



## **Sudden Valley Community Association**

1850 Lake Whatcom Blvd, Bellingham, WA 98229

[www.suddenvalley.com](http://www.suddenvalley.com) 360-734-6430

### **Board of Directors Meeting**

September 3, 2026, 7:00 PM, 8 Barn View, Multipurpose Room A

#### **Call to Order**

#### **Roll Call**

#### **1) Adoption of Agenda**

#### **2) Announcements**

#### **3) Property Owner Comments – 15 Minutes Total**

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

#### **4) Continuing Business**

a) None

#### **5) New Business**

a) Request for Approval – Ballot Measures and Explanations

b) Request for Approval – Adoption of the 2027 Budget

#### **Adjournment**

#### **How to Attend Meetings of the Board of Directors**

Meetings can be attended in-person or online. A link to the Zoom meeting can be found at <https://suddenvalley.com/board/> or follow these instructions: go to Zoom.com; Click on “Meet” on the top menu bar and select “Join a Meeting”; Enter **86704997445** in the meeting ID box; follow the instructions to enter the meeting.



**SUDDEN**  
**VALLEY**

Proposed 2027 Budget

August 5, 2026



**SUDDEN**  
**VALLEY**

# SVCA's annual budget process ensures a consolidated picture of Association finances.

- The process begins when SVCA Department Managers conduct an annual asset inventory and inspection, then submit input on the scope and schedule of repairs/replacements.
- Projected revenues are then calculated, taking into account the prevailing economic conditions and regional market trends.
- The Treasurer, Finance Director, and General Manager consolidate management input with market information and prepare a draft budget.
- The proposed budget is then presented to a joint meeting of the Finance Committee and Board of Directors.
- Next, the revised budget is presented to the community at a Town Meeting.
- The Board then reviews and approves the final revised budget, which is presented for a vote of the membership during the annual election.

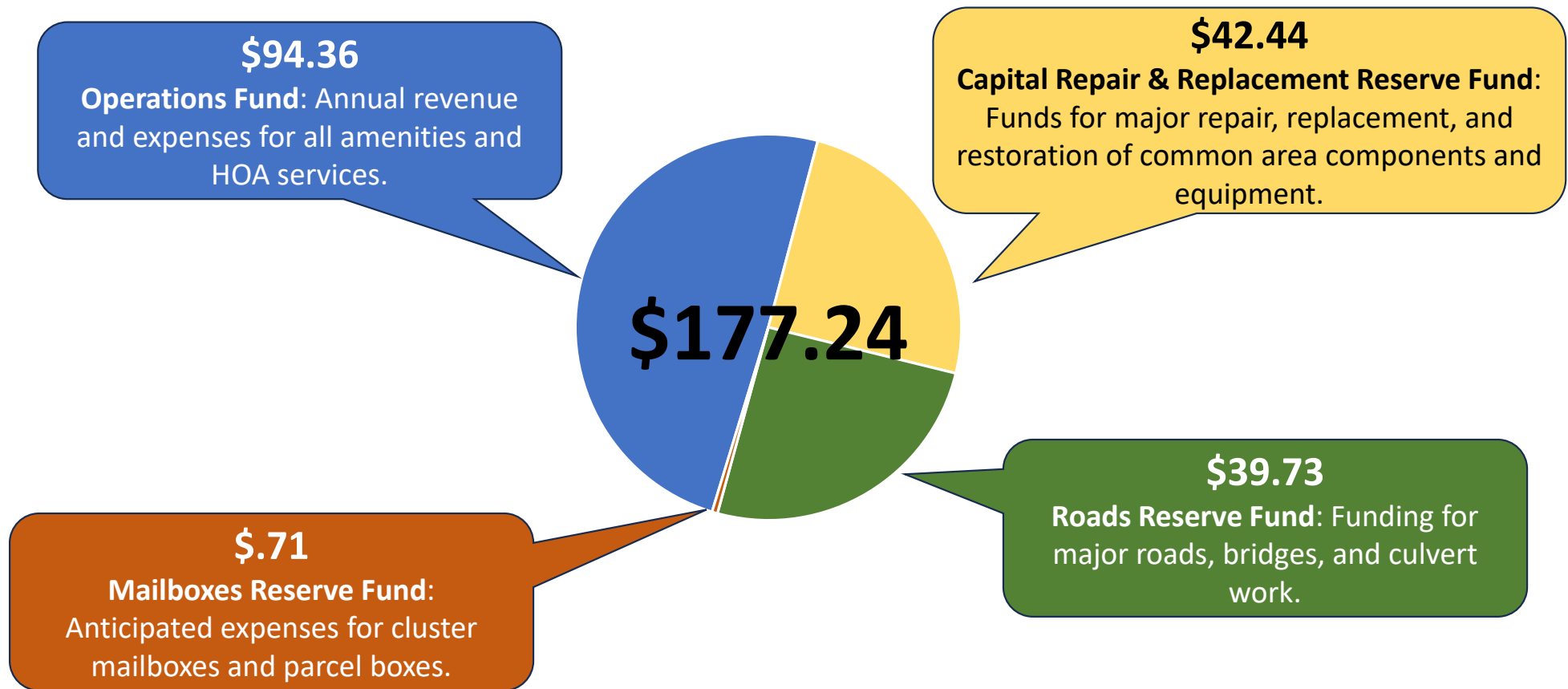


Sudden Valley's operating budget for 2027 balances \$5,485,357 in revenues with \$5,485,357 in expenditures.

The proposed 2027  
monthly dues for a  
Developed lot are  
**\$177.24**

The proposed 2027  
monthly dues for an  
Undeveloped lot are  
**\$168.31**

# What is covered by the 2027 annual assessment?



# 2027 Dues Proposal

## 2027 Dues Proposal

### DEVELOPED LOTS

|                |               | 2026        | 95% Collections*<br>2027 | \$ Change | % Change |
|----------------|---------------|-------------|--------------------------|-----------|----------|
| OPS            | Ops Total     | \$ 86.73    | \$ 94.36                 | \$ 7.63   | 8.8%     |
| CRRRF          |               | \$ 40.04    | \$ 42.44                 | \$ 2.40   | 6.0%     |
| ROADS          |               | \$ 39.73    | \$ 39.73                 | \$ -      | 0.0%     |
| MAILBOX        |               | \$ 0.71     | \$ 0.71                  | \$ -      | 0.0%     |
|                | Capital Total | \$ 80.48    | \$ 82.88                 | \$ 2.40   | 3.0%     |
| MONTHLY TOTAL  |               | \$ 167.21   | \$ 177.24                | \$ 10.03  | 6.0%     |
| ANNUAL TOTAL   |               | \$ 2,006.52 | \$ 2,126.88              |           |          |
| Monthly Change |               |             | \$ 10.03                 |           |          |
| % Change       |               |             | 6%                       |           |          |

### UNDEVELOPED LOTS

|                |               | 2026        | 95% Collections*<br>2027 | \$ Change | % Change |
|----------------|---------------|-------------|--------------------------|-----------|----------|
| OPS            | Ops Total     | \$ 78.31    | \$ 85.43                 | \$ 7.12   | 9.1%     |
| CRRRF          |               | \$ 40.04    | \$ 42.44                 | \$ 2.40   | 6.0%     |
| ROADS          |               | \$ 39.73    | \$ 39.73                 | \$ -      | 0.0%     |
| MAILBOX        |               | \$ 0.71     | \$ 0.71                  | \$ -      | 0.0%     |
|                | Capital Total | \$ 80.48    | \$ 82.88                 | \$ 2.40   | 3.0%     |
| MONTHLY TOTAL  |               | \$ 158.79   | \$ 168.31                | \$ 9.52   | 6.0%     |
| Annual Total   |               | \$ 1,905.48 | \$ 2,019.72              |           |          |
| Monthly Change |               |             | \$ 9.52                  |           |          |
| % Change       |               |             | 6%                       |           |          |

\*Based on a 95% Collections rate on a total of 3,117 lots (2,792 Developed Lots and 325 Undeveloped Lots)

Annual Revenue Worksheet

Sudden Valley Community Association

Draft 7/30/2026

|                            | 2020        | 2021        | 2022       | January through<br>May*<br>2023 | June through<br>December<br>2023 | Annual<br>Total<br>2023 | 2024       | 2025       | 2026       | 2027       |
|----------------------------|-------------|-------------|------------|---------------------------------|----------------------------------|-------------------------|------------|------------|------------|------------|
| Per Lot Dues (annual)      |             |             |            |                                 |                                  |                         |            |            |            |            |
| CRRRF Dues                 | \$433.20    | \$433.20    | \$433.20   | \$180.50                        | \$252.70                         | \$433.20                | \$433.20   | \$463.56   | \$480.48   | \$509.28   |
| Roads Dues                 | \$445.56    | \$445.56    | \$445.56   | \$185.65                        | \$259.91                         | \$445.56                | \$445.56   | \$476.76   | \$476.76   | \$476.76   |
| Mailbox Dues               | \$8.04      | \$8.04      | \$8.04     | \$3.35                          | \$4.69                           | \$8.04                  | \$8.04     | \$8.52     | \$8.52     | \$8.52     |
| Annual Developed Lot Dues  | \$ 1,731.72 | \$ 1,731.72 | \$1,731.72 | \$721.55                        | \$992.67                         | \$1,714.22              | \$1,752.72 | \$1,875.36 | \$2,006.52 | \$2,126.88 |
| Monthly Developed Lot Dues | \$ 144.31   | \$ 144.31   | \$ 144.31  | \$ 144.31                       | \$ 141.81                        | \$ 142.85               | \$ 146.06  | \$ 156.28  | \$ 167.21  | \$ 177.24  |

Annual Revenue Worksheet

Between 2020 and 2027, proposed annual dues for a developed lot will increase by a total of 22.8%, from \$144.31 in 2020 to \$177.24 in 2027.

If the dues rate had increased at a constant 3% every year beginning in budget year 2021, dues would equal \$177.48 in 2027, just over the proposed amount.

Between 2020 and 2026, the effects of general inflation produced a cumulative price increase of approximately 29%, which is 4.34% per year.

Full table (2020 through 2027) with totals is included on the following slide.

Annual Revenue Worksheet  
Sudden Valley Community Association

Draft 7/30/2026

|                                                   | 2021               | 2022               | January through<br>May*<br>2023 | June through<br>December<br>2023 | Annual<br>Total<br>2023 | 2024               | 2025               | 2026               | 2027               |
|---------------------------------------------------|--------------------|--------------------|---------------------------------|----------------------------------|-------------------------|--------------------|--------------------|--------------------|--------------------|
| <b>Basic Data</b>                                 |                    |                    |                                 |                                  |                         |                    |                    |                    |                    |
| <b>Total No of Lots</b>                           | 3,138              | 3,131              | 3,124                           | 3,124                            | 3,124                   | 3,121              | 3,120              | 3,116              | 3,117              |
| <b>Developed Lots</b>                             |                    |                    |                                 |                                  |                         |                    |                    |                    |                    |
| Number of                                         | 2,668              | 2,678              | 2,678                           | 2,678                            | 2,678                   | 2,739              | 2,753              | 2,777              | 2,792              |
| Ops Dues per lot (annual)                         | \$707.64           | \$703.56           | \$291.40                        | \$475.37                         | \$766.77                | \$865.92           | \$926.52           | \$1,040.76         | \$1,132.32         |
| Ops Rec Special Assessment (annual)               | \$137.28           | \$141.36           | \$60.65                         | \$0.00                           | \$60.65                 |                    |                    |                    |                    |
| <b>Undeveloped Lots</b>                           |                    |                    |                                 |                                  |                         |                    |                    |                    |                    |
| Number of                                         | 470                | 453                | 446                             | 446                              | 446                     | 382                | 367                | 339                | 325                |
| Ops Dues per lot (annual)                         | \$632.76           | \$629.88           | \$261.20                        | \$425.39                         | \$686.59                | \$777.72           | \$832.08           | \$939.72           | \$1,025.16         |
| Ops Rec Special Assessment (annual)               | \$96.48            | \$99.36            | \$42.65                         | \$0.00                           | \$42.65                 |                    |                    |                    |                    |
| <b>Per Lot Dues (annual)</b>                      |                    |                    |                                 |                                  |                         |                    |                    |                    |                    |
| CRRRF Dues                                        | \$433.20           | \$433.20           | \$180.50                        | \$252.70                         | \$433.20                | \$433.20           | \$463.56           | \$480.48           | \$509.28           |
| Roads Dues                                        | \$445.56           | \$445.56           | \$185.65                        | \$259.91                         | \$445.56                | \$445.56           | \$476.76           | \$476.76           | \$476.76           |
| Mailbox Dues                                      | \$8.04             | \$8.04             | \$3.35                          | \$4.69                           | \$8.04                  | \$8.04             | \$8.52             | \$8.52             | \$8.52             |
| Annual Developed Lot Dues                         | \$ 1,731.72        | \$1,731.72         | \$721.55                        | \$992.67                         | \$1,714.22              | \$1,752.72         | \$1,875.36         | \$2,006.52         | \$2,126.88         |
| Monthly Developed Lot Dues                        | \$ 144.31          | \$ 144.31          | \$ 144.31                       | \$ 141.81                        | \$ 142.85               | \$ 146.06          | \$ 156.28          | \$ 167.21          | \$ 177.24          |
| <b>Proforma Ops Gross Revenue</b>                 |                    |                    |                                 |                                  |                         |                    |                    |                    |                    |
| Ops Dues                                          |                    |                    |                                 |                                  |                         |                    |                    |                    |                    |
| Developed Lots                                    | \$1,887,984        | \$1,884,134        | \$780,369                       | \$1,273,041                      | \$2,053,410             | \$2,371,755        | \$2,550,710        | \$2,890,191        | \$3,161,437        |
| Undeveloped Lots                                  | \$297,397          | \$285,336          | \$116,495                       | \$189,724                        | \$306,219               | \$297,089          | \$305,373          | \$318,565          | \$333,177          |
| <b>Subtotal</b>                                   | \$2,185,381        | \$2,169,469        | \$896,864                       | \$1,462,765                      | \$2,359,629             | \$2,668,844        | \$2,856,083        | \$3,208,756        | \$3,494,614        |
| <b>Proforma Special Assmt Ops Gross Revenue</b>   |                    |                    |                                 |                                  |                         |                    |                    |                    |                    |
| Ops Dues                                          |                    |                    |                                 |                                  |                         |                    |                    |                    |                    |
| Developed Lots                                    | \$366,263          | \$378,562          | \$162,421                       | \$0                              | \$162,421               |                    |                    |                    |                    |
| Undeveloped Lots                                  | \$45,346           | \$45,010           | \$19,022                        | \$0                              | \$19,022                |                    |                    |                    |                    |
| <b>Subtotal</b>                                   | \$411,609          | \$423,572          | \$181,443                       | \$0                              | \$181,443               |                    |                    |                    |                    |
| <b>Collection Rate %</b>                          | 95.0%              | 93.0%              | 95.0%                           | 95.0%                            | 95.0%                   | 95.0%              | 95.0%              | 95.0%              | 95.0%              |
| <b>Proforma Net Ops Revenue</b>                   | <b>\$2,076,112</b> | <b>\$2,017,606</b> | <b>\$852,021</b>                | <b>\$1,389,627</b>               | <b>\$2,241,648</b>      | <b>\$2,535,402</b> | <b>\$2,713,279</b> | <b>\$3,048,318</b> | <b>\$3,319,883</b> |
| Operations Bad Debt (Uncollected)                 | (\$109,269)        | (\$151,863)        | (\$44,843)                      | (\$73,138)                       | (\$117,981)             | (\$133,442)        | (\$142,804)        | (\$160,438)        | (\$174,731)        |
| <b>Proforma Special Assmt Ops Net Revenue</b>     | <b>\$391,028</b>   | <b>\$393,922</b>   | <b>\$172,370</b>                | <b>\$0</b>                       | <b>\$172,370</b>        |                    |                    |                    |                    |
| Operations Bad Debt (Uncollected)                 | (\$20,581)         | (\$29,650)         | (\$9,073)                       | \$0                              | (\$9,073)               |                    |                    |                    |                    |
| <b>Proforma CRRRF Gross Rev</b>                   | <b>\$1,359,382</b> | <b>\$1,356,349</b> | <b>\$563,882</b>                | <b>\$789,435</b>                 | <b>\$1,353,317</b>      | <b>\$1,352,017</b> | <b>\$1,446,307</b> | <b>\$1,497,176</b> | <b>\$1,587,426</b> |
| <b>Proforma CRRRF Net Rev</b>                     | <b>\$1,291,413</b> | <b>\$1,261,405</b> | <b>\$535,688</b>                | <b>\$749,963</b>                 | <b>\$1,285,651</b>      | <b>\$1,284,416</b> | <b>\$1,373,992</b> | <b>\$1,422,317</b> | <b>\$1,508,054</b> |
| <b>Proforma Roads Gross Rev</b>                   | <b>\$1,398,167</b> | <b>\$1,395,048</b> | <b>\$579,971</b>                | <b>\$811,959</b>                 | <b>\$1,391,929</b>      | <b>\$1,390,593</b> | <b>\$1,487,491</b> | <b>\$1,485,584</b> | <b>\$1,486,061</b> |
| <b>Proforma Roads Net Rev</b>                     | <b>\$1,328,259</b> | <b>\$1,297,395</b> | <b>\$550,972</b>                | <b>\$771,361</b>                 | <b>\$1,322,333</b>      | <b>\$1,321,063</b> | <b>\$1,413,117</b> | <b>\$1,411,305</b> | <b>\$1,411,758</b> |
| <b>Proforma Mailbox Gross Rev</b>                 | <b>\$25,230</b>    | <b>\$25,173</b>    | <b>\$10,465</b>                 | <b>\$14,652</b>                  | <b>\$25,117</b>         | <b>\$25,093</b>    | <b>\$26,582</b>    | <b>\$26,548</b>    | <b>\$26,557</b>    |
| <b>Proforma Mailbox Net Rev</b>                   | <b>\$23,968</b>    | <b>\$23,411</b>    | <b>\$9,942</b>                  | <b>\$13,919</b>                  | <b>\$23,861</b>         | <b>\$23,838</b>    | <b>\$25,253</b>    | <b>\$25,221</b>    | <b>\$25,229</b>    |
| <b>Total Operations Net Income</b>                | <b>\$2,467,140</b> | <b>\$2,411,528</b> | <b>\$1,024,391</b>              | <b>\$1,389,627</b>               | <b>\$2,414,018</b>      | <b>\$2,535,402</b> | <b>\$2,713,279</b> | <b>\$3,048,318</b> | <b>\$3,319,883</b> |
| <b>Total Capital Net Income</b>                   | <b>2,643,640</b>   | <b>\$2,582,211</b> | <b>\$1,096,602</b>              | <b>\$1,535,243</b>               | <b>\$2,631,845</b>      | <b>\$2,629,317</b> | <b>\$2,812,362</b> | <b>\$2,858,843</b> | <b>\$2,945,041</b> |
| <b>Total Operations &amp; Capital Net Revenue</b> | <b>\$5,110,780</b> | <b>\$4,993,739</b> | <b>\$2,120,993</b>              | <b>\$2,924,870</b>               | <b>\$5,045,863</b>      | <b>\$5,164,719</b> | <b>\$5,525,641</b> | <b>\$5,907,161</b> | <b>\$6,264,924</b> |

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

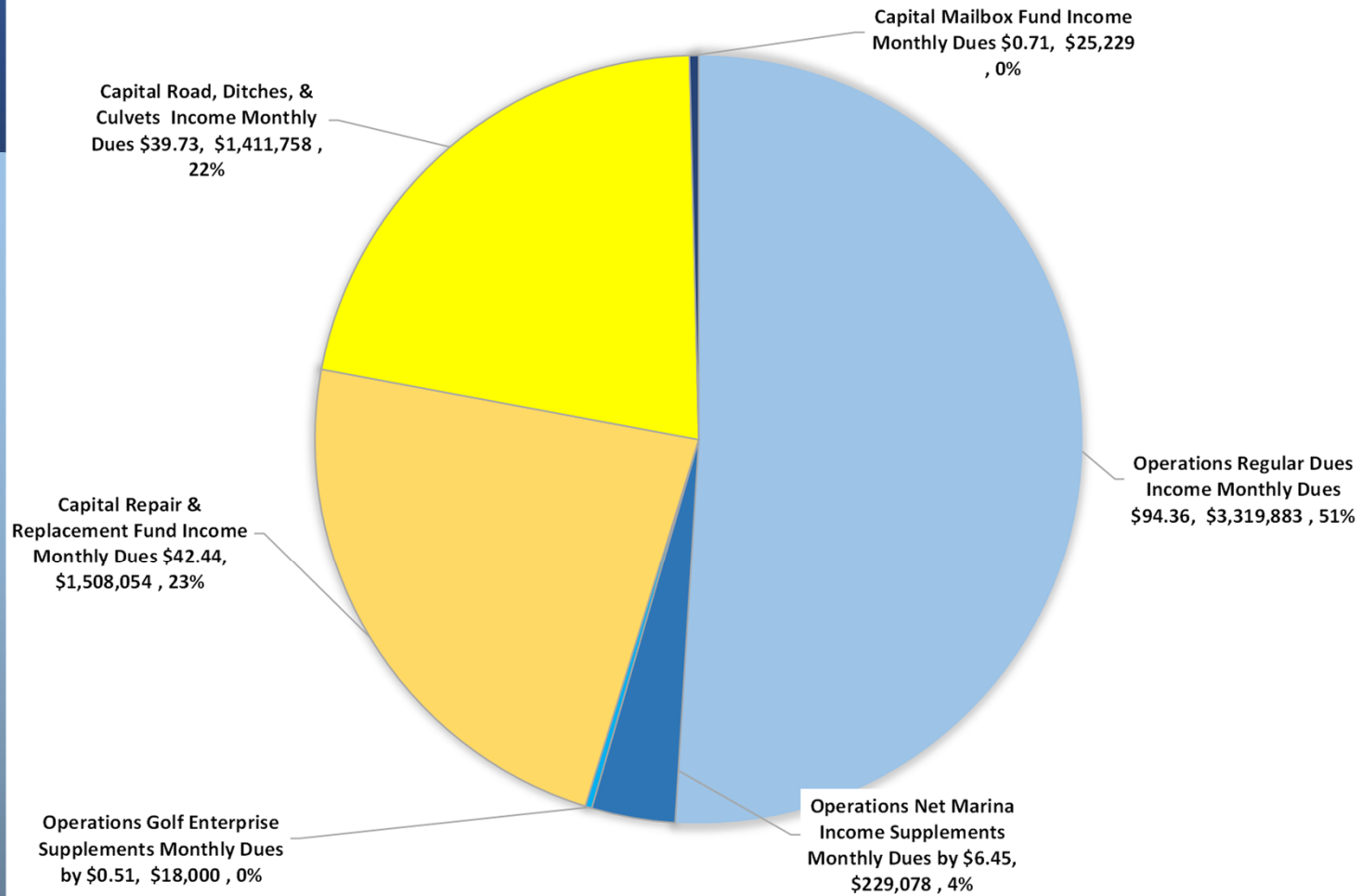
This projection shows that the Capital Budget was prepared with no increases in dues after 2027.

**DRAFT**

### 95% COLLECTIONS - YEARS 2027 to 2036

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**2027 DRAFT BUDGET NET INCOME SOURCES  
BASED ON 95% COLLECTIONS- 2,792 DEVELOPED LOTS & 325 VACANT LOTS**



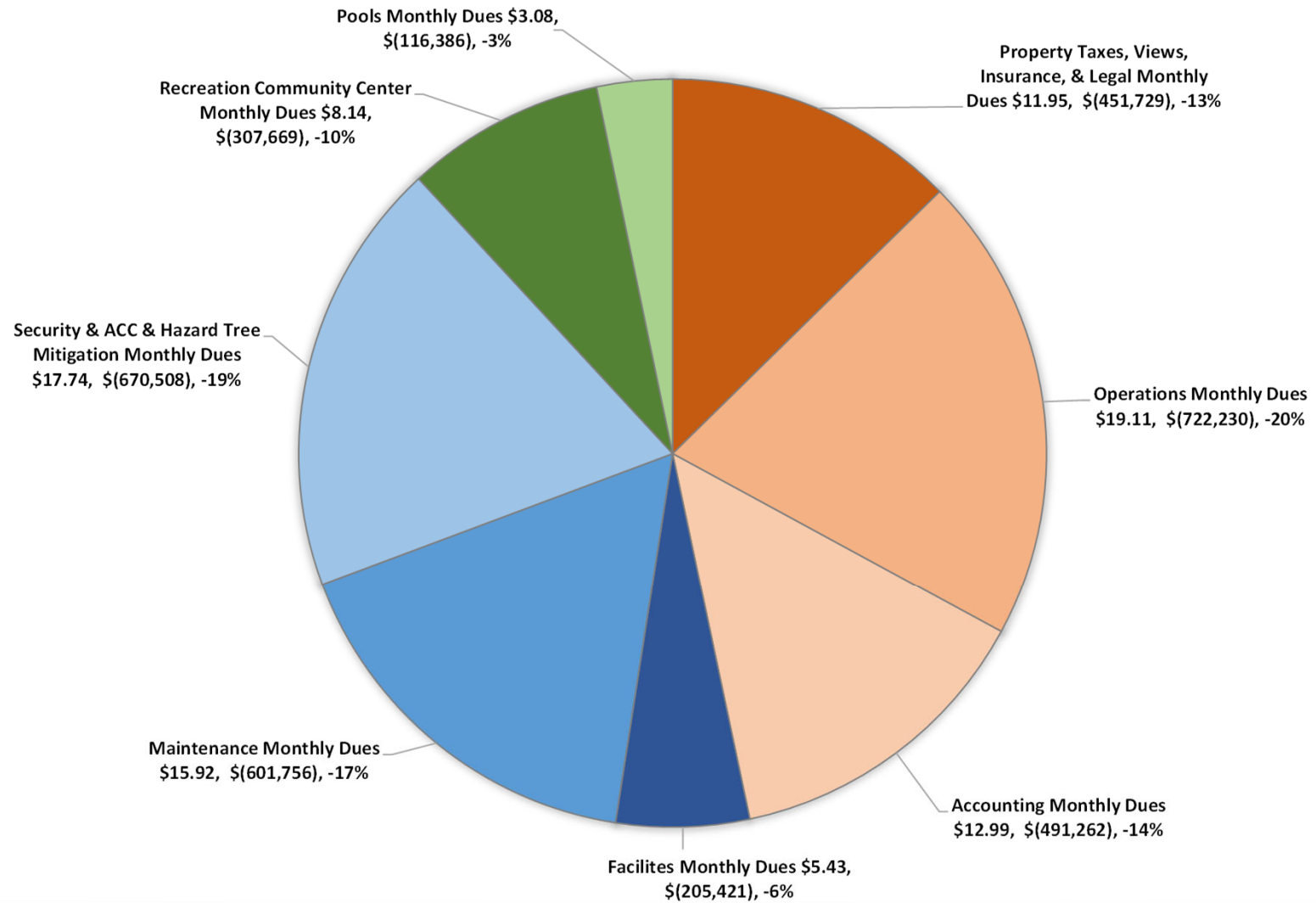
## Summary of Operations Budget by Department

(Note: Total budgeted payroll in 2027 decreases by .48 FTEs)

| Department                                   | 2026 Budget        | 2027               | Increase /<br>(Decrease) | % Change    |
|----------------------------------------------|--------------------|--------------------|--------------------------|-------------|
|                                              |                    | Proposed Budget    |                          |             |
| Common Costs: Property Taxes, Views, & Legal | (442,695)          | (451,729)          | 9,034                    | 2.0%        |
| Operations                                   | (629,700)          | (722,230)          | 92,530                   | 14.7%       |
| Accounting                                   | (459,857)          | (491,262)          | 31,405                   | 6.8%        |
| Facilities                                   | (184,525)          | (205,421)          | 20,896                   | 11.3%       |
| Maintenance*                                 | (590,857)          | (601,756)          | 10,899                   | 1.8%        |
| Security & ACC                               | (508,304)          | (670,508)          | 162,204                  | 31.9%       |
| Recreation Community Center                  | (369,358)          | (307,669)          | (61,689)                 | -16.7%      |
| Parks*                                       | -                  | -                  | -                        | N/A         |
| Pools                                        | (123,280)          | (116,386)          | (6,894)                  | -5.6%       |
| <b>Subtotal Net Expense</b>                  | <b>(3,308,576)</b> | <b>(3,566,961)</b> | <b>258,385</b>           | <b>7.8%</b> |
| Operations Regular Dues Income               | 3,048,318          | 3,319,883          | 271,565                  | 8.9%        |
| Golf Enterprise                              | 32,582             | 18,000             | (14,582)                 | -44.8%      |
| Operations Net Marina Income                 | 227,676            | 229,078            | 1,402                    | 0.6%        |
| <b>Subtotal Net Income</b>                   | <b>3,308,576</b>   | <b>3,566,961</b>   | <b>258,385</b>           | <b>7.8%</b> |
| <b>Grand Total Budget</b>                    | <b>-</b>           | <b>-</b>           | <b>-</b>                 |             |

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

## 2027 DRAFT BUDGET- WHAT YOUR OPERATIONS DUES PAY FOR





## 2027 Operating Budget Background

- Current economic conditions are reflected in the 2027 budget draft. Specifically, expected increases in property taxes, insurance, medical insurance, fuel, and utilities were accommodated.
- Additionally, the cost of providing 24/7 security services has increase by about 11% for 2027.
- Three-quarters of the funds collected because of the proposed dues increase of 6% will be used to fund increases in the Operational budget.

# Staffing

The 2027 budget reflects a reduction of .48 FTEs.

## 2027 Proposed DRAFT Budget FTE Count & FTE Budget History

|                              | 2019<br>Budget | 2020<br>Budget | 2021<br>Budget | 2022<br>Budget | 2023<br>Budget | 2024<br>Budget | 2025<br>Budget | 2026<br>Budget | Proposed<br>2027<br>Budget<br>Draft |
|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------------------------------|
| Administration               | 5.04           | 5.00           | 5.00           | 5.00           | 5.00           | 5.00           | 5.00           | 4.00           | 5.00                                |
| Accounting                   | 3.75           | 3.75           | 3.75           | 4.50           | 4.50           | 4.50           | 4.50           | 4.50           | 4.50                                |
| Facilities                   | 1.12           | 1.12           | 1.41           | 0.91           | 0.91           | 1.00           | 1.00           | 1.00           | 1.00                                |
| Maintenance*                 | 4.68           | 4.68           | 4.97           | 4.97           | 3.78           | 4.78           | 4.78           | 4.78           | 4.78                                |
| Security/ACC                 | 2.25           | 2.25           | 2.25           | 1.00           | 1.00           | 1.00           | 1.00           | 1.00           | 1.00                                |
| Golf Enterprise              | 12.82          | 12.81          | 12.81          | 13.16          | 13.67          | 13.76          | 13.76          | 13.76          | 13.28                               |
| Recreation Community Center  | 3.16           | 3.16           | 3.13           | 3.13           | 3.14           | 3.69           | 3.69           | 4.69           | 3.69                                |
| Parks*                       | 2.00           | 2.00           | 2.00           | 2.15           | 0.84           | -              | -              | -              | -                                   |
| Pools                        | 1.49           | 1.49           | 1.44           | 1.44           | 1.44           | 1.44           | 1.81           | 1.81           | 1.81                                |
| Marina                       | -              | -              | 1.01           | 1.01           | -              | -              | -              | -              | -                                   |
| <b>Subtotal FTE Count</b>    | <b>36.31</b>   | <b>36.26</b>   | <b>37.77</b>   | <b>37.27</b>   | <b>34.28</b>   | <b>35.17</b>   | <b>35.54</b>   | <b>35.54</b>   | <b>35.06</b>                        |
| Proposed Maintenance FTEs    | -              | 1.00           | -              | -              | -              | -              | -              | -              | -                                   |
| <b>Grand Total FTE Count</b> | <b>36.31</b>   | <b>37.26</b>   | <b>37.77</b>   | <b>37.27</b>   | <b>34.28</b>   | <b>35.17</b>   | <b>35.54</b>   | <b>35.54</b>   | <b>35.06</b>                        |
| <b>Roads - CVC</b>           |                |                |                |                | 2.91           | 2.08           | 2.08           | 1.8            | 1.8                                 |

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



# 2027 Operating Budget

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**Common Costs**  
**2027 Budget Draft**

| Description                                  | 2022<br>Actual      | 2023<br>Actual      | 2024<br>Actual      | 2025<br>Actual      | May<br>2026<br>YTD Actual | 2026<br>Budget      | 2027<br>Budget      | Budget<br>% Change |
|----------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|---------------------|---------------------|--------------------|
| <b>Dues and Assessment Income- Ops</b>       |                     |                     |                     |                     |                           |                     |                     |                    |
| 4003 -- BD Expense- 2026 Ops                 | (51,900.45)         | (48,977.55)         | (54,791.28)         | (57,923.47)         | (54,080.35)               | (160,438.00)        | (174,731.00)        | 8.91%              |
| 4005.26 -- Member Assessments 2026           | 2,167,489.77        | 2,365,769.20        | 2,672,588.28        | 2,860,291.75        | 1,339,527.72              | 3,208,756.00        | 3,494,614.00        | 8.91%              |
| <b>Total Dues and Assessment Income- Ops</b> | <b>2,115,589.32</b> | <b>2,316,791.65</b> | <b>2,617,797.00</b> | <b>2,802,368.28</b> | <b>1,285,447.37</b>       | <b>3,048,318.00</b> | <b>3,319,883.00</b> | <b>8.91%</b>       |
| <b>Other AR Income</b>                       |                     |                     |                     |                     |                           |                     |                     |                    |
| 4820 -- Insurance Settlement Gains           | 0.00                | 46,496.64           | 2,389.20            | 14,930.07           | 0.00                      | 0.00                | 0.00                | 0.00%              |
| 4830 -- Advertising Income                   | 37,383.00           | 40,082.00           | 34,092.88           | 34,038.66           | 14,785.50                 | 40,000.00           | 40,000.00           | 0.00%              |
| 4831 -- BD Expense- Views Ads                | (2,843.50)          | (1,175.00)          | 2,255.50            | 1,283.00            | (638.00)                  | 0.00                | 0.00                | 0.00%              |
| <b>Total Other AR Income</b>                 | <b>34,539.50</b>    | <b>85,403.64</b>    | <b>38,737.58</b>    | <b>50,251.73</b>    | <b>14,147.50</b>          | <b>40,000.00</b>    | <b>40,000.00</b>    | <b>0.00%</b>       |
| <b>Other Income</b>                          |                     |                     |                     |                     |                           |                     |                     |                    |
| 4610 -- Timber Income                        | 0.00                | 0.00                | 1,233.60            | 12,631.30           | 616.40                    | 0.00                | 15,000.00           | 0.00%              |
| 4835 -- Miscellaneous Income                 | 0.00                | 0.00                | 0.00                | 0.00                | 151.41                    | 0.00                | 0.00                | 0.00%              |
| 4846 -- Vendor Space Rentals                 | 0.00                | 0.00                | 0.00                | 360.00              | 0.00                      | 0.00                | 0.00                | 0.00%              |
| 4870 -- Member Donation Income               | 3,404.92            | 396.46              | 1,541.22            | 2,011.19            | 165.48                    | 0.00                | 0.00                | 0.00%              |
| <b>Total Other Income</b>                    | <b>3,404.92</b>     | <b>396.46</b>       | <b>2,774.82</b>     | <b>15,002.49</b>    | <b>933.29</b>             | <b>0.00</b>         | <b>15,000.00</b>    | <b>0.00%</b>       |
| <b>Investment Income</b>                     |                     |                     |                     |                     |                           |                     |                     |                    |
| 4900 -- Interest Earned - Operating Accounts | 809.44              | 5,065.68            | 9,022.06            | 6,755.49            | 2,539.62                  | 9,000.00            | 9,000.00            | 0.00%              |
| <b>Total Investment Income</b>               | <b>809.44</b>       | <b>5,065.68</b>     | <b>9,022.06</b>     | <b>6,755.49</b>     | <b>2,539.62</b>           | <b>9,000.00</b>     | <b>9,000.00</b>     | <b>0.00%</b>       |
| <b>Total Common Costs Income</b>             | <b>2,154,343.18</b> | <b>2,407,657.43</b> | <b>2,668,331.46</b> | <b>2,874,377.99</b> | <b>1,303,067.78</b>       | <b>3,097,318.00</b> | <b>3,383,883.00</b> | <b>9.25%</b>       |
| <b>Administrative</b>                        |                     |                     |                     |                     |                           |                     |                     |                    |
| 5405 -- Insurance Claims                     | 9,448.62            | 0.00                | 0.00                | 0.00                | 0.00                      | 0.00                | 0.00                | 0.00%              |
| <b>Total Administrative</b>                  | <b>9,448.62</b>     | <b>0.00</b>         | <b>0.00</b>         | <b>0.00</b>         | <b>0.00</b>               | <b>0.00</b>         | <b>0.00</b>         | <b>0.00%</b>       |
| <b>Regulatory Compliance</b>                 |                     |                     |                     |                     |                           |                     |                     |                    |
| 7110 -- Regulatory Compliance                | 375.00              | 800.00              | 108.56              | 900.14              | 0.00                      | 500.00              | 750.00              | 50.00%             |
| 9005 -- State B&O Tax                        | 192.01              | 217.61              | 295.28              | 320.87              | 107.27                    | 300.00              | 300.00              | 0.00%              |
| 9015 -- Property/Real Estate Tax             | 53,853.21           | 57,124.75           | 63,332.77           | 66,870.06           | 34,388.27                 | 65,000.00           | 71,000.00           | 9.23%              |
| <b>Total Regulatory Compliance</b>           | <b>54,420.22</b>    | <b>58,142.36</b>    | <b>63,736.61</b>    | <b>68,091.07</b>    | <b>34,495.54</b>          | <b>65,800.00</b>    | <b>72,050.00</b>    | <b>9.50%</b>       |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**Common Costs**  
**2027 Budget Draft**

| Description                                   | 2022<br>Actual      | 2023<br>Actual      | 2024<br>Actual      | 2025<br>Actual      | May<br>2026<br>YTD Actual | 2026<br>Budget      | 2027<br>Budget      | Budget<br>% Change |
|-----------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|---------------------|---------------------|--------------------|
| <b>CC&amp;Rs/ Mandates</b>                    |                     |                     |                     |                     |                           |                     |                     |                    |
| 5216 -- Postage- Views                        | 11,329.54           | 12,140.13           | 13,273.89           | 16,521.32           | 6,967.51                  | 15,000.00           | 17,000.00           | 13.33%             |
| 5225 -- Newsletter Services                   | 56,751.75           | 59,443.25           | 56,865.25           | 57,017.00           | 23,957.75                 | 60,000.00           | 63,000.00           | 5.00%              |
| 7020 -- Legal Services                        | 138,406.62          | 117,047.02          | 164,739.86          | 179,479.16          | 16,889.10                 | 100,000.00          | 100,000.00          | 0.00%              |
| <b>Total CC&amp;Rs/ Mandates</b>              | <b>206,487.91</b>   | <b>188,630.40</b>   | <b>234,879.00</b>   | <b>253,017.48</b>   | <b>47,814.36</b>          | <b>175,000.00</b>   | <b>180,000.00</b>   | <b>2.86%</b>       |
| <b>Insurance</b>                              |                     |                     |                     |                     |                           |                     |                     |                    |
| 5400 -- Insurance Premiums                    | 144,403.85          | 170,325.17          | 182,883.34          | 215,108.82          | 94,490.80                 | 250,895.00          | 263,679.00          | 5.10%              |
| <b>Total Insurance</b>                        | <b>144,403.85</b>   | <b>170,325.17</b>   | <b>182,883.34</b>   | <b>215,108.82</b>   | <b>94,490.80</b>          | <b>250,895.00</b>   | <b>263,679.00</b>   | <b>5.10%</b>       |
| <b>Total Common Costs Expense</b>             | <b>414,760.60</b>   | <b>417,097.93</b>   | <b>481,498.95</b>   | <b>536,217.37</b>   | <b>176,800.70</b>         | <b>491,695.00</b>   | <b>515,729.00</b>   | <b>4.89%</b>       |
| <b>Total Common Costs Net Income / (Loss)</b> | <b>1,739,582.58</b> | <b>1,990,559.50</b> | <b>2,186,832.51</b> | <b>2,338,160.62</b> | <b>1,126,267.08</b>       | <b>2,605,623.00</b> | <b>2,868,154.00</b> | <b>10.08%</b>      |

# Budget Summary Trend

## Sudden Valley Community Association

### Accounting

#### 2027 Budget Draft

| Description                         | 2022<br>Actual    | 2023<br>Actual    | 2024<br>Actual    | 2025<br>Actual    | May<br>2026<br>YTD Actual | 2026<br>Budget    | 2027<br>Budget    | Budget<br>% Change |
|-------------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------------|-------------------|-------------------|--------------------|
| <b>Other AR Income</b>              |                   |                   |                   |                   |                           |                   |                   |                    |
| 4240 -- Title & Recording Fees      | 29,800.00         | 25,625.00         | 24,600.00         | 28,425.00         | 11,850.00                 | 35,000.00         | 35,000.00         | 0.00%              |
| 4241 -- BD Expense- Title Fees      | (21.58)           | (125.00)          | (125.00)          | (75.00)           | 150.00                    | 0.00              | 0.00              | 0.00%              |
| 4705 -- NSF Service Fees            | 1,714.00          | 2,899.69          | 2,610.52          | 2,845.00          | 1,296.00                  | 2,500.00          | 2,900.00          | 16.00%             |
| 4706 -- BD Expense- NSF Fees        | (183.44)          | 78.60             | 23.65             | (266.68)          | (162.00)                  | 0.00              | 0.00              | 0.00%              |
| <b>Total Other AR Income</b>        | <b>31,308.98</b>  | <b>28,478.29</b>  | <b>27,109.17</b>  | <b>30,928.32</b>  | <b>13,134.00</b>          | <b>37,500.00</b>  | <b>37,900.00</b>  | <b>1.07%</b>       |
| <b>Total Accounting Income</b>      | <b>31,308.98</b>  | <b>28,478.29</b>  | <b>27,109.17</b>  | <b>30,928.32</b>  | <b>13,134.00</b>          | <b>37,500.00</b>  | <b>37,900.00</b>  | <b>1.07%</b>       |
| <b>Administrative</b>               |                   |                   |                   |                   |                           |                   |                   |                    |
| 5000 -- General Administrative      | 139.64            | 207.10            | 0.00              | 109.97            | 750.53                    | 0.00              | 0.00              | 0.00%              |
| 5015 -- Bank Charges & Fees         | 3,814.92          | 1,469.81          | 1,669.40          | 1,308.30          | 4,569.51                  | 1,500.00          | 1,500.00          | 0.00%              |
| 5045 -- Dues & Subscriptions        | 260.99            | 302.99            | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 5121 -- Currency Gain/Loss          | 154.11            | 203.72            | 131.40            | 20.04             | 5.00                      | 0.00              | 0.00              | 0.00%              |
| 5210 -- Printing & Copying          | 4,879.02          | 8,352.86          | 6,260.84          | 6,827.44          | 1,115.90                  | 6,500.00          | 7,000.00          | 7.69%              |
| 5399 -- Payroll Service Fees        | 15,995.93         | 17,867.88         | 18,695.26         | 22,927.24         | 9,468.87                  | 19,000.00         | 25,220.00         | 32.74%             |
| <b>Total Administrative</b>         | <b>25,244.61</b>  | <b>28,404.36</b>  | <b>26,756.90</b>  | <b>31,192.99</b>  | <b>15,909.81</b>          | <b>27,000.00</b>  | <b>33,720.00</b>  | <b>24.89%</b>      |
| <b>Regulatory Compliance</b>        |                   |                   |                   |                   |                           |                   |                   |                    |
| 6300 -- Permits & Licenses          | 0.00              | 0.00              | 0.00              | 15.00             | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 7000 -- Audit & Tax Services        | 42,500.00         | 43,210.00         | 44,104.68         | 53,095.50         | 5,257.82                  | 50,500.00         | 55,550.00         | 10.00%             |
| 9005 -- State B&O Tax               | 2,254.03          | 358.20            | 408.20            | 469.05            | 152.72                    | 1,000.00          | 1,000.00          | 0.00%              |
| <b>Total Regulatory Compliance</b>  | <b>44,754.03</b>  | <b>43,568.20</b>  | <b>44,512.88</b>  | <b>53,579.55</b>  | <b>5,410.54</b>           | <b>51,500.00</b>  | <b>56,550.00</b>  | <b>9.81%</b>       |
| <b>CC&amp;Rs/ Mandates</b>          |                   |                   |                   |                   |                           |                   |                   |                    |
| 5215 -- Postage                     | 3,702.16          | 5,401.82          | 3,947.96          | 4,069.03          | 767.91                    | 5,000.00          | 5,000.00          | 0.00%              |
| <b>Total CC&amp;Rs/ Mandates</b>    | <b>3,702.16</b>   | <b>5,401.82</b>   | <b>3,947.96</b>   | <b>4,069.03</b>   | <b>767.91</b>             | <b>5,000.00</b>   | <b>5,000.00</b>   | <b>0.00%</b>       |
| <b>Payroll &amp; Benefits</b>       |                   |                   |                   |                   |                           |                   |                   |                    |
| 5300 -- Salaries                    | 269,492.74        | 287,050.43        | 302,957.47        | 310,378.76        | 119,071.66                | 328,630.00        | 338,485.00        | 3.00%              |
| 5335 -- Payroll Taxes- Employer     | 23,464.91         | 25,908.31         | 29,247.37         | 29,837.38         | 11,797.77                 | 29,541.00         | 30,410.00         | 2.94%              |
| 5385 -- Payroll Benefits - Medical  | 32,598.43         | 33,944.66         | 36,041.52         | 38,392.96         | 18,002.24                 | 41,032.00         | 49,550.00         | 20.76%             |
| 5395 -- Payroll Benefits - 401(k)   | 0.00              | 0.00              | 1,469.49          | 1,513.52          | 0.00                      | 2,465.00          | 2,539.00          | 3.00%              |
| <b>Total Payroll &amp; Benefits</b> | <b>325,556.08</b> | <b>346,903.40</b> | <b>369,715.85</b> | <b>380,122.62</b> | <b>148,871.67</b>         | <b>401,668.00</b> | <b>420,984.00</b> | <b>4.81%</b>       |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**Accounting**

**2027 Budget Draft**

| Description                                         | 2022<br>Actual      | 2023<br>Actual      | 2024<br>Actual      | 2025<br>Actual      | May<br>2026<br>YTD Actual | 2026<br>Budget      | 2027<br>Budget      | Budget<br>% Change |
|-----------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|---------------------|---------------------|--------------------|
| <b>Utilities</b>                                    |                     |                     |                     |                     |                           |                     |                     |                    |
| 6050 -- Utilities- Communications Service           | 2,222.81            | 2,190.35            | 1,990.23            | 1,990.47            | 849.89                    | 2,189.00            | 2,408.00            | 10.00%             |
| <b>Total Utilities</b>                              | <b>2,222.81</b>     | <b>2,190.35</b>     | <b>1,990.23</b>     | <b>1,990.47</b>     | <b>849.89</b>             | <b>2,189.00</b>     | <b>2,408.00</b>     | <b>10.00%</b>      |
| <b>Maintenance &amp; Landscaping</b>                |                     |                     |                     |                     |                           |                     |                     |                    |
| 6795 -- Other Supplies                              | 0.00                | 0.00                | 0.00                | 91.10               | 0.00                      | 0.00                | 0.00                | 0.00%              |
| <b>Total Maintenance &amp; Landscaping</b>          | <b>0.00</b>         | <b>0.00</b>         | <b>0.00</b>         | <b>91.10</b>        | <b>0.00</b>               | <b>0.00</b>         | <b>0.00</b>         | <b>0.00%</b>       |
| <b>Contracted &amp; Professional Services</b>       |                     |                     |                     |                     |                           |                     |                     |                    |
| 5125 -- IT Support and Services                     | 9,899.00            | 9,899.00            | 10,260.47           | 10,160.47           | 4,592.94                  | 10,000.00           | 10,500.00           | 5.00%              |
| 7095 -- Other Professional Services                 | 66,585.75           | 91.98               | 6,534.50            | 17.52               | 1,544.90                  | 0.00                | 0.00                | 0.00%              |
| <b>Total Contracted &amp; Professional Services</b> | <b>76,484.75</b>    | <b>9,990.98</b>     | <b>16,794.97</b>    | <b>10,177.99</b>    | <b>6,137.84</b>           | <b>10,000.00</b>    | <b>10,500.00</b>    | <b>5.00%</b>       |
| <b>Total Accounting Expense</b>                     | <b>477,964.44</b>   | <b>436,459.11</b>   | <b>463,718.79</b>   | <b>481,223.75</b>   | <b>177,947.66</b>         | <b>497,357.00</b>   | <b>529,162.00</b>   | <b>6.39%</b>       |
| <b>Total Accounting Net Income / (Loss)</b>         | <b>(446,655.46)</b> | <b>(407,980.82)</b> | <b>(436,609.62)</b> | <b>(450,295.43)</b> | <b>(164,813.66)</b>       | <b>(459,857.00)</b> | <b>(491,262.00)</b> | <b>6.83%</b>       |

# Budget Summary Trend

## Sudden Valley Community Association

### Facilities

#### 2027 Budget Draft

| Description                             | 2022<br>Actual   | 2023<br>Actual   | 2024<br>Actual   | 2025<br>Actual   | May<br>2026<br>YTD Actual | 2026<br>Budget   | 2027<br>Budget    | Budget<br>% Change |
|-----------------------------------------|------------------|------------------|------------------|------------------|---------------------------|------------------|-------------------|--------------------|
| <b>Area Z Rental Income</b>             |                  |                  |                  |                  |                           |                  |                   |                    |
| 4410 -- Area Z Storage Rental Income    | 21,327.50        | 20,631.02        | 20,542.25        | 27,504.50        | 14,695.00                 | 24,000.00        | 38,500.00         | 60.42%             |
| 4412 -- BD Expense- Area Z              | (495.63)         | 1,616.56         | (140.81)         | (358.33)         | (785.17)                  | 0.00             | 0.00              | 0.00%              |
| <b>Total Area Z Rental Income</b>       | <b>20,831.87</b> | <b>22,247.58</b> | <b>20,401.44</b> | <b>27,146.17</b> | <b>13,909.83</b>          | <b>24,000.00</b> | <b>38,500.00</b>  | <b>60.42%</b>      |
| <b>Lease Income</b>                     |                  |                  |                  |                  |                           |                  |                   |                    |
| 4430 -- Lease Income - Restaurant       | 19,480.29        | 36,694.00        | 47,178.00        | 47,178.00        | 19,657.50                 | 47,178.00        | 35,092.00         | (25.62%)           |
| 4435 -- Lease Income - Barn 8           | 0.00             | 0.00             | 14,400.00        | 15,600.00        | 6,750.00                  | 16,200.00        | 16,800.00         | 3.70%              |
| 4439 -- Lease Income- Library           | 3,372.00         | 3,678.87         | 4,789.20         | 6,600.00         | 3,000.00                  | 7,800.00         | 7,800.00          | 0.00%              |
| <b>Total Lease Income</b>               | <b>22,852.29</b> | <b>40,372.87</b> | <b>66,367.20</b> | <b>69,378.00</b> | <b>29,407.50</b>          | <b>71,178.00</b> | <b>59,692.00</b>  | <b>(16.14%)</b>    |
| <b>Non-Lease Facility Rentals</b>       |                  |                  |                  |                  |                           |                  |                   |                    |
| 4400 -- Facility Rentals                | 0.00             | 0.00             | 0.00             | 0.00             | 0.00                      | 2,000.00         | 2,000.00          | 0.00%              |
| <b>Total Non-Lease Facility Rentals</b> | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>               | <b>2,000.00</b>  | <b>2,000.00</b>   | <b>0.00%</b>       |
| <b>Total Facilities Income</b>          | <b>43,684.16</b> | <b>62,620.45</b> | <b>86,768.64</b> | <b>96,524.17</b> | <b>43,317.33</b>          | <b>97,178.00</b> | <b>100,192.00</b> | <b>3.10%</b>       |
| <b>Administrative</b>                   |                  |                  |                  |                  |                           |                  |                   |                    |
| 5090 -- Office Supplies                 | 0.00             | 0.00             | 230.71           | 0.00             | 0.00                      | 0.00             | 0.00              | 0.00%              |
| <b>Total Administrative</b>             | <b>0.00</b>      | <b>0.00</b>      | <b>230.71</b>    | <b>0.00</b>      | <b>0.00</b>               | <b>0.00</b>      | <b>0.00</b>       | <b>0.00%</b>       |
| <b>Regulatory Compliance</b>            |                  |                  |                  |                  |                           |                  |                   |                    |
| 6300 -- Permits & Licenses              | 36.80            | 216.20           | 43.00            | 15.00            | 0.00                      | 100.00           | 100.00            | 0.00%              |
| 7110 -- Regulatory Compliance           | 1,439.23         | 2,083.07         | 881.04           | 881.04           | 367.10                    | 1,550.00         | 1,550.00          | 0.00%              |
| 9005 -- State B&O Tax                   | 459.46           | 753.60           | 1,147.64         | 1,339.24         | 643.00                    | 1,200.00         | 1,200.00          | 0.00%              |
| <b>Total Regulatory Compliance</b>      | <b>1,935.49</b>  | <b>3,052.87</b>  | <b>2,071.68</b>  | <b>2,235.28</b>  | <b>1,010.10</b>           | <b>2,850.00</b>  | <b>2,850.00</b>   | <b>0.00%</b>       |
| <b>Payroll &amp; Benefits</b>           |                  |                  |                  |                  |                           |                  |                   |                    |
| 5300 -- Salaries                        | 11,911.25        | 19,141.16        | 42,393.56        | 46,959.36        | 16,618.61                 | 45,567.00        | 46,933.00         | 3.00%              |
| 5335 -- Payroll Taxes- Employer         | 1,103.12         | 2,289.67         | 4,832.00         | 5,247.71         | 1,834.15                  | 5,366.00         | 5,478.00          | 2.09%              |
| 5385 -- Payroll Benefits - Medical      | 9,022.52         | 1,466.42         | 3,076.48         | 9,596.06         | 4,471.10                  | 10,261.00        | 12,387.00         | 20.72%             |
| 5395 -- Payroll Benefits - 401(k)       | 0.00             | 0.00             | 0.00             | 0.00             | 0.00                      | 342.00           | 352.00            | 2.92%              |
| <b>Total Payroll &amp; Benefits</b>     | <b>22,036.89</b> | <b>22,897.25</b> | <b>50,302.04</b> | <b>61,803.13</b> | <b>22,923.86</b>          | <b>61,536.00</b> | <b>65,150.00</b>  | <b>5.87%</b>       |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**Facilities**

**2027 Budget Draft**

| Description                                   | 2022<br>Actual   | 2023<br>Actual   | 2024<br>Actual   | 2025<br>Actual   | May<br>2026<br>YTD Actual | 2026<br>Budget    | 2027<br>Budget    | Budget<br>% Change |
|-----------------------------------------------|------------------|------------------|------------------|------------------|---------------------------|-------------------|-------------------|--------------------|
| <b>Insurance</b>                              |                  |                  |                  |                  |                           |                   |                   |                    |
| 5400 -- Insurance Premiums                    | 0.00             | 0.00             | 500.04           | 529.77           | 220.65                    | 0.00              | 0.00              | 0.00%              |
| <b>Total Insurance</b>                        | <b>0.00</b>      | <b>0.00</b>      | <b>500.04</b>    | <b>529.77</b>    | <b>220.65</b>             | <b>0.00</b>       | <b>0.00</b>       | <b>0.00%</b>       |
| <b>Utilities</b>                              |                  |                  |                  |                  |                           |                   |                   |                    |
| 6000 -- Utilities                             | 15,419.92        | (688.15)         | 12,233.17        | 42.46            | (3,604.24)                | 0.00              | 0.00              | 0.00%              |
| 6005 -- Utilities- Natural Gas                | 5,026.36         | 8,269.19         | 7,893.78         | 9,186.10         | 2,645.93                  | 8,683.00          | 10,105.00         | 16.38%             |
| 6023 -- Utilities- Water & Sewer              | 16,390.50        | 18,515.53        | 19,639.75        | 20,292.70        | 6,541.08                  | 21,604.00         | 23,764.00         | 10.00%             |
| 6033 -- Utilities- Electricity                | 21,717.15        | 28,045.51        | 27,644.11        | 36,109.58        | 20,876.00                 | 30,409.00         | 39,721.00         | 30.62%             |
| 6035 -- Utilities- Trash & Recycling Service  | 8,634.48         | 12,193.18        | 12,556.98        | 14,740.92        | 4,613.76                  | 13,813.00         | 16,215.00         | 17.39%             |
| 6050 -- Utilities- Communications Service     | 18,896.83        | 24,648.65        | 13,870.89        | 9,579.04         | 4,432.06                  | 15,258.00         | 15,258.00         | 0.00%              |
| <b>Total Utilities</b>                        | <b>86,085.24</b> | <b>90,983.91</b> | <b>93,838.68</b> | <b>89,950.80</b> | <b>35,504.59</b>          | <b>89,767.00</b>  | <b>105,063.00</b> | <b>17.04%</b>      |
| <b>Maintenance &amp; Landscaping</b>          |                  |                  |                  |                  |                           |                   |                   |                    |
| 6110 -- Landscape R&M                         | 0.00             | 30.23            | 44.67            | 163.39           | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 6515 -- Building R&M- Materials               | 16,874.28        | 14,099.45        | 17,834.00        | 28,529.79        | 7,672.85                  | 40,000.00         | 40,000.00         | 0.00%              |
| 6520 -- Building R&M- Contract Vendor         | 38,746.72        | 42,750.06        | 32,517.94        | 32,090.69        | 23,833.26                 | 45,000.00         | 50,000.00         | 11.11%             |
| 6635 -- Janitorial Supplies                   | 6,502.06         | 11,029.56        | 14,212.69        | 15,012.96        | 6,189.23                  | 15,000.00         | 15,000.00         | 0.00%              |
| 6675 -- Equipment R&M                         | 2,154.38         | 240.10           | 117.28           | 817.83           | 531.60                    | 10,000.00         | 10,000.00         | 0.00%              |
| 6765 -- Small Tools & Equipment               | 133.61           | 475.55           | 0.00             | 0.00             | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 6775 -- Vehicle R&M                           | 40.25            | 408.22           | 0.00             | 0.00             | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 6795 -- Other Supplies                        | 594.88           | 1,237.70         | 0.00             | 285.33           | 0.00                      | 1,550.00          | 1,550.00          | 0.00%              |
| 6796 -- Other R&M                             | 1,403.07         | 2,329.10         | 656.59           | 511.34           | 0.00                      | 1,000.00          | 1,000.00          | 0.00%              |
| <b>Total Maintenance &amp; Landscaping</b>    | <b>66,449.25</b> | <b>72,599.97</b> | <b>65,383.17</b> | <b>77,411.33</b> | <b>38,226.94</b>          | <b>112,550.00</b> | <b>117,550.00</b> | <b>4.44%</b>       |
| <b>Contracted &amp; Professional Services</b> |                  |                  |                  |                  |                           |                   |                   |                    |
| 6438 -- Pool Management                       | 38.64            | 0.00             | 0.00             | 0.00             | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 6440 -- Safety & Security Services            | 0.00             | 2,511.41         | 748.76           | 2,570.00         | 0.00                      | 0.00              | 0.00              | 0.00%              |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**Facilities**

**2027 Budget Draft**

| Description                                         | 2022<br>Actual      | 2023<br>Actual      | 2024<br>Actual      | 2025<br>Actual      | May<br>2026<br>YTD Actual | 2026<br>Budget      | 2027<br>Budget      | Budget<br>% Change |
|-----------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|---------------------|---------------------|--------------------|
| <b>Contracted &amp; Professional Services</b>       |                     |                     |                     |                     |                           |                     |                     |                    |
| 7095 -- Other Professional Services                 | 1,729.18            | 18,390.00           | 5,018.91            | 7,380.00            | 0.00                      | 15,000.00           | 15,000.00           | 0.00%              |
| <b>Total Contracted &amp; Professional Services</b> | <b>1,767.82</b>     | <b>20,901.41</b>    | <b>5,767.67</b>     | <b>9,950.00</b>     | <b>0.00</b>               | <b>15,000.00</b>    | <b>15,000.00</b>    | <b>0.00%</b>       |
| <b>Total Facilities Expense</b>                     | <b>178,274.69</b>   | <b>210,435.41</b>   | <b>218,093.99</b>   | <b>241,880.31</b>   | <b>97,886.14</b>          | <b>281,703.00</b>   | <b>305,613.00</b>   | <b>8.49%</b>       |
| <b>Total Facilities Net Income / (Loss)</b>         | <b>(134,590.53)</b> | <b>(147,814.96)</b> | <b>(131,325.35)</b> | <b>(145,356.14)</b> | <b>(54,568.81)</b>        | <b>(184,525.00)</b> | <b>(205,421.00)</b> | <b>11.32%</b>      |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**Golf Management**  
**2027 Budget Draft**

| Description                                 | 2022<br>Actual      | 2023<br>Actual      | 2024<br>Actual      | 2025<br>Actual      | May<br>2026<br>YTD Actual | 2026<br>Budget      | 2027<br>Budget      | Budget<br>% Change |
|---------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|---------------------|---------------------|--------------------|
| <b>Golf Income</b>                          |                     |                     |                     |                     |                           |                     |                     |                    |
| 4150 -- Golf Course Annual Greens Fees      | 370,271.58          | 389,983.99          | 372,035.09          | 408,291.26          | 324,475.21                | 398,000.00          | 424,000.00          | 6.53%              |
| 4151 -- BD Expense- Golf                    | (1,777.10)          | 1,214.91            | (11,213.33)         | (5,047.84)          | 10,184.58                 | 0.00                | 0.00                | 0.00%              |
| 4154 -- Golf Course Daily Greens Fees       | 609,371.31          | 784,624.95          | 774,312.45          | 724,185.47          | 195,947.45                | 776,000.00          | 782,000.00          | 0.77%              |
| 4170 -- Driving Range Fees                  | 33,577.18           | 42,530.47           | 46,441.95           | 44,731.98           | 14,926.86                 | 40,850.00           | 43,500.00           | 6.49%              |
| 4174 -- Golf Cart Rental                    | 191,813.23          | 233,617.27          | 227,184.13          | 222,439.79          | 65,993.58                 | 234,500.00          | 239,000.00          | 1.92%              |
| 4176 -- Golf Club Storage                   | 2,245.24            | 1,653.00            | 1,963.00            | 1,728.00            | 2,036.77                  | 1,850.00            | 1,850.00            | 0.00%              |
| 4178 -- Trail Fees                          | 14,622.73           | 14,485.75           | 13,712.75           | 15,675.40           | 12,569.35                 | 15,862.00           | 16,100.00           | 1.50%              |
| <b>Total Golf Income</b>                    | <b>1,220,124.17</b> | <b>1,468,110.34</b> | <b>1,424,436.04</b> | <b>1,412,004.06</b> | <b>626,133.80</b>         | <b>1,467,062.00</b> | <b>1,506,450.00</b> | <b>2.68%</b>       |
| <b>Total Golf Management Income</b>         | <b>1,220,124.17</b> | <b>1,468,110.34</b> | <b>1,424,436.04</b> | <b>1,412,004.06</b> | <b>626,133.80</b>         | <b>1,467,062.00</b> | <b>1,506,450.00</b> | <b>2.68%</b>       |
| <b>Administrative</b>                       |                     |                     |                     |                     |                           |                     |                     |                    |
| 5015 -- Bank Charges & Fees                 | 27,288.55           | 36,420.02           | 33,827.58           | 34,140.17           | 10,060.98                 | 35,000.00           | 35,000.00           | 0.00%              |
| 5045 -- Dues & Subscriptions                | 23,999.96           | 25,389.03           | 24,581.55           | 28,112.29           | 20,795.37                 | 27,000.00           | 28,000.00           | 3.70%              |
| 5090 -- Office Supplies                     | 398.58              | 1,119.60            | 535.16              | 688.36              | 389.87                    | 900.00              | 950.00              | 5.56%              |
| 5107 -- Advertising Costs                   | 16,350.01           | 16,850.25           | 8,427.09            | 10,954.80           | 5,952.05                  | 18,000.00           | 19,500.00           | 8.33%              |
| 5120 -- Cash Over/Short                     | 0.00                | 31.78               | 316.28              | 110.12              | (40.97)                   | 0.00                | 0.00                | 0.00%              |
| 5210 -- Printing & Copying                  | 340.40              | 1,683.66            | 1,843.31            | 2,192.37            | 1,889.93                  | 1,800.00            | 2,100.00            | 16.67%             |
| 5227 -- Training & Conferences              | 0.00                | 0.00                | 0.00                | 1,920.54            | 0.00                      | 2,500.00            | 2,500.00            | 0.00%              |
| 5326 -- Operating Performance Commissions   | 26,357.68           | 44,269.84           | 22,128.05           | 12,081.70           | 0.00                      | 4,505.00            | 2,488.00            | (44.77%)           |
| 5326.1 -- Operating Perf Comm Payroll Taxes | 0.00                | 4,058.61            | 2,128.73            | 1,162.28            | 0.00                      | 451.00              | 249.00              | (44.79%)           |
| 6408 -- Uniforms                            | 671.66              | 414.98              | 718.81              | 681.49              | 443.90                    | 800.00              | 800.00              | 0.00%              |
| <b>Total Administrative</b>                 | <b>95,406.84</b>    | <b>130,237.77</b>   | <b>94,506.56</b>    | <b>92,044.12</b>    | <b>39,491.13</b>          | <b>90,956.00</b>    | <b>91,587.00</b>    | <b>0.69%</b>       |
| <b>Regulatory Compliance</b>                |                     |                     |                     |                     |                           |                     |                     |                    |
| 7110 -- Regulatory Compliance               | 2,000.00            | 0.00                | 0.00                | 0.00                | 0.00                      | 0.00                | 0.00                | 0.00%              |
| 9005 -- State B&O Tax                       | 6,467.60            | 6,689.40            | 6,775.77            | 6,902.73            | 2,179.22                  | 7,500.00            | 7,500.00            | 0.00%              |
| <b>Total Regulatory Compliance</b>          | <b>8,467.60</b>     | <b>6,689.40</b>     | <b>6,775.77</b>     | <b>6,902.73</b>     | <b>2,179.22</b>           | <b>7,500.00</b>     | <b>7,500.00</b>     | <b>0.00%</b>       |
| <b>CC&amp;Rs/ Mandates</b>                  |                     |                     |                     |                     |                           |                     |                     |                    |
| 5115 -- Web Site Maintenance                | 2,019.96            | 1,433.52            | 0.00                | 2,872.32            | 0.00                      | 2,700.00            | 3,000.00            | 11.11%             |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**Golf Management**  
**2027 Budget Draft**

| Description                                  | 2022<br>Actual    | 2023<br>Actual    | 2024<br>Actual    | 2025<br>Actual    | May<br>2026<br>YTD Actual | 2026<br>Budget    | 2027<br>Budget    | Budget<br>% Change |
|----------------------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------------|-------------------|-------------------|--------------------|
| <b>CC&amp;Rs/ Mandates</b>                   |                   |                   |                   |                   |                           |                   |                   |                    |
| 5215 -- Postage                              | 43.13             | 77.81             | 0.00              | 40.74             | 0.00                      | 250.00            | 250.00            | 0.00%              |
| <b>Total CC&amp;Rs/ Mandates</b>             | <b>2,063.09</b>   | <b>1,511.33</b>   | <b>0.00</b>       | <b>2,913.06</b>   | <b>0.00</b>               | <b>2,950.00</b>   | <b>3,250.00</b>   | <b>10.17%</b>      |
| <b>Payroll &amp; Benefits</b>                |                   |                   |                   |                   |                           |                   |                   |                    |
| 5300 -- Salaries                             | 248,543.75        | 272,674.97        | 314,671.23        | 319,064.16        | 108,015.23                | 325,318.00        | 335,521.00        | 3.14%              |
| 5335 -- Payroll Taxes- Employer              | 25,835.89         | 30,534.28         | 35,295.07         | 35,592.66         | 11,940.78                 | 32,128.00         | 33,023.00         | 2.79%              |
| 5385 -- Payroll Benefits - Medical           | 32,354.08         | 25,413.25         | 22,773.86         | 28,422.93         | 13,302.75                 | 41,032.00         | 49,550.00         | 20.76%             |
| 5395 -- Payroll Benefits - 401(k)            | 0.00              | 0.00              | 1,942.69          | 1,357.15          | 0.00                      | 2,440.00          | 2,516.00          | 3.11%              |
| <b>Total Payroll &amp; Benefits</b>          | <b>306,733.72</b> | <b>328,622.50</b> | <b>374,682.85</b> | <b>384,436.90</b> | <b>133,258.76</b>         | <b>400,918.00</b> | <b>420,610.00</b> | <b>4.91%</b>       |
| <b>Insurance</b>                             |                   |                   |                   |                   |                           |                   |                   |                    |
| 5400 -- Insurance Premiums                   | 3,406.44          | 3,406.44          | 3,476.06          | 3,573.48          | 1,488.95                  | 3,574.00          | 3,797.00          | 6.24%              |
| <b>Total Insurance</b>                       | <b>3,406.44</b>   | <b>3,406.44</b>   | <b>3,476.06</b>   | <b>3,573.48</b>   | <b>1,488.95</b>           | <b>3,574.00</b>   | <b>3,797.00</b>   | <b>6.24%</b>       |
| <b>Utilities</b>                             |                   |                   |                   |                   |                           |                   |                   |                    |
| 6005 -- Utilities- Natural Gas               | 2,641.32          | 5,877.08          | 6,193.25          | 6,691.51          | 2,301.01                  | 6,813.00          | 7,494.00          | 10.00%             |
| 6023 -- Utilities- Water & Sewer             | 11,433.41         | 12,979.58         | 12,878.96         | 13,300.69         | 4,515.12                  | 14,167.00         | 15,584.00         | 10.00%             |
| 6033 -- Utilities- Electricity               | 7,828.57          | 9,654.96          | 9,369.56          | 10,930.53         | 6,013.45                  | 10,307.00         | 12,024.00         | 16.66%             |
| 6035 -- Utilities- Trash & Recycling Service | 4,013.58          | 4,731.39          | 4,844.92          | 5,394.43          | 2,344.08                  | 5,329.00          | 5,934.00          | 11.35%             |
| 6050 -- Utilities- Communications Service    | 5,479.76          | 5,193.75          | 3,952.37          | 4,520.92          | 2,050.63                  | 4,348.00          | 4,973.00          | 14.37%             |
| <b>Total Utilities</b>                       | <b>31,396.64</b>  | <b>38,436.76</b>  | <b>37,239.06</b>  | <b>40,838.08</b>  | <b>17,224.29</b>          | <b>40,964.00</b>  | <b>46,009.00</b>  | <b>12.32%</b>      |
| <b>Maintenance &amp; Landscaping</b>         |                   |                   |                   |                   |                           |                   |                   |                    |
| 6621 -- Raw Materials: Sand & Gravel         | 0.00              | 1,755.17          | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 6635 -- Janitorial Supplies                  | 0.00              | 0.00              | 0.00              | 0.00              | 67.60                     | 0.00              | 0.00              | 0.00%              |
| 6675 -- Equipment R&M                        | 1,867.30          | 1,338.35          | 3,625.70          | 2,587.07          | 472.15                    | 2,000.00          | 4,000.00          | 100.00%            |
| 6765 -- Small Tools & Equipment              | 347.74            | 233.51            | 302.99            | 0.00              | 0.00                      | 400.00            | 400.00            | 0.00%              |
| 6775 -- Vehicle R&M                          | 351.73            | 0.00              | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 6785 -- Vehicle Fuel                         | 9,874.81          | 14,132.88         | 10,390.09         | 10,476.37         | 3,931.94                  | 11,429.00         | 12,572.00         | 10.00%             |
| 6795 -- Other Supplies                       | 4,540.88          | 9,619.09          | 12,405.88         | 7,572.70          | 3,624.42                  | 8,000.00          | 9,000.00          | 12.50%             |
| 6796 -- Other R&M                            | 67.50             | 0.00              | 32.44             | 287.77            | 0.00                      | 0.00              | 0.00              | 0.00%              |
| <b>Total Maintenance &amp; Landscaping</b>   | <b>17,049.96</b>  | <b>27,079.00</b>  | <b>26,757.10</b>  | <b>20,923.91</b>  | <b>8,096.11</b>           | <b>21,829.00</b>  | <b>25,972.00</b>  | <b>18.98%</b>      |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**Golf Management**  
**2027 Budget Draft**

| Description                                         | 2022<br>Actual    | 2023<br>Actual    | 2024<br>Actual    | 2025<br>Actual    | May<br>2026<br>YTD Actual | 2026<br>Budget    | 2027<br>Budget    | Budget<br>% Change |
|-----------------------------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------------|-------------------|-------------------|--------------------|
| <b>Contracted &amp; Professional Services</b>       |                   |                   |                   |                   |                           |                   |                   |                    |
| 5085 -- Equipment Lease & Rental                    | 6,680.00          | 6,127.19          | 2,730.71          | 3,204.82          | 0.00                      | 7,000.00          | 7,000.00          | 0.00%              |
| 6440 -- Safety & Security Services                  | 2,500.00          | 0.00              | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| <b>Total Contracted &amp; Professional Services</b> | <b>9,180.00</b>   | <b>6,127.19</b>   | <b>2,730.71</b>   | <b>3,204.82</b>   | <b>0.00</b>               | <b>7,000.00</b>   | <b>7,000.00</b>   | <b>0.00%</b>       |
| <b>Total Golf Management Expense</b>                | <b>473,704.29</b> | <b>542,110.39</b> | <b>546,168.11</b> | <b>554,837.10</b> | <b>201,738.46</b>         | <b>575,691.00</b> | <b>605,725.00</b> | <b>5.22%</b>       |
| <b>Total Golf Management Net Income / (Loss)</b>    | <b>746,419.88</b> | <b>925,999.95</b> | <b>878,267.93</b> | <b>857,166.96</b> | <b>424,395.34</b>         | <b>891,371.00</b> | <b>900,725.00</b> | <b>1.05%</b>       |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**Recreation Community Center**

**2027 Budget Draft**

| Description                                            | 2022<br>Actual    | 2023<br>Actual    | 2024<br>Actual   | 2025<br>Actual   | May<br>2026<br>YTD Actual | 2026<br>Budget   | 2027<br>Budget   | Budget<br>% Change |
|--------------------------------------------------------|-------------------|-------------------|------------------|------------------|---------------------------|------------------|------------------|--------------------|
| <b>Special Ops Assmt Incom- Rec/Pool/s/</b>            |                   |                   |                  |                  |                           |                  |                  |                    |
| 4010 -- Recreation Special Assmt 062018 to 062020      | 423,730.08        | 182,248.72        | 130.23           | 0.00             | 0.00                      | 0.00             | 0.00             | 0.00%              |
| 4011 -- BD Expense- Rec SA 062018 to 052020            | 793.40            | 3,908.23          | 1,368.33         | 2,607.74         | 0.00                      | 0.00             | 0.00             | 0.00%              |
| <b>Total Special Ops Assmt Incom- Rec/Pool/s/Parks</b> | <b>424,523.48</b> | <b>186,156.95</b> | <b>1,498.56</b>  | <b>2,607.74</b>  | <b>0.00</b>               | <b>0.00</b>      | <b>0.00</b>      | <b>0.00%</b>       |
| <b>Lease Income</b>                                    |                   |                   |                  |                  |                           |                  |                  |                    |
| 4435 -- Lease Income - Barn 8                          | 7,800.00          | 12,300.00         | 0.00             | 0.00             | 0.00                      | 0.00             | 0.00             | 0.00%              |
| <b>Total Lease Income</b>                              | <b>7,800.00</b>   | <b>12,300.00</b>  | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>               | <b>0.00</b>      | <b>0.00</b>      | <b>0.00%</b>       |
| <b>Non-Lease Facility Rentals</b>                      |                   |                   |                  |                  |                           |                  |                  |                    |
| 4400 -- Facility Rentals                               | 7,611.50          | 11,373.80         | 12,018.50        | 15,238.60        | 1,925.00                  | 12,000.00        | 15,000.00        | 25.00%             |
| <b>Total Non-Lease Facility Rentals</b>                | <b>7,611.50</b>   | <b>11,373.80</b>  | <b>12,018.50</b> | <b>15,238.60</b> | <b>1,925.00</b>           | <b>12,000.00</b> | <b>15,000.00</b> | <b>25.00%</b>      |
| <b>Rec Center and Pools Income</b>                     |                   |                   |                  |                  |                           |                  |                  |                    |
| 4223 -- Gym and Pool Access Cards                      | 2,662.01          | 2,761.00          | 3,253.00         | 3,988.00         | 1,220.00                  | 3,300.00         | 4,000.00         | 21.21%             |
| 4502 -- Instructor & Trainer Fees                      | 32.00             | 1,163.60          | 4,622.44         | 5,218.06         | 2,584.66                  | 4,500.00         | 5,200.00         | 15.56%             |
| 4510 -- Fitness Center Income                          | 409.00            | 762.50            | 1,034.00         | 2,221.00         | 740.00                    | 1,000.00         | 2,200.00         | 120.00%            |
| 4515 -- Locker Rental                                  | 0.00              | 0.00              | 0.00             | 130.00           | 0.00                      | 0.00             | 0.00             | 0.00%              |
| <b>Total Rec Center and Pools Income</b>               | <b>3,103.01</b>   | <b>4,687.10</b>   | <b>8,909.44</b>  | <b>11,557.06</b> | <b>4,544.66</b>           | <b>8,800.00</b>  | <b>11,400.00</b> | <b>29.55%</b>      |
| <b>Total Recreation Community Center Income</b>        | <b>443,037.99</b> | <b>214,517.85</b> | <b>22,426.50</b> | <b>29,403.40</b> | <b>6,469.66</b>           | <b>20,800.00</b> | <b>26,400.00</b> | <b>26.92%</b>      |
| <b>Administrative</b>                                  |                   |                   |                  |                  |                           |                  |                  |                    |
| 5090 -- Office Supplies                                | 4,634.22          | 769.74            | 3,263.00         | 5,550.27         | 952.26                    | 2,250.00         | 5,000.00         | 122.22%            |
| 5120 -- Cash Over/Short                                | 0.00              | 0.00              | 0.00             | 15.00            | 0.00                      | 0.00             | 0.00             | 0.00%              |
| 5205 -- Events Charges                                 | 0.00              | 0.00              | 0.00             | 0.00             | 115.84                    | 0.00             | 0.00             | 0.00%              |
| 5210 -- Printing & Copying                             | 0.00              | 0.00              | 376.32           | 766.69           | 1,056.49                  | 100.00           | 1,000.00         | 900.00%            |
| 5227 -- Training & Conferences                         | 352.00            | 120.00            | 0.00             | 476.50           | 0.00                      | 250.00           | 500.00           | 100.00%            |
| 6408 -- Uniforms                                       | 0.00              | 0.00              | 736.29           | 0.00             | 0.00                      | 750.00           | 750.00           | 0.00%              |
| <b>Total Administrative</b>                            | <b>4,986.22</b>   | <b>889.74</b>     | <b>4,375.61</b>  | <b>6,808.46</b>  | <b>2,124.59</b>           | <b>3,350.00</b>  | <b>7,250.00</b>  | <b>116.42%</b>     |
| <b>Regulatory Compliance</b>                           |                   |                   |                  |                  |                           |                  |                  |                    |
| 6300 -- Permits & Licenses                             | 0.00              | 0.00              | 0.00             | 30.00            | 0.00                      | 0.00             | 0.00             | 0.00%              |
| 7110 -- Regulatory Compliance                          | 0.00              | 0.00              | 177.82           | 0.00             | 0.00                      | 0.00             | 0.00             | 0.00%              |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**Recreation Community Center**

**2027 Budget Draft**

| Description                                   | 2022<br>Actual    | 2023<br>Actual    | 2024<br>Actual    | 2025<br>Actual    | May<br>2026<br>YTD Actual | 2026<br>Budget    | 2027<br>Budget    | Budget<br>% Change |
|-----------------------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------------|-------------------|-------------------|--------------------|
| <b>Regulatory Compliance</b>                  |                   |                   |                   |                   |                           |                   |                   |                    |
| 9005 -- State B&O Tax                         | 67.39             | 171.24            | 303.85            | 340.01            | 129.23                    | 300.00            | 350.00            | 16.67%             |
| <b>Total Regulatory Compliance</b>            | <b>67.39</b>      | <b>171.24</b>     | <b>481.67</b>     | <b>370.01</b>     | <b>129.23</b>             | <b>300.00</b>     | <b>350.00</b>     | <b>16.67%</b>      |
| <b>CC&amp;Rs/ Mandates</b>                    |                   |                   |                   |                   |                           |                   |                   |                    |
| 5215 -- Postage                               | 156.88            | 314.76            | 237.04            | 231.81            | 0.00                      | 300.00            | 300.00            | 0.00%              |
| <b>Total CC&amp;Rs/ Mandates</b>              | <b>156.88</b>     | <b>314.76</b>     | <b>237.04</b>     | <b>231.81</b>     | <b>0.00</b>               | <b>300.00</b>     | <b>300.00</b>     | <b>0.00%</b>       |
| <b>Payroll &amp; Benefits</b>                 |                   |                   |                   |                   |                           |                   |                   |                    |
| 5300 -- Salaries                              | 202,703.82        | 143,707.86        | 162,661.24        | 253,287.44        | 73,310.46                 | 250,884.00        | 193,299.00        | (22.95%)           |
| 5335 -- Payroll Taxes- Employer               | 20,879.13         | 16,568.43         | 18,263.87         | 27,406.62         | 8,041.88                  | 24,176.00         | 18,664.00         | (22.80%)           |
| 5385 -- Payroll Benefits - Medical            | 6,628.99          | 7,638.60          | 11,992.86         | 19,563.49         | 5,565.54                  | 30,771.00         | 24,775.00         | (19.49%)           |
| 5395 -- Payroll Benefits - 401(k)             | 0.00              | 0.00              | 782.68            | 963.75            | 0.00                      | 1,882.00          | 1,450.00          | (22.95%)           |
| <b>Total Payroll &amp; Benefits</b>           | <b>230,211.94</b> | <b>167,914.89</b> | <b>193,700.65</b> | <b>301,221.30</b> | <b>86,917.88</b>          | <b>307,713.00</b> | <b>238,188.00</b> | <b>(22.59%)</b>    |
| <b>Utilities</b>                              |                   |                   |                   |                   |                           |                   |                   |                    |
| 6005 -- Utilities- Natural Gas                | 7,991.33          | 10,298.50         | 10,204.59         | 12,027.37         | 2,962.39                  | 11,225.00         | 13,230.00         | 17.86%             |
| 6023 -- Utilities- Water & Sewer              | 22,236.02         | 15,828.13         | 12,957.13         | 13,643.97         | 4,386.00                  | 14,253.00         | 15,678.00         | 10.00%             |
| 6033 -- Utilities- Electricity                | 13,474.66         | 14,632.04         | 15,787.55         | 19,825.43         | 8,404.42                  | 17,366.00         | 21,808.00         | 25.58%             |
| 6035 -- Utilities- Trash & Recycling Service  | 2,798.29          | 2,866.51          | 2,971.98          | 3,189.09          | 1,200.41                  | 3,269.00          | 3,596.00          | 10.00%             |
| 6050 -- Utilities- Communications Service     | 5,327.36          | 9,049.91          | 11,256.17         | 11,516.99         | 5,223.95                  | 12,382.00         | 12,669.00         | 2.32%              |
| <b>Total Utilities</b>                        | <b>51,827.66</b>  | <b>52,675.09</b>  | <b>53,177.42</b>  | <b>60,202.85</b>  | <b>22,177.17</b>          | <b>58,495.00</b>  | <b>66,981.00</b>  | <b>14.51%</b>      |
| <b>Maintenance &amp; Landscaping</b>          |                   |                   |                   |                   |                           |                   |                   |                    |
| 6515 -- Building R&M- Materials               | 453.52            | 0.00              | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 6635 -- Janitorial Supplies                   | 886.77            | 2,361.69          | 0.00              | 0.00              | 0.00                      | 2,500.00          | 2,500.00          | 0.00%              |
| 6675 -- Equipment R&M                         | 2,933.78          | 5,255.68          | 4,875.28          | 10,642.18         | 760.31                    | 9,000.00          | 10,000.00         | 11.11%             |
| 6765 -- Small Tools & Equipment               | 187.10            | 0.00              | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 6795 -- Other Supplies                        | 1,616.89          | 4,311.49          | 2,261.79          | 5,055.64          | 800.24                    | 8,000.00          | 8,000.00          | 0.00%              |
| 6796 -- Other R&M                             | 3,486.30          | 0.00              | 1,449.76          | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| <b>Total Maintenance &amp; Landscaping</b>    | <b>9,564.36</b>   | <b>11,928.86</b>  | <b>8,586.83</b>   | <b>15,697.82</b>  | <b>1,560.55</b>           | <b>19,500.00</b>  | <b>20,500.00</b>  | <b>5.13%</b>       |
| <b>Contracted &amp; Professional Services</b> |                   |                   |                   |                   |                           |                   |                   |                    |
| 6440 -- Safety & Security Services            | 625.00            | 0.00              | 0.00              | 0.00              | 0.00                      | 500.00            | 500.00            | 0.00%              |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**Recreation Community Center**

**2027 Budget Draft**

| Description                                                  | 2022<br>Actual    | 2023<br>Actual     | 2024<br>Actual      | 2025<br>Actual      | May<br>2026<br>YTD Actual | 2026<br>Budget      | 2027<br>Budget      | Budget<br>% Change |
|--------------------------------------------------------------|-------------------|--------------------|---------------------|---------------------|---------------------------|---------------------|---------------------|--------------------|
| <b>Contracted &amp; Professional Services</b>                |                   |                    |                     |                     |                           |                     |                     |                    |
| 7095 -- Other Professional Services                          | 27,630.00         | 0.00               | 0.00                | 0.00                | 0.00                      | 0.00                | 0.00                | 0.00%              |
| <b>Total Contracted &amp; Professional Services</b>          | <b>28,255.00</b>  | <b>0.00</b>        | <b>0.00</b>         | <b>0.00</b>         | <b>0.00</b>               | <b>500.00</b>       | <b>500.00</b>       | <b>0.00%</b>       |
| <b>Total Recreation Community Center Expense</b>             | <b>325,069.45</b> | <b>233,894.58</b>  | <b>260,559.22</b>   | <b>384,532.25</b>   | <b>112,909.42</b>         | <b>390,158.00</b>   | <b>334,069.00</b>   | <b>(14.38%)</b>    |
| <b>Total Recreation Community Center Net Income / (Loss)</b> | <b>117,968.54</b> | <b>(19,376.73)</b> | <b>(238,132.72)</b> | <b>(355,128.85)</b> | <b>(106,439.76)</b>       | <b>(369,358.00)</b> | <b>(307,669.00)</b> | <b>(16.70%)</b>    |

# Budget Summary Trend

## Sudden Valley Community Association

### Maintenance

#### 2027 Budget Draft

| Description                               | 2022<br>Actual    | 2023<br>Actual    | 2024<br>Actual    | 2025<br>Actual    | May<br>2026<br>YTD Actual | 2026<br>Budget    | 2027<br>Budget    | Budget<br>% Change |
|-------------------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------------|-------------------|-------------------|--------------------|
| <b>Other Income</b>                       |                   |                   |                   |                   |                           |                   |                   |                    |
| 4220 -- Marina Gate & Access Cards        | 78.00             | 0.00              | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| <b>Total Other Income</b>                 | <b>78.00</b>      | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>               | <b>0.00</b>       | <b>0.00</b>       | <b>0.00%</b>       |
| <b>Total Maintenance Income</b>           | <b>78.00</b>      | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>               | <b>0.00</b>       | <b>0.00</b>       | <b>0.00%</b>       |
| <b>Administrative</b>                     |                   |                   |                   |                   |                           |                   |                   |                    |
| 5090 -- Office Supplies                   | 108.59            | 188.80            | 275.84            | 99.99             | 188.97                    | 150.00            | 150.00            | 0.00%              |
| 5210 -- Printing & Copying                | 0.00              | 0.00              | 158.55            | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 5227 -- Training & Conferences            | 0.00              | 0.00              | 209.00            | 0.00              | 0.00                      | 500.00            | 0.00              | (100.00%)          |
| 6408 -- Uniforms                          | 1,333.42          | 1,479.28          | 2,483.68          | 3,069.58          | 2,942.79                  | 3,000.00          | 4,500.00          | 50.00%             |
| <b>Total Administrative</b>               | <b>1,442.01</b>   | <b>1,668.08</b>   | <b>3,127.07</b>   | <b>3,169.57</b>   | <b>3,131.76</b>           | <b>3,650.00</b>   | <b>4,650.00</b>   | <b>27.40%</b>      |
| <b>Regulatory Compliance</b>              |                   |                   |                   |                   |                           |                   |                   |                    |
| 6300 -- Permits & Licenses                | 1,513.50          | 2,196.78          | 1,773.99          | 2,102.61          | 1,573.72                  | 2,200.00          | 2,200.00          | 0.00%              |
| 9005 -- State B&O Tax                     | 0.00              | 0.00              | 0.00              | 0.00              | 0.00                      | 100.00            | 100.00            | 0.00%              |
| <b>Total Regulatory Compliance</b>        | <b>1,513.50</b>   | <b>2,196.78</b>   | <b>1,773.99</b>   | <b>2,102.61</b>   | <b>1,573.72</b>           | <b>2,300.00</b>   | <b>2,300.00</b>   | <b>0.00%</b>       |
| <b>Payroll &amp; Benefits</b>             |                   |                   |                   |                   |                           |                   |                   |                    |
| 5300 -- Salaries                          | 225,805.59        | 231,136.72        | 319,241.38        | 311,781.44        | 106,008.54                | 332,464.00        | 319,526.00        | (3.89%)            |
| 5335 -- Payroll Taxes- Employer           | 21,886.93         | 25,050.10         | 33,393.15         | 32,257.00         | 11,078.10                 | 35,692.00         | 34,559.00         | (3.17%)            |
| 5385 -- Payroll Benefits - Medical        | 11,318.91         | 37,591.40         | 47,229.81         | 37,396.34         | 30,992.46                 | 49,946.00         | 60,318.00         | 20.77%             |
| 5395 -- Payroll Benefits - 401(k)         | 0.00              | 0.00              | 3,660.33          | 2,635.90          | 0.00                      | 2,493.00          | 2,396.00          | (3.89%)            |
| 6447.1 -- Weather Response Payroll        | 12,391.63         | 3,438.50          | 8,862.88          | 9,757.41          | 0.00                      | 15,000.00         | 15,000.00         | 0.00%              |
| 6447.2 -- Weather Response Payroll Taxes  | 468.82            | 342.35            | 988.50            | 793.46            | 0.00                      | 1,500.00          | 1,500.00          | 0.00%              |
| <b>Total Payroll &amp; Benefits</b>       | <b>271,871.88</b> | <b>297,559.07</b> | <b>413,376.05</b> | <b>394,621.55</b> | <b>148,079.10</b>         | <b>437,095.00</b> | <b>433,299.00</b> | <b>(0.87%)</b>     |
| <b>Utilities</b>                          |                   |                   |                   |                   |                           |                   |                   |                    |
| 6050 -- Utilities- Communications Service | 2,504.76          | 3,168.18          | 4,945.16          | 3,981.09          | 1,739.95                  | 5,440.00          | 5,440.00          | 0.00%              |
| <b>Total Utilities</b>                    | <b>2,504.76</b>   | <b>3,168.18</b>   | <b>4,945.16</b>   | <b>3,981.09</b>   | <b>1,739.95</b>           | <b>5,440.00</b>   | <b>5,440.00</b>   | <b>0.00%</b>       |
| <b>Maintenance &amp; Landscaping</b>      |                   |                   |                   |                   |                           |                   |                   |                    |
| 6110 -- Landscape R&M                     | 286.32            | 0.00              | 846.01            | 2,714.45          | 1,264.91                  | 5,000.00          | 5,000.00          | 0.00%              |
| 6447 -- Weather Response                  | 42,688.40         | 16,545.95         | 4,096.97          | 12,315.46         | 82.50                     | 35,000.00         | 35,000.00         | 0.00%              |
| 6515 -- Building R&M- Materials           | 392.50            | 0.00              | 0.00              | 0.00              | 513.92                    | 0.00              | 0.00              | 0.00%              |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**Maintenance**

**2027 Budget Draft**

| Description                                         | 2022<br>Actual      | 2023<br>Actual      | 2024<br>Actual      | 2025<br>Actual      | May<br>2026<br>YTD Actual | 2026<br>Budget      | 2027<br>Budget      | Budget<br>% Change |
|-----------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|---------------------|---------------------|--------------------|
| <b>Maintenance &amp; Landscaping</b>                |                     |                     |                     |                     |                           |                     |                     |                    |
| 6610 -- Raw Materials                               | 205.05              | 165.36              | 1,929.27            | 2,302.94            | 0.00                      | 2,500.00            | 2,500.00            | 0.00%              |
| 6621 -- Raw Materials: Sand & Gravel                | 634.48              | 5,252.64            | 2,237.10            | 3,908.57            | 2,304.25                  | 5,000.00            | 5,000.00            | 0.00%              |
| 6635 -- Janitorial Supplies                         | 0.00                | 100.00              | 0.00                | 0.00                | 0.00                      | 0.00                | 0.00                | 0.00%              |
| 6675 -- Equipment R&M                               | 15,110.14           | 12,437.48           | 10,614.92           | 13,811.70           | 5,106.33                  | 15,000.00           | 20,000.00           | 33.33%             |
| 6765 -- Small Tools & Equipment                     | 3,872.82            | 3,845.10            | 7,402.81            | 9,964.67            | 1,591.36                  | 12,000.00           | 12,000.00           | 0.00%              |
| 6775 -- Vehicle R&M                                 | 15,005.38           | 8,552.76            | 10,552.67           | 16,847.93           | 4,835.06                  | 12,460.00           | 12,460.00           | 0.00%              |
| 6785 -- Vehicle Fuel                                | 10,695.22           | 13,983.61           | 15,829.42           | 19,187.99           | 7,975.80                  | 17,412.00           | 21,107.00           | 21.22%             |
| 6795 -- Other Supplies                              | 4,621.83            | 2,268.15            | 3,518.80            | 3,621.20            | 171.18                    | 5,000.00            | 5,000.00            | 0.00%              |
| 6796 -- Other R&M                                   | 8,531.91            | 1,661.58            | 1,136.80            | 0.00                | 0.00                      | 0.00                | 0.00                | 0.00%              |
| <b>Total Maintenance &amp; Landscaping</b>          | <b>102,044.05</b>   | <b>64,812.63</b>    | <b>58,164.77</b>    | <b>84,674.91</b>    | <b>23,845.31</b>          | <b>109,372.00</b>   | <b>118,067.00</b>   | <b>7.95%</b>       |
| <b>Contracted &amp; Professional Services</b>       |                     |                     |                     |                     |                           |                     |                     |                    |
| 5085 -- Equipment Lease & Rental                    | 0.00                | 520.87              | 7,194.60            | 5,621.20            | 4,679.86                  | 7,500.00            | 7,500.00            | 0.00%              |
| 6440 -- Safety & Security Services                  | 4,338.50            | 2,254.50            | 195.68              | 0.00                | 0.00                      | 500.00              | 500.00              | 0.00%              |
| 6442 -- Snow Removal Services                       | 37,788.65           | 9,246.57            | 0.00                | 0.00                | 0.00                      | 0.00                | 0.00                | 0.00%              |
| 7095 -- Other Professional Services                 | 6,924.81            | 36,523.00           | 24,570.00           | 25,745.00           | 0.00                      | 25,000.00           | 30,000.00           | 20.00%             |
| <b>Total Contracted &amp; Professional Services</b> | <b>49,051.96</b>    | <b>48,544.94</b>    | <b>31,960.28</b>    | <b>31,366.20</b>    | <b>4,679.86</b>           | <b>33,000.00</b>    | <b>38,000.00</b>    | <b>15.15%</b>      |
| <b>Total Maintenance Expense</b>                    | <b>428,428.16</b>   | <b>417,949.68</b>   | <b>513,347.32</b>   | <b>519,915.93</b>   | <b>183,049.70</b>         | <b>590,857.00</b>   | <b>601,756.00</b>   | <b>1.84%</b>       |
| <b>Total Maintenance Net Income / (Loss)</b>        | <b>(428,350.16)</b> | <b>(417,949.68)</b> | <b>(513,347.32)</b> | <b>(519,915.93)</b> | <b>(183,049.70)</b>       | <b>(590,857.00)</b> | <b>(601,756.00)</b> | <b>1.84%</b>       |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**Marina**

**2027 Budget Draft**

| Description                               | 2022<br>Actual    | 2023<br>Actual    | 2024<br>Actual    | 2025<br>Actual    | May<br>2026<br>YTD Actual | 2026<br>Budget    | 2027<br>Budget    | Budget<br>% Change |
|-------------------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------------|-------------------|-------------------|--------------------|
| <b>Marina Income</b>                      |                   |                   |                   |                   |                           |                   |                   |                    |
| 4415 -- Marina Wet Slip Income            | 1,052.00          | 12,320.00         | 26,560.00         | 18,942.40         | 9,780.00                  | 26,560.00         | 9,780.00          | (63.18%)           |
| 4420 -- Marina Dry Slip Income            | 60,276.00         | 77,243.00         | 84,953.50         | 78,941.00         | 87,400.00                 | 84,954.00         | 88,280.00         | 3.92%              |
| 4425 -- Marina Wet/Dry Combo Income       | 85,315.50         | 92,789.00         | 131,343.00        | 139,876.00        | 148,172.00                | 131,343.00        | 148,172.00        | 12.81%             |
| 4426 -- BD Expense- Marina                | 5,144.67          | (449.00)          | 610.00            | (630.00)          | (31.00)                   | 0.00              | 0.00              | 0.00%              |
| <b>Total Marina Income</b>                | <b>151,788.17</b> | <b>181,903.00</b> | <b>243,466.50</b> | <b>237,129.40</b> | <b>245,321.00</b>         | <b>242,857.00</b> | <b>246,232.00</b> | <b>1.39%</b>       |
| <b>Other Income</b>                       |                   |                   |                   |                   |                           |                   |                   |                    |
| 4220 -- Marina Gate & Access Cards        | 3,442.00          | 6,394.00          | 7,133.00          | 7,314.00          | 2,156.00                  | 7,000.00          | 7,000.00          | 0.00%              |
| 4221 -- Marina Holding Fees               | 100.00            | 0.00              | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| <b>Total Other Income</b>                 | <b>3,542.00</b>   | <b>6,394.00</b>   | <b>7,133.00</b>   | <b>7,314.00</b>   | <b>2,156.00</b>           | <b>7,000.00</b>   | <b>7,000.00</b>   | <b>0.00%</b>       |
| <b>Total Marina Income</b>                | <b>155,330.17</b> | <b>188,297.00</b> | <b>250,599.50</b> | <b>244,443.40</b> | <b>247,477.00</b>         | <b>249,857.00</b> | <b>253,232.00</b> | <b>1.35%</b>       |
| <b>Administrative</b>                     |                   |                   |                   |                   |                           |                   |                   |                    |
| 5090 -- Office Supplies                   | 181.98            | 884.04            | 0.00              | 186.37            | 0.00                      | 1,250.00          | 1,250.00          | 0.00%              |
| 5210 -- Printing & Copying                | 302.06            | 101.44            | 274.57            | 255.40            | 0.00                      | 300.00            | 300.00            | 0.00%              |
| <b>Total Administrative</b>               | <b>484.04</b>     | <b>985.48</b>     | <b>274.57</b>     | <b>441.77</b>     | <b>0.00</b>               | <b>1,550.00</b>   | <b>1,550.00</b>   | <b>0.00%</b>       |
| <b>Regulatory Compliance</b>              |                   |                   |                   |                   |                           |                   |                   |                    |
| 7110 -- Regulatory Compliance             | 1,480.21          | 1,867.81          | 2,031.06          | 2,218.77          | 908.13                    | 2,160.00          | 2,200.00          | 1.85%              |
| 9005 -- State B&O Tax                     | 2,461.94          | 3,458.37          | 3,659.90          | 3,630.03          | 4,285.81                  | 3,700.00          | 3,800.00          | 2.70%              |
| <b>Total Regulatory Compliance</b>        | <b>3,942.15</b>   | <b>5,326.18</b>   | <b>5,690.96</b>   | <b>5,848.80</b>   | <b>5,193.94</b>           | <b>5,860.00</b>   | <b>6,000.00</b>   | <b>2.39%</b>       |
| <b>Payroll &amp; Benefits</b>             |                   |                   |                   |                   |                           |                   |                   |                    |
| 5300 -- Salaries                          | 17,840.31         | 0.00              | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 5335 -- Payroll Taxes- Employer           | 1,658.34          | 0.00              | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| <b>Total Payroll &amp; Benefits</b>       | <b>19,498.65</b>  | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>               | <b>0.00</b>       | <b>0.00</b>       | <b>0.00%</b>       |
| <b>Utilities</b>                          |                   |                   |                   |                   |                           |                   |                   |                    |
| 6023 -- Utilities- Water & Sewer          | 1,611.87          | 1,779.02          | 1,850.53          | 1,822.26          | 590.72                    | 2,036.00          | 2,240.00          | 10.02%             |
| 6033 -- Utilities- Electricity            | 1,665.56          | 1,482.00          | 1,650.56          | 2,094.16          | 845.63                    | 1,816.00          | 2,304.00          | 26.87%             |
| 6050 -- Utilities- Communications Service | 1,777.08          | 1,847.12          | 3,335.26          | 3,691.12          | 1,738.82                  | 3,669.00          | 4,060.00          | 10.66%             |
| <b>Total Utilities</b>                    | <b>5,054.51</b>   | <b>5,108.14</b>   | <b>6,836.35</b>   | <b>7,607.54</b>   | <b>3,175.17</b>           | <b>7,521.00</b>   | <b>8,604.00</b>   | <b>14.40%</b>      |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**Marina**

**2027 Budget Draft**

| Description                                         | 2022<br>Actual    | 2023<br>Actual    | 2024<br>Actual    | 2025<br>Actual    | May<br>2026<br>YTD Actual | 2026<br>Budget    | 2027<br>Budget    | Budget<br>% Change |
|-----------------------------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------------|-------------------|-------------------|--------------------|
| <b>Maintenance &amp; Landscaping</b>                |                   |                   |                   |                   |                           |                   |                   |                    |
| 6110 -- Landscape R&M                               | 0.00              | 0.00              | 0.00              | 763.00            | 0.00                      | 1,500.00          | 1,500.00          | 0.00%              |
| 6515 -- Building R&M- Materials                     | 0.00              | 465.23            | 130.50            | 1,440.61          | 0.00                      | 1,000.00          | 1,500.00          | 50.00%             |
| 6675 -- Equipment R&M                               | 0.00              | 0.00              | 0.00              | 1,408.96          | 0.00                      | 1,250.00          | 1,500.00          | 20.00%             |
| 6765 -- Small Tools & Equipment                     | 0.00              | 116.28            | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 6795 -- Other Supplies                              | 554.06            | 328.07            | 1,451.20          | 493.74            | (145.23)                  | 1,500.00          | 1,500.00          | 0.00%              |
| 6796 -- Other R&M                                   | 1,241.12          | 0.00              | 0.00              | 2,142.79          | 0.00                      | 2,000.00          | 2,000.00          | 0.00%              |
| <b>Total Maintenance &amp; Landscaping</b>          | <b>1,795.18</b>   | <b>909.58</b>     | <b>1,581.70</b>   | <b>6,249.10</b>   | <b>(145.23)</b>           | <b>7,250.00</b>   | <b>8,000.00</b>   | <b>10.34%</b>      |
| <b>Contracted &amp; Professional Services</b>       |                   |                   |                   |                   |                           |                   |                   |                    |
| 7095 -- Other Professional Services                 | 776.25            | 0.00              | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| <b>Total Contracted &amp; Professional Services</b> | <b>776.25</b>     | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>               | <b>0.00</b>       | <b>0.00</b>       | <b>0.00%</b>       |
| <b>Total Marina Expense</b>                         | <b>31,550.78</b>  | <b>12,329.38</b>  | <b>14,383.58</b>  | <b>20,147.21</b>  | <b>8,223.88</b>           | <b>22,181.00</b>  | <b>24,154.00</b>  | <b>8.90%</b>       |
| <b>Total Marina Net Income / (Loss)</b>             | <b>123,779.39</b> | <b>175,967.62</b> | <b>236,215.92</b> | <b>224,296.19</b> | <b>239,253.12</b>         | <b>227,676.00</b> | <b>229,078.00</b> | <b>0.62%</b>       |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**SVCA Operations- Admin**

**2027 Budget Draft**

| Description                                | 2022<br>Actual   | 2023<br>Actual   | 2024<br>Actual   | 2025<br>Actual   | May<br>2026<br>YTD Actual | 2026<br>Budget   | 2027<br>Budget   | Budget<br>% Change |
|--------------------------------------------|------------------|------------------|------------------|------------------|---------------------------|------------------|------------------|--------------------|
| <b>Other Income</b>                        |                  |                  |                  |                  |                           |                  |                  |                    |
| 4244 -- Annual Rental Registration Fees    | 0.00             | 0.00             | 0.00             | 0.00             | 31,150.00                 | 0.00             | 20,400.00        | 0.00%              |
| 4245 -- Photocopy Income                   | 241.00           | 124.80           | 206.20           | 607.48           | 91.35                     | 0.00             | 0.00             | 0.00%              |
| 4255 -- Maps and Signs                     | 1,239.40         | 1,503.51         | 1,441.11         | 2,013.32         | 803.00                    | 1,500.00         | 1,500.00         | 0.00%              |
| 4835 -- Miscellaneous Income               | 264.02           | 22.45            | 0.00             | 2,242.71         | 0.00                      | 0.00             | 0.00             | 0.00%              |
| 4840 -- Non-Taxable Income                 | 0.00             | 7.00             | 323.00           | 388.86           | 155.00                    | 0.00             | 0.00             | 0.00%              |
| 4844 -- Consessions Income (Taxable)       | 0.00             | 2,752.10         | 817.62           | 1,232.64         | 0.00                      | 0.00             | 0.00             | 0.00%              |
| 4845 -- Tickets Income(Non-Taxable)        | 0.00             | 1,256.00         | 0.00             | 0.00             | 0.00                      | 0.00             | 0.00             | 0.00%              |
| 4846 -- Vendor Space Rentals               | 0.00             | 3,770.00         | 3,650.00         | 3,918.00         | 1,450.00                  | 3,500.00         | 3,600.00         | 2.86%              |
| <b>Total Other Income</b>                  | <b>1,744.42</b>  | <b>9,435.86</b>  | <b>6,437.93</b>  | <b>10,403.01</b> | <b>33,649.35</b>          | <b>5,000.00</b>  | <b>25,500.00</b> | <b>410.00%</b>     |
| <b>Total SVCA Operations- Admin Income</b> | <b>1,744.42</b>  | <b>9,435.86</b>  | <b>6,437.93</b>  | <b>10,403.01</b> | <b>33,649.35</b>          | <b>5,000.00</b>  | <b>25,500.00</b> | <b>410.00%</b>     |
| <b>Administrative</b>                      |                  |                  |                  |                  |                           |                  |                  |                    |
| 5000 -- General Administrative             | 48.03            | 0.00             | 300.00           | (60.00)          | 0.00                      | 0.00             | 0.00             | 0.00%              |
| 5015 -- Bank Charges & Fees                | 7,080.92         | 8,032.31         | 9,803.64         | 13,741.21        | 5,660.74                  | 10,000.00        | 14,000.00        | 40.00%             |
| 5045 -- Dues & Subscriptions               | 1,250.03         | 1,014.69         | 2,447.61         | 1,622.32         | 1,814.78                  | 1,500.00         | 1,500.00         | 0.00%              |
| 5090 -- Office Supplies                    | 23,041.42        | 14,512.42        | 13,225.81        | 15,213.57        | 8,407.96                  | 20,500.00        | 20,500.00        | 0.00%              |
| 5100 -- GM Discretionary Funds             | 1,128.52         | 3,744.82         | 4,955.27         | 2,758.86         | 2,930.67                  | 5,000.00         | 5,000.00         | 0.00%              |
| 5107 -- Advertising Costs                  | 347.44           | 0.00             | 87.03            | 0.00             | 0.00                      | 0.00             | 0.00             | 0.00%              |
| 5120 -- Cash Over/Short                    | 728.98           | 22.90            | 10.24            | 295.58           | 32.04                     | 0.00             | 0.00             | 0.00%              |
| 5205 -- Events Charges                     | 7,424.80         | 24,185.01        | 8,259.16         | 8,271.32         | 1,049.70                  | 8,000.00         | 11,500.00        | 43.75%             |
| 5210 -- Printing & Copying                 | 5,557.15         | 8,262.48         | 3,814.34         | 3,714.09         | 4,245.25                  | 12,000.00        | 12,000.00        | 0.00%              |
| 5227 -- Training & Conferences             | 0.00             | 0.00             | 0.00             | 1,171.40         | 425.00                    | 1,500.00         | 1,500.00         | 0.00%              |
| 5325 -- Recruiting Expense                 | 2,047.96         | 4,308.79         | 3,102.15         | 2,784.00         | 2,457.00                  | 3,000.00         | 3,000.00         | 0.00%              |
| <b>Total Administrative</b>                | <b>48,655.25</b> | <b>64,083.42</b> | <b>46,005.25</b> | <b>49,512.35</b> | <b>27,023.14</b>          | <b>61,500.00</b> | <b>69,000.00</b> | <b>12.20%</b>      |
| <b>Regulatory Compliance</b>               |                  |                  |                  |                  |                           |                  |                  |                    |
| 6300 -- Permits & Licenses                 | 83.25            | 83.25            | 123.38           | 76.29            | 273.28                    | 0.00             | 0.00             | 0.00%              |
| 9005 -- State B&O Tax                      | 12.81            | 56.34            | 72.58            | 105.61           | 89.78                     | 0.00             | 0.00             | 0.00%              |
| <b>Total Regulatory Compliance</b>         | <b>96.06</b>     | <b>139.59</b>    | <b>195.96</b>    | <b>181.90</b>    | <b>363.06</b>             | <b>0.00</b>      | <b>0.00</b>      | <b>0.00%</b>       |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**SVCA Operations- Admin**

**2027 Budget Draft**

| Description                                   | 2022<br>Actual    | 2023<br>Actual    | 2024<br>Actual    | 2025<br>Actual    | May<br>2026<br>YTD Actual | 2026<br>Budget    | 2027<br>Budget    | Budget<br>% Change |
|-----------------------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------------|-------------------|-------------------|--------------------|
| <b>CC&amp;Rs/ Mandates</b>                    |                   |                   |                   |                   |                           |                   |                   |                    |
| 5003 -- Annual General Meeting                | 18,242.49         | 23,906.63         | 23,844.38         | 22,754.22         | 0.00                      | 24,000.00         | 32,000.00         | 33.33%             |
| 5007 -- Special General Meeting               | 17,103.12         | 0.00              | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 5115 -- Web Site Maintenance                  | 7,425.37          | 15,285.81         | 1,093.20          | 1,823.14          | 1,411.17                  | 5,000.00          | 5,000.00          | 0.00%              |
| 5215 -- Postage                               | 348.98            | 461.45            | 1,217.05          | 1,706.34          | 6,131.36                  | 1,500.00          | 2,500.00          | 66.67%             |
| 5225 -- Newsletter Services                   | 1,190.08          | 764.04            | 1,199.67          | 4,669.59          | 1,904.00                  | 2,000.00          | 2,000.00          | 0.00%              |
| <b>Total CC&amp;Rs/ Mandates</b>              | <b>44,310.04</b>  | <b>40,417.93</b>  | <b>27,354.30</b>  | <b>30,953.29</b>  | <b>9,446.53</b>           | <b>32,500.00</b>  | <b>41,500.00</b>  | <b>27.69%</b>      |
| <b>Payroll &amp; Benefits</b>                 |                   |                   |                   |                   |                           |                   |                   |                    |
| 5300 -- Salaries                              | 322,496.39        | 304,275.44        | 408,603.64        | 370,113.81        | 145,322.61                | 370,762.00        | 421,870.00        | 13.78%             |
| 5335 -- Payroll Taxes- Employer               | 28,301.88         | 26,710.45         | 38,820.00         | 34,438.26         | 14,767.99                 | 33,151.00         | 37,791.00         | 14.00%             |
| 5385 -- Payroll Benefits - Medical            | 30,869.47         | 28,658.70         | 39,792.36         | 21,200.22         | 14,809.18                 | 41,032.00         | 61,937.00         | 50.95%             |
| 5395 -- Payroll Benefits - 401(k)             | 0.00              | 0.00              | 1,889.69          | 972.59            | 0.00                      | 2,781.00          | 3,164.00          | 13.77%             |
| <b>Total Payroll &amp; Benefits</b>           | <b>381,667.74</b> | <b>359,644.59</b> | <b>489,105.69</b> | <b>426,724.88</b> | <b>174,899.78</b>         | <b>447,726.00</b> | <b>524,762.00</b> | <b>17.21%</b>      |
| <b>Insurance</b>                              |                   |                   |                   |                   |                           |                   |                   |                    |
| 5400 -- Insurance Premiums                    | 280.78            | 0.00              | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| <b>Total Insurance</b>                        | <b>280.78</b>     | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>               | <b>0.00</b>       | <b>0.00</b>       | <b>0.00%</b>       |
| <b>Utilities</b>                              |                   |                   |                   |                   |                           |                   |                   |                    |
| 6035 -- Utilities- Trash & Recycling Service  | 110.00            | 112.00            | 180.00            | 240.00            | 60.00                     | 0.00              | 0.00              | 0.00%              |
| 6050 -- Utilities- Communications Service     | 3,788.22          | 1,020.00          | 10,976.43         | 15,970.97         | 7,359.52                  | 12,074.00         | 17,568.00         | 45.50%             |
| <b>Total Utilities</b>                        | <b>3,898.22</b>   | <b>1,132.00</b>   | <b>11,156.43</b>  | <b>16,210.97</b>  | <b>7,419.52</b>           | <b>12,074.00</b>  | <b>17,568.00</b>  | <b>45.50%</b>      |
| <b>Maintenance &amp; Landscaping</b>          |                   |                   |                   |                   |                           |                   |                   |                    |
| 6775 -- Vehicle R&M                           | 12.00             | 0.00              | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 6785 -- Vehicle Fuel                          | 0.00              | 680.83            | 132.79            | 0.00              | 0.00                      | 400.00            | 400.00            | 0.00%              |
| 6795 -- Other Supplies                        | 645.54            | 1,079.72          | 673.10            | 3,444.36          | 0.00                      | 0.00              | 0.00              | 0.00%              |
| <b>Total Maintenance &amp; Landscaping</b>    | <b>657.54</b>     | <b>1,760.55</b>   | <b>805.89</b>     | <b>3,444.36</b>   | <b>0.00</b>               | <b>400.00</b>     | <b>400.00</b>     | <b>0.00%</b>       |
| <b>Contracted &amp; Professional Services</b> |                   |                   |                   |                   |                           |                   |                   |                    |
| 5085 -- Equipment Lease & Rental              | 305.89            | (71.67)           | 1,109.96          | 0.00              | 2,693.25                  | 7,000.00          | 7,000.00          | 0.00%              |
| 5086 -- Operating Lease Exp - ROU             | 6,767.52          | 6,871.78          | 7,965.66          | 8,312.52          | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 5125 -- IT Support and Services               | 35,577.51         | 60,661.99         | 48,170.75         | 44,007.13         | 25,270.93                 | 45,000.00         | 52,500.00         | 16.67%             |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**SVCA Operations- Admin**

**2027 Budget Draft**

| Description                                             | 2022<br>Actual      | 2023<br>Actual      | 2024<br>Actual      | 2025<br>Actual      | May<br>2026<br>YTD Actual | 2026<br>Budget      | 2027<br>Budget      | Budget<br>% Change |
|---------------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|---------------------|---------------------|--------------------|
| <b>Contracted &amp; Professional Services</b>           |                     |                     |                     |                     |                           |                     |                     |                    |
| 6440 -- Safety & Security Services                      | 27,701.75           | 6,763.50            | 2,936.72            | 750.57              | 0.00                      | 0.00                | 0.00                | 0.00%              |
| 7095 -- Other Professional Services                     | 99,803.06           | 20,804.00           | 0.00                | 56,500.00           | 15,750.00                 | 25,000.00           | 35,000.00           | 40.00%             |
| <b>Total Contracted &amp; Professional Services</b>     | <b>170,155.73</b>   | <b>95,029.60</b>    | <b>60,183.09</b>    | <b>109,570.22</b>   | <b>43,714.18</b>          | <b>77,000.00</b>    | <b>94,500.00</b>    | <b>22.73%</b>      |
| <b>Other Expenses</b>                                   |                     |                     |                     |                     |                           |                     |                     |                    |
| 9211 -- SVCA Committee Support                          | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                      | 3,500.00            | 0.00                | (100.00%)          |
| <b>Total Other Expenses</b>                             | <b>0.00</b>         | <b>0.00</b>         | <b>0.00</b>         | <b>0.00</b>         | <b>0.00</b>               | <b>3,500.00</b>     | <b>0.00</b>         | <b>(100.00%)</b>   |
| <b>Total SVCA Operations- Admin Expense</b>             | <b>649,721.36</b>   | <b>562,207.68</b>   | <b>634,806.61</b>   | <b>636,597.97</b>   | <b>262,866.21</b>         | <b>634,700.00</b>   | <b>747,730.00</b>   | <b>17.81%</b>      |
| <b>Total SVCA Operations- Admin Net Income / (Loss)</b> | <b>(647,976.94)</b> | <b>(552,771.82)</b> | <b>(628,368.68)</b> | <b>(626,194.96)</b> | <b>(229,216.86)</b>       | <b>(629,700.00)</b> | <b>(722,230.00)</b> | <b>14.69%</b>      |

# Budget Summary Trend

## Sudden Valley Community Association

### Parks

#### 2027 Budget Draft

| Description                             | 2022<br>Actual   | 2023<br>Actual   | 2024<br>Actual  | 2025<br>Actual  | May<br>2026<br>YTD Actual | 2026<br>Budget | 2027<br>Budget | Budget<br>% Change |
|-----------------------------------------|------------------|------------------|-----------------|-----------------|---------------------------|----------------|----------------|--------------------|
| <b>Non-Lease Facility Rentals</b>       |                  |                  |                 |                 |                           |                |                |                    |
| 4411 -- Picnic Shelter Rentals          | 2,265.00         | 2,045.00         | 1,530.00        | 2,100.00        | 1,030.00                  | 0.00           | 0.00           | 0.00%              |
| <b>Total Non-Lease Facility Rentals</b> | <b>2,265.00</b>  | <b>2,045.00</b>  | <b>1,530.00</b> | <b>2,100.00</b> | <b>1,030.00</b>           | <b>0.00</b>    | <b>0.00</b>    | <b>0.00%</b>       |
| <b>Total Parks Income</b>               | <b>2,265.00</b>  | <b>2,045.00</b>  | <b>1,530.00</b> | <b>2,100.00</b> | <b>1,030.00</b>           | <b>0.00</b>    | <b>0.00</b>    | <b>0.00%</b>       |
| <b>Administrative</b>                   |                  |                  |                 |                 |                           |                |                |                    |
| 5227 -- Training & Conferences          | 0.00             | 1,805.00         | 0.00            | 0.00            | 0.00                      | 0.00           | 0.00           | 0.00%              |
| 6408 -- Uniforms                        | 392.09           | 0.00             | 0.00            | 0.00            | 0.00                      | 0.00           | 0.00           | 0.00%              |
| <b>Total Administrative</b>             | <b>392.09</b>    | <b>1,805.00</b>  | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>               | <b>0.00</b>    | <b>0.00</b>    | <b>0.00%</b>       |
| <b>Regulatory Compliance</b>            |                  |                  |                 |                 |                           |                |                |                    |
| 6300 -- Permits & Licenses              | 110.50           | 983.64           | 121.25          | 0.00            | 0.00                      | 0.00           | 0.00           | 0.00%              |
| 7110 -- Regulatory Compliance           | 17,882.52        | 0.00             | 0.00            | 0.00            | 0.00                      | 0.00           | 0.00           | 0.00%              |
| 9005 -- State B&O Tax                   | 119.99           | 184.75           | 180.27          | 228.58          | 9.40                      | 0.00           | 0.00           | 0.00%              |
| <b>Total Regulatory Compliance</b>      | <b>18,113.01</b> | <b>1,168.39</b>  | <b>301.52</b>   | <b>228.58</b>   | <b>9.40</b>               | <b>0.00</b>    | <b>0.00</b>    | <b>0.00%</b>       |
| <b>Payroll &amp; Benefits</b>           |                  |                  |                 |                 |                           |                |                |                    |
| 5300 -- Salaries                        | 28,750.29        | 37,904.50        | 0.00            | 0.00            | 0.00                      | 0.00           | 0.00           | 0.00%              |
| 5335 -- Payroll Taxes- Employer         | 2,906.19         | 4,379.50         | 0.00            | 0.00            | 0.00                      | 0.00           | 0.00           | 0.00%              |
| 5385 -- Payroll Benefits - Medical      | 8,682.71         | 7,308.80         | 0.00            | 0.00            | 0.00                      | 0.00           | 0.00           | 0.00%              |
| <b>Total Payroll &amp; Benefits</b>     | <b>40,339.19</b> | <b>49,592.80</b> | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>               | <b>0.00</b>    | <b>0.00</b>    | <b>0.00%</b>       |
| <b>Maintenance &amp; Landscaping</b>    |                  |                  |                 |                 |                           |                |                |                    |
| 6110 -- Landscape R&M                   | 3,118.51         | 2,242.88         | 0.00            | 0.00            | 0.00                      | 0.00           | 0.00           | 0.00%              |
| 6621 -- Raw Materials: Sand & Gravel    | 166.45           | 1,126.62         | 0.00            | 0.00            | 0.00                      | 0.00           | 0.00           | 0.00%              |
| 6675 -- Equipment R&M                   | 0.00             | 1,205.66         | 0.00            | 0.00            | 0.00                      | 0.00           | 0.00           | 0.00%              |
| 6765 -- Small Tools & Equipment         | 803.54           | 2,540.95         | 0.00            | 0.00            | 0.00                      | 0.00           | 0.00           | 0.00%              |
| 6775 -- Vehicle R&M                     | 174.08           | 324.47           | 0.00            | 0.00            | 0.00                      | 0.00           | 0.00           | 0.00%              |
| 6785 -- Vehicle Fuel                    | 1,356.23         | 0.00             | 0.00            | 0.00            | 0.00                      | 0.00           | 0.00           | 0.00%              |
| 6795 -- Other Supplies                  | 3,572.46         | 710.12           | 152.20          | 0.00            | 0.00                      | 0.00           | 0.00           | 0.00%              |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**Parks**

**2027 Budget Draft**

| Description                                | 2022<br>Actual     | 2023<br>Actual     | 2024<br>Actual  | 2025<br>Actual  | May<br>2026<br>YTD Actual | 2026<br>Budget | 2027<br>Budget | Budget<br>% Change |
|--------------------------------------------|--------------------|--------------------|-----------------|-----------------|---------------------------|----------------|----------------|--------------------|
| <b>Maintenance &amp; Landscaping</b>       |                    |                    |                 |                 |                           |                |                |                    |
| 6796 -- Other R&M                          | (167.95)           | 94.97              | 0.00            | 0.00            | 0.00                      | 0.00           | 0.00           | 0.00%              |
| <b>Total Maintenance &amp; Landscaping</b> | <b>9,023.32</b>    | <b>8,245.67</b>    | <b>152.20</b>   | <b>0.00</b>     | <b>0.00</b>               | <b>0.00</b>    | <b>0.00</b>    | <b>0.00%</b>       |
| <b>Total Parks Expense</b>                 | <b>67,867.61</b>   | <b>60,811.86</b>   | <b>453.72</b>   | <b>228.58</b>   | <b>9.40</b>               | <b>0.00</b>    | <b>0.00</b>    | <b>0.00%</b>       |
| <b>Total Parks Net Income / (Loss)</b>     | <b>(65,602.61)</b> | <b>(58,766.86)</b> | <b>1,076.28</b> | <b>1,871.42</b> | <b>1,020.60</b>           | <b>0.00</b>    | <b>0.00</b>    | <b>0.00%</b>       |

## 2027 Budget Draft

|                                       | 2022      | 2023      | 2024      | 2025      | May<br>2026 |  | 2026      | 2027      | Budget   |
|---------------------------------------|-----------|-----------|-----------|-----------|-------------|--|-----------|-----------|----------|
| Description                           | Actual    | Actual    | Actual    | Actual    | YTD Actual  |  | Budget    | Budget    | % Change |
| Rec Center and Pools Income           |           |           |           |           |             |  |           |           |          |
| 4513 -- Main Pool Income              | 12,917.23 | 19,434.10 | 23,620.25 | 28,150.00 | 1,718.00    |  | 25,000.00 | 29,000.00 | 16.00%   |
| 4516 -- Quiet Pool Income             | 175.00    | 0.00      | 0.00      | 27.75     | 0.00        |  | 300.00    | 300.00    | 0.00%    |
| Total Rec Center and Pools Income     | 13,092.23 | 19,434.10 | 23,620.25 | 28,177.75 | 1,718.00    |  | 25,300.00 | 29,300.00 | 15.81%   |
| Total Main Pool and Quiet Pool Income | 13,092.23 | 19,434.10 | 23,620.25 | 28,177.75 | 1,718.00    |  | 25,300.00 | 29,300.00 | 15.81%   |
| Administrative                        |           |           |           |           |             |  |           |           |          |
| 5090 -- Office Supplies               | 420.57    | 763.69    | 329.94    | 251.05    | 205.56      |  | 250.00    | 250.00    | 0.00%    |
| 5227 -- Training & Conferences        | 1,350.00  | 119.69    | 3,981.62  | 2,330.00  | 3,732.99    |  | 4,500.00  | 4,500.00  | 0.00%    |
| 6408 -- Uniforms                      | 0.00      | 676.20    | 1,461.28  | 172.24    | 0.00        |  | 1,500.00  | 1,500.00  | 0.00%    |
| Total Administrative                  | 1,770.57  | 1,559.58  | 5,772.84  | 2,753.29  | 3,938.55    |  | 6,250.00  | 6,250.00  | 0.00%    |
| Regulatory Compliance                 |           |           |           |           |             |  |           |           |          |
| 6300 -- Permits & Licenses            | 810.61    | 0.00      | 849.75    | 910.35    | 910.35      |  | 1,000.00  | 1,000.00  | 0.00%    |
| 9005 -- State B&O Tax                 | 66.31     | 108.24    | 103.38    | 123.60    | 2.35        |  | 100.00    | 150.00    | 50.00%   |
| Total Regulatory Compliance           | 876.92    | 108.24    | 953.13    | 1,033.95  | 912.70      |  | 1,100.00  | 1,150.00  | 4.55%    |
| Payroll & Benefits                    |           |           |           |           |             |  |           |           |          |
| 5300 -- Salaries                      | 2,293.05  | 48,612.00 | 58,240.84 | 62,479.92 | 3,203.26    |  | 72,068.00 | 78,097.00 | 8.37%    |
| 5335 -- Payroll Taxes- Employer       | 233.36    | 5,834.00  | 7,173.48  | 7,340.45  | 375.65      |  | 7,162.00  | 7,689.00  | 7.36%    |
| Total Payroll & Benefits              | 2,526.41  | 54,446.00 | 65,414.32 | 69,820.37 | 3,578.91    |  | 79,230.00 | 85,786.00 | 8.27%    |
| Maintenance & Landscaping             |           |           |           |           |             |  |           |           |          |
| 6515 -- Building R&M- Materials       | 0.00      | 0.00      | 0.00      | 0.00      | 140.71      |  | 0.00      | 0.00      | 0.00%    |
| 6635 -- Janitorial Supplies           | 0.00      | 310.75    | 0.00      | 0.00      | 0.00        |  | 0.00      | 0.00      | 0.00%    |
| 6675 -- Equipment R&M                 | 0.00      | 1,287.36  | 0.00      | 2,271.05  | 0.00        |  | 0.00      | 0.00      | 0.00%    |
| 6795 -- Other Supplies                | 819.40    | 668.44    | 978.65    | 1,874.41  | 55.50       |  | 2,000.00  | 2,000.00  | 0.00%    |
| 6796 -- Other R&M                     | 0.00      | 950.65    | 3,140.20  | 0.00      | 0.00        |  | 0.00      | 2,500.00  | 0.00%    |
| Total Maintenance & Landscaping       | 819.40    | 3,217.20  | 4,118.85  | 4,145.46  | 196.21      |  | 2,000.00  | 4,500.00  | 125.00%  |
| Contracted & Professional Services    |           |           |           |           |             |  |           |           |          |
| 6438 -- Pool Management               | 61,660.90 | 61,938.69 | 56,346.85 | 52,273.55 | 23,668.56   |  | 60,000.00 | 48,000.00 | (20.00%) |
| 6440 -- Safety & Security Services    | 375.00    | 0.00      | 0.00      | 0.00      | 0.00        |  | 0.00      | 0.00      | 0.00%    |

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

**2027 Budget Draft**

| Description                                               | 2022<br>Actual     | 2023<br>Actual      | 2024<br>Actual      | 2025<br>Actual      | May<br>2026<br>YTD Actual | 2026<br>Budget      | 2027<br>Budget      | Budget<br>% Change |
|-----------------------------------------------------------|--------------------|---------------------|---------------------|---------------------|---------------------------|---------------------|---------------------|--------------------|
| <b>Contracted &amp; Professional Services</b>             |                    |                     |                     |                     |                           |                     |                     |                    |
| 7095 -- Other Professional Services                       | 0.00               | 488.70              | 0.00                | 0.00                | 0.00                      | 0.00                | 0.00                | 0.00%              |
| <b>Total Contracted &amp; Professional Services</b>       | <b>62,035.90</b>   | <b>62,427.39</b>    | <b>56,346.85</b>    | <b>52,273.55</b>    | <b>23,668.56</b>          | <b>60,000.00</b>    | <b>48,000.00</b>    | <b>(20.00%)</b>    |
| <b>Total Main Pool and Quiet Pool Expense</b>             | <b>68,029.20</b>   | <b>121,758.41</b>   | <b>132,605.99</b>   | <b>130,026.62</b>   | <b>32,294.93</b>          | <b>148,580.00</b>   | <b>145,686.00</b>   | <b>(1.95%)</b>     |
| <b>Total Main Pool and Quiet Pool Net Income / (Loss)</b> | <b>(54,936.97)</b> | <b>(102,324.31)</b> | <b>(108,985.74)</b> | <b>(101,848.87)</b> | <b>(30,576.93)</b>        | <b>(123,280.00)</b> | <b>(116,386.00)</b> | <b>(5.59%)</b>     |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**ACC / Security**  
**2027 Budget Draft**

| Description                              | 2022<br>Actual    | 2023<br>Actual    | 2024<br>Actual    | 2025<br>Actual    | May<br>2026<br>YTD Actual | 2026<br>Budget    | 2027<br>Budget    | Budget<br>% Change |
|------------------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------------|-------------------|-------------------|--------------------|
| <b>New Home Construction Fees</b>        |                   |                   |                   |                   |                           |                   |                   |                    |
| 4350 -- New Home Construction            | 75,240.00         | 53,920.00         | 263,150.00        | 122,400.00        | 70,871.21                 | 185,000.00        | 92,500.00         | (50.00%)           |
| <b>Total New Home Construction Fees</b>  | <b>75,240.00</b>  | <b>53,920.00</b>  | <b>263,150.00</b> | <b>122,400.00</b> | <b>70,871.21</b>          | <b>185,000.00</b> | <b>92,500.00</b>  | <b>(50.00%)</b>    |
| <b>Other AR Income</b>                   |                   |                   |                   |                   |                           |                   |                   |                    |
| 4805 -- Compliance Fees & Fines - ACC    | 2,300.00          | 14,202.26         | 68,650.00         | 66,126.35         | 21,280.00                 | 60,000.00         | 30,000.00         | (50.00%)           |
| 4806 -- BD Expense- ACC Fines            | 0.00              | (2,000.00)        | (5,654.47)        | (15,021.88)       | (1,038.64)                | 0.00              | 0.00              | 0.00%              |
| 4811 -- BD Expense- Sec Fines            | 0.00              | 0.00              | 0.00              | (450.00)          | 550.00                    | 0.00              | 0.00              | 0.00%              |
| <b>Total Other AR Income</b>             | <b>2,300.00</b>   | <b>12,202.26</b>  | <b>62,995.53</b>  | <b>50,654.47</b>  | <b>20,791.36</b>          | <b>60,000.00</b>  | <b>30,000.00</b>  | <b>(50.00%)</b>    |
| <b>Other Income</b>                      |                   |                   |                   |                   |                           |                   |                   |                    |
| 4295 -- Security House Checks            | 60.00             | 0.00              | 10.00             | 45.00             | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 4835 -- Miscellaneous Income             | 145.00            | 0.00              | 0.00              | 550.00            | 0.00                      | 0.00              | 0.00              | 0.00%              |
| <b>Total Other Income</b>                | <b>205.00</b>     | <b>0.00</b>       | <b>10.00</b>      | <b>595.00</b>     | <b>0.00</b>               | <b>0.00</b>       | <b>0.00</b>       | <b>0.00%</b>       |
| <b>Total ACC / Security Income</b>       | <b>77,745.00</b>  | <b>66,122.26</b>  | <b>326,155.53</b> | <b>173,649.47</b> | <b>91,662.57</b>          | <b>245,000.00</b> | <b>122,500.00</b> | <b>(50.00%)</b>    |
| <b>Administrative</b>                    |                   |                   |                   |                   |                           |                   |                   |                    |
| 5090 -- Office Supplies                  | 0.00              | 0.00              | 0.00              | 0.00              | 144.69                    | 0.00              | 0.00              | 0.00%              |
| <b>Total Administrative</b>              | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>       | <b>144.69</b>             | <b>0.00</b>       | <b>0.00</b>       | <b>0.00%</b>       |
| <b>Regulatory Compliance</b>             |                   |                   |                   |                   |                           |                   |                   |                    |
| 6165 -- Hazardous Tree Removal/ Pruning  | 61,080.67         | 144,438.00        | 113,880.20        | 68,767.20         | 64,907.60                 | 250,000.00        | 250,000.00        | 0.00%              |
| 6166 -- Nov 2024 Storm ComArea Tree Rem  | 0.00              | 0.00              | 64,112.80         | 88,236.80         | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 6167 -- Nov 2024 Storm Roads Tree Remove | 0.00              | 0.00              | 226,696.55        | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 6300 -- Permits & Licenses               | 202.75            | 183.75            | 184.50            | 199.50            | 0.00                      | 187.00            | 200.00            | 6.95%              |
| 9005 -- State B&O Tax                    | 40.32             | 117.41            | 1,029.89          | 908.58            | 344.21                    | 1,000.00          | 1,000.00          | 0.00%              |
| <b>Total Regulatory Compliance</b>       | <b>61,323.74</b>  | <b>144,739.16</b> | <b>405,903.94</b> | <b>158,112.08</b> | <b>65,251.81</b>          | <b>251,187.00</b> | <b>251,200.00</b> | <b>0.01%</b>       |
| <b>CC&amp;Rs/ Mandates</b>               |                   |                   |                   |                   |                           |                   |                   |                    |
| 5215 -- Postage                          | 0.00              | 42.20             | 228.48            | 122.62            | 0.00                      | 250.00            | 250.00            | 0.00%              |
| 7097 -- Professional Security Services   | 231,259.39        | 285,269.58        | 287,821.96        | 291,527.64        | 128,515.57                | 309,000.00        | 342,866.00        | 10.96%             |
| <b>Total CC&amp;Rs/ Mandates</b>         | <b>231,259.39</b> | <b>285,311.78</b> | <b>288,050.44</b> | <b>291,650.26</b> | <b>128,515.57</b>         | <b>309,250.00</b> | <b>343,116.00</b> | <b>10.95%</b>      |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**ACC / Security**  
**2027 Budget Draft**

| Description                                         | 2022<br>Actual      | 2023<br>Actual      | 2024<br>Actual      | 2025<br>Actual      | May<br>2026<br>YTD Actual | 2026<br>Budget      | 2027<br>Budget      | Budget<br>% Change |
|-----------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|---------------------|---------------------|--------------------|
| <b>Payroll &amp; Benefits</b>                       |                     |                     |                     |                     |                           |                     |                     |                    |
| 5300 -- Salaries                                    | 10,944.27           | 0.00                | 6,427.26            | 79,616.32           | 30,920.23                 | 77,234.00           | 79,551.00           | 3.00%              |
| 5335 -- Payroll Taxes- Employer                     | 971.56              | 0.00                | 675.47              | 7,777.83            | 3,062.48                  | 7,011.00            | 7,211.00            | 2.85%              |
| 5385 -- Payroll Benefits - Medical                  | 20.79               | 0.00                | 0.00                | 9,598.24            | 4,470.25                  | 10,261.00           | 12,387.00           | 20.72%             |
| 5395 -- Payroll Benefits - 401(k)                   | 0.00                | 0.00                | 0.00                | 297.86              | 0.00                      | 579.00              | 597.00              | 3.11%              |
| <b>Total Payroll &amp; Benefits</b>                 | <b>11,936.62</b>    | <b>0.00</b>         | <b>7,102.73</b>     | <b>97,290.25</b>    | <b>38,452.96</b>          | <b>95,085.00</b>    | <b>99,746.00</b>    | <b>4.90%</b>       |
| <b>Utilities</b>                                    |                     |                     |                     |                     |                           |                     |                     |                    |
| 6050 -- Utilities- Communications Service           | 887.47              | 541.45              | 2,545.33            | 2,653.87            | 1,364.18                  | 2,800.00            | 2,800.00            | 0.00%              |
| <b>Total Utilities</b>                              | <b>887.47</b>       | <b>541.45</b>       | <b>2,545.33</b>     | <b>2,653.87</b>     | <b>1,364.18</b>           | <b>2,800.00</b>     | <b>2,800.00</b>     | <b>0.00%</b>       |
| <b>Maintenance &amp; Landscaping</b>                |                     |                     |                     |                     |                           |                     |                     |                    |
| 6675 -- Equipment R&M                               | 25.35               | 18.49               | 0.00                | 0.00                | 0.00                      | 0.00                | 0.00                | 0.00%              |
| 6775 -- Vehicle R&M                                 | 2,180.30            | 4,642.81            | 3,055.25            | 0.00                | 0.00                      | 3,000.00            | 3,000.00            | 0.00%              |
| 6785 -- Vehicle Fuel                                | 13,814.58           | 9,238.89            | 10,516.71           | 10,868.33           | 6,005.20                  | 11,568.00           | 12,746.00           | 10.18%             |
| 6795 -- Other Supplies                              | 51.14               | 215.41              | 432.91              | 44.23               | 0.00                      | 414.00              | 400.00              | (3.38%)            |
| <b>Total Maintenance &amp; Landscaping</b>          | <b>16,071.37</b>    | <b>14,115.60</b>    | <b>14,004.87</b>    | <b>10,912.56</b>    | <b>6,005.20</b>           | <b>14,982.00</b>    | <b>16,146.00</b>    | <b>7.77%</b>       |
| <b>Contracted &amp; Professional Services</b>       |                     |                     |                     |                     |                           |                     |                     |                    |
| 6440 -- Safety & Security Services                  | 16,029.36           | 32,745.67           | 20,948.49           | 20,655.61           | 15,012.88                 | 25,000.00           | 25,000.00           | 0.00%              |
| 6460 -- ACC Consultant                              | 60,643.37           | 63,912.90           | 108,917.07          | 78,405.01           | 22,658.17                 | 50,000.00           | 50,000.00           | 0.00%              |
| 7095 -- Other Professional Services                 | 15,059.21           | 2,568.00            | 1,669.25            | 0.00                | 0.00                      | 0.00                | 0.00                | 0.00%              |
| <b>Total Contracted &amp; Professional Services</b> | <b>91,731.94</b>    | <b>99,226.57</b>    | <b>131,534.81</b>   | <b>99,060.62</b>    | <b>37,671.05</b>          | <b>75,000.00</b>    | <b>75,000.00</b>    | <b>0.00%</b>       |
| <b>Other Expenses</b>                               |                     |                     |                     |                     |                           |                     |                     |                    |
| 9120 -- Vandalism & Towing                          | 258.48              | 163.20              | 0.00                | 417.94              | 0.00                      | 5,000.00            | 5,000.00            | 0.00%              |
| <b>Total Other Expenses</b>                         | <b>258.48</b>       | <b>163.20</b>       | <b>0.00</b>         | <b>417.94</b>       | <b>0.00</b>               | <b>5,000.00</b>     | <b>5,000.00</b>     | <b>0.00%</b>       |
| <b>Total ACC / Security Expense</b>                 | <b>413,469.01</b>   | <b>544,097.76</b>   | <b>849,142.12</b>   | <b>660,097.58</b>   | <b>277,405.46</b>         | <b>753,304.00</b>   | <b>793,008.00</b>   | <b>5.27%</b>       |
| <b>Total ACC / Security Net Income / (Loss)</b>     | <b>(335,724.01)</b> | <b>(477,975.50)</b> | <b>(522,986.59)</b> | <b>(486,448.11)</b> | <b>(185,742.89)</b>       | <b>(508,304.00)</b> | <b>(670,508.00)</b> | <b>31.91%</b>      |

# Budget Summary Trend

## Sudden Valley Community Association

### Turfcare

#### 2027 Budget Draft

| Description                               | 2022<br>Actual    | 2023<br>Actual    | 2024<br>Actual    | 2025<br>Actual    | May<br>2026<br>YTD Actual | 2026<br>Budget    | 2027<br>Budget    | Budget<br>% Change |
|-------------------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------------|-------------------|-------------------|--------------------|
| <b>Administrative</b>                     |                   |                   |                   |                   |                           |                   |                   |                    |
| 5045 -- Dues & Subscriptions              | 1,600.00          | 2,523.64          | 4,687.46          | 4,733.01          | 2,650.17                  | 5,000.00          | 5,000.00          | 0.00%              |
| 5090 -- Office Supplies                   | 462.90            | 0.00              | 185.98            | 0.00              | 0.00                      | 300.00            | 300.00            | 0.00%              |
| 5205 -- Events Charges                    | 0.00              | 0.00              | 0.00              | 0.00              | 0.00                      | 120.00            | 120.00            | 0.00%              |
| 5227 -- Training & Conferences            | 2,296.28          | 244.23            | 1,660.00          | 2,921.33          | 180.00                    | 4,500.00          | 4,500.00          | 0.00%              |
| 6408 -- Uniforms                          | 6,456.21          | 4,424.39          | 7,063.79          | 5,013.14          | 2,259.86                  | 8,000.00          | 6,000.00          | (25.00%)           |
| <b>Total Administrative</b>               | <b>10,815.39</b>  | <b>7,192.26</b>   | <b>13,597.23</b>  | <b>12,667.48</b>  | <b>5,090.03</b>           | <b>17,920.00</b>  | <b>15,920.00</b>  | <b>(11.16%)</b>    |
| <b>Regulatory Compliance</b>              |                   |                   |                   |                   |                           |                   |                   |                    |
| 6300 -- Permits & Licenses                | 260.75            | 233.50            | 151.70            | 658.00            | 705.29                    | 750.00            | 750.00            | 0.00%              |
| <b>Total Regulatory Compliance</b>        | <b>260.75</b>     | <b>233.50</b>     | <b>151.70</b>     | <b>658.00</b>     | <b>705.29</b>             | <b>750.00</b>     | <b>750.00</b>     | <b>0.00%</b>       |
| <b>CC&amp;Rs/ Mandates</b>                |                   |                   |                   |                   |                           |                   |                   |                    |
| 5215 -- Postage                           | 8.95              | 0.00              | 0.00              | 0.00              | 0.00                      | 120.00            | 100.00            | (16.67%)           |
| <b>Total CC&amp;Rs/ Mandates</b>          | <b>8.95</b>       | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>               | <b>120.00</b>     | <b>100.00</b>     | <b>(16.67%)</b>    |
| <b>Payroll &amp; Benefits</b>             |                   |                   |                   |                   |                           |                   |                   |                    |
| 5300 -- Salaries                          | 333,956.35        | 369,701.41        | 374,121.72        | 390,812.00        | 138,829.50                | 449,619.00        | 441,363.00        | (1.84%)            |
| 5335 -- Payroll Taxes- Employer           | 33,783.78         | 39,523.94         | 40,158.63         | 40,900.13         | 15,024.77                 | 44,203.00         | 43,190.00         | (2.29%)            |
| 5385 -- Payroll Benefits - Medical        | 35,442.38         | 38,403.80         | 27,904.86         | 43,988.68         | 17,920.24                 | 71,804.00         | 86,712.00         | 20.76%             |
| 5395 -- Payroll Benefits - 401(k)         | 0.00              | 0.00              | 2,045.67          | 2,866.86          | 0.00                      | 3,372.00          | 3,310.00          | (1.84%)            |
| <b>Total Payroll &amp; Benefits</b>       | <b>403,182.51</b> | <b>447,629.15</b> | <b>444,230.88</b> | <b>478,567.67</b> | <b>171,774.51</b>         | <b>568,998.00</b> | <b>574,575.00</b> | <b>0.98%</b>       |
| <b>Utilities</b>                          |                   |                   |                   |                   |                           |                   |                   |                    |
| 6033 -- Utilities- Electricity            | 7,045.61          | 10,314.47         | 9,497.65          | 12,288.69         | 5,585.60                  | 10,447.00         | 13,518.00         | 29.40%             |
| 6050 -- Utilities- Communications Service | 1,450.47          | 2,682.64          | 5,173.04          | 5,147.18          | 2,403.27                  | 5,690.00          | 5,662.00          | (0.49%)            |
| <b>Total Utilities</b>                    | <b>8,496.08</b>   | <b>12,997.11</b>  | <b>14,670.69</b>  | <b>17,435.87</b>  | <b>7,988.87</b>           | <b>16,137.00</b>  | <b>19,180.00</b>  | <b>18.86%</b>      |
| <b>Maintenance &amp; Landscaping</b>      |                   |                   |                   |                   |                           |                   |                   |                    |
| 6110 -- Landscape R&M                     | 21,197.52         | 33,424.32         | 44,135.29         | 43,844.51         | 16,554.21                 | 44,000.00         | 48,000.00         | 9.09%              |
| 6610 -- Raw Materials                     | 28,540.42         | 50,351.88         | 38,995.53         | 51,562.13         | 50,184.85                 | 50,000.00         | 50,000.00         | 0.00%              |
| 6621 -- Raw Materials: Sand & Gravel      | 23,249.84         | 37,978.23         | 47,103.58         | 30,825.57         | 31,336.70                 | 45,000.00         | 45,000.00         | 0.00%              |
| 6675 -- Equipment R&M                     | 58,505.67         | 46,743.02         | 70,661.86         | 79,149.70         | 34,212.27                 | 60,000.00         | 70,000.00         | 16.67%             |
| 6765 -- Small Tools & Equipment           | 6,261.42          | 5,070.17          | 3,080.48          | 4,499.64          | 2,577.77                  | 5,000.00          | 5,300.00          | 6.00%              |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**Turfcare**

**2027 Budget Draft**

| Description                                         | 2022<br>Actual      | 2023<br>Actual      | 2024<br>Actual      | 2025<br>Actual      | May<br>2026<br>YTD Actual | 2026<br>Budget      | 2027<br>Budget      | Budget<br>% Change |
|-----------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|---------------------|---------------------|--------------------|
| <b>Maintenance &amp; Landscaping</b>                |                     |                     |                     |                     |                           |                     |                     |                    |
| 6775 -- Vehicle R&M                                 | (157.69)            | 1,653.15            | 0.00                | 356.20              | 0.00                      | 1,200.00            | 1,200.00            | 0.00%              |
| 6785 -- Vehicle Fuel                                | 20,303.81           | 19,924.71           | 18,967.49           | 18,855.06           | 7,955.78                  | 20,864.00           | 22,500.00           | 7.84%              |
| 6795 -- Other Supplies                              | 7,382.69            | 12,900.31           | 13,274.33           | 18,396.90           | 4,821.18                  | 14,500.00           | 15,000.00           | 3.45%              |
| 6796 -- Other R&M                                   | 2,792.67            | 2,385.91            | 2,401.89            | 4,481.58            | 781.71                    | 3,000.00            | 3,900.00            | 30.00%             |
| <b>Total Maintenance &amp; Landscaping</b>          | <b>168,076.35</b>   | <b>210,431.70</b>   | <b>238,620.45</b>   | <b>251,971.29</b>   | <b>148,424.47</b>         | <b>243,564.00</b>   | <b>260,900.00</b>   | <b>7.12%</b>       |
| <b>Contracted &amp; Professional Services</b>       |                     |                     |                     |                     |                           |                     |                     |                    |
| 5085 -- Equipment Lease & Rental                    | 4,094.65            | 0.00                | 6,853.40            | 7,976.23            | 6,506.78                  | 10,000.00           | 10,000.00           | 0.00%              |
| 6440 -- Safety & Security Services                  | 2,125.00            | 212.42              | 0.00                | 0.00                | 26.86                     | 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%              |
| <b>Total Contracted &amp; Professional Services</b> | <b>6,219.65</b>     | <b>212.42</b>       | <b>6,853.40</b>     | <b>7,976.23</b>     | <b>6,533.64</b>           | <b>11,300.00</b>    | <b>11,300.00</b>    | <b>0.00%</b>       |
| <b>Total Turfcare Expense</b>                       | <b>597,059.68</b>   | <b>678,696.14</b>   | <b>718,124.35</b>   | <b>769,276.54</b>   | <b>340,516.81</b>         | <b>858,789.00</b>   | <b>882,725.00</b>   | <b>2.79%</b>       |
| <b>Total Turfcare Net Income / (Loss)</b>           | <b>(597,059.68)</b> | <b>(678,696.14)</b> | <b>(718,124.35)</b> | <b>(769,276.54)</b> | <b>(340,516.81)</b>       | <b>(858,789.00)</b> | <b>(882,725.00)</b> | <b>2.79%</b>       |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**All Department Summary**  
**2027 Budget Draft**

| Description                                           | 2022<br>Actual      | 2023<br>Actual      | 2024<br>Actual      | 2025<br>Actual      | May<br>2026<br>YTD Actual | 2026<br>Budget      | 2027<br>Budget      | Budget<br>% Change |
|-------------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|---------------------|---------------------|--------------------|
| <b>Dues and Assessment Income- Ops</b>                |                     |                     |                     |                     |                           |                     |                     |                    |
| 4003 -- BD Expense- 2026 Ops                          | (51,900.45)         | (48,977.55)         | (54,791.28)         | (57,923.47)         | (54,080.35)               | (160,438.00)        | (174,731.00)        | 8.91%              |
| 4005.26 -- Member Assessments 2026                    | 2,167,489.77        | 2,365,769.20        | 2,672,588.28        | 2,860,291.75        | 1,339,527.72              | 3,208,756.00        | 3,494,614.00        | 8.91%              |
| <b>Total Dues and Assessment Income- Ops</b>          | <b>2,115,589.32</b> | <b>2,316,791.65</b> | <b>2,617,797.00</b> | <b>2,802,368.28</b> | <b>1,285,447.37</b>       | <b>3,048,318.00</b> | <b>3,319,883.00</b> | <b>8.91%</b>       |
| <b>Special Ops Assmt Incom- Rec/Pools/</b>            |                     |                     |                     |                     |                           |                     |                     |                    |
| 4010 -- Recreation Special Assmt 062018 to C          | 423,730.08          | 182,248.72          | 130.23              | 0.00                | 0.00                      | 0.00                | 0.00                | 0.00%              |
| 4011 -- BD Expense- Rec SA 062018 to 0520             | 793.40              | 3,908.23            | 1,368.33            | 2,607.74            | 0.00                      | 0.00                | 0.00                | 0.00%              |
| <b>Total Special Ops Assmt Incom- Rec/Pools/Parks</b> | <b>424,523.48</b>   | <b>186,156.95</b>   | <b>1,498.56</b>     | <b>2,607.74</b>     | <b>0.00</b>               | <b>0.00</b>         | <b>0.00</b>         | <b>0.00%</b>       |
| <b>Golf Income</b>                                    |                     |                     |                     |                     |                           |                     |                     |                    |
| 4150 -- Golf Course Annual Greens Fees                | 370,271.58          | 389,983.99          | 372,035.09          | 408,291.26          | 324,475.21                | 398,000.00          | 424,000.00          | 6.53%              |
| 4151 -- BD Expense- Golf                              | (1,777.10)          | 1,214.91            | (11,213.33)         | (5,047.84)          | 10,184.58                 | 0.00                | 0.00                | 0.00%              |
| 4154 -- Golf Course Daily Greens Fees                 | 609,371.31          | 784,624.95          | 774,312.45          | 724,185.47          | 195,947.45                | 776,000.00          | 782,000.00          | 0.77%              |
| 4170 -- Driving Range Fees                            | 33,577.18           | 42,530.47           | 46,441.95           | 44,731.98           | 14,926.86                 | 40,850.00           | 43,500.00           | 6.49%              |
| 4174 -- Golf Cart Rental                              | 191,813.23          | 233,617.27          | 227,184.13          | 222,439.79          | 65,993.58                 | 234,500.00          | 239,000.00          | 1.92%              |
| 4176 -- Golf Club Storage                             | 2,245.24            | 1,653.00            | 1,963.00            | 1,728.00            | 2,036.77                  | 1,850.00            | 1,850.00            | 0.00%              |
| 4178 -- Trail Fees                                    | 14,622.73           | 14,485.75           | 13,712.75           | 15,675.40           | 12,569.35                 | 15,862.00           | 16,100.00           | 1.50%              |
| <b>Total Golf Income</b>                              | <b>1,220,124.17</b> | <b>1,468,110.34</b> | <b>1,424,436.04</b> | <b>1,412,004.06</b> | <b>626,133.80</b>         | <b>1,467,062.00</b> | <b>1,506,450.00</b> | <b>2.68%</b>       |
| <b>Marina Income</b>                                  |                     |                     |                     |                     |                           |                     |                     |                    |
| 4415 -- Marina Wet Slip Income                        | 1,052.00            | 12,320.00           | 26,560.00           | 18,942.40           | 9,780.00                  | 26,560.00           | 9,780.00            | (63.18%)           |
| 4420 -- Marina Dry Slip Income                        | 60,276.00           | 77,243.00           | 84,953.50           | 78,941.00           | 87,400.00                 | 84,954.00           | 88,280.00           | 3.92%              |
| 4425 -- Marina Wet/Dry Combo Income                   | 85,315.50           | 92,789.00           | 131,343.00          | 139,876.00          | 148,172.00                | 131,343.00          | 148,172.00          | 12.81%             |
| 4426 -- BD Expense- Marina                            | 5,144.67            | (449.00)            | 610.00              | (630.00)            | (31.00)                   | 0.00                | 0.00                | 0.00%              |
| <b>Total Marina Income</b>                            | <b>151,788.17</b>   | <b>181,903.00</b>   | <b>243,466.50</b>   | <b>237,129.40</b>   | <b>245,321.00</b>         | <b>242,857.00</b>   | <b>246,232.00</b>   | <b>1.39%</b>       |
| <b>Area Z Rental Income</b>                           |                     |                     |                     |                     |                           |                     |                     |                    |
| 4410 -- Area Z Storage Rental Income                  | 21,327.50           | 20,631.02           | 20,542.25           | 27,504.50           | 14,695.00                 | 24,000.00           | 38,500.00           | 60.42%             |
| 4412 -- BD Expense- Area Z                            | (495.63)            | 1,616.56            | (140.81)            | (358.33)            | (785.17)                  | 0.00                | 0.00                | 0.00%              |
| <b>Total Area Z Rental Income</b>                     | <b>20,831.87</b>    | <b>22,247.58</b>    | <b>20,401.44</b>    | <b>27,146.17</b>    | <b>13,909.83</b>          | <b>24,000.00</b>    | <b>38,500.00</b>    | <b>60.42%</b>      |
| <b>Lease Income</b>                                   |                     |                     |                     |                     |                           |                     |                     |                    |
| 4430 -- Lease Income - Restaurant                     | 19,480.29           | 36,694.00           | 47,178.00           | 47,178.00           | 19,657.50                 | 47,178.00           | 35,092.00           | (25.62%)           |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**All Department Summary**

**2027 Budget Draft**

| Description                              | 2022<br>Actual   | 2023<br>Actual   | 2024<br>Actual    | 2025<br>Actual    | May<br>2026<br>YTD Actual | 2026<br>Budget    | 2027<br>Budget   | Budget<br>% Change |
|------------------------------------------|------------------|------------------|-------------------|-------------------|---------------------------|-------------------|------------------|--------------------|
| <b>Lease Income</b>                      |                  |                  |                   |                   |                           |                   |                  |                    |
| 4435 -- Lease Income - Barn 8            | 7,800.00         | 12,300.00        | 14,400.00         | 15,600.00         | 6,750.00                  | 16,200.00         | 16,800.00        | 3.70%              |
| 4439 -- Lease Income- Library            | 3,372.00         | 3,678.87         | 4,789.20          | 6,600.00          | 3,000.00                  | 7,800.00          | 7,800.00         | 0.00%              |
| <b>Total Lease Income</b>                | <b>30,652.29</b> | <b>52,672.87</b> | <b>66,367.20</b>  | <b>69,378.00</b>  | <b>29,407.50</b>          | <b>71,178.00</b>  | <b>59,692.00</b> | <b>(16.14%)</b>    |
| <b>Non-Lease Facility Rentals</b>        |                  |                  |                   |                   |                           |                   |                  |                    |
| 4400 -- Facility Rentals                 | 7,611.50         | 11,373.80        | 12,018.50         | 15,238.60         | 1,925.00                  | 14,000.00         | 17,000.00        | 21.43%             |
| 4411 -- Picnic Shelter Rentals           | 2,265.00         | 2,045.00         | 1,530.00          | 2,100.00          | 1,030.00                  | 0.00              | 0.00             | 0.00%              |
| <b>Total Non-Lease Facility Rentals</b>  | <b>9,876.50</b>  | <b>13,418.80</b> | <b>13,548.50</b>  | <b>17,338.60</b>  | <b>2,955.00</b>           | <b>14,000.00</b>  | <b>17,000.00</b> | <b>21.43%</b>      |
| <b>Rec Center and Pools Income</b>       |                  |                  |                   |                   |                           |                   |                  |                    |
| 4223 -- Gym and Pool Access Cards        | 2,662.01         | 2,761.00         | 3,253.00          | 3,988.00          | 1,220.00                  | 3,300.00          | 4,000.00         | 21.21%             |
| 4502 -- Instructor & Trainer Fees        | 32.00            | 1,163.60         | 4,622.44          | 5,218.06          | 2,584.66                  | 4,500.00          | 5,200.00         | 15.56%             |
| 4510 -- Fitness Center Income            | 409.00           | 762.50           | 1,034.00          | 2,221.00          | 740.00                    | 1,000.00          | 2,200.00         | 120.00%            |
| 4513 -- Main Pool Income                 | 12,917.23        | 19,434.10        | 23,620.25         | 28,150.00         | 1,718.00                  | 25,000.00         | 29,000.00        | 16.00%             |
| 4515 -- Locker Rental                    | 0.00             | 0.00             | 0.00              | 130.00            | 0.00                      | 0.00              | 0.00             | 0.00%              |
| 4516 -- Quiet Pool Income                | 175.00           | 0.00             | 0.00              | 27.75             | 0.00                      | 300.00            | 300.00           | 0.00%              |
| <b>Total Rec Center and Pools Income</b> | <b>16,195.24</b> | <b>24,121.20</b> | <b>32,529.69</b>  | <b>39,734.81</b>  | <b>6,262.66</b>           | <b>34,100.00</b>  | <b>40,700.00</b> | <b>19.35%</b>      |
| <b>New Home Construction Fees</b>        |                  |                  |                   |                   |                           |                   |                  |                    |
| 4350 -- New Home Construction            | 75,240.00        | 53,920.00        | 263,150.00        | 122,400.00        | 70,871.21                 | 185,000.00        | 92,500.00        | (50.00%)           |
| <b>Total New Home Construction Fees</b>  | <b>75,240.00</b> | <b>53,920.00</b> | <b>263,150.00</b> | <b>122,400.00</b> | <b>70,871.21</b>          | <b>185,000.00</b> | <b>92,500.00</b> | <b>(50.00%)</b>    |
| <b>Other AR Income</b>                   |                  |                  |                   |                   |                           |                   |                  |                    |
| 4240 -- Title & Recording Fees           | 29,800.00        | 25,625.00        | 24,600.00         | 28,425.00         | 11,850.00                 | 35,000.00         | 35,000.00        | 0.00%              |
| 4241 -- BD Expense- Title Fees           | (21.58)          | (125.00)         | (125.00)          | (75.00)           | 150.00                    | 0.00              | 0.00             | 0.00%              |
| 4705 -- NSF Service Fees                 | 1,714.00         | 2,899.69         | 2,610.52          | 2,845.00          | 1,296.00                  | 2,500.00          | 2,900.00         | 16.00%             |
| 4706 -- BD Expense- NSF Fees             | (183.44)         | 78.60            | 23.65             | (266.68)          | (162.00)                  | 0.00              | 0.00             | 0.00%              |
| 4805 -- Compliance Fees & Fines - ACC    | 2,300.00         | 14,202.26        | 68,650.00         | 66,126.35         | 21,280.00                 | 60,000.00         | 30,000.00        | (50.00%)           |
| 4806 -- BD Expense- ACC Fines            | 0.00             | (2,000.00)       | (5,654.47)        | (15,021.88)       | (1,038.64)                | 0.00              | 0.00             | 0.00%              |
| 4811 -- BD Expense- Sec Fines            | 0.00             | 0.00             | 0.00              | (450.00)          | 550.00                    | 0.00              | 0.00             | 0.00%              |
| 4820 -- Insurance Settlement Gains       | 0.00             | 46,496.64        | 2,389.20          | 14,930.07         | 0.00                      | 0.00              | 0.00             | 0.00%              |
| 4830 -- Advertising Income               | 37,383.00        | 40,082.00        | 34,092.88         | 34,038.66         | 14,785.50                 | 40,000.00         | 40,000.00        | 0.00%              |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**All Department Summary**

**2027 Budget Draft**

| Description                                  | 2022<br>Actual      | 2023<br>Actual      | 2024<br>Actual      | 2025<br>Actual      | May<br>2026<br>YTD Actual | 2026<br>Budget      | 2027<br>Budget      | Budget<br>% Change |
|----------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|---------------------|---------------------|--------------------|
| <b>Other AR Income</b>                       |                     |                     |                     |                     |                           |                     |                     |                    |
| 4831 -- BD Expense- Views Ads                | (2,843.50)          | (1,175.00)          | 2,255.50            | 1,283.00            | (638.00)                  | 0.00                | 0.00                | 0.00%              |
| <b>Total Other AR Income</b>                 | <b>68,148.48</b>    | <b>126,084.19</b>   | <b>128,842.28</b>   | <b>131,834.52</b>   | <b>48,072.86</b>          | <b>137,500.00</b>   | <b>107,900.00</b>   | <b>(21.53%)</b>    |
| <b>Other Income</b>                          |                     |                     |                     |                     |                           |                     |                     |                    |
| 4220 -- Marina Gate & Access Cards           | 3,520.00            | 6,394.00            | 7,133.00            | 7,314.00            | 2,156.00                  | 7,000.00            | 7,000.00            | 0.00%              |
| 4221 -- Marina Holding Fees                  | 100.00              | 0.00                | 0.00                | 0.00                | 0.00                      | 0.00                | 0.00                | 0.00%              |
| 4244 -- Annual Rental Registration Fees      | 0.00                | 0.00                | 0.00                | 0.00                | 31,150.00                 | 0.00                | 20,400.00           | 0.00%              |
| 4245 -- Photocopy Income                     | 241.00              | 124.80              | 206.20              | 607.48              | 91.35                     | 0.00                | 0.00                | 0.00%              |
| 4255 -- Maps and Signs                       | 1,239.40            | 1,503.51            | 1,441.11            | 2,013.32            | 803.00                    | 1,500.00            | 1,500.00            | 0.00%              |
| 4295 -- Security House Checks                | 60.00               | 0.00                | 10.00               | 45.00               | 0.00                      | 0.00                | 0.00                | 0.00%              |
| 4610 -- Timber Income                        | 0.00                | 0.00                | 1,233.60            | 12,631.30           | 616.40                    | 0.00                | 15,000.00           | 0.00%              |
| 4835 -- Miscellaneous Income                 | 409.02              | 22.45               | 0.00                | 2,792.71            | 151.41                    | 0.00                | 0.00                | 0.00%              |
| 4840 -- Non-Taxable Income                   | 0.00                | 7.00                | 323.00              | 388.86              | 155.00                    | 0.00                | 0.00                | 0.00%              |
| 4844 -- Consessions Income (Taxable)         | 0.00                | 2,752.10            | 817.62              | 1,232.64            | 0.00                      | 0.00                | 0.00                | 0.00%              |
| 4845 -- Tickets Income(Non-Taxable)          | 0.00                | 1,256.00            | 0.00                | 0.00                | 0.00                      | 0.00                | 0.00                | 0.00%              |
| 4846 -- Vendor Space Rentals                 | 0.00                | 3,770.00            | 3,650.00            | 4,278.00            | 1,450.00                  | 3,500.00            | 3,600.00            | 2.86%              |
| 4870 -- Member Donation Income               | 3,404.92            | 396.46              | 1,541.22            | 2,011.19            | 165.48                    | 0.00                | 0.00                | 0.00%              |
| <b>Total Other Income</b>                    | <b>8,974.34</b>     | <b>16,226.32</b>    | <b>16,355.75</b>    | <b>33,314.50</b>    | <b>36,738.64</b>          | <b>12,000.00</b>    | <b>47,500.00</b>    | <b>295.83%</b>     |
| <b>Investment Income</b>                     |                     |                     |                     |                     |                           |                     |                     |                    |
| 4900 -- Interest Earned - Operating Accounts | 809.44              | 5,065.68            | 9,022.06            | 6,755.49            | 2,539.62                  | 9,000.00            | 9,000.00            | 0.00%              |
| <b>Total Investment Income</b>               | <b>809.44</b>       | <b>5,065.68</b>     | <b>9,022.06</b>     | <b>6,755.49</b>     | <b>2,539.62</b>           | <b>9,000.00</b>     | <b>9,000.00</b>     | <b>0.00%</b>       |
| <b>Total All Department Summary Income</b>   | <b>4,142,753.30</b> | <b>4,466,718.58</b> | <b>4,837,415.02</b> | <b>4,902,011.57</b> | <b>2,367,659.49</b>       | <b>5,245,015.00</b> | <b>5,485,357.00</b> | <b>4.58%</b>       |
| <b>Administrative</b>                        |                     |                     |                     |                     |                           |                     |                     |                    |
| 5000 -- General Administrative               | 187.67              | 207.10              | 300.00              | 49.97               | 750.53                    | 0.00                | 0.00                | 0.00%              |
| 5015 -- Bank Charges & Fees                  | 38,184.39           | 45,922.14           | 45,300.62           | 49,189.68           | 20,291.23                 | 46,500.00           | 50,500.00           | 8.60%              |
| 5045 -- Dues & Subscriptions                 | 27,110.98           | 29,230.35           | 31,716.62           | 34,467.62           | 25,260.32                 | 33,500.00           | 34,500.00           | 2.99%              |
| 5090 -- Office Supplies                      | 29,248.26           | 18,238.29           | 18,046.44           | 21,989.61           | 10,289.31                 | 25,600.00           | 28,400.00           | 10.94%             |
| 5100 -- GM Discretionary Funds               | 1,128.52            | 3,744.82            | 4,955.27            | 2,758.86            | 2,930.67                  | 5,000.00            | 5,000.00            | 0.00%              |
| 5107 -- Advertising Costs                    | 16,697.45           | 16,850.25           | 8,514.12            | 10,954.80           | 5,952.05                  | 18,000.00           | 19,500.00           | 8.33%              |

# Budget Summary Trend

## Sudden Valley Community Association

### All Department Summary

#### 2027 Budget Draft

| Description                                 | 2022<br>Actual    | 2023<br>Actual    | 2024<br>Actual    | 2025<br>Actual    | May<br>2026<br>YTD Actual | 2026<br>Budget    | 2027<br>Budget    | Budget<br>% Change |
|---------------------------------------------|-------------------|-------------------|-------------------|-------------------|---------------------------|-------------------|-------------------|--------------------|
| <b>Administrative</b>                       |                   |                   |                   |                   |                           |                   |                   |                    |
| 5120 -- Cash Over/Short                     | 728.98            | 54.68             | 326.52            | 420.70            | (8.93)                    | 0.00              | 0.00              | 0.00%              |
| 5121 -- Currency Gain/Loss                  | 154.11            | 203.72            | 131.40            | 20.04             | 5.00                      | 0.00              | 0.00              | 0.00%              |
| 5205 -- Events Charges                      | 7,424.80          | 24,185.01         | 8,259.16          | 8,271.32          | 1,165.54                  | 8,120.00          | 8,120.00          | 0.00%              |
| 5210 -- Printing & Copying                  | 11,078.63         | 18,400.44         | 12,727.93         | 13,755.99         | 8,307.57                  | 20,700.00         | 22,400.00         | 8.21%              |
| 5227 -- Training & Conferences              | 3,998.28          | 2,288.92          | 5,850.62          | 8,819.77          | 4,337.99                  | 13,750.00         | 13,500.00         | (1.82%)            |
| 5325 -- Recruiting Expense                  | 2,047.96          | 4,308.79          | 3,102.15          | 2,784.00          | 2,457.00                  | 3,000.00          | 3,000.00          | 0.00%              |
| 5326 -- Operating Performance Commissions   | 26,357.68         | 44,269.84         | 22,128.05         | 12,081.70         | 0.00                      | 4,505.00          | 2,488.00          | (44.77%)           |
| 5326.1 -- Operating Perf Comm Payroll Taxes | 0.00              | 4,058.61          | 2,128.73          | 1,162.28          | 0.00                      | 451.00            | 249.00            | (44.79%)           |
| 5399 -- Payroll Service Fees                | 15,995.93         | 17,867.88         | 18,695.26         | 22,927.24         | 9,468.87                  | 19,000.00         | 25,220.00         | 32.74%             |
| 5405 -- Insurance Claims                    | 9,448.62          | 0.00              | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 6408 -- Uniforms                            | 8,853.38          | 6,994.85          | 12,463.85         | 8,936.45          | 5,646.55                  | 14,050.00         | 13,550.00         | (3.56%)            |
| <b>Total Administrative</b>                 | <b>198,645.64</b> | <b>236,825.69</b> | <b>194,646.74</b> | <b>198,590.03</b> | <b>96,853.70</b>          | <b>212,176.00</b> | <b>226,427.00</b> | <b>6.72%</b>       |
| <b>Regulatory Compliance</b>                |                   |                   |                   |                   |                           |                   |                   |                    |
| 6165 -- Hazardous Tree Removal/ Pruning     | 61,080.67         | 144,438.00        | 113,880.20        | 68,767.20         | 64,907.60                 | 250,000.00        | 250,000.00        | 0.00%              |
| 6166 -- Nov 2024 Storm ComArea Tree Remo    | 0.00              | 0.00              | 64,112.80         | 88,236.80         | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 6167 -- Nov 2024 Storm Roads Tree Remove    | 0.00              | 0.00              | 226,696.55        | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 6300 -- Permits & Licenses                  | 3,018.16          | 3,897.12          | 3,247.57          | 4,006.75          | 3,462.64                  | 4,237.00          | 4,250.00          | 0.31%              |
| 7000 -- Audit & Tax Services                | 42,500.00         | 43,210.00         | 44,104.68         | 53,095.50         | 5,257.82                  | 50,500.00         | 55,550.00         | 10.00%             |
| 7110 -- Regulatory Compliance               | 23,176.96         | 4,750.88          | 3,198.48          | 3,999.95          | 1,275.23                  | 4,210.00          | 4,500.00          | 6.89%              |
| 9005 -- State B&O Tax                       | 12,141.86         | 12,115.16         | 13,976.76         | 14,368.30         | 7,942.99                  | 15,200.00         | 15,400.00         | 1.32%              |
| 9015 -- Property/Real Estate Tax            | 53,853.21         | 57,124.75         | 63,332.77         | 66,870.06         | 34,388.27                 | 65,000.00         | 71,000.00         | 9.23%              |
| <b>Total Regulatory Compliance</b>          | <b>195,770.86</b> | <b>265,535.91</b> | <b>532,549.81</b> | <b>299,344.56</b> | <b>117,234.55</b>         | <b>389,147.00</b> | <b>400,700.00</b> | <b>2.97%</b>       |
| <b>CC&amp;Rs/ Mandates</b>                  |                   |                   |                   |                   |                           |                   |                   |                    |
| 5003 -- Annual General Meeting              | 18,242.49         | 23,906.63         | 23,844.38         | 22,754.22         | 0.00                      | 24,000.00         | 32,000.00         | 33.33%             |
| 5007 -- Special General Meeting             | 17,103.12         | 0.00              | 0.00              | 0.00              | 0.00                      | 0.00              | 0.00              | 0.00%              |
| 5115 -- Web Site Maintenance                | 9,445.33          | 16,719.33         | 1,093.20          | 4,695.46          | 1,411.17                  | 7,700.00          | 8,000.00          | 3.90%              |
| 5215 -- Postage                             | 4,260.10          | 6,298.04          | 5,630.53          | 6,170.54          | 6,899.27                  | 7,420.00          | 8,400.00          | 13.21%             |
| 5216 -- Postage- Views                      | 11,329.54         | 12,140.13         | 13,273.89         | 16,521.32         | 6,967.51                  | 15,000.00         | 17,000.00         | 13.33%             |
| 5225 -- Newsletter Services                 | 57,941.83         | 60,207.29         | 58,064.92         | 61,686.59         | 25,861.75                 | 62,000.00         | 65,000.00         | 4.84%              |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**All Department Summary**  
**2027 Budget Draft**

| Description                                  | 2022<br>Actual      | 2023<br>Actual      | 2024<br>Actual      | 2025<br>Actual      | May<br>2026<br>YTD Actual | 2026<br>Budget      | 2027<br>Budget      | Budget<br>% Change |
|----------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|---------------------|---------------------|--------------------|
| <b>CC&amp;Rs/ Mandates</b>                   |                     |                     |                     |                     |                           |                     |                     |                    |
| 7020 -- Legal Services                       | 138,406.62          | 117,047.02          | 164,739.86          | 179,479.16          | 16,889.10                 | 100,000.00          | 100,000.00          | 0.00%              |
| 7097 -- Professional Security Services       | 231,259.39          | 285,269.58          | 287,821.96          | 291,527.64          | 128,515.57                | 309,000.00          | 342,866.00          | 10.96%             |
| <b>Total CC&amp;Rs/ Mandates</b>             | <b>487,988.42</b>   | <b>521,588.02</b>   | <b>554,468.74</b>   | <b>582,834.93</b>   | <b>186,544.37</b>         | <b>525,120.00</b>   | <b>573,266.00</b>   | <b>9.17%</b>       |
| <b>Payroll &amp; Benefits</b>                |                     |                     |                     |                     |                           |                     |                     |                    |
| 5300 -- Salaries                             | 1,674,737.81        | 1,714,204.49        | 1,989,318.34        | 2,144,493.21        | 741,300.10                | 2,252,546.00        | 2,254,645.00        | 0.09%              |
| 5335 -- Payroll Taxes- Employer              | 161,025.09          | 176,798.68          | 207,859.04          | 220,798.04          | 77,923.57                 | 218,430.00          | 218,015.00          | (0.19%)            |
| 5385 -- Payroll Benefits - Medical           | 166,938.28          | 180,425.63          | 188,811.75          | 208,158.92          | 109,533.76                | 296,139.00          | 357,616.00          | 20.76%             |
| 5395 -- Payroll Benefits - 401(k)            | 0.00                | 0.00                | 11,790.55           | 10,607.63           | 0.00                      | 16,354.00           | 16,324.00           | (0.18%)            |
| 6447.1 -- Weather Response Payroll           | 12,391.63           | 3,438.50            | 8,862.88            | 9,757.41            | 0.00                      | 15,000.00           | 15,000.00           | 0.00%              |
| 6447.2 -- Weather Response Payroll Taxes     | 468.82              | 342.35              | 988.50              | 793.46              | 0.00                      | 1,500.00            | 1,500.00            | 0.00%              |
| <b>Total Payroll &amp; Benefits</b>          | <b>2,015,561.63</b> | <b>2,075,209.65</b> | <b>2,407,631.06</b> | <b>2,594,608.67</b> | <b>928,757.43</b>         | <b>2,799,969.00</b> | <b>2,863,100.00</b> | <b>2.25%</b>       |
| <b>Insurance</b>                             |                     |                     |                     |                     |                           |                     |                     |                    |
| 5400 -- Insurance Premiums                   | 148,091.07          | 173,731.61          | 186,859.44          | 219,212.07          | 96,200.40                 | 254,469.00          | 267,476.00          | 5.11%              |
| <b>Total Insurance</b>                       | <b>148,091.07</b>   | <b>173,731.61</b>   | <b>186,859.44</b>   | <b>219,212.07</b>   | <b>96,200.40</b>          | <b>254,469.00</b>   | <b>267,476.00</b>   | <b>5.11%</b>       |
| <b>Utilities</b>                             |                     |                     |                     |                     |                           |                     |                     |                    |
| 6000 -- Utilities                            | 15,419.92           | (688.15)            | 12,233.17           | 42.46               | (3,604.24)                | 0.00                | 0.00                | 0.00%              |
| 6005 -- Utilities- Natural Gas               | 15,659.01           | 24,444.77           | 24,291.62           | 27,904.98           | 7,909.33                  | 26,721.00           | 30,829.00           | 15.37%             |
| 6023 -- Utilities- Water & Sewer             | 51,671.80           | 49,102.26           | 47,326.37           | 49,059.62           | 16,032.92                 | 52,060.00           | 57,266.00           | 10.00%             |
| 6033 -- Utilities- Electricity               | 51,731.55           | 64,128.98           | 63,949.43           | 81,248.39           | 41,725.10                 | 70,345.00           | 89,375.00           | 27.05%             |
| 6035 -- Utilities- Trash & Recycling Service | 15,556.35           | 19,903.08           | 20,553.88           | 23,564.44           | 8,218.25                  | 22,411.00           | 25,745.00           | 14.88%             |
| 6050 -- Utilities- Communications Service    | 42,334.76           | 50,342.05           | 58,044.88           | 59,051.65           | 27,162.27                 | 63,850.00           | 70,838.00           | 10.94%             |
| <b>Total Utilities</b>                       | <b>192,373.39</b>   | <b>207,232.99</b>   | <b>226,399.35</b>   | <b>240,871.54</b>   | <b>97,443.63</b>          | <b>235,387.00</b>   | <b>274,053.00</b>   | <b>16.43%</b>      |
| <b>Maintenance &amp; Landscaping</b>         |                     |                     |                     |                     |                           |                     |                     |                    |
| 6110 -- Landscape R&M                        | 24,602.35           | 35,697.43           | 45,025.97           | 47,485.35           | 17,819.12                 | 50,500.00           | 54,500.00           | 7.92%              |
| 6447 -- Weather Response                     | 42,688.40           | 16,545.95           | 4,096.97            | 12,315.46           | 82.50                     | 35,000.00           | 35,000.00           | 0.00%              |
| 6515 -- Building R&M- Materials              | 17,720.30           | 14,564.68           | 17,964.50           | 29,970.40           | 8,327.48                  | 41,000.00           | 41,500.00           | 1.22%              |
| 6520 -- Building R&M- Contract Vendor        | 38,746.72           | 42,750.06           | 32,517.94           | 32,090.69           | 23,833.26                 | 45,000.00           | 50,000.00           | 11.11%             |
| 6610 -- Raw Materials                        | 28,745.47           | 50,517.24           | 40,924.80           | 53,865.07           | 50,184.85                 | 52,500.00           | 52,500.00           | 0.00%              |

**Budget Summary Trend**  
**Sudden Valley Community Association**  
**All Department Summary**

**2027 Budget Draft**

| Description                                             | 2022<br>Actual      | 2023<br>Actual      | 2024<br>Actual      | 2025<br>Actual      | May<br>2026<br>YTD Actual | 2026<br>Budget      | 2027<br>Budget      | Budget<br>% Change |
|---------------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------------|---------------------|---------------------|--------------------|
| <b>Maintenance &amp; Landscaping</b>                    |                     |                     |                     |                     |                           |                     |                     |                    |
| 6621 -- Raw Materials: Sand & Gravel                    | 24,050.77           | 46,112.66           | 49,340.68           | 34,734.14           | 33,640.95                 | 50,000.00           | 50,000.00           | 0.00%              |
| 6635 -- Janitorial Supplies                             | 7,388.83            | 13,802.00           | 14,212.69           | 15,012.96           | 6,256.83                  | 17,500.00           | 17,500.00           | 0.00%              |
| 6675 -- Equipment R&M                                   | 80,596.62           | 68,526.14           | 89,895.04           | 110,688.49          | 41,082.66                 | 97,250.00           | 115,500.00          | 18.77%             |
| 6765 -- Small Tools & Equipment                         | 11,606.23           | 12,281.56           | 10,786.28           | 14,464.31           | 4,169.13                  | 17,400.00           | 17,700.00           | 1.72%              |
| 6775 -- Vehicle R&M                                     | 17,606.05           | 15,581.41           | 13,607.92           | 17,204.13           | 4,835.06                  | 16,660.00           | 16,660.00           | 0.00%              |
| 6785 -- Vehicle Fuel                                    | 56,044.65           | 57,960.92           | 55,836.50           | 59,387.75           | 25,868.72                 | 61,673.00           | 69,325.00           | 12.41%             |
| 6795 -- Other Supplies                                  | 24,399.77           | 33,338.50           | 35,148.86           | 40,879.61           | 9,327.29                  | 40,964.00           | 42,450.00           | 3.63%              |
| 6796 -- Other R&M                                       | 17,354.62           | 7,422.21            | 8,817.68            | 7,423.48            | 781.71                    | 6,000.00            | 9,400.00            | 56.67%             |
| <b>Total Maintenance &amp; Landscaping</b>              | <b>391,550.78</b>   | <b>415,100.76</b>   | <b>418,175.83</b>   | <b>475,521.84</b>   | <b>226,209.56</b>         | <b>531,447.00</b>   | <b>572,035.00</b>   | <b>7.64%</b>       |
| <b>Contracted &amp; Professional Services</b>           |                     |                     |                     |                     |                           |                     |                     |                    |
| 5085 -- Equipment Lease & Rental                        | 11,080.54           | 6,576.39            | 17,888.67           | 16,802.25           | 13,879.89                 | 31,500.00           | 31,500.00           | 0.00%              |
| 5086 -- Operating Lease Exp - ROU                       | 6,767.52            | 6,871.78            | 7,965.66            | 8,312.52            | 0.00                      | 0.00                | 0.00                | 0.00%              |
| 5125 -- IT Support and Services                         | 45,476.51           | 70,560.99           | 58,431.22           | 54,167.60           | 29,863.87                 | 55,000.00           | 63,000.00           | 14.55%             |
| 6438 -- Pool Management                                 | 61,699.54           | 61,938.69           | 56,346.85           | 52,273.55           | 23,668.56                 | 60,000.00           | 48,000.00           | (20.00%)           |
| 6440 -- Safety & Security Services                      | 53,694.61           | 44,487.50           | 24,829.65           | 23,976.18           | 15,039.74                 | 26,550.00           | 26,550.00           | 0.00%              |
| 6442 -- Snow Removal Services                           | 37,788.65           | 9,246.57            | 0.00                | 0.00                | 0.00                      | 0.00                | 0.00                | 0.00%              |
| 6460 -- ACC Consultant                                  | 60,643.37           | 63,912.90           | 108,917.07          | 78,405.01           | 22,658.17                 | 50,000.00           | 50,000.00           | 0.00%              |
| 7095 -- Other Professional Services                     | 218,508.26          | 78,865.68           | 37,792.66           | 89,642.52           | 17,294.90                 | 65,750.00           | 80,750.00           | 22.81%             |
| <b>Total Contracted &amp; Professional Services</b>     | <b>495,659.00</b>   | <b>342,460.50</b>   | <b>312,171.78</b>   | <b>323,579.63</b>   | <b>122,405.13</b>         | <b>288,800.00</b>   | <b>299,800.00</b>   | <b>3.81%</b>       |
| <b>Other Expenses</b>                                   |                     |                     |                     |                     |                           |                     |                     |                    |
| 9120 -- Vandalism & Towing                              | 258.48              | 163.20              | 0.00                | 417.94              | 0.00                      | 5,000.00            | 5,000.00            | 0.00%              |
| 9211 -- SVCA Committee Support                          | 0.00                | 0.00                | 0.00                | 0.00                | 0.00                      | 3,500.00            | 3,500.00            | 0.00%              |
| <b>Total Other Expenses</b>                             | <b>258.48</b>       | <b>163.20</b>       | <b>0.00</b>         | <b>417.94</b>       | <b>0.00</b>               | <b>8,500.00</b>     | <b>8,500.00</b>     | <b>0.00%</b>       |
| <b>Total All Department Summary Expense</b>             | <b>4,125,899.27</b> | <b>4,237,848.33</b> | <b>4,832,902.75</b> | <b>4,934,981.21</b> | <b>1,871,648.77</b>       | <b>5,245,015.00</b> | <b>5,485,357.00</b> | <b>4.58%</b>       |
| <b>Total All Department Summary Net Income / (Loss)</b> | <b>16,854.03</b>    | <b>228,870.25</b>   | <b>4,512.27</b>     | <b>(32,969.64)</b>  | <b>496,010.72</b>         | <b>0.00</b>         | <b>0.00</b>         | <b>0.00%</b>       |
| <b>Total Association Net Income / (Loss)</b>            | <b>16,854.03</b>    | <b>228,870.25</b>   | <b>4,512.27</b>     | <b>(32,969.64)</b>  | <b>496,010.72</b>         | <b>0.00</b>         | <b>0.00</b>         | <b>0.00%</b>       |

# 2027 Capital Budget

- The Capital Budget is a complex, multi-year projection that models current fund reserves, obligated funds, planned income, anticipated project loan funding, and budgeted expenses.
- SVCA's Capital Repair Replacement Reserve Fund (CRRRF) budget includes the Association's facilities and equipment. The Roads Reserve Fund covers our roads, bridges, and culverts.
- SVCA's capital funds include the Mailbox Reserve, but no spending is planned to draw on that account in 2027.





# Open Capital Projects in 2026

# Capital Projects Summary -- CRRRF

| Project                                       | GL Code | Date(s) Approved          | Status   | Oligated Amount     | Spent Amount      | Remaining Budget  |
|-----------------------------------------------|---------|---------------------------|----------|---------------------|-------------------|-------------------|
| Austin Creek Repair                           | 9723.04 | 1/12/23, 4/25/24, 5/22/25 | Open     | \$ 34,585           | \$ 18,537         | \$ 16,048         |
| Website Improvements                          | 9723.07 | 3/9/23                    | Open     | \$ 10,483           | \$ 9,459          | \$ 1,024          |
| 10 Additional Golf Carts Lease                | 9723.17 | 12/14/23                  | Open     | \$ 81,600           | \$ 34,543         | \$ 47,057         |
| Club House HVAC                               | 9724.06 | 2/22/24, 8/28/25, 2/26/26 | Complete | \$ 214,114          | \$ 202,750        | \$ 11,364         |
| Marina Directional Signage                    | 9725.05 | 4/10/25                   | Open     | \$ 15,000           | \$ 1,937          | \$ 13,063         |
| Gate 2 & Welcome Center Directional Signage   | 9725.06 | 4/10/25                   | Open     | \$ 20,000           | \$ 4,466          | \$ 15,534         |
| HP Tractor Replacement                        | 9726.01 | 1/22/26                   | Complete | \$ 48,048           | \$ 48,048         | \$ -              |
| 2026 Golf Bridge Repairs (#1 & #4)            | 9726.02 | 2/12/26                   | Complete | \$ 59,056           | \$ 59,055         | \$ 1              |
| 2026 Turfcare Equipment Replacement           | 9726.03 | 2/26/26                   | Complete | \$ 232,506          | \$ 163,155        | \$ 69,351         |
| Marina Tennis Court Refurbishment             | 9726.04 | 2/26/26, 5/28/26          | Open     | \$ 385,460          | \$ 23,418         | \$ 362,042        |
| Marina Security System Upgrade                | 9726.05 | 3/26/26                   | Complete | \$ 19,318           | \$ 19,023         | \$ 295            |
| Barn 6 Design & Permitting                    | 9726.06 | 4/9/26                    | Open     | \$ 253,924          | \$ 45,738         | \$ 208,186        |
| Off-Leash Dog Park Improvements               | 9726.07 | 4/23/26                   | Open     | \$ 70,067           | \$ 11,353         | \$ 58,713         |
| Marina Community Park Playground Improvements | 9726.08 | 4/23/26                   | Open     | \$ 24,376           | \$ 5,730          | \$ 18,646         |
| Golf Driving Range Equipment                  | 9726.09 | 3/26/26                   | Complete | \$ 22,378           | \$ 22,386         | \$ -7.47          |
| Replacement of Security Vehicles              | 9726.1  | 5/28/26                   | Complete | \$ 60,000           | \$ 58,977         | \$ 1,023          |
| Fitness Center Equipment                      | 9726.11 | 5/28/26                   | Open     | \$ 125,000          | \$ -              | \$ 125,000        |
| Clubhouse Renovations - Admin Offices         | 9726.12 | 6/11/26                   | Open     | \$ 23,697           | \$ -              | \$ 23,697         |
| <b>Total</b>                                  |         |                           |          | <b>\$ 1,699,612</b> | <b>\$ 728,577</b> | <b>\$ 971,035</b> |

# Capital Projects Summary -- Roads

| Project                                       | GL Code | Date(s) Approved  | Status | Oligated Amount     | Spent Amount      | Remaining Budget    |
|-----------------------------------------------|---------|-------------------|--------|---------------------|-------------------|---------------------|
| Area Z Access Bridge & Culvert #4 Replacement | 9924.6  | 2/22/24 & 3/27/25 | Open   | \$ 1,219,468        | \$ 412,045        | \$ 807,423          |
| Design/Permits for 2026 Road Projects         | 9925.5  | 2/27/25           | Open   | \$ 41,888           | \$ 41,545         | \$ 343              |
| 2026 Fast Response                            | 9926.1  | 1/22/26           | Open   | \$ 95,613           | \$ 5,005          | \$ 90,608           |
| 2026 On-Call Engineering                      | 9926.2  | 1/22/26           | Open   | \$ 56,258           | \$ 28,920         | \$ 27,338           |
| 2026 Pot Holes & Minor Road Repairs           | 9926.3  | 1/22/26           | Open   | \$ 39,370           | \$ 22,337         | \$ 17,033           |
| 2026 Bi-Annual Bridge Inspections             | 9926.4  | 2/26/26           | Open   | \$ 6,976            | \$ 6,976          | \$ -                |
| 2026 Road Repairs & Culvert Replacements      | 9926.5  | 2/26/26           | Open   | \$ 428,714          | \$ 328,760        | \$ 99,954           |
| 2026 Design & Permitting for Culverts 22 & 24 | 9926.6  | 4/23/26           | Open   | \$ 167,497          | \$ 26,476         | \$ 141,021          |
| <b>Subtotal Roads Open Projects</b>           |         |                   |        | <b>\$ 2,055,784</b> | <b>\$ 872,063</b> | <b>\$ 1,183,721</b> |
| 2026 CVC Supplies & Outside Contractor        | 9926.7  | 1/22/26           | Open   | \$ 85,739           | \$ 12,796         | \$ 72,943           |
| 2026 CVC Wages, Taxes, & Benefits             | 9926.72 | 1/22/26           | Open   | \$ 69,807           | \$ 44,339         | \$ 25,468           |
| <b>Subtotal 2026 Roads CVC Project</b>        |         |                   |        | <b>\$ 155,546</b>   | <b>\$ 57,134</b>  | <b>\$ 98,412</b>    |
|                                               |         |                   |        | <b>\$ 2,211,330</b> | <b>\$ 929,197</b> | <b>\$ 1,282,133</b> |



2027

Capital Budget -- CRRRF

# 2027 Major Changes

- Barn 6 site preparation and construction were added.
- Barn 8 repairs & structural improvements were removed to allow time for community input. Funds for necessary repairs were added for next year.
- The amount of the construction loan was reduced from \$4M to \$3M.
- Replacement of golf carts was moved forward from 2029 to 2027.
- Clubhouse renovations & kitchen equipment replacements were moved to 2028-2029 to coincide with the restaurant's end of lease.
- Timing of the marina basin repair was aligned with dock replacement, as those two projects are closely related.

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**Sudden Valley Community Association  
2027-2036 CRRRF Capital Plan**

|     | C                     | H             | I        | J           | K              | N                                                              | V         | W         | X          | Y         | Z          | AA        | AB        | AC        | AD        | AE       | AF        | AG        | AH        | AI        |
|-----|-----------------------|---------------|----------|-------------|----------------|----------------------------------------------------------------|-----------|-----------|------------|-----------|------------|-----------|-----------|-----------|-----------|----------|-----------|-----------|-----------|-----------|
| 12  | Cost Est (Total Cost) | Cost Est Year | Asset ID | Useful Life | Year Scheduled | Project Name                                                   | 2023      | 2024      | 2025       | 2026      | 2027       | 2028      | 2029      | 2030      | 2031      | 2032     | 2033      | 2034      | 2035      | 2036      |
| 69  | \$28,662              | 2027          | 1121     | 12          | 2031           | Quiet Pool: Resurface - Replacement                            |           |           |            |           |            |           |           |           | \$ 33,530 |          |           |           |           |           |
| 70  | \$29,246              | 2027          | 1343     | 30          | 2049           | Quiet Pool: Retaining Wall - Repair                            |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 71  | \$23,397              | 2027          | 1124     | 30          | 2049           | Quiet Pool: Shed - Rebuild                                     |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 72  | \$5,849               | 2027          | 1341     | 10          | 2028           | Quiet Pool: Skimmer- Replacement                               |           |           |            |           |            | \$ 6,083  |           |           |           |          |           |           |           |           |
| 73  | \$9,070               | 2027          | 1148     | 5           | 2029           | Clubhouse: Bar Deck - Recoating                                |           | \$ 8,062  |            |           |            |           | \$ 9,810  |           |           |          |           | \$ 11,935 |           |           |
| 74  | \$30,233              | 2027          |          | 25          | 2038           | Clubhouse: Ext Deck - Resurface                                |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 75  | \$76,041              | 2027          | 1157     | 50          | 2072           | Clubhouse: Electrical Systems - Renovation                     |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 76  | \$27,047              | 2027          |          | 25          | 2038           | Clubhouse: Ext Deck - Glass/Metal Rail                         |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 77  | \$848,147             | 2027          | 1146     | 42          | 2056           | Clubhouse: Exterior - Replacement                              |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 78  | \$29,246              | 2027          | 1153     | 25          | 2044           | Clubhouse: Fire Systems - Upgrade                              |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 79  | \$222,679             | 2027          | 1318     | 15          | 2026           | Clubhouse: HVAC 20 Ton                                         |           | \$ 22,176 | \$ 147,752 | \$ 44,186 |            |           |           |           |           |          |           |           |           |           |
| 80  | \$46,794              | 2027          | 1316     | 20          | 2038           | Clubhouse: HVAC CH                                             |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 81  | \$46,794              | 2027          | 1317     | 15          | 2033           | Clubhouse: HVAC Economizer                                     |           |           |            |           |            |           |           |           |           |          | \$ 59,210 |           |           |           |
| 82  | \$23,397              | 2027          | 1319     | 20          | 2033           | Clubhouse: HVAC Exterior Cover                                 |           |           |            |           |            |           |           |           |           |          | \$ 29,605 |           |           |           |
| 83  | \$58,493              | 2027          | 1156     | 50          | 2030           | Clubhouse: Plumbing Systems - Renovation                       |           |           |            |           |            |           |           | \$ 65,797 |           |          |           |           |           |           |
| 84  | \$70,192              | 2027          | 1144     | 25          | 2039           | Clubhouse: Roof & Gutters - Replacement                        |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 85  | \$23,565              | 2027          | 1145     | 7           | 2031           | Clubhouse: Siding - Painting                                   |           | \$ 20,949 |            |           |            |           |           |           | \$ 27,567 |          |           |           |           |           |
| 86  | \$35,096              | 2027          | 1151     | 15          | 2028           | Clubhouse: 19th Hole - Renovation (at end of lease)            |           |           |            |           |            | \$ 36,500 |           |           |           |          |           |           |           |           |
| 87  | \$24,645              | 2027          | 1150     | 15          | 2026           | Clubhouse: Admin - Renovation                                  |           |           |            | \$ 23,697 |            |           |           |           |           |          |           |           |           |           |
| 88  | \$70,192              | 2027          | 1351     | 20          | 2029           | Clubhouse: Golf Locker Rooms & Restrooms - Renovation          |           |           |            |           |            |           | \$ 75,919 |           |           |          |           |           |           |           |
| 89  | \$23,397              | 2027          | 1147     | 15          | 2030           | Clubhouse: Pro Shop - Renovation                               |           |           |            |           |            |           |           | \$ 26,319 |           |          |           |           |           |           |
| 90  | \$70,192              | 2027          | 1149     | 15          | 2028           | Clubhouse: Restaurant - Renovation                             |           |           |            |           |            | \$ 72,999 |           |           |           |          |           |           |           |           |
| 91  | \$37,435              | 2027          | 1155     | 20          | 2042           | Clubhouse: Upstairs Restrooms - Renovation                     |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 92  | \$8,101               | 2027          | 1154     | 15          | 2040           | Clubhouse: Water Heater - Replacement                          |           |           | \$ 7,490   |           |            |           |           |           |           |          |           |           |           |           |
| 93  | \$37,406              | 2027          | 1224-D   | 10          | 2036           | Golf: Austin Creek - Repair Design & Permitting (2022 to 2026) | \$ 9,702  |           | \$ 24,882  |           |            |           |           |           |           |          |           |           |           | \$ 53,240 |
| 94  | \$116,986             | 2027          | 1224     | 10          | 2027           | Golf: Austin Creek - Repair                                    |           |           |            |           | \$ 116,986 |           |           |           |           |          |           |           |           |           |
| 95  | \$380,204             | 2027          | 1212     | 40          | 2062           | Golf: Bridges - GCBR6 (8th Hole)                               |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 96  | \$58,493              | 2027          |          | 30          | 2041           | Golf: Bridges - GCBR9 (9th Hole)                               |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 97  | \$20,000              | 2027          |          | 30          | 2037           | Golf: Bridges - GCBR1 (17th Hole)                              |           |           |            | \$ 29,528 |            |           |           |           |           |          |           |           |           |           |
| 98  | \$20,000              | 2027          |          | 30          | 2034           | Golf: Bridges - GCBR2 (10th Hole)                              |           | \$ 25,460 |            |           |            |           |           |           |           |          |           | \$ 26,319 |           |           |
| 99  | \$40,000              | 2027          |          | 30          | 2027           | Golf: Bridges - GCBR3 (9th Hole)                               |           |           |            |           | \$ 40,000  |           |           |           |           |          |           |           |           |           |
| 100 | \$20,000              | 2027          |          | 30          | 2037           | Golf: Bridges - GCBR4 (9th Hole Green Bridge)                  |           |           |            | \$ 29,528 |            |           |           |           |           |          |           |           |           |           |
| 101 | \$58,493              | 2027          |          | 30          | 2036           | Golf: Bridges - GCBR5 (9th Hole Tee Bridge)                    |           |           |            |           |            |           |           |           |           |          |           |           |           | \$ 83,254 |
| 102 | \$40,000              | 2027          |          | 30          | 2027           | Golf: Bridges - GCBR7 (7th Hole Bridge)                        |           |           |            |           | \$ 40,000  |           |           |           |           |          |           |           |           |           |
| 103 | \$83,200              | 2027          |          | 30          | 2038           | Golf: Bridges - GCBR8 (5th Hole Tee Bridge)                    |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 104 | \$17,548              | 2027          | 1213     | 5           | 2030           | Golf: Bunkers - Replacement                                    |           |           |            |           |            |           |           | \$ 19,739 |           |          |           | \$ 24,015 |           |           |
| 105 | \$60,833              | 2027          |          | 10          | 2034           | Golf: Cart Path - Repaving -Phase 1                            |           | \$ 54,080 |            |           |            |           |           |           |           |          | \$ 80,052 |           | \$ 75,888 |           |
| 106 | \$55,450              | 2027          |          | 10          | 2035           | Golf: Cart Path - Repaving -Phase 2                            |           |           | \$ 51,267  |           |            |           | \$ 60,833 |           |           |          |           |           |           |           |
| 107 | \$58,493              | 2027          |          | 10          | 2028           | Golf: Cart Path - Repaving -Phase 3                            |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 108 | \$29,246              | 2027          | 1217     | 10          | 2028           | Golf: Greens & Tee Boxes - Rebuild                             |           |           |            |           |            | \$ 30,416 |           |           |           |          |           |           |           |           |
| 109 | \$1,560,000           | 2027          | 1214     | 17          | 2040           | Golf: PVC Irrigation Pipe & Isolation Valves (Phase 1)         |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 110 | \$1,560,000           | 2027          | 1214.1   | 17          | 2041           | Golf: PVC Irrigation Pipe & Isolation Valves (Phase 2)         |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 111 | \$20,800              | 2027          | 1214-a   | 20          | 2043           | Golf: Control Wire                                             |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 112 | \$593,840             | 2027          | 1214-b   | 20          | 2043           | Golf: Irrigation Heads (Total Quantity# 1142)                  |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 113 | \$212,914             | 2027          | 1214-c   | 15          | 2038           | Golf: Satellite Controllers                                    |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 114 | \$11,699              | 2027          | 1214-d   | 10          | 2033           | Golf: Central Control Computer                                 |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 115 | \$11,699              | 2027          | 1214-e   | 15          | 2033           | Golf: Weather Station                                          |           |           |            |           |            |           |           |           |           |          | \$ 14,802 |           |           |           |
| 116 | \$49,124              | 2027          |          | 15          | 2039           | Golf: Irrigation System Pump Controller                        | \$ 43,671 |           |            |           |            |           |           |           |           |          | \$ 14,802 |           |           |           |
| 117 | \$29,246              | 2027          | 1359     | 10          | 2030           | Golf: Hole 17 Turbine Pump #1                                  |           |           |            |           |            |           |           | \$ 32,898 |           |          |           |           |           |           |
| 118 | \$29,246              | 2027          | 1359-a   | 10          | 2030           | Golf: Hole 17 Turbine Pump #2                                  |           |           |            |           |            |           |           | \$ 32,898 |           |          |           |           |           |           |
| 119 | \$11,114              | 2027          | 1359-b   | 8           | 2030           | Golf: Hole 17 Pressure Maintenance Pump                        |           |           |            |           |            |           |           | \$ 12,501 |           |          |           |           |           |           |
| 120 | \$4,680               | 2027          | 1359-c   | 6           | 2029           | Golf: Hole 14 Centrifugal Pump #1                              |           |           |            |           |            |           | \$ 5,062  |           |           |          |           | \$ 6,405  |           |           |
| 121 | \$4,680               | 2027          | 1359-d   | 6           | 2029           | Golf: Hole 14 Centrifugal Pump #2                              |           |           |            |           |            |           | \$ 5,062  |           |           |          |           | \$ 6,405  |           |           |
| 122 | \$4,680               | 2027          | 1359-e   | 8           | 2031           | Golf: Hole 14 Pressure Maintenance Pump                        |           |           |            |           |            |           |           |           | \$ 5,475  |          |           |           |           |           |
| 123 | \$21,642              | 2027          | 1363     | 15          | 2034           | Golf: Office Renovation                                        |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 124 | \$62,097              | 2027          | 1269     | 20          | 2045           | Golf: Lake Louise Damn Repair                                  |           |           | \$ 57,412  |           |            |           |           |           |           |          |           | \$ 28,480 |           |           |
| 125 | \$17,548              | 2027          | 1216     | 6           | 2027           | Golf: Lake Louise Pump Station - Rebuild                       |           |           |            |           | \$ 17,548  |           |           |           |           |          | \$ 22,204 |           |           |           |
| 126 | \$4,679               | 2027          | 1216-a   | 5           | 2027           | Golf: Lake Louise Pump Controller                              |           |           |            |           | \$ 4,679   |           |           |           |           | \$ 5,693 |           |           |           |           |
| 127 | \$10,400              | 2027          | 1274     | 15          | 2029           | Golf: Practice Putting Green                                   |           |           |            |           |            |           | \$ 11,249 |           |           |          |           |           |           |           |
| 128 | \$12,868              | 2027          | 1345     | 43          | 2031           | Golf: Pro Shop Shed - Replacement                              |           |           |            |           |            |           |           |           | \$ 15,054 |          |           |           |           |           |
| 129 | \$10,400              | 2027          | 1246     | 30          | 2028           | Golf: Pump Houses - Renovation                                 |           |           |            |           |            | \$ 10,816 |           |           |           |          |           |           |           |           |
| 130 | \$8,189               | 2027          | 1246-a   | 30          | 2053           | Golf: Lower Pump House #17 Hole                                |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 131 | \$8,189               | 2027          | 1246-b   | 30          | 2053           | Golf: Upper Pump House #14 Hole                                |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 132 | \$15,000              | 2027          | 1247     | 30          | 2027           | Golf: Restrooms - Renovation                                   |           |           |            |           | \$ 15,000  |           |           |           |           |          |           |           |           |           |
| 133 | \$10,551              | 2027          |          | 20          | 2045           | TURF: Building - Remodel/Design/Permitting                     |           | \$ 9,755  |            |           |            |           |           |           |           |          |           |           |           |           |
| 134 | \$14,038              | 2027          | 1209     | 7           | 2033           | TURF: Building - Paint                                         |           |           |            |           |            |           |           |           |           |          |           |           |           |           |
| 135 | \$51,459              | 2027          | 1210     | 30          | 2056           | TURF: Building - Repair                                        |           |           | \$ 12,979  |           |            |           |           |           |           |          | \$ 17,763 |           |           |           |
| 136 | \$2,720               | 2027          | 1254     | 20          | 2046           | TURF: Building Overhead Door - Replacement                     |           |           |            | \$ 47,577 |            |           |           |           |           |          |           |           |           |           |
| 137 | \$7,780               | 2027          | 1352     | 15          | 2041           | TURF: Change Room Repair                                       |           |           |            | \$ 2,515  |            |           |           |           |           |          |           |           |           |           |
| 138 | \$23,397              | 2027          | 1283     | 40          | 2066           | TURF: Electrical System - Replacement                          |           |           |            | \$ 7,193  |            |           |           |           |           |          |           |           |           |           |
|     |                       |               |          |             |                |                                                                |           |           |            | \$ 21,632 |            |           |           |           |           |          |           |           |           |           |

**Sudden Valley Community Association  
2027-2036 CRRRF Capital Plan**

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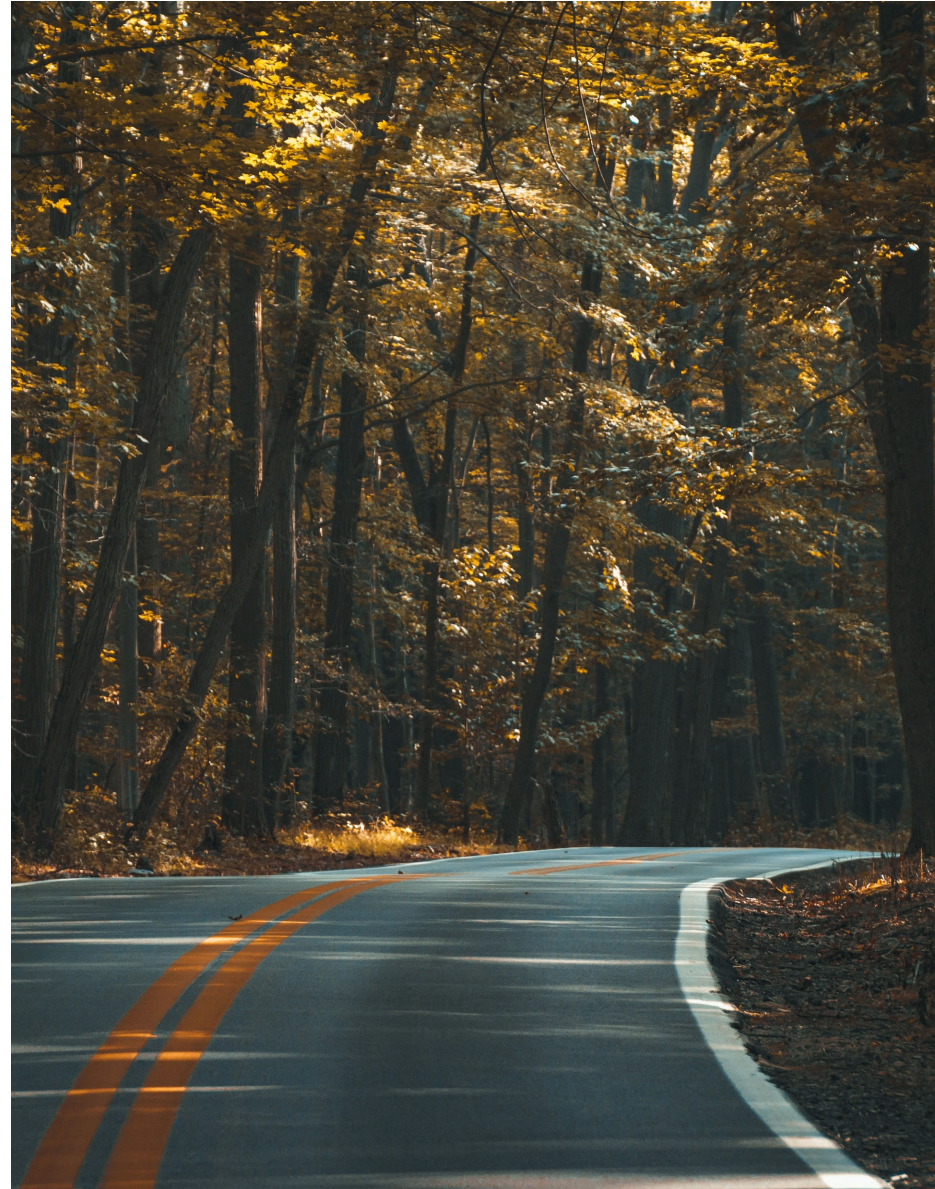
|     | C                     | H             | I        | J           | K              | N                                                              | V    | W         | X         | Y         | Z         | AA   | AB        | AC   | AD        | AE   | AF        | AG        | AH   | AI         |
|-----|-----------------------|---------------|----------|-------------|----------------|----------------------------------------------------------------|------|-----------|-----------|-----------|-----------|------|-----------|------|-----------|------|-----------|-----------|------|------------|
| 12  | Cost Est (Total Cost) | Cost Est Year | Asset ID | Useful Life | Year Scheduled | Project Name                                                   | 2023 | 2024      | 2025      | 2026      | 2027      | 2028 | 2029      | 2030 | 2031      | 2032 | 2033      | 2034      | 2035 | 2036       |
| 208 | \$78,000              | 2027          |          | 10          | 2027           | 2016 John Deere 9009A T4 Rough Mower                           |      |           |           | \$ 78,000 |           |      |           |      |           |      |           |           |      |            |
| 209 | \$26,000              | 2027          | 1078     | 8           | 2031           | 2009 Club Car Carryall 252 - Replacement                       |      |           |           |           |           |      |           |      | \$ 30,416 |      |           |           |      |            |
| 210 | \$95,279              | 2027          | 1077     | 13          | 2036           | 2022 John Deere 7500A Fairway Mower Listed                     |      |           |           |           |           |      |           |      |           |      |           |           |      | \$ 135,612 |
| 211 | \$72,185              | 2027          | 1076     | 7           | 2026           | John Deere Triplex Mower - Replacement                         |      |           |           | \$ 69,409 |           |      |           |      |           |      | \$ 91,337 |           |      |            |
| 212 | \$17,548              | 2027          | 1026     | 20          | 2036           | 2016 SIP 650 - Replacement                                     |      |           |           |           |           |      |           |      |           |      |           |           |      | \$ 24,976  |
| 213 | \$37,435              | 2027          | 1025     | 20          | 2036           | 2016 SIP 7000 Reel Grinder - Replacement                       |      |           |           |           |           |      |           |      |           |      |           |           |      | \$ 53,282  |
| 214 | \$22,880              | 2027          | 1032     | 15          | 2031           | 2016 Toro GTX Light Utility Vehicle - Replacement              |      |           |           |           |           |      |           |      | \$ 26,766 |      |           |           |      |            |
| 215 | \$11,699              | 2027          | 1036     | 25          | 2028           | 250 Gal. Gas Storage Tank (Proshop) - Replacement              |      |           |           |           | \$ 12,167 |      |           |      |           |      |           |           |      |            |
| 216 | \$5,615               | 2027          | 1034     | 20          | 2029           | Alladin 1222 Steam Cleaner - Replacement                       |      |           |           |           |           |      | \$ 6,074  |      |           |      |           |           |      |            |
| 217 | \$19,760              | 2027          | 1324     | 7           | 2029           | John Deere Gater TX 2019-1                                     |      |           |           |           |           |      | \$ 21,372 |      |           |      |           |           |      | \$ 28,125  |
| 218 | \$19,760              | 2027          | 1325     | 7           | 2029           | John Deere Gater TX 2019-2                                     |      |           |           |           |           |      | \$ 21,372 |      |           |      |           |           |      | \$ 28,125  |
| 219 | \$19,760              | 2027          | 1063     | 7           | 2029           | John Deere Gater TX 2019-3                                     |      |           |           |           |           |      | \$ 21,372 |      |           |      |           |           |      | \$ 28,125  |
| 220 | \$5,615               | 2027          | 1046     | 22          | 2031           | Cushman Greens Groomer Brush - replacement                     |      |           |           |           |           |      |           |      | \$ 6,569  |      |           |           |      |            |
| 221 | \$35,237              | 2027          | 1047-R   | 25          | 2050           | Utility Rake Replacement - John Deere Tru Finish 1220          |      | \$ 32,579 |           |           |           |      |           |      |           |      |           |           |      |            |
| 222 | \$116,986             | 2027          | 1308     | 30          | 2047           | Emergency Generator - Replacement                              |      |           |           |           |           |      |           |      |           |      |           |           |      |            |
| 223 | \$57,297              | 2027          |          | 25          | 2049           | Kubota M5660SUHD Tractor                                       |      | \$ 50,937 |           |           |           |      |           |      |           |      |           |           |      |            |
| 224 | \$11,699              | 2027          | 1070     | 6           | 2028           | Golf Safety Net/Posts - Replacement                            |      |           |           |           | \$ 12,167 |      |           |      |           |      |           | \$ 15,395 |      |            |
| 225 | \$67,600              | 2027          | 1053     | 15          | 2030           | Greens King V 186 Mower - Replacement=Greenmaster 3320 Triflex |      |           |           |           |           |      | \$ 76,041 |      |           |      |           |           |      |            |
| 226 | \$16,378              | 2027          | 1302     | 15          | 2031           | Honda Walk Behind Mower - Replacement                          |      |           |           |           |           |      |           |      | \$ 19,160 |      |           |           |      |            |
| 227 | \$64,342              | 2027          | 1074     | 10          | 2033           | JD 2030 Fairway Sprayer - Replacement                          |      |           |           |           |           |      |           |      |           |      | \$ 81,413 |           |      |            |
| 228 | \$58,598              | 2027          | 1058     | 7           | 2027           | John Deere ProGator 2030A9-1                                   |      |           |           |           | \$ 58,598 |      |           |      |           |      |           |           |      |            |
| 229 | \$58,598              | 2027          | 1322     | 7           | 2027           | John Deere ProGator 2030A9-2                                   |      |           |           | \$ 58,598 |           |      |           |      |           |      |           | \$ 77,110 |      |            |
| 230 | \$49,970              | 2027          | 1064     | 20          | 2026           | NH 42 HP Tractor Model #TN55 - Replacement Listed              |      |           |           | \$ 48,048 |           |      |           |      |           |      |           | \$ 77,110 |      |            |
| 231 | \$19,299              | 2027          |          | 15          | 2040           | Turfcare-Four to Six Yard Dump Trailer                         |      |           | \$ 17,843 |           |           |      |           |      |           |      |           |           |      |            |
| 232 | \$38,605              | 2027          | 1306     | 15          | 2031           | ProCore 648 Gas Aerifer 23 HP - Replacement                    |      |           |           |           |           |      |           |      | \$ 45,163 |      |           |           |      |            |
| 233 | \$8,774               | 2027          | 1055     | 20          | 2030           | Ryan Core Harvester - Replacement                              |      |           |           |           |           |      | \$ 9,869  |      |           |      |           |           |      |            |
| 234 | \$62,187              | 2027          | 1030-R   | 30          | 2055           | Fairway Aerator Replacement - Wiedenmann Terra Spike XF6       |      |           | \$ 57,495 |           |           |      |           |      |           |      |           |           |      |            |
| 235 | \$4,160               | 2027          |          |             |                |                                                                |      |           |           |           |           |      |           |      |           |      |           |           |      |            |

Sudden Valley Community Association  
2027-2036 CRRRF Capital Plan

| 12  | C                     | H             | I        | J           | K              | N                                                                                            | V            | W            | X            | Y            | Z              | AA             | AB             | AC             | AD             | AE           | AF             | AG             | AH           | AI             |
|-----|-----------------------|---------------|----------|-------------|----------------|----------------------------------------------------------------------------------------------|--------------|--------------|--------------|--------------|----------------|----------------|----------------|----------------|----------------|--------------|----------------|----------------|--------------|----------------|
|     | Cost Est (Total Cost) | Cost Est Year | Asset ID | Useful Life | Year Scheduled | Project Name                                                                                 | 2023         | 2024         | 2025         | 2026         | 2027           | 2028           | 2029           | 2030           | 2031           | 2032         | 2033           | 2034           | 2035         | 2036           |
| 278 | \$62,400              | 2027          |          | 7           | 2026           | SEC: Ford Bronco Sport Vehicle x 2                                                           |              |              |              | \$ 60,000    |                |                |                |                |                |              | \$ 78,956      |                |              |                |
| 279 | \$33,926              | 2027          | 1165     | 10          | 2026           | SEC: Radio System - Replacement                                                              |              |              |              | \$ 32,621    |                |                |                |                |                |              |                |                |              | \$ 48,287      |
| 280 | \$20,091              | 2027          |          | 10          | 2026           | SEC: Marina Security System                                                                  |              |              |              | \$ 19,318    |                |                |                |                |                |              |                |                |              | \$ 28,596      |
| 281 | \$78,871              | 2027          | 1161     | 7           | 2031           | SEC: Security/Access Control - Replacement                                                   |              |              |              |              |                |                |                |                | \$ 92,268      |              |                |                |              |                |
| 282 | \$16,224              | 2027          |          | 20          | 2045           | Marina Directional Signage                                                                   |              |              | \$ 15,000    |              |                |                |                |                |                |              |                |                |              |                |
| 283 | \$21,632              | 2027          |          | 20          | 2045           | Gate 2 & Welcome Center Directional Signage                                                  |              |              | \$ 20,000    |              |                |                |                |                |                |              |                |                |              |                |
| 284 | \$60,833              | 2027          | 1230     | 15          | 2035           | Parks: Playground Equipment - Replacement                                                    |              |              |              |              |                |                |                |                |                |              |                |                | \$ 83,254    |                |
| 285 | \$11,699              | 2027          | 1256     | 10          | 2027           | Parks: Tables & Benches - Replacement                                                        |              |              |              |              | \$ 11,699      |                |                |                |                |              |                |                |              |                |
| 286 | \$121,232             | 2027          |          | 20          | 2044           | Parks: Playgrounds ADA Compliance phase 1                                                    | \$ 107,775   |              |              |              |                |                |                |                |                |              |                |                |              |                |
| 287 | \$25,351              | 2027          |          | 20          | 2026           | Parks: Marina Community Park Playground Design & Permitting                                  |              |              |              | \$ 24,376    |                |                |                |                |                |              |                |                |              |                |
| 288 | \$100,838             | 2027          |          | 20          | 2027           | Parks: Playgrounds ADA Compliance phase 2                                                    |              |              |              |              | \$ 100,838     |                |                |                |                |              |                |                |              |                |
| 289 | \$8,813               | 2027          | 1106     | 10          | 2033           | Pools: Quiet & Main Pool Furniture                                                           | \$ 7,533     |              |              |              |                |                |                |                |                |              | \$ 11,151      |                |              |                |
| 290 | \$36,566              | 2027          |          | 12          | 2035           | Pools: Quiet & Main Pool Covers                                                              |              |              |              |              |                |                |                |                |                |              |                |                | \$ 50,043    |                |
| 291 | \$8,219               | 2027          | 1313     | 15          | 2032           | Summit 7x16 Tilt Trailer - Replacement                                                       |              |              |              |              |                |                |                |                |                | \$ 10,000    |                |                |              |                |
| 292 | \$33,925              | 2027          | 1066     | 12          | 2030           | Toro GM 3280D                                                                                |              |              |              |              |                |                |                | \$ 38,162      |                |              |                |                |              |                |
| 293 |                       |               |          |             |                |                                                                                              |              |              |              |              |                |                |                |                |                |              |                |                |              |                |
| 294 | \$ 4,653,277          |               |          |             |                | SUBTOTAL Equipment                                                                           | \$ 330,659   | \$ 226,089   | \$ 288,219   | \$ 654,036   | \$ 791,710     | \$ 245,508     | \$ 218,866     | \$ 523,842     | \$ 362,772     | \$ 211,850   | \$ 886,360     | \$ 597,728     | \$ 346,872   | \$ 732,406     |
| 295 |                       |               |          |             |                |                                                                                              |              |              |              |              |                |                |                |                |                |              |                |                |              |                |
| 296 | \$ 27,533,304         |               |          |             |                | GRAND TOTAL<br>CRRRF Expenses Totals                                                         | \$ 1,771,879 | \$ 1,185,264 | \$ 1,040,025 | \$ 2,327,465 | \$ 5,076,525   | \$ 1,208,824   | \$ 3,124,914   | \$ 1,310,711   | \$ 1,096,198   | \$ 654,448   | \$ 1,376,558   | \$ 1,325,761   | \$ 803,404   | \$ 1,232,686   |
| 297 |                       |               |          |             |                |                                                                                              |              |              |              |              |                |                |                |                |                |              |                |                |              |                |
| 298 |                       |               |          |             |                |                                                                                              |              |              |              |              |                |                |                |                |                |              |                |                |              |                |
| 299 |                       |               |          |             |                |                                                                                              | 2023         | 2024         | 2025         | 2026         | 2027           | 2028           | 2029           | 2030           | 2031           | 2032         | 2033           | 2034           | 2035         | 2036           |
| 300 |                       |               |          |             |                | CRRRF Plan Expenses in current year                                                          |              |              |              |              | \$ (5,076,525) | \$ (1,208,824) | \$ (3,124,914) | \$ (1,310,711) | \$ (1,096,198) | \$ (654,448) | \$ (1,376,558) | \$ (1,325,761) | \$ (803,404) | \$ (1,232,686) |
| 304 |                       |               |          |             |                | Year End Reserve Balance After Expenses                                                      |              |              |              |              | \$ 1,931,405   | \$ 2,236,635   | \$ 625,776     | \$ 829,119     | \$ 1,246,976   | \$ 2,106,582 | \$ 2,244,079   | \$ 2,432,372   | \$ 3,143,023 | \$ 3,424,391   |
| 305 |                       |               |          |             |                | Target Reserves Board Recommended Carryover                                                  |              |              |              |              | \$ (600,000)   | \$ (600,000)   | \$ (600,000)   | \$ (600,000)   | \$ (600,000)   | \$ (600,000) | \$ (600,000)   | \$ (600,000)   | \$ (600,000) | \$ (600,000)   |
| 306 |                       |               |          |             |                | Expected Residual at Year-end after Carryover:<br>(Revenues - Expenses - Reserves Carryover) |              |              |              |              | \$ 1,331,405   | \$ 1,636,635   | \$ 25,776      | \$ 229,119     | \$ 646,976     | \$ 1,506,582 | \$ 1,644,079   | \$ 1,832,372   | \$ 2,543,023 | \$ 2,824,391   |

# SVCA Ten-Year Roads & Drainage Plan

- In February of 2023, the Board awarded a contract to Impact Design for the development of a ten-year maintenance plan for SVCA's roads, culverts, and bridges. This comprehensive plan was presented to the Board in January 2024.
- The plan includes a prioritized list of projects by year, along with estimates of the cost of each project, which the 2027 Roads Capital Budget applies an increase to at an inflation rate of 4% per year.
- The 2027 Roads Capital Budget aligns with the recommendations made by Impact Design in the Ten-Year Plan.





# 2027 Capital Budget -- Roads

**Sudden Valley Community Association  
2027-2036 Roads and Culverts Capital Plan**

[illegible]

**Sudden Valley Community Association**  
**2027-2036 Roads and Culverts Capital Plan**

[illegible]

| Sudden Valley Community Association<br>2027-2036 Roads and Culverts Capital Plan |          |               |         |                                         |                                       |      |      |      |           |      |      |           |            |           |      |      |      |      |      |
|----------------------------------------------------------------------------------|----------|---------------|---------|-----------------------------------------|---------------------------------------|------|------|------|-----------|------|------|-----------|------------|-----------|------|------|------|------|------|
|                                                                                  | A        | B             | G       | H                                       | J                                     | P    | Q    | R    | S         | T    | U    | V         | W          | X         | Y    | Z    | AA   | AB   | AC   |
|                                                                                  | Cost Est | Cost Est Year | CIP Num | Year Scheduled (adjusted if applicable) | Project Name                          | 2023 | 2024 | 2025 | 2026      | 2027 | 2028 | 2029      | 2030       | 2031      | 2032 | 2033 | 2034 | 2035 | 2036 |
| 10                                                                               |          |               |         |                                         |                                       |      |      |      |           |      |      |           |            |           |      |      |      |      |      |
| 135                                                                              | 7,424    | 2027          |         | 2026                                    | Culvert 33 (35 Holly View Way)        |      |      |      | \$ 7,139  |      |      |           |            |           |      |      |      |      |      |
| 136                                                                              | 7,649    | 2027          |         | 2026                                    | Culvert 52 (7 Austin Ck Ln)           |      |      |      | \$ 7,355  |      |      |           |            |           |      |      |      |      |      |
| 137                                                                              | 6,749    | 2027          |         | 2026                                    | Culvert 140 (47 North Point Dr)       |      |      |      | \$ 6,490  |      |      |           |            |           |      |      |      |      |      |
| 138                                                                              | 11,249   | 2027          |         | 2026                                    | Culvert 113 (19 Pinto Creek Ln)       |      |      |      | \$ 10,816 |      |      |           |            |           |      |      |      |      |      |
| 139                                                                              | 5,849    | 2027          |         | 2026                                    | Culvert 430 (5 Berrywood Pl)          |      |      |      | \$ 5,624  |      |      |           |            |           |      |      |      |      |      |
| 140                                                                              | 10,799   | 2027          |         | 2026                                    | Culvert 53 (20 Austin Creek Ln)       |      |      |      | \$ 10,383 |      |      |           |            |           |      |      |      |      |      |
| 141                                                                              | 12,823   | 2027          |         | 2026                                    | Culvert 222 (6 Ridge Crest Way)       |      |      |      | \$ 12,330 |      |      |           |            |           |      |      |      |      |      |
| 142                                                                              | 7,874    | 2027          |         | 2026                                    | Culvert 50 (33 Valley Crest Way)      |      |      |      | \$ 7,571  |      |      |           |            |           |      |      |      |      |      |
| 143                                                                              | 10,349   | 2027          |         | 2026                                    | Culvert 173 (10 Stable Ln)            |      |      |      | \$ 9,951  |      |      |           |            |           |      |      |      |      |      |
| 144                                                                              | 23,172   | 2027          |         | 2026                                    | Culvert 175 (1 Stable Ln)             |      |      |      | \$ 22,281 |      |      |           |            |           |      |      |      |      |      |
| 145                                                                              | 8,999    | 2027          |         | 2026                                    | Culvert 211 (93B Sudden Valley Dr)    |      |      |      | \$ 8,653  |      |      |           |            |           |      |      |      |      |      |
| 146                                                                              | 7,424    | 2027          |         | 2026                                    | Culvert 202 (1 Autumn Vista Pl)       |      |      |      | \$ 7,139  |      |      |           |            |           |      |      |      |      |      |
| 147                                                                              | 10,799   | 2027          |         | 2026                                    | Culvert 85 (46 Sudden Valley Dr)      |      |      |      | \$ 10,383 |      |      |           |            |           |      |      |      |      |      |
| 148                                                                              | 11,699   | 2027          |         | 2026                                    | Culvert 86 (50 Sudden Valley Dr)      |      |      |      | \$ 11,249 |      |      |           |            |           |      |      |      |      |      |
| 149                                                                              | 8,099    | 2027          |         | 2026                                    | Culvert 91 (8 Inglewood Pl)           |      |      |      | \$ 7,788  |      |      |           |            |           |      |      |      |      |      |
| 150                                                                              | 10,124   | 2027          |         | 2026                                    | Culvert 116 (87 Harbor View Dr)       |      |      |      | \$ 9,734  |      |      |           |            |           |      |      |      |      |      |
| 151                                                                              | 22,947   | 2027          |         | 2026                                    | Culvert 146 (6 Spinnaker Ln)          |      |      |      | \$ 22,065 |      |      |           |            |           |      |      |      |      |      |
| 152                                                                              | 7,424    | 2027          |         | 2026                                    | Culvert 417 (20 Longshore Ln)         |      |      |      | \$ 7,139  |      |      |           |            |           |      |      |      |      |      |
| 153                                                                              | 19,123   | 2027          |         | 2026                                    | Culvert FND 51 (16 Inlet Cir)         |      |      |      | \$ 18,387 |      |      |           |            |           |      |      |      |      |      |
| 154                                                                              | 10,799   | 2027          |         | 2026                                    | Culvert 67 (12 Sweetclover Cir)       |      |      |      | \$ 10,383 |      |      |           |            |           |      |      |      |      |      |
| 155                                                                              | 10,799   | 2027          |         | 2026                                    | Culvert 58 (1 Catkin Ct)              |      |      |      | \$ 10,383 |      |      |           |            |           |      |      |      |      |      |
| 156                                                                              | 7,649    | 2027          |         | 2026                                    | Culvert 72 (12 Honeycomb Ln)          |      |      |      | \$ 7,355  |      |      |           |            |           |      |      |      |      |      |
| 157                                                                              | 11,249   | 2027          |         | 2029                                    | 2030 Culvert Design & Permitting      |      |      |      |           |      |      | \$ 12,167 |            |           |      |      |      |      |      |
| 158                                                                              | 36,221   | 2027          |         | 2030                                    | Culvert 161 (16 Sunflower Cir)        |      |      |      |           |      |      |           | \$ 40,743  |           |      |      |      |      |      |
| 159                                                                              | 6,749    | 2027          |         | 2030                                    | Culvert 77 (106 Grand View Ln)        |      |      |      |           |      |      |           | \$ 7,592   |           |      |      |      |      |      |
| 160                                                                              | 8,324    | 2027          |         | 2030                                    | Culvert FND 23 (2 Gooseberry Cir)     |      |      |      |           |      |      |           | \$ 9,363   |           |      |      |      |      |      |
| 161                                                                              | 11,474   | 2027          |         | 2030                                    | Culvert 437 (11 Wisteria Ln)          |      |      |      |           |      |      |           | \$ 12,906  |           |      |      |      |      |      |
| 162                                                                              | 14,173   | 2027          |         | 2030                                    | Culvert FND 4 (2 Bracken Pl)          |      |      |      |           |      |      |           | \$ 15,943  |           |      |      |      |      |      |
| 163                                                                              | 98,088   | 2027          |         | 2030                                    | Culvert FND 2 (70-80 Louise View Dr)  |      |      |      |           |      |      |           | \$ 110,336 |           |      |      |      |      |      |
| 164                                                                              | 9,449    | 2027          |         | 2030                                    | Culvert 2 (34 Western Ln)             |      |      |      |           |      |      |           | \$ 10,629  |           |      |      |      |      |      |
| 165                                                                              | 10,349   | 2027          |         | 2030                                    | Culvert 3 (153 Polo Park Dr)          |      |      |      |           |      |      |           | \$ 11,641  |           |      |      |      |      |      |
| 166                                                                              | 11,699   | 2027          |         | 2030                                    | Culvert 30 (90 Polo Park Dr)          |      |      |      |           |      |      |           | \$ 13,159  |           |      |      |      |      |      |
| 167                                                                              | 10,799   | 2027          |         | 2030                                    | Culvert 38 (42 Morning Glory Dr)      |      |      |      |           |      |      |           | \$ 12,147  |           |      |      |      |      |      |
| 168                                                                              | 15,523   | 2027          |         | 2030                                    | Culvert FND 6 (77 Honeycomb Ln)       |      |      |      |           |      |      |           | \$ 17,461  |           |      |      |      |      |      |
| 169                                                                              | 13,273   | 2027          |         | 2030                                    | Culvert 32 (37 Holly View Way)        |      |      |      |           |      |      |           | \$ 14,931  |           |      |      |      |      |      |
| 170                                                                              | 19,123   | 2027          |         | 2030                                    | Culvert 189 (33 Little Strawberry Ln) |      |      |      |           |      |      |           | \$ 21,510  |           |      |      |      |      |      |
| 171                                                                              | 17,323   | 2027          |         | 2030                                    | Culvert 48/49 (389 Sudden Valley Dr)  |      |      |      |           |      |      |           | \$ 19,486  |           |      |      |      |      |      |
| 172                                                                              | 6,524    | 2027          |         | 2030                                    | Culvert 174 (3 Stable Ln)             |      |      |      |           |      |      |           | \$ 7,339   |           |      |      |      |      |      |
| 173                                                                              | 12,598   | 2027          |         | 2030                                    | Culvert 44 (1 Ridge Crest Way)        |      |      |      |           |      |      |           | \$ 14,172  |           |      |      |      |      |      |
| 174                                                                              | 6,974    | 2027          |         | 2030                                    | Culvert 192 (36 Rocky Ridge Dr)       |      |      |      |           |      |      |           | \$ 7,845   |           |      |      |      |      |      |
| 175                                                                              | 8,549    | 2027          |         | 2030                                    | Culvert 400 (2 Holly View Way)        |      |      |      |           |      |      |           | \$ 9,616   |           |      |      |      |      |      |
| 176                                                                              | 20,248   | 2027          |         | 2030                                    | Culvert 165 (201 Sudden Valley Dr)    |      |      |      |           |      |      |           | \$ 22,776  |           |      |      |      |      |      |
| 177                                                                              | 10,574   | 2027          |         | 2030                                    | Culvert 163 (192 Sudden Valley Dr)    |      |      |      |           |      |      |           | \$ 11,894  |           |      |      |      |      |      |
| 178                                                                              | 7,649    | 2027          |         | 2030                                    | Culvert 169 (21 Parkview Cir)         |      |      |      |           |      |      |           | \$ 8,604   |           |      |      |      |      |      |
| 179                                                                              | 7,199    | 2027          |         | 2030                                    | Culvert 171 (32 Stable Ln)            |      |      |      |           |      |      |           | \$ 8,098   |           |      |      |      |      |      |
| 180                                                                              | 7,424    | 2027          |         | 2030                                    | Culvert 177 (36 Canyon Ct)            |      |      |      |           |      |      |           | \$ 8,351   |           |      |      |      |      |      |
| 181                                                                              | 7,424    | 2027          |         | 2030                                    | Culvert 94 (17 Basin View Cir)        |      |      |      |           |      |      |           | \$ 8,351   |           |      |      |      |      |      |
| 182                                                                              | 7,649    | 2027          |         | 2030                                    | Culvert 96 (3 Green Hill Rd)          |      |      |      |           |      |      |           | \$ 8,604   |           |      |      |      |      |      |
| 183                                                                              | 11,024   | 2027          |         | 2030                                    | Culvert 100 (7 Sundew Ct)             |      |      |      |           |      |      |           | \$ 12,400  |           |      |      |      |      |      |
| 184                                                                              | 7,424    | 2027          |         | 2030                                    | Culvert 136 (32 Twinflower Cir)       |      |      |      |           |      |      |           | \$ 8,351   |           |      |      |      |      |      |
| 185                                                                              | 34,871   | 2027          |         | 2030                                    | Culvert 412/413 (3 Longshore Ln)      |      |      |      |           |      |      |           | \$ 39,225  |           |      |      |      |      |      |
| 186                                                                              | 8,774    | 2027          |         | 2030                                    | Culvert 154 (1 Fairway Ln)            |      |      |      |           |      |      |           | \$ 9,869   |           |      |      |      |      |      |
| 187                                                                              | 13,498   | 2027          |         | 2030                                    | Culvert 156 (73 Windward Dr)          |      |      |      |           |      |      |           | \$ 15,184  |           |      |      |      |      |      |
| 188                                                                              | 13,048   | 2027          |         | 2030                                    | Culvert 76 (41 Marigold Dr)           |      |      |      |           |      |      |           | \$ 14,678  |           |      |      |      |      |      |
| 189                                                                              | 10,124   | 2027          |         | 2030                                    | Culvert 73 (22 Morning Beach Dr)      |      |      |      |           |      |      |           | \$ 11,388  |           |      |      |      |      |      |
| 190                                                                              | 5,399    | 2027          |         | 2030                                    | Culvert 429 (225 Polo Park Dr)        |      |      |      |           |      |      |           | \$ 6,074   |           |      |      |      |      |      |
| 191                                                                              | 17,998   | 2027          |         | 2030                                    | Culvert FND 25 (3 Tawny Cir)          |      |      |      |           |      |      |           | \$ 20,245  |           |      |      |      |      |      |
| 192                                                                              | 24,522   | 2027          |         | 2030                                    | Culvert 406 (30 Rocky Ridge Dr)       |      |      |      |           |      |      |           | \$ 27,584  |           |      |      |      |      |      |
| 193                                                                              | 8,999    | 2027          |         | 2030                                    | Culvert 62 (18 Clematis Ln)           |      |      |      |           |      |      |           | \$ 10,123  |           |      |      |      |      |      |
| 194                                                                              | 8,999    | 2027          |         | 2030                                    | Culvert FND 14 (29 Lost Lake Ln)      |      |      |      |           |      |      |           | \$ 10,123  |           |      |      |      |      |      |
| 195                                                                              | 9,899    | 2027          |         | 2030                                    | Culvert 199 (5 Meadow Ct)             |      |      |      |           |      |      |           | \$ 11,135  |           |      |      |      |      |      |
| 196                                                                              | 6,524    | 2027          |         | 2030                                    | Culvert 179 (10 Tawny Cir)            |      |      |      |           |      |      |           | \$ 7,339   |           |      |      |      |      |      |
| 197                                                                              | 6,074    | 2027          |         | 2030                                    | Culvert FND 43 (120 Grand View Ln)    |      |      |      |           |      |      |           | \$ 6,833   |           |      |      |      |      |      |
| 198                                                                              | 11,249   | 2027          |         | 2030                                    | 2031 Culvert Design & Permitting      |      |      |      |           |      |      |           | \$ 12,653  |           |      |      |      |      |      |
| 199                                                                              | 7,199    | 2027          |         | 2031                                    | Culvert 71 (13 Honeycomb Ln)          |      |      |      |           |      |      |           |            | \$ 8,422  |      |      |      |      |      |
| 200                                                                              | 8,549    | 2027          |         | 2031                                    | Culvert 190 (16 Little Strawberry Ln) |      |      |      |           |      |      |           |            | \$ 10,001 |      |      |      |      |      |
| 201                                                                              | 12,823   | 2027          |         | 2031                                    | Culvert FND 19 (8 Acorn Pl)           |      |      |      |           |      |      |           |            | \$ 15,002 |      |      |      |      |      |

Sudden Valley Community Association  
2027-2036 Roads and Culverts Capital Plan

|     | A            | B             | G       | H                                       | J                                                                                            | P            | Q            | R            | S          | T              | U              | V              | W              | X              | Y              | Z              | AA           | AB           | AC           |
|-----|--------------|---------------|---------|-----------------------------------------|----------------------------------------------------------------------------------------------|--------------|--------------|--------------|------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------|--------------|--------------|
|     | Cost Est     | Cost Est Year | CIP Num | Year Scheduled (adjusted if applicable) | Project Name                                                                                 | 2023         | 2024         | 2025         | 2026       | 2027           | 2028           | 2029           | 2030           | 2031           | 2032           | 2033           | 2034         | 2035         | 2036         |
| 10  |              |               |         |                                         |                                                                                              |              |              |              |            |                |                |                |                |                |                |                |              |              |              |
| 202 | 7,199        | 2027          |         | 2031                                    | Culvert 95 (93A Sudden Valley Dr)                                                            |              |              |              |            |                |                |                |                | \$ 8,422       |                |                |              |              |              |
| 203 | 10,799       | 2027          |         | 2031                                    | Culvert 98 (28 Plum Ln)                                                                      |              |              |              |            |                |                |                |                | \$ 12,633      |                |                |              |              |              |
| 204 | 6,074        | 2027          |         | 2031                                    | Culvert 221 (39 Inglewood Pl)                                                                |              |              |              |            |                |                |                |                | \$ 7,106       |                |                |              |              |              |
| 205 | 8,774        | 2027          |         | 2031                                    | Culvert 151 (64 North Point Dr)                                                              |              |              |              |            |                |                |                |                | \$ 10,264      |                |                |              |              |              |
| 206 | 10,349       | 2027          |         | 2031                                    | Culvert BOGEY (48 Windward Dr)                                                               |              |              |              |            |                |                |                |                | \$ 12,107      |                |                |              |              |              |
| 207 | 10,124       | 2027          |         | 2031                                    | Culvert 315 (225 Polo Park Dr)                                                               |              |              |              |            |                |                |                |                | \$ 11,843      |                |                |              |              |              |
| 208 | 10,574       | 2027          |         | 2031                                    | Culvert 180 (9 Strawberry Cyn Ct)                                                            |              |              |              |            |                |                |                |                | \$ 12,370      |                |                |              |              |              |
| 209 | 17,548       | 2027          |         | 2031                                    | Culvert FND 99 (124 Lost Fork Ln)                                                            |              |              |              |            |                |                |                |                | \$ 20,529      |                |                |              |              |              |
| 210 | 7,199        | 2027          |         | 2031                                    | Culvert 42 (41 Honeycomb Ln)                                                                 |              |              |              |            |                |                |                |                | \$ 8,422       |                |                |              |              |              |
| 211 | 13,948       | 2027          |         | 2031                                    | Culvert 223 (37 North Point Dr)                                                              |              |              |              |            |                |                |                |                | \$ 16,318      |                |                |              |              |              |
| 212 | 8,549        | 2027          |         | 2031                                    | Culvert 138 (72 Marigold Dr)                                                                 |              |              |              |            |                |                |                |                | \$ 10,001      |                |                |              |              |              |
| 213 | 9,224        | 2027          |         | 2031                                    | Culvert 187 (128 Polo Park Dr)                                                               |              |              |              |            |                |                |                |                | \$ 10,791      |                |                |              |              |              |
| 214 | 11,249       | 2027          |         | 2031                                    | Culvert 93 (119 Sudden Valley Dr)                                                            |              |              |              |            |                |                |                |                | \$ 13,159      |                |                |              |              |              |
| 215 | 6,974        | 2027          |         | 2031                                    | Culvert 92 (34 Basin View Cir)                                                               |              |              |              |            |                |                |                |                | \$ 8,159       |                |                |              |              |              |
| 216 | 8,999        | 2027          |         | 2031                                    | Culvert 105 (136 Harbor View Dr)                                                             |              |              |              |            |                |                |                |                | \$ 10,527      |                |                |              |              |              |
| 217 | 8,774        | 2027          |         | 2031                                    | Culvert 102 (2 Plum Ln)                                                                      |              |              |              |            |                |                |                |                | \$ 10,264      |                |                |              |              |              |
| 218 | 6,524        | 2027          |         | 2031                                    | Culvert 101 (7 Sundew Ct)                                                                    |              |              |              |            |                |                |                |                | \$ 7,632       |                |                |              |              |              |
| 219 | 16,198       | 2027          |         | 2031                                    | Culvert 183 (2 Canyon Ct)                                                                    |              |              |              |            |                |                |                |                | \$ 18,949      |                |                |              |              |              |
| 220 | 10,124       | 2027          |         | 2031                                    | Culvert 134 (4 North Summit Dr)                                                              |              |              |              |            |                |                |                |                | \$ 11,843      |                |                |              |              |              |
| 221 | 8,549        | 2027          |         | 2031                                    | Culvert 114 (174 Maple Ct)                                                                   |              |              |              |            |                |                |                |                | \$ 10,001      |                |                |              |              |              |
| 222 | 19,348       | 2027          |         | 2031                                    | Culvert 89 (39 Sudden Valley Dr)                                                             |              |              |              |            |                |                |                |                | \$ 22,634      |                |                |              |              |              |
| 223 | 20,698       | 2027          |         | 2031                                    | Culvert 125 (9 Sudden Valley Dr)                                                             |              |              |              |            |                |                |                |                | \$ 24,213      |                |                |              |              |              |
| 224 | 16,198       | 2027          |         | 2031                                    | Culvert 145 (17 Marina Dr)                                                                   |              |              |              |            |                |                |                |                | \$ 18,949      |                |                |              |              |              |
| 225 | 7,199        | 2027          |         | 2031                                    | Culvert FND 57 (6 Barn View)                                                                 |              |              |              |            |                |                |                |                | \$ 8,422       |                |                |              |              |              |
| 226 | 9,449        | 2027          |         | 2031                                    | Culvert 10 (N/A)                                                                             |              |              |              |            |                |                |                |                | \$ 11,054      |                |                |              |              |              |
| 227 | 7,874        | 2027          |         | 2031                                    | Culvert 21 (15 Sunnyside Ln)                                                                 |              |              |              |            |                |                |                |                | \$ 9,212       |                |                |              |              |              |
| 228 | 10,574       | 2027          |         | 2031                                    | Culvert FND 9 (5 Dawn Break Ct)                                                              |              |              |              |            |                |                |                |                | \$ 12,370      |                |                |              |              |              |
| 229 | 6,074        | 2027          |         | 2031                                    | Culvert 219 (13 Meadow Ct)                                                                   |              |              |              |            |                |                |                |                | \$ 7,106       |                |                |              |              |              |
| 230 | 6,074        | 2027          |         | 2031                                    | Culvert 209 (22 Creekside Ln)                                                                |              |              |              |            |                |                |                |                | \$ 7,106       |                |                |              |              |              |
| 231 | 8,099        | 2027          |         | 2031                                    | Culvert 36 (12 Morning Glory Dr)                                                             |              |              |              |            |                |                |                |                | \$ 9,475       |                |                |              |              |              |
| 232 | 11,249       | 2027          |         | 2031                                    | Culvert 43 (54 Honeycomb Ln)                                                                 |              |              |              |            |                |                |                |                | \$ 13,159      |                |                |              |              |              |
| 233 | 12,149       | 2027          |         | 2031                                    | Culvert 41 (8 Baywood Ct)                                                                    |              |              |              |            |                |                |                |                | \$ 14,212      |                |                |              |              |              |
| 234 | 11,249       | 2027          |         | 2031                                    | Culvert FND 8 (76 Honeycomb Ln)                                                              |              |              |              |            |                |                |                |                | \$ 13,159      |                |                |              |              |              |
| 235 | 6,974        | 2027          |         | 2031                                    | Culvert 402 (76 Honeycomb Ln)                                                                |              |              |              |            |                |                |                |                | \$ 8,159       |                |                |              |              |              |
| 236 | 8,324        | 2027          |         | 2031                                    | Culvert 31 (306 Sudden Valley Dr)                                                            |              |              |              |            |                |                |                |                | \$ 9,738       |                |                |              |              |              |
| 237 | 9,899        | 2027          |         | 2031                                    | Culvert 191 (10 Little Strawberry Ln)                                                        |              |              |              |            |                |                |                |                | \$ 11,580      |                |                |              |              |              |
| 238 | 11,249       | 2027          |         | 2032                                    | 2033 Culvert Design & Permitting                                                             |              |              |              |            |                |                |                |                |                | \$ 13,686      |                |              |              |              |
| 239 | 7,874        | 2027          |         | 2033                                    | Culvert 12 (23 Big Leaf Ln)                                                                  |              |              |              |            |                |                |                |                |                |                | \$ 9,963       |              |              |              |
| 240 | 11,024       | 2027          |         | 2033                                    | Culvert 18 (9 Tumbling Water Dr)                                                             |              |              |              |            |                |                |                |                |                |                | \$ 13,948      |              |              |              |
| 241 | 11,699       | 2027          |         | 2033                                    | Culvert 216 (2 Sunnyside Ln)                                                                 |              |              |              |            |                |                |                |                |                |                | \$ 14,802      |              |              |              |
| 242 | 13,498       | 2027          |         | 2033                                    | Culvert 186 (127 Polo Park Dr)                                                               |              |              |              |            |                |                |                |                |                |                | \$ 17,080      |              |              |              |
| 243 | 10,574       | 2027          |         | 2033                                    | Culvert 210 (40 Honeycomb Ln)                                                                |              |              |              |            |                |                |                |                |                |                | \$ 13,379      |              |              |              |
| 244 | 9,449        | 2027          |         | 2033                                    | Culvert 401 (76 Honeycomb Ln)                                                                |              |              |              |            |                |                |                |                |                |                | \$ 11,956      |              |              |              |
| 245 | 8,999        | 2027          |         | 2033                                    | Culvert 51 (2 Acorn Pl)                                                                      |              |              |              |            |                |                |                |                |                |                | \$ 11,386      |              |              |              |
| 246 | 8,099        | 2027          |         | 2033                                    | Culvert 82 (68 Lake Louise Dr)                                                               |              |              |              |            |                |                |                |                |                |                | \$ 10,248      |              |              |              |
| 247 | 8,549        | 2027          |         | 2033                                    | Culvert 80 (1 Sparrow Ct)                                                                    |              |              |              |            |                |                |                |                |                |                | \$ 10,817      |              |              |              |
| 248 | 10,124       | 2027          |         | 2033                                    | Culvert 204 (30 Lake Louise Dr)                                                              |              |              |              |            |                |                |                |                |                |                | \$ 12,810      |              |              |              |
| 249 | 140,968      | 2027          |         | Annual                                  | Ditches, Culverts and Swales (2016 SGM mandate)                                              | \$ 487,316   | \$ 124,396   | \$ 167,333   | \$ 155,546 | \$ 140,968     | \$ 146,607     | \$ 152,471     | \$ 158,570     | \$ 164,913     | \$ 171,509     | \$ 178,369     | \$ 185,504   | \$ 192,924   | \$ 200,641   |
| 250 |              |               |         |                                         | SUBTOTAL - STORMWATER                                                                        | \$ 816,336   | \$ 893,433   | \$ 260,212   | \$ 486,299 | \$ 743,857     | \$ 250,022     | \$ 272,190     | \$ 927,125     | \$ 746,554     | \$ 306,176     | \$ 430,580     | \$ 316,358   | \$ 329,012   | \$ 342,173   |
| 251 |              |               |         |                                         |                                                                                              |              |              |              |            |                |                |                |                |                |                |                |              |              |              |
| 252 | \$12,915,256 |               |         |                                         | GRAND TOTAL<br>Stormwater + Roads Maintenance + On-Call + Fast Response                      | \$ 1,360,670 | \$ 1,430,681 | \$ 1,464,503 | \$ 949,974 | \$ 2,044,919   | \$ 1,758,870   | \$ 1,621,674   | \$ 1,242,409   | \$ 1,706,523   | \$ 1,778,247   | \$ 1,502,075   | \$ 962,992   | \$ 987,838   | \$ 477,379   |
| 253 |              |               |         |                                         |                                                                                              |              |              |              |            |                |                |                |                |                |                |                |              |              |              |
| 254 |              |               |         |                                         |                                                                                              |              |              |              |            |                |                |                |                |                |                |                |              |              |              |
| 255 |              |               |         |                                         |                                                                                              | 2023         | 2024         | 2025         | 2026       | 2027           | 2028           | 2029           | 2030           | 2031           | 2032           | 2033           | 2034         | 2035         | 2036         |
| 256 |              |               |         |                                         | Roads/Storm Plan Expenses                                                                    |              |              |              |            | \$ (2,044,919) | \$ (1,758,870) | \$ (1,621,674) | \$ (1,242,409) | \$ (1,706,523) | \$ (1,778,247) | \$ (1,502,075) | \$ (962,992) | \$ (987,838) | \$ (477,379) |
| 258 |              |               |         |                                         | Year End Reserve Balance After Expenses                                                      |              |              |              |            | \$ 1,912,146   | \$ 1,571,034   | \$ 1,367,118   | \$ 1,542,466   | \$ 1,253,701   | \$ 893,212     | \$ 808,895     | \$ 1,263,661 | \$ 1,693,581 | \$ 2,633,960 |
| 259 |              |               |         |                                         | 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) |
| 260 |              |               |         |                                         | Expected Residual at Year-end after Carryover:<br>(Revenues - Expenses - Reserves Carryover) |              |              |              |            | \$ 1,412,146   | \$ 1,071,034   | \$ 867,118     | \$ 1,042,466   | \$ 753,701     | \$ 393,212     | \$ 308,895     | \$ 763,661   | \$ 1,193,581 | \$ 2,133,960 |