370,271.58	389,983.99	301,524.63	385,000.00	387,000.00	0.52%
4151 -- BD Expense- Golf	(134.61)	(1,054.72)	(1,777.10)	1,214.91	(4,361.74)	0.00	0.00	0.00%
4154 -- Golf Course Daily Greens Fees	454,756.17	554,809.59	609,371.31	784,624.95	290,552.27	658,000.00	754,171.00	14.62%
4170 -- Driving Range Fees	25,400.50	33,178.41	33,577.18	42,530.47	20,701.61	35,000.00	38,900.00	11.14%
4174 -- Golf Cart Rental	123,598.49	163,101.78	191,813.23	233,617.27	88,186.98	195,000.00	227,679.00	16.76%
4176 -- Golf Club Storage	1,647.74	2,141.99	2,245.24	1,653.00	1,686.00	2,400.00	1,850.00	(22.92%)
4178 -- Trail Fees	12,170.01	14,492.21	14,622.73	14,485.75	11,264.85	14,750.00	15,400.00	4.41%
Total Golf Income	923,897.29	1,120,288.54	1,220,124.17	1,468,110.34	709,554.60	1,290,150.00	1,425,000.00	10.45%
Marina Income								
4415 -- Marina Wet Slip Income	6,870.00	10,240.00	1,052.00	12,320.00	26,560.00	12,320.00	24,828.00	101.53%
4420 -- Marina Dry Slip Income	59,760.00	53,190.00	60,276.00	77,243.00	75,928.50	84,409.00	75,929.00	(10.05%)
4425 -- Marina Wet/Dry Combo Income	68,145.00	62,148.75	85,315.50	92,789.00	127,812.00	96,991.00	129,544.00	33.56%
4426 -- BD Expense- Marina	(7,048.20)	(522.62)	5,144.67	(449.00)	(55.00)	0.00	0.00	0.00%
Total Marina Income	127,726.80	125,056.13	151,788.17	181,903.00	230,245.50	193,720.00	230,301.00	18.88%
Area Z Rental Income								
4410 -- Area Z Storage Rental Income	23,767.58	18,702.92	21,327.50	20,631.02	11,065.50	24,000.00	24,000.00	0.00%
4412 -- BD Expense- Area Z	(2,192.16)	1,032.43	(495.63)	1,616.56	63.94	0.00	0.00	0.00%
Total Area Z Rental Income	21,575.42	19,735.35	20,831.87	22,247.58	11,129.44	24,000.00	24,000.00	0.00%
Lease Income								
4430 -- Lease Income - Restaurant	25,619.00	28,129.39	19,480.29	36,694.00	23,589.00	31,452.00	37,000.00	17.64%

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Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Lease Income								
4435 -- Lease Income - Barn 8	8,810.00	7,800.00	7,800.00	12,300.00	7,100.00	14,400.00	14,400.00	0.00%
4439 -- Lease Income- Library	3,372.00	3,372.00	3,372.00	3,678.87	1,789.20	3,900.00	6,600.00	69.23%
Total Lease Income	37,801.00	39,301.39	30,652.29	52,672.87	32,478.20	49,752.00	58,000.00	16.58%
Non-Lease Facility Rentals								
4400 -- Facility Rentals	510.00	640.00	7,611.50	11,373.80	7,085.00	8,000.00	12,000.00	50.00%
4411 -- Picnic Shelter Rentals	60.00	1,582.50	2,265.00	2,045.00	915.00	0.00	0.00	0.00%
Total Non-Lease Facility Rentals	570.00	2,222.50	9,876.50	13,418.80	8,000.00	8,000.00	12,000.00	50.00%
Rec Center and Pools Income								
4223 -- Gym and Pool Access Cards	553.00	2,158.28	2,662.01	2,761.00	1,579.00	3,000.00	3,000.00	0.00%
4502 -- Instructor & Trainer Fees	959.75	286.00	32.00	1,163.60	2,228.81	3,000.00	3,000.00	0.00%
4510 -- Fitness Center Income	210.00	89.50	409.00	762.50	367.00	1,000.00	1,000.00	0.00%
4513 -- Main Pool Income	0.00	14,424.72	12,917.23	19,434.10	7,175.00	14,550.00	25,000.00	71.82%
4515 -- Locker Rental	0.00	30.00	0.00	0.00	0.00	50.00	0.00	(100.00%)
4516 -- Quiet Pool Income	0.00	233.00	175.00	0.00	0.00	300.00	300.00	0.00%
Total Rec Center and Pools Income	1,722.75	17,221.50	16,195.24	24,121.20	11,349.81	21,900.00	32,300.00	47.49%
New Home Construction Fees								
4350 -- New Home Construction	38,850.00	131,000.00	75,240.00	53,920.00	157,350.00	75,000.00	100,000.00	33.33%
Total New Home Construction Fees	38,850.00	131,000.00	75,240.00	53,920.00	157,350.00	75,000.00	100,000.00	33.33%
Other AR Income								
4240 -- Title & Recording Fees	41,475.00	46,000.00	29,800.00	25,625.00	12,125.00	40,000.00	40,000.00	0.00%
4241 -- BD Expense- Title Fees	0.00	(103.42)	(21.58)	(125.00)	(48.39)	0.00	0.00	0.00%
4705 -- NSF Service Fees	1,877.00	1,489.45	1,714.00	2,899.69	1,183.52	1,500.00	1,500.00	0.00%
4706 -- BD Expense- NSF Fees	(309.17)	9.03	(183.44)	78.60	134.97	0.00	0.00	0.00%
4805 -- Compliance Fees & Fines - ACC	1,060.00	1,250.00	2,300.00	14,202.26	26,750.00	2,000.00	30,000.00	1400.00%
4806 -- BD Expense- ACC Fines	665.19	855.69	0.00	(2,000.00)	400.00	0.00	0.00	0.00%
4810 -- Compliance Fines - SEC	4,350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4811 -- BD Expense- Sec Fines	(4,050.00)	4,659.75	0.00	0.00	0.00	0.00	0.00	0.00%
4820 -- Insurance Settlement Gains	0.00	0.00	0.00	46,496.64	0.00	0.00	0.00	0.00%

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Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Other AR Income								
4830 -- Advertising Income	34,460.00	33,710.50	37,383.00	40,082.00	17,859.50	38,000.00	40,000.00	5.26%
4831 -- BD Expense- Views Ads	(930.50)	530.50	(2,843.50)	(1,175.00)	3,001.50	0.00	0.00	0.00%
4842 -- Member Donation Income Monthly	91.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other AR Income	78,689.32	88,401.50	68,148.48	126,084.19	61,406.10	81,500.00	111,500.00	36.81%
Other Income								
4220 -- Marina Gate & Access Cards	2,162.00	3,895.29	3,520.00	6,394.00	5,008.00	4,000.00	6,400.00	60.00%
4221 -- Marina Holding Fees	1,100.00	1,000.00	100.00	0.00	0.00	0.00	0.00	0.00%
4235 -- Trash Service	70.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00%
4245 -- Photocopy Income	246.69	146.70	241.00	124.80	105.00	200.00	0.00	(100.00%)
4255 -- Maps and Signs	1,414.02	1,189.45	1,239.40	1,503.51	712.30	2,000.00	1,000.00	(50.00%)
4279 -- EIDL Grant	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
4280 -- PPP Loan Forgiveness/Extinguishme	0.00	357,700.00	0.00	0.00	0.00	0.00	0.00	0.00%
4295 -- Security House Checks	270.00	45.00	60.00	0.00	10.00	750.00	0.00	(100.00%)
4835 -- Miscellaneous Income	0.00	0.00	409.02	22.45	0.00	0.00	0.00	0.00%
4840 -- Non-Taxable Income	53.50	0.00	0.00	7.00	0.00	0.00	0.00	0.00%
4844 -- Consessions Income (Taxable)	0.00	0.00	0.00	2,752.10	71.80	0.00	0.00	0.00%
4845 -- Tickets Income(Non-Taxable)	0.00	0.00	0.00	1,256.00	0.00	0.00	0.00	0.00%
4846 -- Vendor Space Rentals	0.00	0.00	0.00	3,770.00	1,200.00	0.00	0.00	0.00%
4870 -- Member Donation Income	1,412.11	1,864.27	3,404.92	396.46	920.67	0.00	0.00	0.00%
Total Other Income	16,728.32	365,880.71	8,974.34	16,226.32	8,027.77	6,950.00	7,400.00	6.47%
Investment Income								
4900 -- Interest Earned - Operating Accounts	2,291.45	811.83	809.44	5,065.68	3,795.62	1,100.00	7,000.00	536.36%
Total Investment Income	2,291.45	811.83	809.44	5,065.68	3,795.62	1,100.00	7,000.00	536.36%
Total All Department Summary Income	3,534,948.52	4,436,572.66	4,142,753.30	4,466,718.58	2,531,477.36	4,287,474.00	4,720,780.00	10.11%
Administrative								
5000 -- General Administrative	372.78	3,274.98	187.67	207.10	315.00	0.00	0.00	0.00%
5015 -- Bank Charges & Fees	24,586.48	30,147.15	38,184.39	45,922.14	18,794.01	36,500.00	38,500.00	5.48%
5045 -- Dues & Subscriptions	28,534.00	26,240.14	27,110.98	29,230.35	22,324.76	28,300.00	30,393.00	7.40%

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Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Administrative								
5090 -- Office Supplies	26,188.68	32,408.02	29,248.26	18,238.29	8,366.42	24,681.00	25,350.00	2.71%
5100 -- GM Discretionary Funds	5,692.12	2,641.40	1,128.52	3,744.82	3,129.63	5,000.00	5,000.00	0.00%
5107 -- Advertising Costs	10,219.71	13,681.78	16,697.45	16,850.25	6,610.52	14,000.00	15,000.00	7.14%
5120 -- Cash Over/Short	73.45	4.15	728.98	54.68	263.56	0.00	0.00	0.00%
5121 -- Currency Gain/Loss	57.53	0.00	154.11	203.72	19.63	0.00	0.00	0.00%
5205 -- Events Charges	4,547.40	3,971.04	7,424.80	24,185.01	3,277.05	5,000.00	7,620.00	52.40%
5210 -- Printing & Copying	11,538.84	11,494.45	11,078.63	18,400.44	8,163.60	13,600.00	17,000.00	25.00%
5227 -- Training & Conferences	7,173.70	5,181.78	3,998.28	2,288.92	5,116.62	7,400.00	12,300.00	66.22%
5325 -- Recruiting Expense	5,701.50	9,476.82	2,047.96	4,308.79	2,433.35	3,000.00	3,000.00	0.00%
5326 -- Operating Performance Commissions	9,579.07	19,062.14	26,357.68	44,269.84	0.00	1,500.00	7,059.00	370.60%
5326.1 -- Operating Perf Comm Payroll Taxes	0.00	0.00	0.00	4,058.61	0.00	0.00	706.00	0.00%
5399 -- Payroll Service Fees	12,025.10	15,949.52	15,995.93	17,867.88	9,029.21	12,500.00	16,000.00	28.00%
5405 -- Insurance Claims	0.00	0.00	9,448.62	0.00	0.00	0.00	0.00	0.00%
6408 -- Uniforms	11,121.70	12,332.03	8,853.38	6,994.85	5,109.08	12,820.00	11,600.00	(9.52%)
Total Administrative	157,412.06	185,865.40	198,645.64	236,825.69	92,952.44	164,301.00	189,528.00	15.35%
Regulatory Compliance								
6165 -- Hazardous Tree Removal/ Pruning	48,948.78	100,158.07	61,080.67	144,438.00	59,956.40	55,000.00	100,000.00	81.82%
6300 -- Permits & Licenses	3,925.27	4,379.36	3,018.16	3,897.12	2,358.45	4,050.00	3,900.00	(3.70%)
7000 -- Audit & Tax Services	36,650.00	35,010.00	42,500.00	43,210.00	8,104.68	40,000.00	49,000.00	22.50%
7110 -- Regulatory Compliance	3,615.07	4,683.04	23,176.96	4,750.88	1,482.48	4,210.00	4,210.00	0.00%
9005 -- State B&O Tax	8,245.98	8,922.33	12,141.86	12,115.16	7,929.93	13,155.00	14,125.00	7.37%
9015 -- Property/Real Estate Tax	40,804.18	51,650.55	53,853.21	57,124.75	31,120.66	63,000.00	63,000.00	0.00%
Total Regulatory Compliance	142,189.28	204,803.35	195,770.86	265,535.91	110,952.60	179,415.00	234,235.00	30.55%
CC&Rs/ Mandates								
5003 -- Annual General Meeting	16,362.48	15,402.35	18,242.49	23,906.63	0.00	18,000.00	24,000.00	33.33%
5007 -- Special General Meeting	2,958.95	0.00	17,103.12	0.00	0.00	0.00	0.00	0.00%
5020 -- Board Support	656.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
5115 -- Web Site Maintenance	7,427.02	8,145.87	9,445.33	16,719.33	787.20	7,700.00	7,700.00	0.00%
5215 -- Postage	4,718.50	4,791.39	4,260.10	6,298.04	1,878.25	4,800.00	6,720.00	40.00%

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Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Maintenance & Landscaping								
6515 -- Building R&M- Materials	37,275.01	19,589.04	17,720.30	14,564.68	7,460.09	36,000.00	41,000.00	13.89%
6520 -- Building R&M- Contract Vendor	21,855.28	11,918.40	38,746.72	42,750.06	16,614.79	45,000.00	45,000.00	0.00%
6610 -- Raw Materials	27,083.38	42,896.53	28,745.47	50,517.24	34,771.84	38,000.00	40,500.00	6.58%
6621 -- Raw Materials: Sand & Gravel	48,396.83	46,768.60	24,050.77	46,112.66	16,216.82	45,000.00	45,000.00	0.00%
6635 -- Janitorial Supplies	14,050.77	8,640.99	7,388.83	13,802.00	7,618.58	9,650.00	14,500.00	50.26%
6675 -- Equipment R&M	60,609.45	58,849.43	80,596.62	68,526.14	35,755.15	70,250.00	83,750.00	19.22%
6765 -- Small Tools & Equipment	10,912.58	8,414.46	11,606.23	12,281.56	5,454.25	11,900.00	17,400.00	46.22%
6775 -- Vehicle R&M	22,963.86	13,852.58	17,606.05	15,581.41	5,854.18	19,700.00	18,700.00	(5.08%)
6785 -- Vehicle Fuel	35,221.08	46,746.47	56,044.65	57,960.92	28,097.94	51,245.00	60,648.00	18.35%
6795 -- Other Supplies	35,045.44	40,487.61	24,399.77	33,338.50	23,059.08	32,050.00	36,782.00	14.76%
6796 -- Other R&M	30,274.32	29,855.00	17,354.62	7,422.21	3,157.60	5,400.00	5,780.00	7.04%
Total Maintenance & Landscaping	460,709.76	410,279.33	391,550.78	415,100.76	213,468.17	440,177.00	490,560.00	11.45%
Contracted & Professional Services								
5085 -- Equipment Lease & Rental	6,092.60	14,240.59	11,080.54	6,576.39	13,151.47	22,000.00	29,500.00	34.09%
5086 -- Operating Lease Exp - ROU	0.00	0.00	6,767.52	6,871.78	0.00	0.00	0.00	0.00%
5125 -- IT Support and Services	45,701.46	56,084.69	45,476.51	70,560.99	29,813.22	40,000.00	50,000.00	25.00%
6438 -- Pool Management	6,406.55	47,877.71	61,699.54	61,938.69	28,801.15	48,000.00	55,000.00	14.58%
6440 -- Safety & Security Services	23,875.66	6,722.76	53,694.61	44,487.50	15,422.53	22,050.00	26,550.00	20.41%
6442 -- Snow Removal Services	17,637.39	70,081.38	37,788.65	9,246.57	0.00	0.00	0.00	0.00%
6448.3 -- COVID 19 Response Other Prof Se	6,166.49	280.00	0.00	0.00	0.00	0.00	0.00	0.00%
6450 -- Storm Response Tree Removal	10,326.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6460 -- ACC Consultant	49,510.00	77,993.77	60,643.37	63,912.90	27,393.31	10,000.00	10,000.00	0.00%
7095 -- Other Professional Services	60,060.60	241,952.85	218,508.26	78,865.68	10,398.91	40,750.00	40,750.00	0.00%
Total Contracted & Professional Services	225,777.25	515,233.75	495,659.00	342,460.50	124,980.59	182,800.00	211,800.00	15.86%
Other Expenses								
5327 -- GM Recruiting Expense	0.00	1,444.80	0.00	0.00	0.00	0.00	0.00	0.00%
9120 -- Vandalism & Towing	6,346.18	0.00	258.48	163.20	0.00	1,000.00	5,000.00	400.00%
9140 -- PPP Loan Interest Expense	2,283.40	(2,283.40)	0.00	0.00	0.00	0.00	0.00	0.00%

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Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	June 2024 YTD Actual	2024 Budget	2025 Budget	Budget % Change
Other Expenses								
9210 -- Emergency Preparedness Committee	2,916.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other Expenses	11,546.43	(838.60)	258.48	163.20	0.00	1,000.00	5,000.00	400.00%
Total All Department Summary Expense	3,646,243.24	3,920,389.83	4,125,899.27	4,237,848.33	2,063,829.46	4,287,474.00	4,720,780.00	10.11%
Total All Department Summary Net Income / (Loss)	(111,294.72)	516,182.83	16,854.03	228,870.25	467,647.90	0.00	0.00	0.00%
Total Association Net Income / (Loss)	(111,294.72)	516,182.83	16,854.03	228,870.25	467,647.90	0.00	0.00	0.00%



2025 Capital Budget

- The Capital Budget is a complex, multi-year projection that models current fund reserves, obligated funds, planned income, 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 2025.

Review of 2024 Capital Projects -- CRRRF

*These projects account for
\$2,392,904 in obligated funds*

Project	Cost	Status
Marina Dock Replacement	\$169,049	Complete
All Facilities Re-key	\$31,495	Complete
Barn 8 Refurbishment	\$824,530	Paused
Rec Corridor Tennis Court Resurfacing	\$349,118	In Progress
Playground ADA Improvements	\$107,867	Complete
Area Z Maintenance Facility Remodel	\$483,398	In Progress
Area Z Tall Barn Refurbishment	\$59,475	Complete
Maintenance Fleet Vehicle Replacement	\$90,480	Complete
Clubhouse HVAC - Design & Permitting	\$22,176	In Progress
Golf Course Irrigation Control Panel Replacement	\$44,981	Complete
Turf Building HVAC	\$9,009	Complete
Turf Building Remodel - Design & Permitting	\$9,755	In Progress
Asphalt Cart Path Repairs	\$54,080	Complete
Kubota MS 5660 Tractor	\$50,937	Complete
Sand Trap Rake	\$32,579	Complete
Adult Center Furnace & Water Heater Replacement	\$13,108	Paused
Adult Center & Clubhouse Painting	\$40,867	Scheduled

Review of 2024 Capital Projects -- Roads

*These projects account for
\$1,471,713 in obligated funds*

Project	Cost	Status
Ten-Year Roads Drainage Plan	\$132,350	Complete
Fast Response - Drainage Issues	\$88,400	In Progress
On-Call Engineering	\$41,600	In Progress
Five-Year Permit Renewal	\$30,000	Complete
Biannual Bridge Inspections	\$5,561	Complete
Potholes & Minor Road Repairs	\$36,400	In Progress
2024 Road & Drainage - Design & Permitting	\$36,619	Complete
Deer Run Lane & Culvert Replacements	\$939,779	In Progress
Bridge Design & Permitting	\$131,004	In Progress
Cold Spring Drainage Improvements	\$30,000	In Progress

Comparison of 2024 and 2025 CRRRF Budgets

2024 CRRRF Budget	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Planned CRRRF Expenses Expenses	\$ 2,672,068	\$ 1,393,712	\$ 1,156,438	\$ 1,664,200	\$ 1,024,490	\$ 1,338,763	\$ 2,179,001	\$ 1,322,801	\$ 872,162	\$ 800,509	\$ 951,797	
Subtotal - Facilities	\$ 2,478,335	\$ 1,081,901	\$ 785,052	\$ 1,376,460	\$ 578,476	\$ 741,508	\$ 2,179,001	\$ 574,495	\$ 432,851	\$ 431,406	\$ 358,959	
Subtotal - Equipment	\$ 193,733	\$ 311,811	\$ 371,386	\$ 287,740	\$ 446,014	\$ 597,255	\$ -	\$ 748,306	\$ 439,311	\$ 369,103	\$ 592,838	
Year End Reserve Balance After Expenses		\$ 1,579,162	\$ 1,818,740	\$ 1,550,556	\$ 1,922,082	\$ 1,979,335	\$ 1,196,350	\$ 1,274,365	\$ 1,803,019	\$ 2,403,326	\$ 2,852,345	
Board Recommended Carryover		\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	
Expected Residual at Year End		\$ 979,162	\$ 1,218,740	\$ 950,556	\$ 1,322,082	\$ 1,379,335	\$ 596,350	\$ 674,365	\$ 1,203,019	\$ 1,803,326	\$ 2,252,345	
2025 CRRRF Budget	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Planned CRRRF Expenses Expenses	\$ 2,400,683	\$ 1,413,260	\$ 1,853,994	\$ 1,733,523	\$ 896,493	\$ 1,372,116	\$ 2,281,238	\$ 1,225,498	\$ 1,025,197	\$ 608,607	\$ 1,073,120	\$ 1,383,531
Subtotal - Facilities	\$ 2,069,932	\$ 1,218,464	\$ 1,193,697	\$ 1,320,216	\$ 476,113	\$ 743,569	\$ 2,275,165	\$ 741,930	\$ 495,121	\$ 378,032	\$ 215,376	\$ 1,039,127
Subtotal - Equipment	\$ 330,751	\$ 194,796	\$ 660,297	\$ 413,307	\$ 420,380	\$ 628,546	\$ 6,074	\$ 483,568	\$ 530,076	\$ 230,575	\$ 857,745	\$ 344,403
Year End Reserve Balance After Expenses			\$ 1,537,256	\$ 1,183,725	\$ 1,667,224	\$ 1,675,100	\$ 773,854	\$ 928,348	\$ 1,283,142	\$ 2,054,527	\$ 2,361,399	\$ 2,357,861
Board Recommended Carryover			\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
Expected Residual at Year End			\$ 937,256	\$ 583,725	\$ 1,067,224	\$ 1,075,100	\$ 173,854	\$ 328,348	\$ 683,142	\$ 1,454,527	\$ 1,761,399	\$ 1,757,861

- Planned CRRRF expenses in the 2024 budget for years 2025 through 2033 = \$11,310,161
- Planned CRRRF expenses in the proposed 2025 budget for the same period = \$12,069,786
- This is an increase of \$759,625. \$697,556 of this difference comes from increased spend in 2025.
- \$688,514 of expense was moved from 2024 to 2025, accounting for 98.7% of the increase in 2025 spending.

Barn 8 Refurbishment – Available Funding

- October 2022: \$39,792 approved for design & permitting of Barn 8 refurbishment
- September 2023: \$768,991 approved for execution of Barn 8 refurbishment
- November 2023: \$15,747 approved for replacement of Dance Barn wall heaters

Total approved:	\$824,530
<u>Total spent:</u>	<u>\$ 62,901</u>
Total remaining:	\$761,629

- The proposed 2025 Capital Budget – CRRRF includes additional funds for the refurbishment of Barn 8:

2024 Exterior envelope restoration	\$266,262
2025 Covered walkway replacement	\$216,320

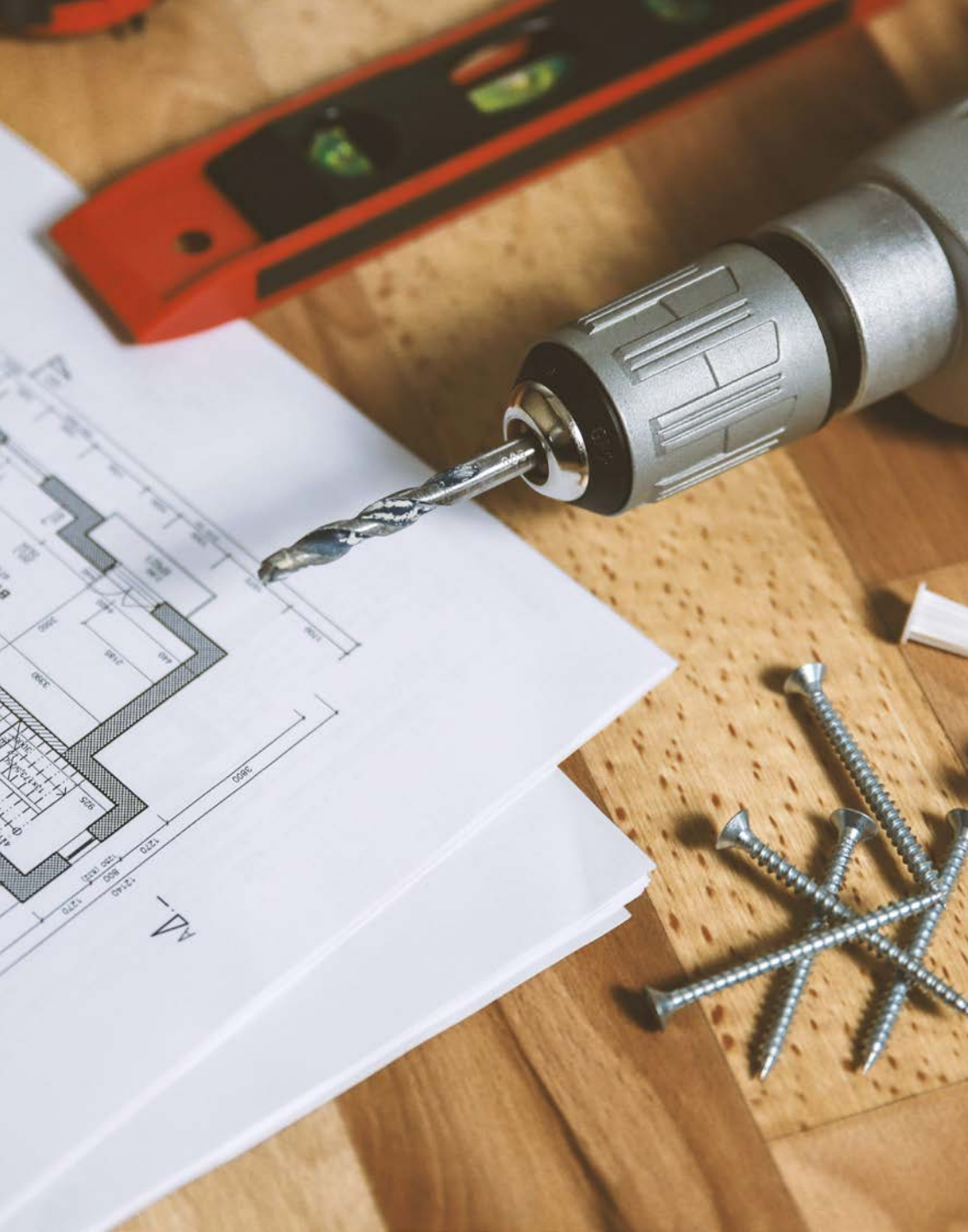
- The proposed total amount budgeted for Barn 8 is \$1,244,211.
- The original amount budgeted has not been decreased.



Turf Care Building Remodel

- \$117,177 was allocated for repairs to the Turf Care Building in 2024
- In January of 2024, the Board approved \$18,764.46 in funding to make HVAC repairs and to complete design and permitting for the rest of the remodel.
- In the 2025 budget, \$141,994 has been allocated to complete the remaining repairs.





Clubhouse HVAC, Renovation & Equipment Replacement

- The 2024 budget included funding for the following projects:

- HVAC replacement	\$ 83,200
- Interior Renovations	\$124,800
- Kitchen Equipment	\$122,200
Total	\$330,200

- These projects were not completed, so funding was pulled forward into the 2025 budget.
- Funding of \$317,904 is included in the 2025 budget for these projects.

Marina Fees

- The 2024 budget was prepared with the assumption that annual rental fees for the wet slips would increase by \$1,200 and that the \$105,600 generated by the increase would be transferred to capital.
- In February 2024, the Board voted to approve increases of \$600 to the wet slip fee for residents and \$1,200 for non-residents. They also approved that \$105,600 in funds be moved from operations to capital. These actions ensured that the expected capital funding contribution would be made in 2024.
- This year, more prior renters than usual decided not to renew their contracts. While all but 4 dry slips have now been rented, it required 8 weeks to fill all of the open slips.
- This outcome suggests that the current rental fees are approaching fair market value and that further increases would result in some slips not being filled.





2025 Capital Budget -- CRRRF

	C	H	I	J	K	N	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG																																																																																																																																															
1	2025 CRRRF Capital Planning <table><thead><tr><th></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></tr></thead><tbody><tr><td>January 1 Carryover</td><td></td><td></td><td>1,377,904</td><td>955,818</td><td>602,287</td><td>1,085,786</td><td>1,093,662</td><td>192,415</td><td>346,910</td><td>701,705</td><td>1,473,091</td><td>1,779,963</td></tr><tr><td>Expected CRRRF Reserve Dues Collection</td><td></td><td></td><td>1,373,992</td><td>1,373,992</td><td>1,373,992</td><td>1,373,992</td><td>1,373,992</td><td>1,373,992</td><td>1,373,992</td><td>1,373,992</td><td>1,373,992</td><td>1,373,992</td></tr><tr><td>Docks Fee Increase to Reserves Collection</td><td></td><td></td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td><td>\$ -</td></tr><tr><td>Estimated Interest and Other Income</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>\$ 600,000</td><td>\$ 600,000</td><td>\$ 600,000</td><td>\$ 600,000</td><td>\$ 600,000</td><td>\$ 600,000</td><td>\$ 600,000</td><td>\$ 600,000</td><td>\$ 600,000</td><td>\$ 600,000</td></tr><tr><td>TOTAL EXPECTED RESERVES/REVENUE</td><td></td><td></td><td>\$3,357,896</td><td>\$2,935,810</td><td>\$2,582,279</td><td>\$3,065,778</td><td>\$3,073,653</td><td>\$2,172,407</td><td>\$2,326,902</td><td>\$2,681,697</td><td>\$3,453,083</td><td>\$3,759,956</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>																			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	January 1 Carryover			1,377,904	955,818	602,287	1,085,786	1,093,662	192,415	346,910	701,705	1,473,091	1,779,963	Expected CRRRF Reserve Dues Collection			1,373,992	1,373,992	1,373,992	1,373,992	1,373,992	1,373,992	1,373,992	1,373,992	1,373,992	1,373,992	Docks Fee Increase to Reserves Collection			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	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			\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	TOTAL EXPECTED RESERVES/REVENUE			\$3,357,896	\$2,935,810	\$2,582,279	\$3,065,778	\$3,073,653	\$2,172,407	\$2,326,902	\$2,681,697	\$3,453,083	\$3,759,956																																																				
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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																																																																																																																																															
13	FACILITES																																																																																																																																																																
14	\$333,039	2025	1331	1	2025	CRRRF Loan Repayment	\$ 333,039	\$ 333,039	\$ 333,039	\$ 333,039	\$ 333,039	304,723	\$ 265,079	\$ 132,540																																																																																																																																																			
15	\$32,754	2025	1162	10	2034	SEC: Rekey Buildings	\$ 31,494											\$ 46,619																																																																																																																																															
16	\$59,818	2025		20	2044	Barn 8 Remodel Design & Permitting	\$ 57,517																																																																																																																																																										
17	\$16,377	2025	1360	15	2039	Barn 8 Furnace Replacement	\$ 15,747																																																																																																																																																										
18	\$688,733	2025	1083	30	2054	Barn 8: Building Exterior Envelope Restoration	\$ 395,981	\$ 266,262																																																																																																																																																									
19	\$216,320	2025		30	2025	Barn 8: Covered Bridge Entrance			\$ 216,320																																																																																																																																																								
20	\$140,470	2025	1091	40	2064	Barn 8: Electrical System - Repair	\$ 135,067																																																																																																																																																										
21	\$94,664	2025	1095	15	2039	Barn 8: Flat Roof - Replacement	\$ 91,023																																																																																																																																																										
22	\$97,718	2025	1089	20	2044	Barn 8: HVAC - Replacement	\$ 93,960																																																																																																																																																										
23	\$36,644	2025		20	2044	Barn 8: Upstairs Kitchen Interior Remodel	\$ 35,235																																																																																																																																																										
24	\$54,080	2025	1099	12	2035	Barn 8: Painting																																																																																																																																																											
25	\$64,896	2025	1090	40	2030	Barn 8: Plumbing System - Repair							\$ 78,956																																																																																																																																																				
26	\$183,872	2025	1094	20	2030	Barn 8: Restrooms/Locker Rooms - Remodel							\$ 223,708																																																																																																																																																				
27	\$86,528	2025	1339	20	2042	Barn 8: Roof Replacement																																																																																																																																																											
28	\$16,224	2025		7	2025	Welcome Center - Painting			\$ 16,224																																																																																																																																																								

**Sudden Valley Community Association
2025-2034 CRRRF Capital Plan**

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Sudden Valley Community Association
2025-2034 CRRRF Capital Plan

	C	H	I	J	K	N	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG
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
126	\$2,515	2025	1254	20	2025	TURF: Building Overhead Door - Replacement			\$ 2,515									
127	\$7,193	2025	1352	15	2025	TURF: Change Room Repair			\$ 7,193									
128	\$21,632	2025	1283	50	2025	TURF: Electrical System - Replacement			\$ 21,632									
129	\$7,139	2025	1208	15	2039	TURF: Fence - Replacement/Repair		\$ 6,864										
130	\$9,369	2025	1276	15	2039	TURF: HVAC - Replacement		\$ 9,009										
131	\$1,413	2025	1255	25	2025	TURF: Gutters - Replacement			\$ 1,413									
132	\$3,245	2025	1280	15	2025	TURF: Restrooms - Replacement			\$ 3,245									
133	\$23,795	2025	1204	20	2025	TURF: Roof - Replacement			\$ 23,795									
134	\$18,433	2025	1205	20	2043	TURF: Sand Storage Roof - Replacement	\$ 17,042											
135	\$12,438	2025	1207	15	2025	TURF: Vent System - Replacement/Repair			\$ 12,438									
136	\$8,112	2025	1211	25	2025	TURF: Wash Pad - Refurbish			\$ 8,112									
137	\$1,887	2025	1281	12	2024	TURF: Water Heater - Replacement		\$ 1,815										
138	\$3,245	2025	1250	10	2024	Area Z Door - Repair		\$ 3,120										
139	\$61,854	2025	1253	20	2044	Area Z Tall Barn	\$ 59,475											\$ 4,618
140	\$10,816	2025	1263	10	2031	Area Z Storage Gate - Replacement									\$ 13,686			
141	\$30,000	2025	1364	10	2031	Area Z Sprung Structure Repair									\$ 37,960			
142	\$523,534	2025	1600	20	2044	Maintenance Building - Facility Remodel	\$ 483,398	\$ 20,000										
143	\$16,942	2025		10	2034	Maintenance Building - Generator	\$ 16,290											
144	\$8,653	2025	1130	3	2024	Maintenance Building: Equipment - Replacement		\$ 8,320			\$ 9,359			\$ 10,527			\$ 11,842	\$ 24,113
145	\$16,224	2025	1128	30	2054	RV: Area - Rehab		\$ 15,600										
146	\$37,856	2025	1346	25	2030	Security Building - Electrical								\$ 46,058				
147	\$8,653	2025	1301	25	2030	Security Building - Interior- Repair								\$ 10,527				
148	\$7,030	2025	1227	15	2030	Security Building - Roof - Replacement								\$ 8,554				
149	\$3,623	2025	1229	7	2030	Security Building - Siding - Paint								\$ 4,408				
150	\$21,632	2025	1228	25	2030	Security Building - Siding - Repair								\$ 26,319				
151	\$8,112	2025	1142	7	2026	Marina & AM/PM: Buildings - Painting			\$ 8,436								\$ 11,102	
152	\$86,528	2025	1320	28	2046	Marina & AM/PM: Buildings - Renovation												
153	\$175,811	2025	1139	20	2044	Marina: Boat Ramp Harbor - Rebuild (2022 to 2024)	\$ 169,049											
154	\$308,256	2025	1348	25	2044	Marina: Fire Standpipe & East/West Gangways												
155	\$32,448	2025	1141	7	2031	Marina: Outdoor Amenities - Replacement								\$ 41,057				
156	\$27,040	2025	1133	7	2032	Marina: Picnic Shelter - Repairs									\$ 35,583			
157	\$32,448	2025	1136	20	2032	Marina: Restroom - Renovation/Repairs									\$ 42,699			
158	\$324,480	2025		50	2028	Marina Basin Repair					\$ 364,996							
159	\$335,000	2025	1134	20	2034	Marina: Tennis Court - Resurface												\$ 476,809
160	\$32,599	2025	1135	30	2034	Marina: Tennis Court Fence - Replacement												\$ 46,399
161	\$1,617,909	2025	1137	20	2029	Marina: Wet Slip Docks - Renovation	\$ 12,188					\$ 1,892,725						
162	\$32,448	2025	1365	20	2041	Marina: Gate Arm												
163	\$62,733	2025	1131	20	2035	AM/PM: Picnic Shelter - Repairs												
164	\$30,000	2025	1132	20	2030	AM/PM: Restrooms - Repairs								\$ 36,500				
165	\$8,112	2025	1298	8	2027	Gate 1 Bus Shelter - Replacement				\$ 8,774								
166	\$42,182	2025	1252	25	2040	Gate 3 Bus Shelter - Replacement												
167	\$8,653	2025	1297	25	2048	Gate 9 Bus Shelter	\$ 1,665											
168	\$9,518	2025	1299	5	2027	Harbor View Bus Shelter - Replacement				\$ 10,295					\$ 12,525			
169	\$20,550	2025	1257	25	2034	Parking Lot: Gate 5 - Replacement												\$ 29,250
170	\$28,347	2025		30	2054	RV - Area - Chain Link Fence		\$ 27,256										
171	\$10,816	2025	1266	12	2027	Campground - Trails & Roads				\$ 11,699								
172	\$1,086,538	2025	1309	40	2026	Barn 6 (Ice Barn) - Rehab		\$ 30,000	\$ 200,000	\$ 900,000								
173																		
174	\$ 13,029,793					SUBTOTAL Facilities	\$ 2,069,932	\$ 1,246,892	\$ 1,193,697	\$ 1,320,216	\$ 476,113	\$ 743,569	\$ 2,275,165	\$ 741,930	\$ 495,121	\$ 378,032	\$ 215,376	\$ 1,039,127
175																		
176	EQUIPMENT					EQUIPMENT												
177	\$17,846	2025		5	2028	System: Computer - Server Replacement	\$ 16,500					\$ 20,075					\$ 24,424	
178	\$21,632	2025		7	2024	System: Computer Systems		\$ 20,800							\$ 27,371			
179	\$10,902	2025	1160	7	2031	System: Web Page - Redesign	\$ 10,483								\$ 13,795			
180	\$5,949	2025	1097	15	2027	Barn 8: Coffee Area: Equipment - Replacement				\$ 6,434								
181	\$4,975	2025	1200	10	2027	Barn 8: Coffee Area: Ice Machine II - Replacement				\$ 5,381								
182	\$12,979	2025	1098	15	2037	Barn 8: Coffee Area: Kitchen - Renovation												
183	\$18,928	2025	1096	15	2037	Barn 8: Coffee Area: Lobby - Renovation												
184	\$36,774	2025	1085	20	2042	Barn 8: Dance Area - Renovation												
185	\$21,632	2025	1087	20	2042	Barn 8: Dance Area Kitchen Equipment - Replacement												
186	\$77,875	2025	1248	10	2025	Barn 8: Gym Cardio Machines - Replacement			\$ 77,875									
187	\$86,528	2025	1084	15	2026	Barn 8: Gym Weight Machines - Replacement				\$ 89,989								
188	\$17,846	2025	1231	15	2028	Barn 8: Safety Nets - Replacement						\$ 20,075						

Sudden Valley Community Association
2025-2034 CRRRF Capital Plan

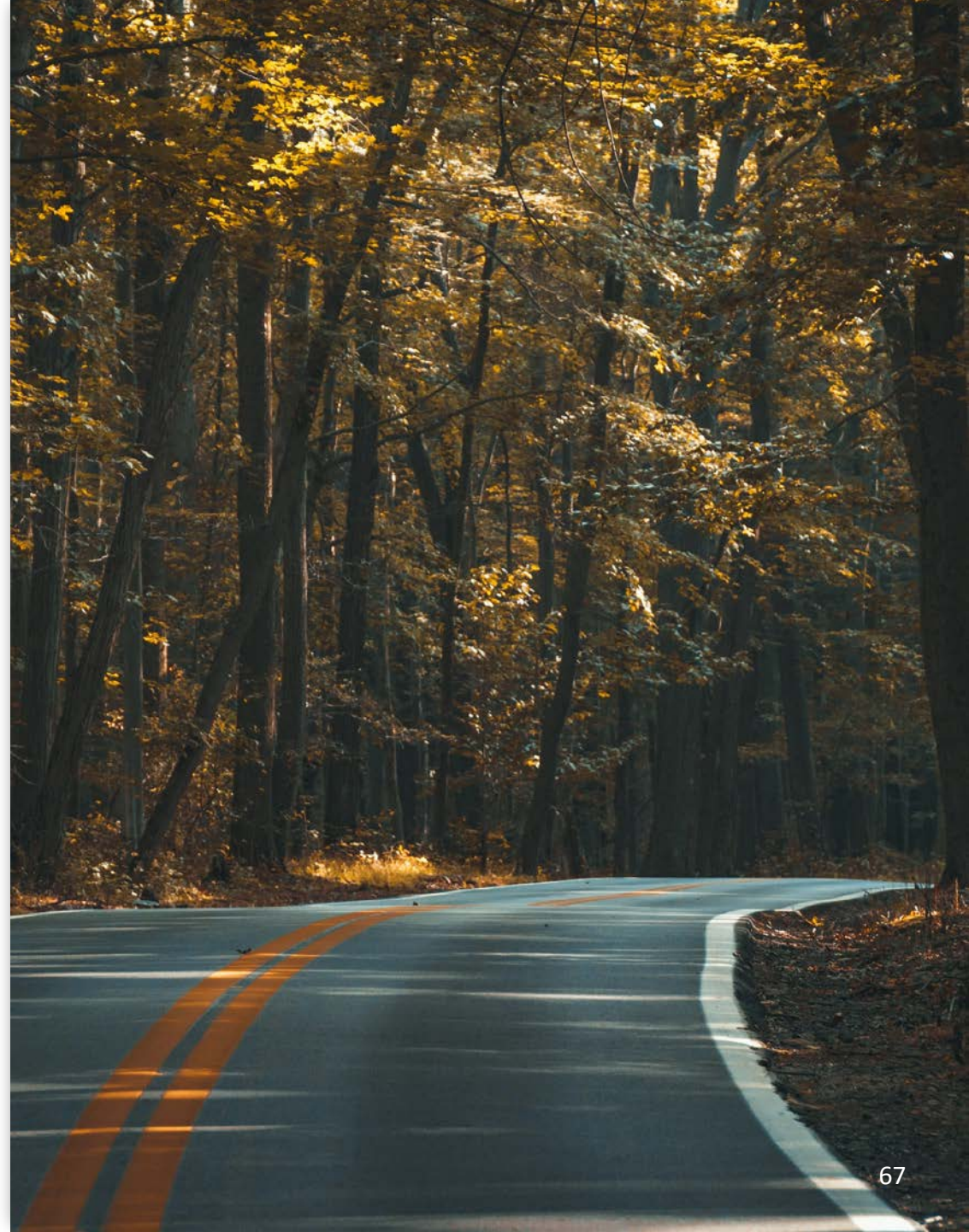
	C	H	I	J	K	N	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG
12	Cost Est (Total Cost)	Cost Est Year	Asset ID	Useful Life	Year Scheduled	Project Name	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
189	\$31,177	2025	1340	10	2032	Barn 8: Sauna - Replacement										\$ 41,027		
190	\$16,224	2025	1092	12	2034	Barn 8: Water Heaters - Replacement												\$ 23,092
191	\$4,543	2025	1196	15	2025	Kitchen (19): Cooler - Replacement			\$ 4,543									
192	\$3,786	2025	1197	15	2025	Kitchen (19): Drink/Display Cooler - Replacement			\$ 3,786									
193	\$3,028	2025	1192	10	2025	Kitchen (19): Fryers - Replacement			\$ 3,028									
194	\$12,979	2025	1198	15	2025	Kitchen (19): Remodel			\$ 12,979									
195	\$6,490	2025	1195	20	2025	Kitchen (19): Stove & Flat Top - Replacement			\$ 6,490									
196	\$9,734	2025	1191	20	2025	Kitchen (19): Walk-in Coolers - Repair			\$ 9,734									
197	\$86,528	2025	1182	10	2025	Kitchen: Equipment			\$ 86,528									
205	\$102,658	2025	1193	30	2052	Kitchen: Renovation												
208	\$10,275	2025	1354	10	2030	Golf: Hole 17 Pond Aeration Fountain								\$ 12,501				
209	\$9,194	2025	1354-a	10	2030	Golf: Hole 14 Pond Aeration Fountain								\$ 11,185				
210	\$12,979	2025	1296	25	2025	250 Gallon Gas Tank - Replacement			\$ 12,979									
211	\$351,520	2025	1258	7	2028	50 Golf Carts - Replacement						\$ 395,412						
212	\$84,864	2025		7	2031	10 Golf Carts - Replacement	\$ 81,600								\$ 107,380			
213	\$16,224	2025	1344	7	2026	Golf: Club Car Carry All - Replacement				\$ 16,873							\$ 22,204	
214	\$15,000	2025	1221	7	2026	Golf: Range Picking Unit - Replacement				\$ 15,600							\$ 20,529	
215	\$54,177	2025	1079	12	2036	John Deere ProGator 2030A		\$ 52,093										
216	\$38,938	2025	1073	10	2027	2008 Toro 3100 Approach Mower - Replacement					\$ 42,115							
217	\$13,823	2025	1078	8	2031	2009 Club Car Carryall 252 - Replacement									\$ 17,490			
218	\$88,091	2025	1077	13	2036	2022 John Deere 7500A Fairway Mower Listed												
219	\$43,264	2025	1076	7	2027	2012 Toro Greens Triplex Mower - Replacement					\$ 46,794							\$ 61,578
220	\$16,224	2025	1026	20	2036	2016 SIP 650 - Replacement												
221	\$34,611	2025	1025	20	2036	2016 SIP 7000 Reel Grinder - Replacement												
222	\$12,979	2025	1032	15	2031	2016 Toro GTX Light Utility Vehicle - Replacement									\$ 16,423			
223	\$10,816	2025	1036	25	2026	250 Gal. Gas Storage Tank (Proshop) - Replacement				\$ 11,249								
224	\$5,192	2025	1034	20	2026	Alladin 1222 Steam Cleaner - Replacement				\$ 5,399								
225	\$13,817	2025	1324	7	2027	John Deere Gater TX 2019-1					\$ 14,945							\$ 19,667
226	\$13,817	2025	1325	7	2027	John Deere Gater TX 2019-2					\$ 14,945							\$ 19,667
227	\$13,817	2025	1063	7	2027	John Deere Gater TX 2019-3					\$ 14,945							\$ 19,667
228	\$5,192	2025	1046	22	2029	Cushman Greens Groomer Brush - replacement							\$ 6,074					
229	\$33,882	2025	1047	25	2049	John Deere Tru Finish 1220 Utility Rake		\$ 32,579										
230	\$108,160	2025	1308	30	2047	Emergency Generator - Replacement												
231	\$52,974	2025		25	2049	Kubota M5660SUHD Tractor		\$ 50,937										
232	\$10,816	2025	1070	6	2028	Golf Safety Net/Posts - Replacement						\$ 12,167						\$ 15,395
233	\$43,264	2025	1053	17	2036	Greens King V 186 Mower - Replacement=Greenmaster 3320 Triflex												
234	\$15,142	2025	1302	15	2031	Honda Walk Behind Mower - Replacement									\$ 19,160			
235	\$59,488	2025	1074	10	2033	JD 2030 Fairway Sprayer - Replacement											\$ 81,413	
236	\$30,285	2025	1058	7	2027	John Deere ProGator 2030A9-1					\$ 32,756							\$ 43,105
237	\$30,285	2025	1322	7	2027	John Deere ProGator 2030A9-2				\$ 32,756								\$ 43,105
238	\$54,080	2025	1064	20	2026	NH 42 HP Tractor Model #TN55 - Replacement Listed			\$ 56,243									
239	\$15,000	2025		15	2025	Turfcare-Four to Six Yard Dump Trailer			\$ 15,000									
240	\$35,693	2025	1306	15	2031	ProCore 648 Gas Aerifer 23 HP - Replacement									\$ 45,163			
241	\$8,112	2025	1055	20	2028	Ryan Core Harvester - Replacement						\$ 9,125						
242	\$60,000	2025	1030	30	2025	Ryan Renovaire Fairway Aerifier - Replacement			\$ 60,000									
243	\$7,571	2025	1031	30	2035	Ryan Sod Cutter - Replacement												
244	\$48,672	2025	1181	10	2030	TURF: 05 Chevy Colorado - Replacement								\$ 59,217				
245	\$39,848	2025	1206	12	2035	TURF: Hole 17 Pump Panel PLC												
246	\$10,816	2025	1206-a	10	2033	TURF: Hole 17 Pump Panel VFD											\$ 14,802	
247	\$5,408	2025	1206-b	10	2033	TURF: Hole 14 Pump Panel PLC											\$ 7,401	
248	\$4,326	2025	1206-c	10	2033	TURF: Hole 14 Pump Panel VFD											\$ 5,921	
249	\$37,856	2025	1303	15	2027	Toro 3300 TriPlex Mower - Replacement					\$ 40,945							
250	\$16,224	2025	1039	15	2037	Toro Greensmaster 1000 Mower - Replacement												
251	\$16,224	2025	1040	15	2037	Toro Greensmaster 1000 Mower - Replacement												
252	\$16,224	2025	1041	15	2037	Toro Greensmaster 1000 Mower - Replacement												
253	\$16,224	2025	1042	15	2037	Toro Greensmaster 1000 Mower - Replacement												
254	\$21,632	2025	1082	5	2026	Tru Turf Greens Roller - Replacement			\$ 22,497						\$ 27,371			
255	\$18,820	2025	1080	15	2028	Turfco 1530 Top Dresser - Replacement						\$ 21,170						
256	\$8,112	2025	1057	20	2028	Road Sand Spreader						\$ 9,125						
257	\$8,890	2025	1347	15	2028	Turfco Torrent 2 Blower						\$ 10,000						
258	\$32,448	2025	1045	25	2025	TyCrop MH 400 Fairway Top Dresser & Twin Spinner			\$ 32,448									
259	\$49,754	2025	1075	10	2027	Vermeer Brush Chipper 2012-05CRRF					\$ 53,813							
260	\$7,571	2025	1062	15	2030	Vicon PS 403 Fertilizer Spreader - Replacement								\$ 9,212				
261	\$16,224	2025	1015	25	2027	1,000 Gal. Gas Storage Tank					\$ 17,548							

**Sudden Valley Community Association
2025-2034 CRRRF Capital Plan**

C	H	I	J	K	N	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG			
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		
262	\$162,240	2025	1012	20	2033	2008 Cat 420e Backhoe - Replacement	\$ 58,385										\$ 222,037			
263	\$49,754	2025	1019	20	2033	2008 Cat Skid Steer Loader											\$ 68,091			
264	\$97,344	2025	1018	20	2033	2013 Cat 906h Wheel Loader											\$ 133,222			
265	\$15,142	2025	1071	18	2027	500 Gal Diesel Fuel Tank - Replacement					\$ 16,378									
266	\$16,224	2025	1014	15	2028	Cat Rotary Brush - Replacement						\$ 18,250								
267	\$94,099	2025		7	2031	Maint: Ram 3500 & Attachments - Replacement		\$ 90,480							\$ 119,066					
268	\$141,690	2025	1174	7	2026	Maint: 08 Dodge 4500 Dump Truck - Replacement				\$ 147,357							\$ 193,912			
269	\$91,936	2025	1175	7	2030	Maint: 14 Dodge 4500 - Replacement								\$ 111,854						
270	\$72,467	2025	1176	7	2030	Maint: 15 5500 - Replacement								\$ 88,167						
271	\$56,243	2025	1177	7	2025	Maint: 16 3500 - Replacement			\$ 56,243							\$ 74,012				
272	\$108,160	2025	1278	15	2031	Maint: 16 HydroVac Trailer Pressure Washer - Replacement									\$ 136,857					
273	\$32,359	2025	1270	7	2027	Maint: 2013 Chevy Express Van - Replacement					\$ 34,999							\$ 46,057		
274	\$48,672	2025	1311	7	2028	Maint: 18 Silverado - Replacement						\$ 54,749								
275	\$51,917	2025	1315	7	2028	Maint: 18 Silverado - Replacement						\$ 58,399								
276	\$43,264	2025	1326	7	2030	Maint: 19 Silverado - Replacement								\$ 52,637						
277	\$25,000	2025		7	2025	Maint: Zero Turn Mower			\$ 25,000							\$ 32,898				
278	\$7,788	2025	1328	15	2026	Salt Dogg Sander - Replacement				\$ 8,099										
279	\$22,984	2025	1327	15	2034	Snow Plow/Sander - Replacement												\$ 32,713		
280	\$9,791	2025		7	2030	Sno-Way Sander	\$ 9,052							\$ 11,912						
281	\$20,000	2025	1304	7	2025	SnowDogg 9' Snow Plow & Beyers HP 2000 Sander - Replacement			\$ 20,000							\$ 26,319				
282	\$20,000	2025	1312	7	2025	SnowDogg 9' Snow Plow & Spreader - Replacement			\$ 20,000							\$ 26,319				
283	\$42,540	2025		15	2038	Snow Removal UTV	\$ 39,331													
284	\$110,111	2025		20	2042	Yanmar YT359 Tractor & Attachments														
285	\$15,199	2025		10	2032	Dump Trailer- 14 Feet										\$ 20,000				
286	\$14,304	2025	1357	15	2034	Deicer Storage Tank												\$ 20,359		
287	\$10,078	2025	1164	10	2025	SEC: Defibrillator - Replacement			\$ 10,078											
288	\$38,462	2025		7	2026	SEC: Chevy Colorado Replacement				\$ 40,000							\$ 52,637			
289	\$31,366	2025	1165	10	2027	SEC: Radio System - Replacement					\$ 33,926									
290	\$72,921	2025	1161	7	2030	SEC: Security/Access Control - Replacement								\$ 88,720						
291	\$15,000	2025		20	2025	Marina Directional Signage			\$ 15,000											
292	\$20,000	2025		20	2025	Gate 2 Directional Signage			\$ 20,000											
293	\$56,243	2025	1230	15	2035	Parks: Playground Equipment - Replacement														
294	\$10,816	2025	1256	10	2027	Parks: Tables & Benches - Replacement					\$ 11,699									
295	\$112,182	2025		20	2044	Parks: Playgrounds ADA Compliance phase 1	\$ 107,867													
296	\$116,669	2025		20	2025	Parks: Playgrounds ADA Compliance phase 2			\$ 116,669											
297	\$8,148	2025	1106	10	2033	Pools: Quiet & Main Pool Furniture	\$ 7,533										\$ 11,151			
298	\$33,808	2025		12	2035	Pools: Quiet & Main Pool Covers														
299	\$7,599	2025	1313	15	2032	Summit 7x16 Tilt Trailer - Replacement										\$ 10,000				
300	\$31,366	2025	1066	12	2030	Toro GM 3280D								\$ 38,162						
301																				
302	\$ 4,349,741					SUBTOTAL Equipment	\$ 330,751	\$ 246,889	\$ 608,381	\$ 413,307	\$ 420,380	\$ 628,546	\$ 6,074	\$ 483,567	\$ 530,076	\$ 230,575	\$ 857,745	\$ 344,403		
303																				
304	\$ 17,379,535					GRAND TOTAL CRRRF Expenses Totals	\$ 2,400,683	\$ 1,493,781	\$ 1,802,078	\$ 1,733,523	\$ 896,493	\$ 1,372,116	\$ 2,281,238	\$ 1,225,497	\$ 1,025,197	\$ 608,606	\$ 1,073,120	\$ 1,383,531		
305																				
306																				
307																				
308							2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
312							CRRRF Plan Expenses in current year													
313							Year End Reserve Balance After Expenses													
314							Target Reserves Board Recommended Carryover													
							Expected Residual at Year-end after Carryover: (Revenues - Expenses - Reserves Carryover)													

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.
- The 2025 Roads Capital Budget aligns with the recommendations made by Impact Design in the Ten-Year Plan.





2025 Capital Budget -- Roads

Sudden Valley Community Association 2025-2034 Road Rehabilitation and Culvert Capital Improvement Plan																	
	A	B	G	H	J	P	Q	R	S	T	U	V	W	X	Y	Z	AA
1	2025 Roads Capital Planning																
2	REVENUES					2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
3	January 1 Carryover							1,419,115	1,260,818	1,250,600	1,250,948	912,233	709,675	887,508	600,101	242,188	159,227
4	Expected Road Reserve Dues Collection							\$ 1,413,117	\$ 1,413,117	\$ 1,413,117	\$ 1,413,117	\$ 1,413,117	\$ 1,413,117	\$ 1,413,117	\$ 1,413,117	\$ 1,413,117	\$ 1,413,117
6	Estimated Interest and Other Income							\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
7	Previous year's Carryover hold back							\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
8	TOTAL EXPECTED RESERVES/REVENUE							\$3,338,232	\$3,179,934	\$3,169,717	\$3,170,065	\$2,831,349	\$2,628,792	\$2,806,624	\$2,519,218	\$2,161,305	\$2,078,343
9																	
10	Cost Est	Cost Est Year	CIP Num	Year Scheduled (adjusted if applicable)	Project Name	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
11	Escalation:	4.00%															
12																	
13	43,264	2025		Annual	On-Call Engineering Services for CIP	\$ 40,000	\$ 41,600	\$ 43,264	\$ 44,995	\$ 46,794	\$ 48,666	\$ 50,613	\$ 52,637	\$ 54,743	\$ 56,932	\$ 59,210	\$ 61,578
14	5,783	2025		Bi-Annual	Large Culvert or Bridge Inspection (alternating years)		\$ 5,561		\$ 6,014		\$ 6,505		\$ 7,036		\$ 7,610		\$ 8,231
15	15,600	2025		Every 5 Years	Whatcom County Programmatic Permit (NOA permit)		\$ 15,000					\$ 18,250					\$ 22,204
16	15,600	2025		Every 5 Years	Whatcom County Programmatic Permit (maintenance of gravel		\$ 15,000					\$ 18,250					\$ 22,204
17	143,150	2025		Every 5 Years	Capital Improvement Plan (CIP) 2025 -2034 Update	\$ 132,350					\$ 161,024					\$ 195,910	
18																	
19					SUBTOTAL - ENGINEERING, PLANNING & INSPECTION	\$ 172,350	\$ 77,161	\$ 43,264	\$ 51,009	\$ 46,794	\$ 216,195	\$ 87,112	\$ 59,673	\$ 54,743	\$ 64,543	\$ 255,120	\$ 114,217
20																	
21																	
22	351,306	2025		2035	2023 Road Reconstruction & Drainage (Obligated in 2023)	\$ 324,802											
23	13,246	2025		2036	2024 Road Design & Permitting - Deer Run Lane (Obligated in 2023)	\$ 12,737											
24	68,220	2025		2024	Cold Spring Drainage Construction		\$ 30,000										
25	136,244	2025		2024	Design & Permitting - Area Z Access Bridge & Culvert #4 with Road		\$ 131,004										
26	243,360	2025		2024	2024 Deer Run Lane Asphalt Overlay		\$ 234,000										
27	30,000	2025		2025	Street Signs & Pavement Marking Repairs			\$ 30,000									
28	182,000	2025		2025	Area Z Bridge Replacement			\$ 182,000									
29	1,020,425	2025		2025	Culvert #4 with Bridge Replacement			\$ 1,020,425									
30	20,800	2025		2025	Design & Permitting - 2026 Road Projects			\$ 20,800									
31	36,864	2025		2026	Appaloosa Court Repair and Overlay			\$ 38,339									
32	94,295	2025		2026	Yearling Place Repair and Overlay			\$ 98,067									
33	31,589	2025		2026	Misty Ridge Court Repair and Overlay			\$ 32,853									
34	23,380	2025		2026	Fields Park Place Repair and Overlay			\$ 24,315									
35	80,964	2025		2026	Design & Permitting - Culvert #24: Remove and Install Metal Bridge			\$ 84,203									
36	918,383	2025		2027	Culvert #24: Remove and Install Prefabricated Metal Bridge				\$ 993,323								
37	89,960	2025		2027	Design & Permitting - Culvert #22: Remove and Install Metal Bridge				\$ 97,301								
38	1,020,425	2025		2028	Culvert #22: Remove and Install Prefabricated Metal Bridge					\$ 1,147,839							
39	89,960	2025		2028	Design & Permitting - Culvert #23: Remove and Install Metal Bridge					\$ 101,193							
40	1,020,425	2025		2029	Culvert #23: Remove and Install Prefabricated Metal Bridge						\$ 1,193,753						
41	20,800	2025		2029	Design & Permitting - 2030 Road Repairs and Overlays						\$ 24,333						
42	46,262	2025		2030	Fawn Court Repair and Overlay							\$ 56,285					
43	104,251	2025		2030	Highwood Circle Repair and Overlay							\$ 126,837					
44	20,800	2025		2030	Design & Permitting - 2031 Road Repairs and Overlays							\$ 25,306					
45	85,734	2025		2031	Park View Circle Repair and Overlay								\$ 108,480				
46	109,259	2025		2031	Thunder Peak Way Repair and Overlay								\$ 138,247				
47	151,046	2025		2031	Pinto Creek Lane Repair and Overlay								\$ 191,122				
48	137,077	2025		2031	Inlet Circle Repair and Overlay								\$ 173,446				
49	104,481	2025		2031	Twinflower Circle Repair and Overlay								\$ 132,202				
50	89,960	2025		2031	Design & Permitting - Culvert #54: Remove and Install Metal Bridge								\$ 113,828				
51	1,020,425	2025		2032	Culvert #54: Remove and Install Prefabricated Metal Bridge									\$ 1,342,810			
52	10,400	2025		2032	Design & Permitting - 2033 Road Repairs and Overlays									\$ 13,686			
53	283,758	2025		2033	Rocky Ridge Drive Repair and Overlay										\$ 388,342		

**Sudden Valley Community Association
2025-2034 Road Rehabilitation and Culvert Capital Improvement Plan**

[illegible]

Sudden Valley Community Association 2025-2034 Road Rehabilitation and Culvert Capital Improvement Plan																	
	A	B	G	H	J	P	Q	R	S	T	U	V	W	X	Y	Z	AA
	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
10																	
112	9,360	2025		2024	Culvert 142 (65 Windward Dr)		\$ 9,000										
113	11,024	2025		2024	Culvert 415 (28 Windward Dr)		\$ 10,600										
114	11,440	2025		2024	Culvert FND 48 (20 Par Ln)		\$ 11,000										
115	4,160	2025		2024	Culvert FND 45 (23 Sunflower Cir)		\$ 4,000										
116	8,320	2025		2024	Culvert 75 (43 Marigold Dr)		\$ 8,000										
117	15,860	2025		2024	Culvert 203 (14 Lake Louise Dr)		\$ 15,250										
118	18,200	2025		2024	Culvert 63 (52 Lake Louise Dr)		\$ 17,500										
119	15,600	2025		2024	Culvert 25 (3 Huckleberry Ct)		\$ 15,000										
120	19,500	2025		2024	Culvert 431 (29 Lost Lake Ln)		\$ 18,750										
121	17,056	2025		2024	Culvert 143 (26 Longshore Ln)		\$ 16,400										
122	21,580	2025		2024	Culvert 133 (4 North Summit Dr)		\$ 20,750										
123	17,264	2025		2024	Culvert FND 62 (3 Barn View Ct)		\$ 16,600										
124	24,960	2025		2024	Culvert 410 (22 Lake Louise Dr)		\$ 24,000										
125	31,200	2025		2024	Culvert 126 (1 Sudden Valley Dr)		\$ 30,000										
126	41,600	2025		2024	Culvert 445 (20 Lake Louise Dr (Outlet))		\$ 40,000										
127	52,832	2025		2024	Culvert FND 42 (6 Lake Louise Dr)		\$ 50,800										
128	58,864	2025		2024	Culvert FND 61 (37-30 Marigold Dr)		\$ 56,600										
129	57,200	2025		2024	2024 Culvert Utility Work		\$ 55,000										
130	20,800	2025		2025	2026 Culvert Design & Permitting			\$ 20,800									
131	572,000	2025		2026	Culvert 25 - Remove and Replace with Box Culvert				\$ 594,880								
132	4,368	2025		2026	Culvert 436 (8 Pinedrop Pl)				\$ 4,543								
133	6,864	2025		2026	Culvert 33 (35 Holly View Way)				\$ 7,139								
134	7,072	2025		2026	Culvert 52 (7 Austin Ck Ln)				\$ 7,355								
135	6,240	2025		2026	Culvert 140 (47 North Point Dr)				\$ 6,490								
136	10,400	2025		2026	Culvert 113 (19 Pinto Creek Ln)				\$ 10,816								
137	5,408	2025		2026	Culvert 430 (5 Berrywood Pl)				\$ 5,624								
138	9,984	2025		2026	Culvert 53 (20 Austin Creek Ln)				\$ 10,383								
139	11,856	2025		2026	Culvert 222 (6 Ridge Crest Way)				\$ 12,330								
140	7,280	2025		2026	Culvert 50 (33 Valley Crest Way)				\$ 7,571								
141	9,568	2025		2026	Culvert 173 (10 Stable Ln)				\$ 9,951								
142	21,424	2025		2026	Culvert 175 (1 Stable Ln)				\$ 22,281								
143	8,320	2025		2026	Culvert 211 (93B Sudden Valley Dr)				\$ 8,653								
144	6,864	2025		2026	Culvert 202 (1 Autumn Vista Pl)				\$ 7,139								
145	9,984	2025		2026	Culvert 85 (46 Sudden Valley Dr)				\$ 10,383								
146	10,816	2025		2026	Culvert 86 (50 Sudden Valley Dr)				\$ 11,249								
147	7,488	2025		2026	Culvert 91 (8 Inglewood Pl)				\$ 7,788								
148	9,360	2025		2026	Culvert 116 (87 Harbor View Dr)				\$ 9,734								
149	21,216	2025		2026	Culvert 146 (6 Spinnaker Ln)				\$ 22,065								
150	6,864	2025		2026	Culvert 417 (20 Longshore Ln)				\$ 7,139								
151	17,680	2025		2026	Culvert FND 51 (16 Inlet Cir)				\$ 18,387								
152	9,984	2025		2026	Culvert 67 (12 Sweetclover Cir)				\$ 10,383								
153	9,984	2025		2026	Culvert 58 (1 Catkin Ct)				\$ 10,383								
154	7,072	2025		2026	Culvert 72 (12 Honeycomb Ln)				\$ 7,355								
155	10,400	2025		2029	2030 Culvert Design & Permitting							\$ 12,167					
156	33,488	2025		2030	Culvert 161 (16 Sunflower Cir)								\$ 40,743				
157	6,240	2025		2030	Culvert 77 (106 Grand View Ln)								\$ 7,592				
158	7,696	2025		2030	Culvert FND 23 (2 Gooseberry Cir)								\$ 9,363				
159	10,608	2025		2030	Culvert 437 (11 Wisteria Ln)								\$ 12,906				
160	13,104	2025		2030	Culvert FND 4 (2 Bracken Pl)								\$ 15,943				
161	90,688	2025		2030	Culvert FND 2 (70-80 Louise View Dr)								\$ 110,336				
162	8,736	2025		2030	Culvert 2 (34 Western Ln)								\$ 10,629				
163	9,568	2025		2030	Culvert 3 (153 Polo Park Dr)								\$ 11,641				
164	10,816	2025		2030	Culvert 30 (90 Polo Park Dr)								\$ 13,159				
165	9,984	2025		2030	Culvert 38 (42 Morning Glory Dr)								\$ 12,147				
166	14,352	2025		2030	Culvert FND 6 (77 Honeycomb Ln)								\$ 17,461				
167	12,272	2025		2030	Culvert 32 (37 Holly View Way)								\$ 14,931				
168	17,680	2025		2030	Culvert 189 (33 Little Strawberry Ln)								\$ 21,510				
169	16,016	2025		2030	Culvert 48/49 (389 Sudden Valley Dr)								\$ 19,486				
170	6,032	2025		2030	Culvert 174 (3 Stable Ln)								\$ 7,339				

Sudden Valley Community Association 2025-2034 Road Rehabilitation and Culvert Capital Improvement Plan																	
	A	B	G	H	J	P	Q	R	S	T	U	V	W	X	Y	Z	AA
	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
10																	
171	11,648	2025		2030	Culvert 44 (1 Ridge Crest Way)								\$ 14,172				
172	6,448	2025		2030	Culvert 192 (36 Rocky Ridge Dr)								\$ 7,845				
173	7,904	2025		2030	Culvert 400 (2 Holly View Way)								\$ 9,616				
174	18,720	2025		2030	Culvert 165 (201 Sudden Valley Dr)								\$ 22,776				
175	9,776	2025		2030	Culvert 163 (192 Sudden Valley Dr)								\$ 11,894				
176	7,072	2025		2030	Culvert 169 (21 Parkview Cir)								\$ 8,604				
177	6,656	2025		2030	Culvert 171 (32 Stable Ln)								\$ 8,098				
178	6,864	2025		2030	Culvert 177 (36 Canyon Ct)								\$ 8,351				
179	6,864	2025		2030	Culvert 94 (17 Basin View Cir)								\$ 8,351				
180	7,072	2025		2030	Culvert 96 (3 Green Hill Rd)								\$ 8,604				
181	10,192	2025		2030	Culvert 100 (7 Sundew Ct)								\$ 12,400				
182	6,864	2025		2030	Culvert 136 (32 Twinflower Cir)								\$ 8,351				
183	32,240	2025		2030	Culvert 412/413 (3 Longshore Ln)								\$ 39,225				
184	8,112	2025		2030	Culvert 154 (1 Fairway Ln)								\$ 9,869				
185	12,480	2025		2030	Culvert 156 (73 Windward Dr)								\$ 15,184				
186	12,064	2025		2030	Culvert 76 (41 Marigold Dr)								\$ 14,678				
187	9,360	2025		2030	Culvert 73 (22 Morning Beach Dr)								\$ 11,388				
188	4,992	2025		2030	Culvert 429 (225 Polo Park Dr)								\$ 6,074				
189	16,640	2025		2030	Culvert FND 25 (3 Tawny Cir)								\$ 20,245				
190	22,672	2025		2030	Culvert 406 (30 Rocky Ridge Dr)								\$ 27,584				
191	8,320	2025		2030	Culvert 62 (18 Clematis Ln)								\$ 10,123				
192	8,320	2025		2030	Culvert FND 14 (29 Lost Lake Ln)								\$ 10,123				
193	9,152	2025		2030	Culvert 199 (5 Meadow Ct)								\$ 11,135				
194	6,032	2025		2030	Culvert 179 (10 Tawny Cir)								\$ 7,339				
195	5,616	2025		2030	Culvert FND 43 (120 Grand View Ln)								\$ 6,833				
196	10,400	2025		2030	2031 Culvert Design & Permitting								\$ 12,653				
197	6,656	2025		2031	Culvert 71 (13 Honeycomb Ln)									\$ 8,422			
198	7,904	2025		2031	Culvert 190 (16 Little Strawberry Ln)									\$ 10,001			
199	11,856	2025		2031	Culvert FND 19 (8 Acorn Pl)									\$ 15,002			
200	6,656	2025		2031	Culvert 95 (93A Sudden Valley Dr)									\$ 8,422			
201	9,984	2025		2031	Culvert 98 (28 Plum Ln)									\$ 12,633			
202	5,616	2025		2031	Culvert 221 (39 Inglewood Pl)									\$ 7,106			
203	8,112	2025		2031	Culvert 151 (64 North Point Dr)									\$ 10,264			
204	9,568	2025		2031	Culvert BOGEY (48 Windward Dr)									\$ 12,107			
205	9,360	2025		2031	Culvert 315 (225 Polo Park Dr)									\$ 11,843			
206	9,776	2025		2031	Culvert 180 (9 Strawberry Cyn Ct)									\$ 12,370			
207	16,224	2025		2031	Culvert FND 99 (124 Lost Fork Ln)									\$ 20,529			
208	6,656	2025		2031	Culvert 42 (41 Honeycomb Ln)									\$ 8,422			
209	12,896	2025		2031	Culvert 223 (37 North Point Dr)									\$ 16,318			
210	7,904	2025		2031	Culvert 138 (72 Marigold Dr)									\$ 10,001			
211	8,528	2025		2031	Culvert 187 (128 Polo Park Dr)									\$ 10,791			
212	10,400	2025		2031	Culvert 93 (119 Sudden Valley Dr)									\$ 13,159			
213	6,448	2025		2031	Culvert 92 (34 Basin View Cir)									\$ 8,159			
214	8,320	2025		2031	Culvert 105 (136 Harbor View Dr)									\$ 10,527			
215	8,112	2025		2031	Culvert 102 (2 Plum Ln)									\$ 10,264			
216	6,032	2025		2031	Culvert 101 (7 Sundew Ct)									\$ 7,632			
217	14,976	2025		2031	Culvert 183 (2 Canyon Ct)									\$ 18,949			
218	9,360	2025		2031	Culvert 134 (4 North Summit Dr)									\$ 11,843			
219	7,904	2025		2031	Culvert 114 (174 Maple Ct)									\$ 10,001			
220	17,888	2025		2031	Culvert 89 (39 Sudden Valley Dr)									\$ 22,634			
221	19,136	2025		2031	Culvert 125 (9 Sudden Valley Dr)									\$ 24,213			
222	14,976	2025		2031	Culvert 145 (17 Marina Dr)									\$ 18,949			
223	6,656	2025		2031	Culvert FND 57 (6 Barn View)									\$ 8,422			
224	8,736	2025		2031	Culvert 10 (N/A)									\$ 11,054			
225	7,280	2025		2031	Culvert 21 (15 Sunnyside Ln)									\$ 9,212			
226	9,776	2025		2031	Culvert FND 9 (5 Dawn Break Ct)									\$ 12,370			
227	5,616	2025		2031	Culvert 219 (13 Meadow Ct)									\$ 7,106			
228	5,616	2025		2031	Culvert 209 (22 Creekside Ln)									\$ 7,106			
229	7,488	2025		2031	Culvert 36 (12 Morning Glory Dr)									\$ 9,475			

Sudden Valley Community Association 2025-2034 Road Rehabilitation and Culvert Capital Improvement Plan																	
	A	B	G	H	J	P	Q	R	S	T	U	V	W	X	Y	Z	AA
	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
10																	
230	10,400	2025		2031	Culvert 43 (54 Honeycomb Ln)									\$ 13,159			
231	11,232	2025		2031	Culvert 41 (8 Baywood Ct)									\$ 14,212			
232	10,400	2025		2031	Culvert FND 8 (76 Honeycomb Ln)									\$ 13,159			
233	6,448	2025		2031	Culvert 402 (76 Honeycomb Ln)									\$ 8,159			
234	7,696	2025		2031	Culvert 31 (306 Sudden Valley Dr)									\$ 9,738			
235	9,152	2025		2031	Culvert 191 (10 Little Strawberry Ln)									\$ 11,580			
236	10,400	2025		2032	2033 Culvert Design & Permitting										\$ 13,686		
237	7,280	2025		2033	Culvert 12 (23 Big Leaf Ln)											\$ 9,963	
238	10,192	2025		2033	Culvert 18 (9 Tumbling Water Dr)											\$ 13,948	
239	10,816	2025		2033	Culvert 216 (2 Sunnyside Ln)											\$ 14,802	
240	12,480	2025		2033	Culvert 186 (127 Polo Park Dr)											\$ 17,080	
241	9,776	2025		2033	Culvert 210 (40 Honeycomb Ln)											\$ 13,379	
242	8,736	2025		2033	Culvert 401 (76 Honeycomb Ln)											\$ 11,956	
243	8,320	2025		2033	Culvert 51 (2 Acorn Pl)											\$ 11,386	
244	7,488	2025		2033	Culvert 82 (68 Lake Louise Dr)											\$ 10,248	
245	7,904	2025		2033	Culvert 80 (1 Sparrow Ct)											\$ 10,817	
246	9,360	2025		2033	Culvert 204 (30 Lake Louise Dr)											\$ 12,810	
247	130,333	2025		Annual	Ditches, Culverts and Swales (2016 SGM mandate)	\$ 487,316	\$ 125,320	\$ 130,333	\$ 135,546	\$ 140,968	\$ 146,607	\$ 152,471	\$ 158,570	\$ 164,913	\$ 171,509	\$ 178,369	\$ 185,504
248					SUBTOTAL - STORMWATER	\$ 816,336	\$ 993,170	\$ 243,069	\$ 1,061,179	\$ 240,406	\$ 250,022	\$ 272,190	\$ 927,125	\$ 746,554	\$ 306,176	\$ 430,580	\$ 316,358
249																	
					GRAND TOTAL	\$ 1,361,225	\$ 1,501,735	\$ 1,577,414	\$ 1,429,334	\$ 1,418,769	\$ 1,757,832	\$ 1,621,674	\$ 1,241,284	\$ 1,706,523	\$ 1,777,030	\$ 1,502,078	\$ 961,676
250	\$12,003,312				Stormwater + Roads Maintenance + On-Call + Fast Response												
251																	
252																	
253						2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
254					Roads/Storm Plan Expenses			\$ (1,577,414)	\$ (1,429,334)	\$ (1,418,769)	\$ (1,757,832)	\$ (1,621,674)	\$ (1,241,284)	\$ (1,706,523)	\$ (1,777,030)	\$ (1,502,078)	\$ (961,676)
256					Year End Reserve Balance After Expenses			\$ 1,760,818	\$ 1,750,600	\$ 1,750,948	\$ 1,412,233	\$ 1,209,675	\$ 1,387,508	\$ 1,100,101	\$ 742,188	\$ 659,227	\$ 1,116,667
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)			\$ 1,260,818	\$ 1,250,600	\$ 1,250,948	\$ 912,233	\$ 709,675	\$ 887,508	\$ 600,101	\$ 242,188	\$ 159,227	\$ 616,667