



SUDDEN
VALLEY

Proposed 2027 Budget
Town Hall Meeting
August 15, 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 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

2027 Dues Proposal

2027 Dues Proposal

<u>DEVELOPED LOTS</u>			95% Collections*		
		2026	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%		
<u>UNDEVELOPED LOTS</u>			95% Collections*		
		2026	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

Per Lot Dues (annual)

	2020	2021	2022	January through May* 2023	June through December 2023	Annual Total 2023	2024	2025	2026	2027
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

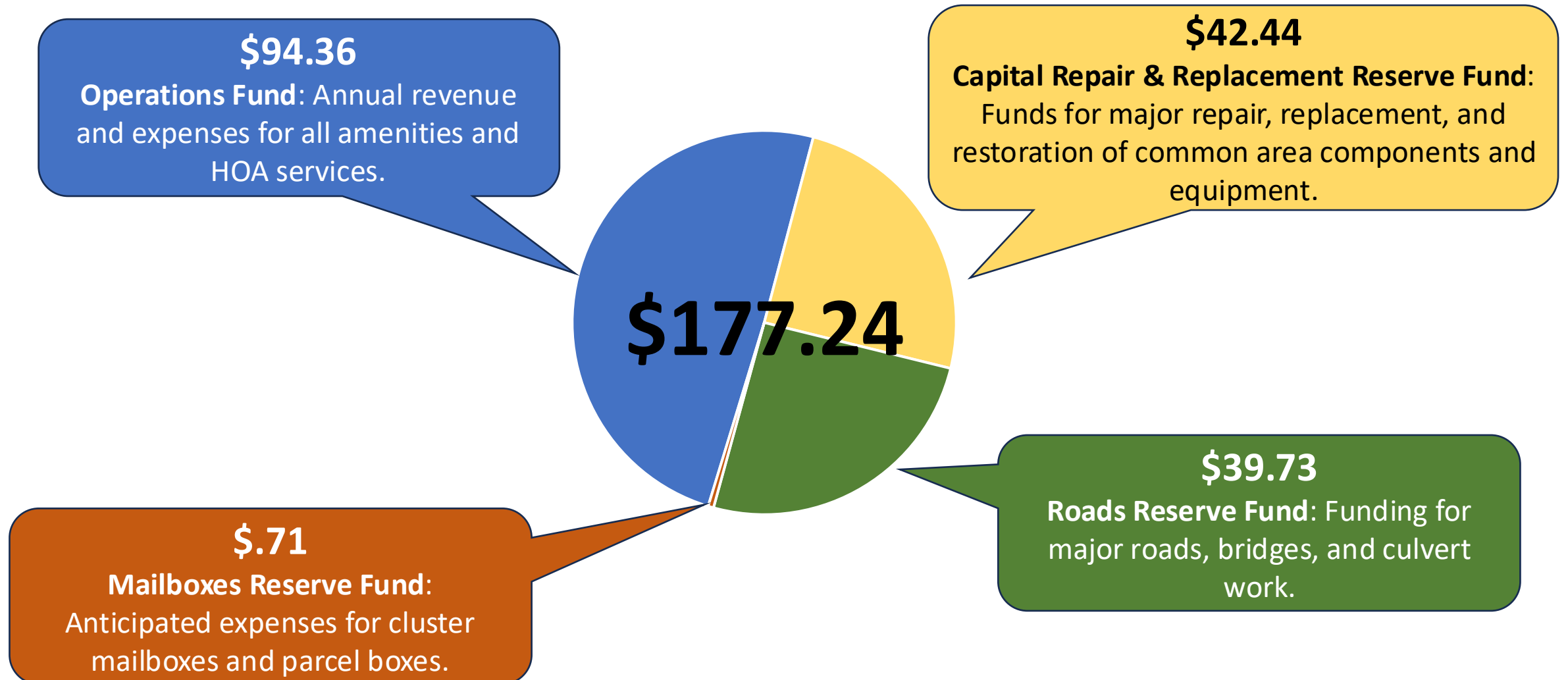
Between 2020 and 2027, proposed annual dues for a developed lot will increase by a total of 22.8%, from \$144.31 in 2020 to \$177.24 in 2027.

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.

What is covered by the 2026 annual assessment?



Annual Revenue Worksheet
Sudden Valley Community Association

Draft 7/30/2026

	2020	2021	2022
Basic Data			
Total No of Lots	3,146	3,138	3,131
Developed Lots			
Number of	2,645	2,668	2,678
Ops Dues per lot (annual)	\$711.60	\$707.64	\$703.56
Ops Rec Special Assessment (annual)	\$133.32	\$137.28	\$141.36
Undeveloped Lots			
Number of	501	470	453
Ops Dues per lot (annual)	\$635.52	\$632.76	\$629.88
Ops Rec Special Assessment (annual)	\$93.72	\$96.48	\$99.36
Per Lot Dues (annual)			
CRRRF Dues	\$433.20	\$433.20	\$433.20
Roads Dues	\$445.56	\$445.56	\$445.56
Mailbox Dues	\$8.04	\$8.04	\$8.04
Annual Developed Lot Dues	\$ 1,731.72	\$ 1,731.72	\$1,731.72
Monthly Developed Lot Dues	\$ 144.31	\$ 144.31	\$ 144.31
Proforma Ops Gross Revenue			
Ops Dues			
Developed Lots	\$1,882,182	\$1,887,984	\$1,884,134
Undeveloped Lots	\$318,396	\$297,397	\$285,336
Subtotal	\$2,200,578	\$2,185,381	\$2,169,469
Proforma Special Assmt Ops Gross Revenue			
Ops Dues			
Developed Lots	\$352,631	\$366,263	\$378,562
Undeveloped Lots	\$46,954	\$45,346	\$45,010
Subtotal	\$399,585	\$411,609	\$423,572
Collection Rate %	92.0%	95.0%	93.0%
Proforma Net Ops Revenue	\$2,024,531	\$2,076,112	\$2,017,606
Operations Bad Debt (Uncollected)	(\$176,046)	(\$109,269)	(\$151,863)
Proforma Special Assmt Ops Net Revenue	\$367,618	\$391,028	\$393,922
Operations Bad Debt (Uncollected)	(\$31,967)	(\$20,581)	(\$29,650)
Proforma Net Ops Revenue	\$2	\$2	\$2
Proforma CRRRF Gross Rev	\$1,362,847	\$1,359,382	\$1,356,349
Proforma CRRRF Net Rev	\$1,253,819	\$1,291,413	\$1,261,405
Proforma Roads Gross Rev	\$1,401,732	\$1,398,167	\$1,395,048
Proforma Roads Net Rev	\$1,289,593	\$1,328,259	\$1,297,395
Proforma Mailbox Gross Rev	\$25,294	\$25,230	\$25,173
Proforma Mailbox Net Rev	\$23,270	\$23,968	\$23,411
Total Operations Net Income	\$2,392,149	\$2,467,140	\$2,411,528
Total Capital Net Income	2,566,682	2,643,640	\$2,582,211
Total Operations & Capital Net Revenue	\$4,958,831	\$5,110,780	\$4,993,739

January to May* 2023	June to December 2023	Annual Total 2023	2024	2025	2026	2027
3,124	3,124	3,124	3,121	3,120	3,116	3,117
2,678	2,678	2,678	2,739	2,753	2,777	2,792
\$291.40	\$475.37	\$766.77	\$865.92	\$926.52	\$1,040.76	\$1,132.32
\$60.65	\$0.00	\$60.65				
446	446	446	382	367	339	325
\$261.20	\$425.39	\$686.59	\$777.72	\$832.08	\$939.72	\$1,025.16
\$42.65	\$0.00	\$42.65				
\$180.50	\$252.70	\$433.20	\$433.20	\$463.56	\$480.48	\$509.28
\$185.65	\$259.91	\$445.56	\$445.56	\$476.76	\$476.76	\$476.76
\$3.35	\$4.69	\$8.04	\$8.04	\$8.52	\$8.52	\$8.52
\$721.55	\$992.67	\$1,714.22	\$1,752.72	\$1,875.36	\$2,006.52	\$2,126.88
\$ 144.31	\$ 141.81	\$ 142.85	\$ 146.06	\$ 156.28	\$ 167.21	\$ 177.24
\$780,369	\$1,273,041	\$2,053,410	\$2,371,755	\$2,550,710	\$2,890,191	\$3,161,437
\$116,495	\$189,724	\$306,219	\$297,089	\$305,373	\$318,565	\$333,177
\$896,864	\$1,462,765	\$2,359,629	\$2,668,844	\$2,856,083	\$3,208,756	\$3,494,614
\$162,421	\$0	\$162,421				
\$19,022	\$0	\$19,022				
\$181,443	\$0	\$181,443				
95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%
\$852,021	\$1,389,627	\$2,241,648	\$2,535,402	\$2,713,279	\$3,048,318	\$3,319,883
(\$44,843)	(\$73,138)	(\$117,981)	(\$133,442)	(\$142,804)	(\$160,438)	(\$174,731)
\$172,370	\$0	\$172,370				
(\$9,073)	\$0	(\$9,073)				
\$563,882	\$789,435	\$1,353,317	\$1,352,017	\$1,446,307	\$1,497,176	\$1,587,426
\$535,688	\$749,963	\$1,285,651	\$1,284,416	\$1,373,992	\$1,422,317	\$1,508,054
\$579,971	\$811,959	\$1,391,929	\$1,390,593	\$1,487,491	\$1,485,584	\$1,486,061
\$550,972	\$771,361	\$1,322,333	\$1,321,063	\$1,413,117	\$1,411,305	\$1,411,758
\$10,465	\$14,652	\$25,117	\$25,093	\$26,582	\$26,548	\$26,557
\$9,942	\$13,919	\$23,861	\$23,838	\$25,253	\$25,221	\$25,229
\$1,024,391	\$1,389,627	\$2,414,018	\$2,535,402	\$2,713,279	\$3,048,318	\$3,319,883
\$1,096,602	\$1,535,243	\$2,631,845	\$2,629,317	\$2,812,362	\$2,858,843	\$2,945,041
\$2,120,993	\$2,924,870	\$5,045,863	\$5,164,719	\$5,525,641	\$5,907,161	\$6,264,924

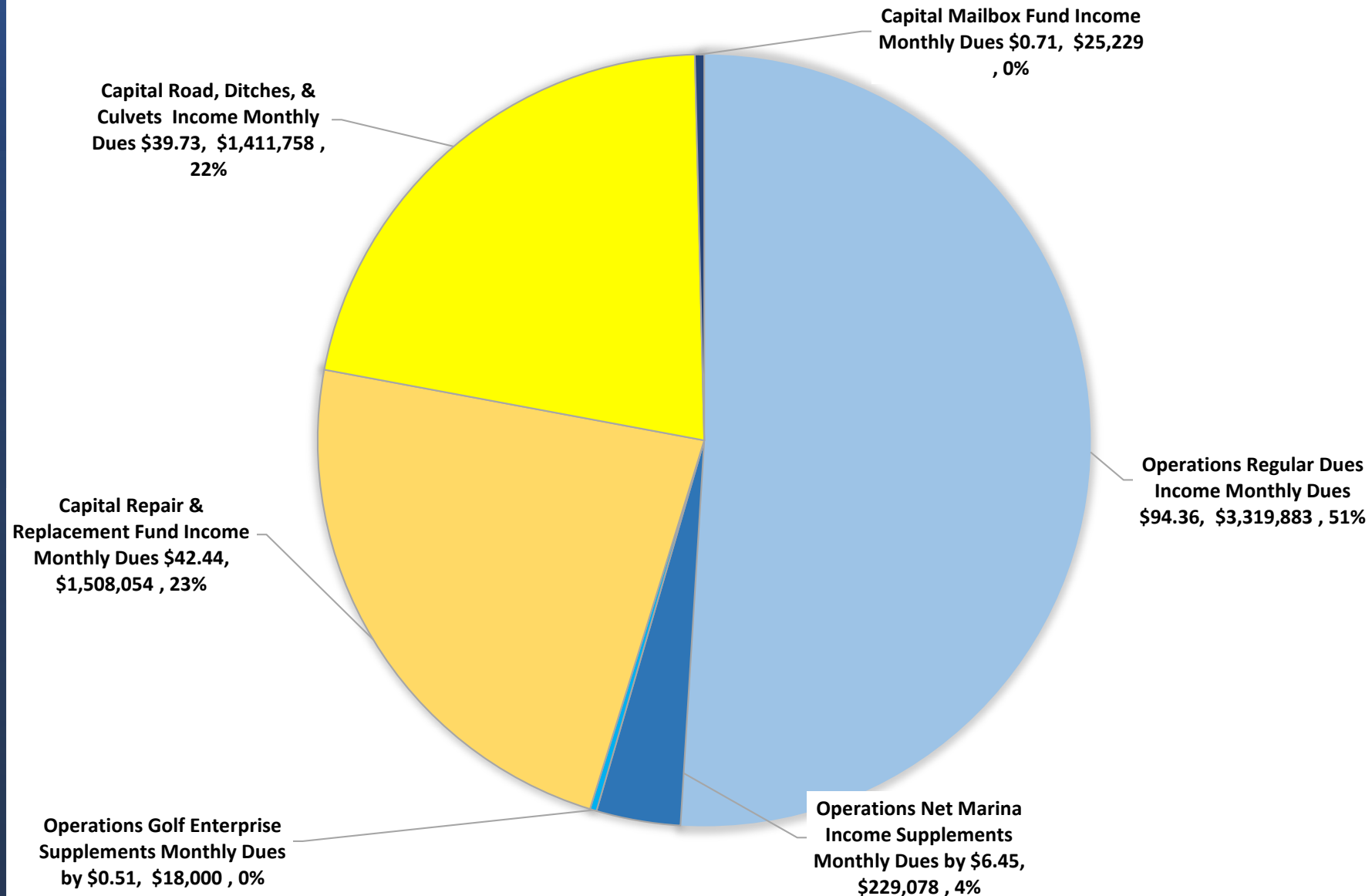
*The Recreation Special Assessment expired at the end of May 2023.

DRAFT

95% COLLECTIONS - YEARS 2027 to 2036

[illegible]

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



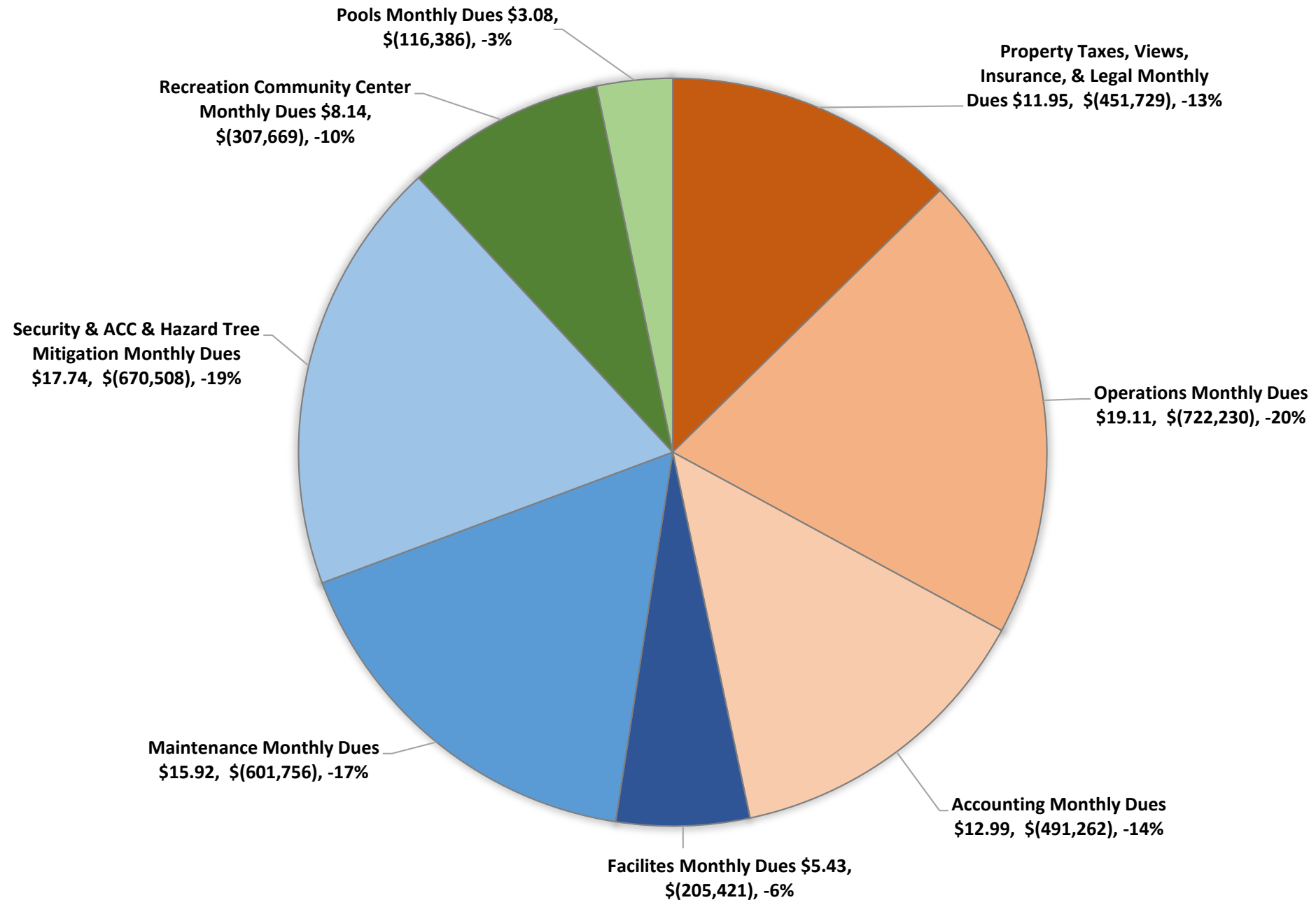
Summary of Operations Budget by Department

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

Department	2026 Budget	2027		
		Proposed Budget	Increase / (Decrease)	% Change
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%
Subtotal Net Expense	(3,308,576)	(3,566,961)	258,385	7.8%
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%
Subtotal Net Income	3,308,576	3,566,961	258,385	7.8%
Grand Total Budget	-	-	-	

*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 Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget	2026 Budget	Proposed 2027 Budget 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	-	-	-	-	-
Subtotal FTE Count	36.31	36.26	37.77	37.27	34.28	35.17	35.54	35.54	35.06
Proposed Maintenance FTEs	-	1.00	-	-	-	-	-	-	-
Grand Total FTE Count	36.31	37.26	37.77	37.27	34.28	35.17	35.54	35.54	35.06
Roads - CVC					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.

2026 Operating Budget

Budget Summary Trend

Sudden Valley Community Association

Common Costs

2027 Budget Draft

Description	2022	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Actual								
Dues and Assessment Income- Ops								
4003 -- BD Expense- 2026 Ops	(51	(48,977.55)	(54,791.28)	(57,923.47)	(54,080.35)	(160,438.00)	(174,731.00)	8.91%
,900.45)								
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%
Total Dues and Assessment Income- Ops	2,115,589.32	2,316,791.65	2,617,797.00	2,802,368.28	1,285,447.37	3,048,318.00	3,319,883.00	8.91%
Other ARIncome								
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%
Total Other ARIncome	34,539.50	85,403.64	38,737.58	50,251.73	14,147.50	40,000.00	40,000.00	0.00%
Other Income								
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%
Total Other Income	3,404.92	396.46	2,774.82	15,002.49	933.29	0.00	15,000.00	0.00%
Investment Income								
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%
Total Investment Income	809.44	5,065.68	9,022.06	6,755.49	2,539.62	9,000.00	9,000.00	0.00%
Total Common Costs Income	2,154,343.18	2,407,657.43	2,668,331.46	2,874,377.99	1,303,067.78	3,097,318.00	3,383,883.00	9.25%
Administrative								
5405 -- Insurance Claims	9,448.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Administrative	9,448.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Regulatory Compliance								
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%
Total Regulatory Compliance	54,420.22	58,142.36	63,736.61	68,091.07	34,495.54	65,800.00	72,050.00	9.50%

Budget Summary Trend
Sudden Valley Community Association
Common Costs

2027 Budget Draft

Description	2022	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Actual								
CC&Rs/ Mandates								
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%
Total CC&Rs/ Mandates	206,487.91	188,630.40	234,879.00	253,017.48	47,814.36	175,000.00	180,000.00	2.86%
Insurance								
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%
Total Insurance	144,403.85	170,325.17	182,883.34	215,108.82	94,490.80	250,895.00	263,679.00	5.10%
Total Common Costs Expense	414,760.60	417,097.93	481,498.95	536,217.37	176,800.70	491,695.00	515,729.00	4.89%
Total Common Costs Net Income / (Loss)	1,739,582.58	1,990,559.50	2,186,832.51	2,338,160.62	1,126,267.08	2,605,623.00	2,868,154.00	10.08%

Budget Summary Trend
Sudden Valley Community Association
Accounting

2027 Budget Draft

Description	2022 Actual	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Other AR Income								
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%
Total Other AR Income	31,308.98	28,478.29	27,109.17	30,928.32	13,134.00	37,500.00	37,900.00	1.07%
Total Accounting Income	31,308.98	28,478.29	27,109.17	30,928.32	13,134.00	37,500.00	37,900.00	1.07%
Administrative								
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%
Total Administrative	25,244.61	28,404.36	26,756.90	31,192.99	15,909.81	27,000.00	33,720.00	24.89%
Regulatory Compliance								
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%
Total Regulatory Compliance	44,754.03	43,568.20	44,512.88	53,579.55	5,410.54	51,500.00	56,550.00	9.81%
CC&Rs/ Mandates								
5215 -- Postage	3,702.16	5,401.82	3,947.96	4,069.03	767.91	5,000.00	5,000.00	0.00%
Total CC&Rs/ Mandates	3,702.16	5,401.82	3,947.96	4,069.03	767.91	5,000.00	5,000.00	0.00%
Payroll & Benefits								
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%
Total Payroll & Benefits	325,556.08	346,903.40	369,715.85	380,122.62	148,871.67	401,668.00	420,984.00	4.81%

Budget Summary Trend
Sudden Valley Community Association
Accounting

2027 Budget Draft

Description	2022	2023	2024	2025	May	2026	2027	Budget
		Actual	Actual	Actual	2026 YTD Actual	Budget	Budget	% Change
Actual								
Utilities								
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%
Total Utilities	2,222.81	2,190.35	1,990.23	1,990.47	849.89	2,189.00	2,408.00	10.00%
Maintenance & Landscaping								
6795 -- Other Supplies	0.00	0.00	0.00	91.10	0.00	0.00	0.00	0.00%
Total Maintenance & Landscaping	0.00	0.00	0.00	91.10	0.00	0.00	0.00	0.00%
Contracted & Professional Services								
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%
Total Contracted & Professional Services	76,484.75	9,990.98	16,794.97	10,177.99	6,137.84	10,000.00	10,500.00	5.00%
Total Accounting Expense	477,964.44	436,459.11	463,718.79	481,223.75	177,947.66	497,357.00	529,162.00	6.39%
Total Accounting Net Income / (Loss)	(446,655.46)	(407,980.82)	(436,609.62)	(450,295.43)	(164,813.66)	(459,857.00)	(491,262.00)	6.83%

Budget Summary Trend

Sudden Valley Community Association

Facilities

2027 Budget Draft

Description	2022	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Actual								
Area Z Rental Income								
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%
Total Area Z Rental Income	20,831.87	22,247.58	20,401.44	27,146.17	13,909.83	24,000.00	38,500.00	60.42%
Lease Income								
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%
Total Lease Income	22,852.29	40,372.87	66,367.20	69,378.00	29,407.50	71,178.00	59,692.00	(16.14%)
Non-Lease Facility Rentals								
4400 -- Facility Rentals	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	0.00%
Total Non-Lease Facility Rentals	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	0.00%
Total Facilities Income	43,684.16	62,620.45	86,768.64	96,524.17	43,317.33	97,178.00	100,192.00	3.10%
Administrative								
5090 -- Office Supplies	0.00	0.00	230.71	0.00	0.00	0.00	0.00	0.00%
Total Administrative	0.00	0.00	230.71	0.00	0.00	0.00	0.00	0.00%
Regulatory Compliance								
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%
Total Regulatory Compliance	1,935.49	3,052.87	2,071.68	2,235.28	1,010.10	2,850.00	2,850.00	0.00%
Payroll & Benefits								
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%
Total Payroll & Benefits	22,036.89	22,897.25	50,302.04	61,803.13	22,923.86	61,536.00	65,150.00	5.87%

Budget Summary Trend
Sudden Valley Community Association
Facilities

Description	2027 Budget Draft					2026 Budget	2027 Budget	Budget % Change
	2022	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual			
Actual								
Insurance								
5400 -- Insurance Premiums	0.00	0.00	500.04	529.77	220.65	0.00	0.00	0.00%
Total Insurance	0.00	0.00	500.04	529.77	220.65	0.00	0.00	0.00%
Utilities								
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%
Total Utilities	86,085.24	90,983.91	93,838.68	89,950.80	35,504.59	89,767.00	105,063.00	17.04%
Maintenance & Landscaping								
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 -- Vehide 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 -- OtherR&M	1,403.07	2,329.10	656.59	511.34	0.00	1,000.00	1,000.00	0.00%
Total Maintenance & Landscaping	66,449.25	72,599.97	65,383.17	77,411.33	38,226.94	112,550.00	117,550.00	4.44%
Contracted & Professional Services								
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

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

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

Description	2022 Actual	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Golf Income								
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%
Total Golf Income	1,220,124.17	1,468,110.34	1,424,436.04	1,412,004.06	626,133.80	1,467,062.00	1,506,450.00	2.68%
Total Golf Management Income	1,220,124.17	1,468,110.34	1,424,436.04	1,412,004.06	626,133.80	1,467,062.00	1,506,450.00	2.68%
Administrative								
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 Tax	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%
Total Administrative	95,406.84	130,237.77	94,506.56	92,044.12	39,491.13	90,956.00	91,587.00	0.69%
Regulatory Compliance								
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%
Total Regulatory Compliance	8,467.60	6,689.40	6,775.77	6,902.73	2,179.22	7,500.00	7,500.00	0.00%
CC&Rs/ Mandates								
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	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Actual								
CC&Rs/ Mandates								
5215 -- Postage	43.13	77.81	0.00	40.74	0.00	250.00	250.00	0.00%
Total CC&Rs/ Mandates	2,063.09	1,511.33	0.00	2,913.06	0.00	2,950.00	3,250.00	10.17%
Payroll & Benefits								
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%
Total Payroll & Benefits	306,733.72	328,622.50	374,682.85	384,436.90	133,258.76	400,918.00	420,610.00	4.91%
Insurance								
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%
Total Insurance	3,406.44	3,406.44	3,476.06	3,573.48	1,488.95	3,574.00	3,797.00	6.24%
Utilities								
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%
Total Utilities	31,396.64	38,436.76	37,239.06	40,838.08	17,224.29	40,964.00	46,009.00	12.32%
Maintenance & Landscaping								
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%
Total Maintenance & Landscaping	17,049.96	27,079.00	26,757.10	20,923.91	8,096.11	21,829.00	25,972.00	18.98%

Budget Summary Trend
Sudden Valley Community Association
Golf Management

2027 Budget Draft

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

Budget Summary Trend
Sudden Valley Community Association
Recreation Community Center

2027 Budget Draft

Description	2022	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Actual								
Special Ops Assmt Incom- Rec/Pool/s/								
4010 -- Recreation Special Assmt 062018 to0	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%
Total Special Ops Assmt Incom- Rec/Pool/s/Parks	424,523.48	186,156.95	1,498.56	2,607.74	0.00	0.00	0.00	0.00%
Lease Income								
4435 -- Lease Income - Barn 8	7,800.00	12,300.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Lease Income	7,800.00	12,300.00	0.00	0.00	0.00	0.00	0.00	0.00%
Non-Lease Facility Rentals								
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%
Total Non-Lease 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%
Rec Center and Pools Income								
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%
Total Rec Center and Pools Income	3,103.01	4,687.10	8,909.44	11,557.06	4,544.66	8,800.00	11,400.00	29.55%
Total Recreation Community Center Income	443,037.99	214,517.85	22,426.50	29,403.40	6,469.66	20,800.00	26,400.00	26.92%
Administrative								
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%
Total Administrative	4,986.22	889.74	4,375.61	6,808.46	2,124.59	3,350.00	7,250.00	116.42%
Regulatory Compliance								
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 Actual	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Regulatory Compliance								
9005 -- State B&O Tax	67.39		303.85	340.01	129.23	300.00	350.00	16.67%
	4	171.2						
Total Regulatory Compliance	67.39	171.2	481.67	370.01	129.23	300.00	350.00	16.67%
	4							
CC&Rs/ Mandates								
5215 -- Postage	156.88		237.04	231.81	0.00	300.00	300.00	0.00%
	6	314.7						
Total CC&Rs/ Mandates	156.88	314.7	237.04	231.81	0.00	300.00	300.00	0.00%
	6							
Payroll & Benefits								
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%)
Total Payroll & Benefits	230,211.94	167,914.89	193,700.65	301,221.30	86,917.88	307,713.00	238,188.00	(22.59%)
Utilities								
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%
Total Utilities	51,827.66	52,675.09	53,177.42	60,202.85	22,177.17	58,495.00	66,981.00	14.51%
Maintenance & Landscaping								
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%
Total Maintenance & Landscaping	9,564.36	11,928.86	8,586.83	15,697.82	1,560.55	19,500.00	20,500.00	5.13%

Contracted & Professional

Budget Summary Trend
Sudden Valley Community Association
Recreation Community Center

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

Budget Summary Trend
Sudden Valley Community Association
Maintenance

2027 Budget Draft

Description	2022 Actual	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Other Income								
4220 -- Marina Gate & Access Cards	78.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Other Income	78.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Maintenance Income	78.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Administrative								
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%
Total Administrative	1,442.01	1,668.08	3,127.07	3,169.57	3,131.76	3,650.00	4,650.00	27.40%
Regulatory Compliance								
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%
Total Regulatory Compliance	1,513.50	2,196.78	1,773.99	2,102.61	1,573.72	2,300.00	2,300.00	0.00%
Payroll & Benefits								
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%
Total Payroll & Benefits	271,871.88	297,559.07	413,376.05	394,621.55	148,079.10	437,095.00	433,299.00	(0.87%)
Utilities								
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%
Total Utilities	2,504.76	3,168.18	4,945.16	3,981.09	1,739.95	5,440.00	5,440.00	0.00%
Maintenance & Landscaping								
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	2023	2024	2025	May	2026	2027	Budget
		Actual	Actual	Actual	2026 YTD Actual	Budget	Budget	% Change
Actual								
Maintenance & Landscaping								
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 -- Vehide 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 -- Vehide 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%
Total Maintenance & Landscaping	102,044.05	64,812.63	58,164.77	84,674.91	23,845.31	109,372.00	118,067.00	7.95%
Contracted & Professional Services								
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%
Total Contracted & Professional Services	49,051.96	48,544.94	31,960.28	31,366.20	4,679.86	33,000.00	38,000.00	15.15%
Total Maintenance Expense	428,428.16	417,949.68	513,347.32	519,915.93	183,049.70	590,857.00	601,756.00	1.84%
Total Maintenance Net Income / (Loss)	(428,350.16)	(417,949.68)	(513,347.32)	(519,915.93)	(183,049.70)	(590,857.00)	(601,756.00)	1.84%

Budget Summary Trend
Sudden Valley Community Association
Marina

2027 Budget Draft

Description	2022 Actual	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Marina Income								
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%
Total Marina Income	151,788.17	181,903.00	243,466.50	237,129.40	245,321.00	242,857.00	246,232.00	1.39%
Other Income								
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%
Total Other Income	3,542.00	6,394.00	7,133.00	7,314.00	2,156.00	7,000.00	7,000.00	0.00%
Total Marina Income	155,330.17	188,297.00	250,599.50	244,443.40	247,477.00	249,857.00	253,232.00	1.35%
Administrative								
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%
Total Administrative	484.04	985.48	274.57	441.77	0.00	1,550.00	1,550.00	0.00%
Regulatory Compliance								
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%
Total Regulatory Compliance	3,942.15	5,326.18	5,690.96	5,848.80	5,193.94	5,860.00	6,000.00	2.39%
Payroll & Benefits								
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%
Total Payroll & Benefits	19,498.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Utilities								
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%
Total Utilities	5,054.51	5,108.14	6,836.35	7,607.54	3,175.17	7,521.00	8,604.00	14.40%

Budget Summary Trend
Sudden Valley Community Association
Marina

2027 Budget Draft

Description	2022	2023	2024	2025	May	2026	2027	Budget
		Actual	Actual	Actual	2026 YTD Actual	Budget	Budget	% Change
Actual								
Maintenance & Landscaping								
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%
Total Maintenance & Landscaping	1,795.18	909.58	1,581.70	6,249.10	(145.23)	7,250.00	8,000.00	10.34%
Contracted & Professional Services								
7095 -- Other Professional Services	776.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Contracted & Professional Services	776.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Marina Expense	31,550.78	12,329.38	14,383.58	20,147.21	8,223.88	22,181.00	24,154.00	8.90%
Total Marina Net Income / (Loss)	123,779.39	175,967.62	236,215.92	224,296.19	239,253.12	227,676.00	229,078.00	0.62%

Budget Summary Trend
Sudden Valley Community Association
SVCA Operations-Admin

2027 Budget Draft

Description	2022 Actual	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Other Income								
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%
Total Other Income	1,744.42	9,435.86	6,437.93	10,403.01	33,649.35	5,000.00	25,500.00	410.00%
Total SVCA Operations- Admin Income	1,744.42	9,435.86	6,437.93	10,403.01	33,649.35	5,000.00	25,500.00	410.00%
Administrative								
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%
Total Administrative	48,655.25	64,083.42	46,005.25	49,512.35	27,023.14	61,500.00	69,000.00	12.20%
Regulatory Compliance								
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%
Total Regulatory Compliance	96.06	139.59	195.96	181.90	363.06	0.00	0.00	0.00%

Budget Summary Trend
Sudden Valley Community Association
SVCA Operations-Admin

2027 Budget Draft

Description	2022	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Actual								
CC&Rs/ Mandates								
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%
Total CC&Rs/ Mandates	44,310.04	40,417.93	27,354.30	30,953.29	9,446.53	32,500.00	41,500.00	27.69%
Payroll & Benefits								
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%
Total Payroll & Benefits	381,667.74	359,644.59	489,105.69	426,724.88	174,899.78	447,726.00	524,762.00	17.21%
Insurance								
5400 -- Insurance Premiums	280.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Insurance	280.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Utilities								
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%
Total Utilities	3,898.22	1,132.00	11,156.43	16,210.97	7,419.52	12,074.00	17,568.00	45.50%
Maintenance & Landscaping								
6775 -- Vehide R&M	12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6785 -- Vehide 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%
Total Maintenance & Landscaping	657.54	1,760.55	805.89	3,444.36	0.00	400.00	400.00	0.00%
Contracted & Professional Services								
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	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Actual								
Contracted & Professional Services								
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%
Total Contracted & Professional Services	170,155.73	95,029.60	60,183.09	109,570.22	43,714.18	77,000.00	94,500.00	22.73%
Other Expenses								
9211 -- SVCA Committee Support	0.00	0.00	0.00	0.00	0.00	3,500.00	0.00	(100.00%)
Total Other Expenses	0.00	0.00	0.00	0.00	0.00	3,500.00	0.00	(100.00%)
Total SVCA Operations- Admin Expense	649,721.36	562,207.68	634,806.61	636,597.97	262,866.21	634,700.00	747,730.00	17.81%
Total SVCA Operations- Admin Net Income / (Loss)	(647,976.94)	(552,771.82)	(628,368.68)	(626,194.96)	(229,216.86)	(629,700.00)	(722,230.00)	14.69%

Budget Summary Trend
Sudden Valley Community Association
Parks

2027 Budget Draft

Description	2022 Actual	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Non-Lease Facility Rentals								
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%
Total Non-Lease Facility Rentals	2,265.00	2,045.00	1,530.00	2,100.00	1,030.00	0.00	0.00	0.00%
Total Parks Income	2,265.00	2,045.00	1,530.00	2,100.00	1,030.00	0.00	0.00	0.00%
Administrative								
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%
Total Administrative	392.09	1,805.00	0.00	0.00	0.00	0.00	0.00	0.00%
Regulatory Compliance								
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%
Total Regulatory Compliance	18,113.01	1,168.39	301.52	228.58	9.40	0.00	0.00	0.00%
Payroll & Benefits								
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%
Total Payroll & Benefits	40,339.19	49,592.80	0.00	0.00	0.00	0.00	0.00	0.00%
Maintenance & Landscaping								
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 -- Vehide R&M	174.08	324.47	0.00	0.00	0.00	0.00	0.00	0.00%
6785 -- Vehide 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

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

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

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

Budget Summary Trend
Sudden Valley Community Association
ACC / Security

2027 Budget Draft

Description	2022	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Actual								
New Home Construction Fees								
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%)
Total New Home Construction Fees	75,240.00	53,920.00	263,150.00	122,400.00	70,871.21	185,000.00	92,500.00	(50.00%)
Other AR Income								
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%
Total Other AR Income	2,300.00	12,202.26	62,995.53	50,654.47	20,791.36	60,000.00	30,000.00	(50.00%)
Other Income								
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%
Total Other Income	205.00	0.00	10.00	595.00	0.00	0.00	0.00	0.00%
Total ACC / Security Income	77,745.00	66,122.26	326,155.53	173,649.47	91,662.57	245,000.00	122,500.00	(50.00%)
Administrative								
5090 -- Office Supplies	0.00	0.00	0.00	0.00	144.69	0.00	0.00	0.00%
Total Administrative	0.00	0.00	0.00	0.00	144.69	0.00	0.00	0.00%
Regulatory Compliance								
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 Remova	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%
Total Regulatory Compliance	61,323.74	144,739.16	405,903.94	158,112.08	65,251.81	251,187.00	251,200.00	0.01%
CC&Rs/ Mandates								
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%
Total CC&Rs/ Mandates	231,259.39	285,311.78	288,050.44	291,650.26	128,515.57	309,250.00	343,116.00	10.95%

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

Description	2022	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Actual								
Payroll & Benefits								
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%
Total Payroll & Benefits	11,936.62	0.00	7,102.73	97,290.25	38,452.96	95,085.00	99,746.00	4.90%
Utilities								
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%
Total Utilities	887.47	541.45	2,545.33	2,653.87	1,364.18	2,800.00	2,800.00	0.00%
Maintenance & Landscaping								
6675 -- Equipment R&M	25.35	18.49	0.00	0.00	0.00	0.00	0.00	0.00%
6775 -- Vehide R&M	2,180.30	4,642.81	3,055.25	0.00	0.00	3,000.00	3,000.00	0.00%
6785 -- Vehide 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%)
Total Maintenance & Landscaping	16,071.37	14,115.60	14,004.87	10,912.56	6,005.20	14,982.00	16,146.00	7.77%
Contracted & Professional Services								
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%
Total Contracted & Professional Services	91,731.94	99,226.57	131,534.81	99,060.62	37,671.05	75,000.00	75,000.00	0.00%
Other Expenses								
9120 -- Vandalism & Towing	258.48	163.20	0.00	417.94	0.00	5,000.00	5,000.00	0.00%
Total Other Expenses	258.48	163.20	0.00	417.94	0.00	5,000.00	5,000.00	0.00%
Total ACC / Security Expense	413,469.01	544,097.76	849,142.12	660,097.58	277,405.46	753,304.00	793,008.00	5.27%
Total ACC / Security Net Income / (Loss)	(335,724.01)	(477,975.50)	(522,986.59)	(486,448.11)	(185,742.89)	(508,304.00)	(670,508.00)	31.91%

Budget Summary Trend
Sudden Valley Community Association
Turfcare

2027 Budget Draft

Description	2022 Actual	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Administrative								
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%)
Total Administrative	10,815.39	7,192.26	13,597.23	12,667.48	5,090.03	17,920.00	15,920.00	(11.16%)
Regulatory Compliance								
6300 -- Permits & Licenses	260.75	233.50	151.70	658.00	705.29	750.00	750.00	0.00%
Total Regulatory Compliance	260.75	233.50	151.70	658.00	705.29	750.00	750.00	0.00%
CC&Rs/ Mandates								
5215 -- Postage	8.95	0.00	0.00	0.00	0.00	120.00	100.00	(16.67%)
Total CC&Rs/ Mandates	8.95	0.00	0.00	0.00	0.00	120.00	100.00	(16.67%)
Payroll & Benefits								
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%)
Total Payroll & Benefits	403,182.51	447,629.15	444,230.88	478,567.67	171,774.51	568,998.00	574,575.00	0.98%
Utilities								
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%)
Total Utilities	8,496.08	12,997.11	14,670.69	17,435.87	7,988.87	16,137.00	19,180.00	18.86%
Maintenance & Landscaping								
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	2023	2024	2025	May	2026	2027	Budget
		Actual	Actual	Actual	2026 YTD Actual	Budget	Budget	% Change
Actual								
Maintenance & Landscaping								
6775 -- Vehide R&M	(157.69)	1,653.15	0.00	356.20	0.00	1,200.00	1,200.00	0.00%
6785 -- Vehide 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%
Total Maintenance & Landscaping	168,076.35	210,431.70	238,620.45	251,971.29	148,424.47	243,564.00	260,900.00	7.12%
Contracted & Professional Services								
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%
Total Contracted & Professional Services	6,219.65	212.42	6,853.40	7,976.23	6,533.64	11,300.00	11,300.00	0.00%
Total Turfcare Expense	597,059.68	678,696.14	718,124.35	769,276.54	340,516.81	858,789.00	882,725.00	2.79%
Total Turfcare Net Income / (Loss)	(597,059.68)	(678,696.14)	(718,124.35)	(769,276.54)	(340,516.81)	(858,789.00)	(882,725.00)	2.79%

Budget Summary Trend
Sudden Valley Community Association
All Department Summary

2027 Budget Draft

Description	2022	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Actual								
Dues and Assessment Income- Ops								
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%
Total Dues and Assessment Income- Ops	2,115,589.32	2,316,791.65	2,617,797.00	2,802,368.28	1,285,447.37	3,048,318.00	3,319,883.00	8.91%
Special Ops Assmt Incom- Rec/Pool/s/								
4010 -- Recreation Special Assmt 062018 to0	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%
Total Special Ops Assmt Incom- Rec/Pool/s/Parks	424,523.48	186,156.95	1,498.56	2,607.74	0.00	0.00	0.00	0.00%
Golf Income								
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%
Total Golf Income	1,220,124.17	1,468,110.34	1,424,436.04	1,412,004.06	626,133.80	1,467,062.00	1,506,450.00	2.68%
Marina Income								
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%
Total Marina Income	151,788.17	181,903.00	243,466.50	237,129.40	245,321.00	242,857.00	246,232.00	1.39%
Area Z Rental Income								
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%
Total Area Z Rental Income	20,831.87	22,247.58	20,401.44	27,146.17	13,909.83	24,000.00	38,500.00	60.42%
Lease Income								
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 Actual	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Lease Income								
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%
Total Lease Income	30,652.29	52,672.87	66,367.20	69,378.00	29,407.50	71,178.00	59,692.00	(16.14%)
Non-Lease Facility Rentals								
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%
Total Non-Lease Facility Rentals	9,876.50	13,418.80	13,548.50	17,338.60	2,955.00	14,000.00	17,000.00	21.43%
Rec Center and Pools Income								
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%
Total Rec Center and Pools Income	16,195.24	24,121.20	32,529.69	39,734.81	6,262.66	34,100.00	40,700.00	19.35%
New Home Construction Fees								
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%)
Total New Home Construction Fees	75,240.00	53,920.00	263,150.00	122,400.00	70,871.21	185,000.00	92,500.00	(50.00%)
Other ARIncome								
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 Actual	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Other AR Income								
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%
Total Other AR Income	68,148.48	126,084.19	128,842.28	131,834.52	48,072.86	137,500.00	107,900.00	(21.53%)
Other Income								
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%
Total Other Income	8,974.34	16,226.32	16,355.75	33,314.50	36,738.64	12,000.00	47,500.00	295.83%
Investment Income								
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%
Total Investment Income	809.44	5,065.68	9,022.06	6,755.49	2,539.62	9,000.00	9,000.00	0.00%
Total All Department Summary Income	4,142,753.30	4,466,718.58	4,837,415.02	4,902,011.57	2,367,659.49	5,245,015.00	5,485,357.00	4.58%
Administrative								
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 Actual	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Administrative								
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 Tax	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%)
Total Administrative	198,645.64	236,825.69	194,646.74	198,590.03	96,853.70	212,176.00	226,427.00	6.72%
Regulatory Compliance								
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 Remova	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%
Total Regulatory Compliance	195,770.86	265,535.91	532,549.81	299,344.56	117,234.55	389,147.00	400,700.00	2.97%
CC&Rs/ Mandates								
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	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Actual								
CC&Rs/ Mandates								
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%
Total CC&Rs/ Mandates	487,988.42	521,588.02	554,468.74	582,834.93	186,544.37	525,120.00	573,266.00	9.17%
Payroll & Benefits								
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%
Total Payroll & Benefits	2,015,561.63	2,075,209.65	2,407,631.06	2,594,608.67	928,757.43	2,799,969.00	2,863,100.00	2.25%
Insurance								
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%
Total Insurance	148,091.07	173,731.61	186,859.44	219,212.07	96,200.40	254,469.00	267,476.00	5.11%
Utilities								
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%
Total Utilities	192,373.39	207,232.99	226,399.35	240,871.54	97,443.63	235,387.00	274,053.00	16.43%
Maintenance & Landscaping								
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%

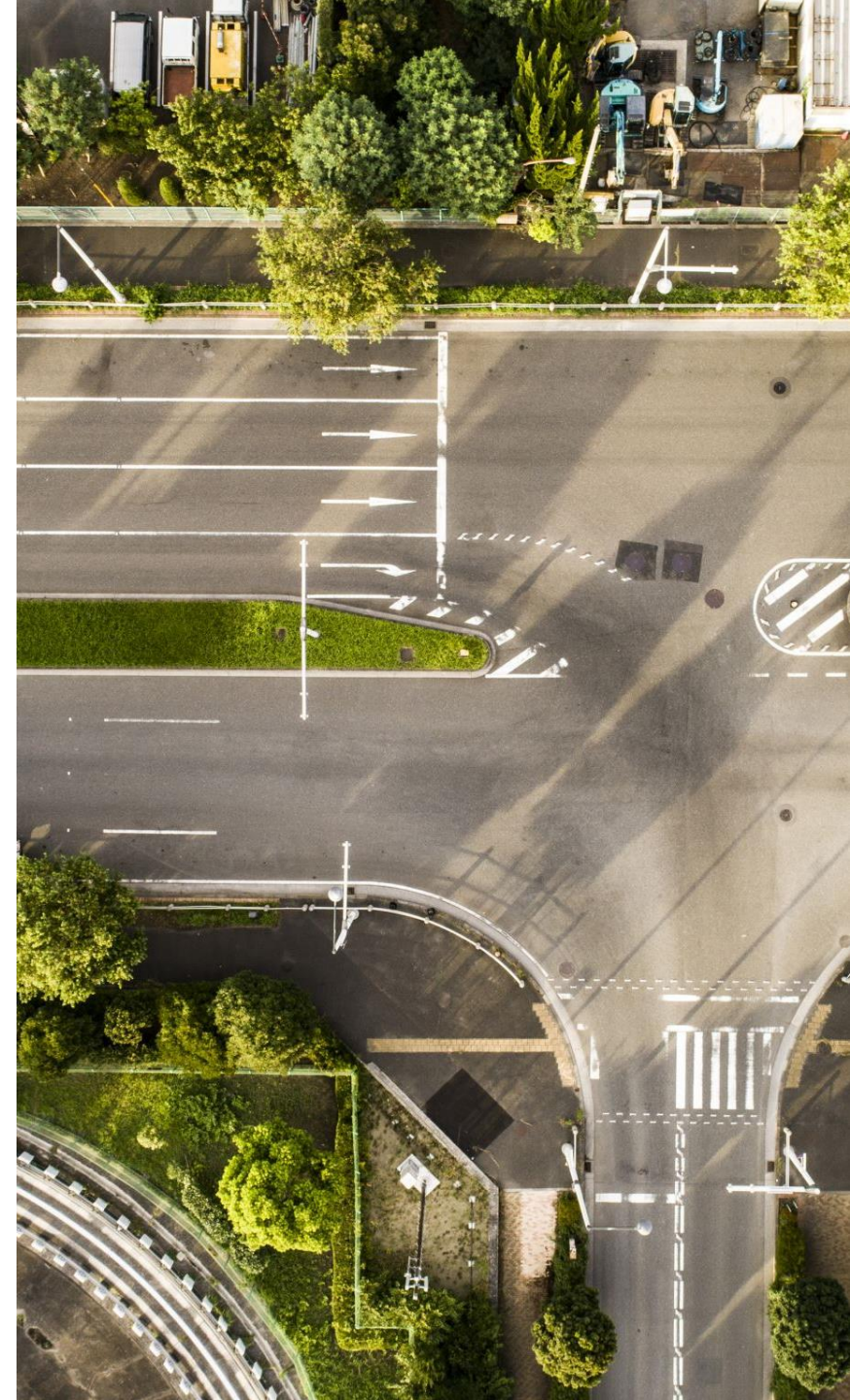
Budget Summary Trend
Sudden Valley Community Association
All Department Summary

2027 Budget Draft

Description	2022	2023 Actual	2024 Actual	2025 Actual	May 2026 YTD Actual	2026 Budget	2027 Budget	Budget % Change
Actual								
Maintenance & Landscaping								
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 -- Vehide 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 -- Vehide 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%
Total Maintenance & Landscaping	391,550.78	415,100.76	418,175.83	475,521.84	226,209.56	531,447.00	572,035.00	7.64%
Contracted & Professional Services								
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%
Total Contracted & Professional Services	495,659.00	342,460.50	312,171.78	323,579.63	122,405.13	288,800.00	299,800.00	3.81%
Other Expenses								
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%
Total Other Expenses	258.48	163.20	0.00	417.94	0.00	8,500.00	8,500.00	0.00%
Total All Department Summary Expense	4,125,899.27	4,237,848.33	4,832,902.75	4,934,981.21	1,871,648.77	5,245,015.00	5,485,357.00	4.58%
Total All Department Summary Net Income / (Loss)	16,854.03	228,870.25	4,512.27	(32,969.64)	496,010.72	0.00	0.00	0.00%
Total Association Net Income / (Loss)	16,854.03	228,870.25	4,512.27	(32,969.64)	496,010.72	0.00	0.00	0.00%

2026 Capital Budget

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



Open Capital Projects in 2026

Capital Projects Summary -- CRRRF

Project	GL Code	Date(s) Approved	Status	Obligated 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
Total				\$ 1,699,612	\$ 728,577	\$ 971,035

Capital Projects Summary -- Roads

Project	GL Code	Date(s) Approved	Status	Obligated 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
Subtotal Roads Open Projects				\$ 2,055,784	\$ 872,063	\$ 1,183,721
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
Subtotal 2026 Roads CVC Project				\$ 155,546	\$ 57,134	\$ 98,412
				\$ 2,211,330	\$ 929,197	\$ 1,282,133

2026

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 project planning and 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 will be completed under one permit.

Sudden Valley Community Association
2027-2036 CRRRF Capital Plan

	C	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI
1	2027 CRRRF Capital Planning																												
2																													
3																													
4																													
5																													
6																													
7																													
8																													
9																													
10																													
11																													
12																													
13	FAQ LI T ES																												
14	FAQ LI T ES																												
15	FAQ LI T ES																												
16	FAQ LI T ES																												
17	FAQ LI T ES																												
18	FAQ LI T ES																												
19	FAQ LI T ES																												
20	FAQ LI T ES																												
21	FAQ LI T ES																												
22	FAQ LI T ES																												
23	FAQ LI T ES																												
24	FAQ LI T ES																												
25	FAQ LI T ES																												
26	FAQ LI T ES																												
27	FAQ LI T ES																												
28	FAQ LI T ES																												
29	FAQ LI T ES																												
30	FAQ LI T ES																												
31	FAQ LI T ES																												
32	FAQ LI T ES																												
33	FAQ LI T ES																												
34	FAQ LI T ES																												
35	FAQ LI T ES																												
36	FAQ LI T ES																												
37	FAQ LI T ES																												
38	FAQ LI T ES																												
39	FAQ LI T ES																												
40	FAQ LI T ES																												
41	FAQ LI T ES																												
42	FAQ LI T ES																												
43	FAQ LI T ES																												
44	FAQ LI T ES																												
45	FAQ LI T ES																												
46	FAQ LI T ES																												
47	FAQ LI T ES																												
48	FAQ LI T ES																												
49	FAQ LI T ES																												
50	FAQ LI T ES																												
51	FAQ LI T ES																												
52	FAQ LI T ES																												
53	FAQ LI T ES																												
54	FAQ LI T ES																												
55	FAQ LI T ES																												
56	FAQ LI T ES																												
57	FAQ LI T ES																												
58	FAQ LI T ES																												
59	FAQ LI T ES																												
60	FAQ LI T ES																												
61	FAQ LI T ES																												
62	FAQ LI T ES																												
63	FAQ LI T ES																												
64	FAQ LI T ES																												
65	FAQ LI T ES																												
66	FAQ LI T ES																												
67	FAQ LI T ES																												
68	FAQ LI T ES																												
69	FAQ LI T ES																												
70	FAQ LI T ES																												
71	FAQ LI T ES																												
72	FAQ LI T ES																												
73	FAQ LI T ES																												
74	FAQ LI T ES																												
75	FAQ LI T ES																												
76	FAQ LI T ES																												
77	FAQ LI T ES																												
78	FAQ LI T ES																												
79	FAQ LI T ES																												
80	FAQ LI T ES																												
81	FAQ LI T ES																												
82	FAQ LI T ES																												
83	FAQ LI T ES																												
84	FAQ LI T ES																												
85	FAQ LI T ES																												
86	FAQ LI T ES																												
87	FAQ LI T ES																												
88	FAQ LI T ES																												
89	FAQ LI T ES																												
90	FAQ LI T ES																												
91	FAQ LI T ES																												
92	FAQ LI T ES																												
93	FAQ LI T ES																												
94	FAQ LI T ES																												
95	FAQ LI T ES																												
96	FAQ LI T ES																												
97	FAQ LI T ES																												
98	FAQ LI T ES																												
99	FAQ LI T ES																												
100	FAQ LI T ES																												
101	FAQ LI T ES																												
102	FAQ LI T ES																												
103	FAQ LI T ES																												
104	FAQ LI T ES																												
105	FAQ LI T ES																												
106	FAQ LI T ES																												
107	FAQ LI T ES																												
108	FAQ LI T ES																												
109	FAQ LI T ES																												
110	FAQ LI T ES																												
111	FAQ LI T ES																												
112	FAQ LI T ES																												
113	FAQ LI T ES																												
114	FAQ LI T ES																												
115	FAQ LI T ES																												
116	FAQ LI T ES																												
117	FAQ LI T ES																												
118	FAQ LI T ES																												
119	FAQ LI T ES																												
120	FAQ LI T ES																												
121	FAQ LI T ES																												
122																													

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	
	CostEst (Total Cost)	EstYear	Asset ID	Useful Life	Year Scheduled	ProjectName	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															
70	\$29,246	2027	1143	30	2049	Quiet Pool: Retaining Wall - Repair										\$	33,530				
71	\$29,397	2027	1124	30	2049	Quiet Pool: Shed - Rebuild															
72	\$5,840	2027	1341	10	2028	Quiet Pool: Sillmer- Replacement						\$	6,083								
73	\$9,070	2027	1148	5	2029	Clubhouse: Bar Deck - Re-coating	\$	8,062					\$	9,810				\$	11,935		
74	\$30,238	2027		25	2038	Clubhouse: Ext Deck - Resur face															
75	\$16,041	2027	1157	50	2072	Clubhouse: Electrical Systems - Renovat ion															
76	\$27,047	2027		25	2038	Clubhouse: Ext Deck - Glas/Metal Rail															
77	\$948,147	2027	1146	42	2056	Clubhouse: Exterior - Replacement															
78	\$29,246	2027	1153	25	2044	Clubhouse: Fire Systems - Upgrade															
79	\$222,679	2027	1181	15	2026	Clubhouse: HVAC 20Ton	\$	22,176	\$	147,752	\$	44,186									
80	\$46,794	2027	1166	20	2038	Clubhouse: HVAC CH															
81	\$46,794	2027	1171	15	2033	Clubhouse: HVAC Economiz er											\$	59,210			
82	\$29,397	2027	1199	20	2033	Clubhouse: HVAC Exterior Cover											\$	29,605			
83	\$98,498	2027	1156	50	2030	Clubhouse: Plumbing Systems - Renovat ion								\$	65,797						
84	\$70,112	2027	1144	25	2039	Clubhouse: Roof & Gutters - Replacement															
85	\$29,556	2027	1145	7	2031	Clubhouse: Siding - Painting	\$	20,949								\$	27,567				
86	\$36,096	2027	1151	15	2028	Clubhouse: 19th Hole - Renovat ion (at end of lease)						\$	36,500								
87	\$36,646	2027	1150	15	2026	Clubhouse: Admin - Renovat ion				\$	23,697										
88	\$70,112	2027	1151	20	2029	Clubhouse: Golf Locker Rooms & Restro oms - Renovat ion							\$	75,919							
89	\$29,397	2027	1147	15	2030	Clubhouse: Pro Shop - Renovat ion								\$	26,319						
90	\$70,112	2027	1149	15	2028	Clubhouse: Restaurant - Renovat ion						\$	72,999								
91	\$37,435	2027	1155	20	2042	Clubhouse: Upslars Restro oms - Renovat ion															
92	\$8,101	2027	1154	15	2040	Clubhouse: Water Heater - Replacement			\$	7,490											
93	\$37,405	2027	124-D	10	2036	Golf: Austin Creek - Repair Design & Permitting (2022 to 2024)	\$	9,702	\$	24,882										\$	53,240
94	\$116,986	2027	1224	10	2027	Golf: Austin Creek - Repair					\$	116,986									
95	\$380,201	2027	1212	40	2062	Golf: Bridges - GCBR6 (8th Hole)															
96	\$98,498	2027		30	2041	Golf: Bridges - GCBR9 (9th Hole)															
97	\$20,000	2027		30	2037	Golf: Bridges - GCBR1 (12th Hole)															

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)	Est Year	Asset ID	Useful Life	Scheduled	Project Name	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
139	\$7,424	2027		15	2040	TURF: Fence -Replacement/ Repair		\$ 6,864												
140	\$40,134	2027		1276	15	2039 TURF: HVAC- Replacement		\$ 9,009												
141	\$15,528	2027		1255	25	2027 TURF: Gutters- Replacement					\$ 1,52									
142	\$3,510	2027		1280	15	2041 TURF: Restrooms- Replacement			\$ 3,245		8									
148	\$25,737	2027		1204	20	2027 TURF: Roof- Replacement				\$ 25,737										
144	\$19,937	2027		1205	20	2043 TURF: Sand Storage Roof- Replacement	\$ 17,042													
146	\$18,459	2027		1207	15	2041 TURF: Vent System -Replacement/ Repair			\$ 12,438											
146	\$8,774	2027		1211	25	2051 TURF: Wash Pad -Refurbish			\$ 8,112											
147	\$66,569	2027		1253	20	2044 Area 2 Tall Barn Refurbishment	\$ 59,180													
148	\$11,699	2027		1263	10	2021 Area 2 Storage Gate -Replacement								\$ 13,686						
148	\$32,436	2027		1364	10	2021 Area 2 Sprung Structure Repair								\$ 37,946						
150	\$565,036	2027		1600	20	2045 Maintenance Building - Facility Remodel (2022 to 2024)	\$ 483,398	\$ 20,500												
151	\$18,324	2027		1000	10	2034 Maintenance Building -Generator	\$ 16,290											\$ 24,113		
152	\$9,339	2027		1130	3	2028 Maintenance Building: Equipment -Replacement					\$ 9,733			\$ 10,949				\$ 12,316		
153	\$16,878	2027		1128	30	2055 RV: Area -Rehab		\$ 15,600												
154	\$40,946	2027		1346	25	2030 Security Building - Electrical								\$ 46,058						
155	\$9,339	2027		1301	25	2030 Security Building - Interior- Repair								\$ 10,527						
156	\$76,604	2027		1227	15	2030 Security Building - Roof- Replacement								\$ 8,554						
157	\$39,919	2027		1229	7	2030 Security Building - Siding -Paint								\$ 4,408						
158	\$28,337	2027		1228	25	2030 Security Building - Siding -Repair								\$ 26,319						
159	\$8,774	2027		1342	7	2027 Marina & AM/PM: Buildings -Painting				\$ 8,774								\$ 11,546		
160	\$98,589	2027		1320	28	2046 Marina & AM/PM: Buildings -Renovation														
161	\$183,394	2027		1139	20	2044 Marina Boat Ramp Harbor - Rebuild (2022 to 2024)	\$ 163,037													
162	\$183,410	2027		1348	25	2044 Marina Fire Standpipe & East/West Gangways														
163	\$90,000	2027		1133	7	2027 Marina Picnic Shelter -Repairs				\$ 90,000								\$ 118,434		
164	\$18,096	2027		1136	20	2032 Marina Restroom - Renovation/Repairs								\$ 42,699						
165	\$70,000	2027		50	2027 Marina Dock and Basin Repair Design & Permitting					\$ 70,000										
166	\$289,200	2027		50	2029 Marina Basin Repair								\$ 258,719							
167	\$400,879	2027		1134	20	2026 Marina Tennis Court - Refurbishment				\$ 385,460										
168	\$1,749,930	2027		1137	20	2029 Marina Wet Slip Docks -Renovation	\$ 12,188						\$ 1,892,725							
169	\$18,096	2027		1365	20	2041 Marina Gate Arm														
170	\$90,000	2027		20	2027 Marina Access Gates					\$ 90,000										
171	\$67,852	2027		1131	20	2028 AM/PM: Picnic Shelter -Repairs					\$ 70,566			\$ 36,500						
172	\$32,448	2027		1132	20	2030 AM/PM: Restrooms -Repairs														
173	\$8,774	2027		1288	8	2027 Gate 1 Bus Shelter -Replacement					\$ 8,77								\$ 12,008	
174	\$46,634	2027		1252	25	2040 Gate 3 Bus Shelter -Replacement					4									
175	\$9,339	2027		1297	25	2048 Gate 9 Bus Shelter	\$ 1,665													
176	\$10,236	2027		1299	5	2037 Harbor View Bus Shelter -Replacement														
177	\$22,227	2027		1257	25	2034 Parking Lot : Gate 5 -Replacement												\$ 29,250		
178	\$29,480	2027		30	2055 RV - Area -Chain Link Fence		\$ 27,256													
179	\$72,869	2027		12	2026 Off-Leash Dog Park Fence					\$ 70,067										
181	\$ 22,981,725					SUB TOTAL Facilities	\$ 1,441,220	\$ 959,175	\$ 751,806	\$ 1,673,429	\$ 4,284,815	\$ 963,315	\$ 2,906,049	\$ 786,869	\$ 733,426	\$ 442,598	\$ 490,198	\$ 728,033	\$ 456,533	\$ 500,279
182																				
183	EQUIPMENT																			
184	\$19,303	2027		5	2028 System: Computer - Server Replacement	\$ 16,500						\$ 20,075					\$ 24,424			
185	\$14,796	2027		7	2032 System: Computer Systems			\$ 13,680								\$ 18,002				
186	\$4,756	2027		7	2032 System: AV Projector & Screen			\$ 4,397								\$ 5,786				
187	\$11,792	2027	1360	7	2032 System: Web Page- Redesign	\$ 10,483										\$ 14,347				
188	\$56,464	2027	1248	10	2026 Barn 8: Gym Cardio Machines- Replacement				\$ 53,331										\$ 78,943	
189	\$74,536	2027	1084	15	2026 Barn 8: Gym Weight Machines & Free Weights - Replacement				\$ 71,669											
190	\$19,303	2027	1231	15	2028 Barn 8: Safety Nets -Replacement					\$ 20,075										
191	\$49,13	2027	1196	15	2029 Kitchen (19): Cooler - Replacement							\$ 5,314								
192	\$40,05	2027	1197	15	2029 Kitchen (19): Drink/Display Cooler - Replacement							\$ 4,429								
193	\$32,76	2027	1192	10	2029 Kitchen (19): Fryers -Replacement							\$ 3,543								
194	\$14,038	2027	1198	15	2029 Kitchen (19): Remodel							\$ 15,184								
195	\$70,19	2027	1195	20	2029 Kitchen (19): Stove & Flat Top- Replacement							\$ 7,592								
196	\$10,529	2027	1191	20	2029 Kitchen (19): Walk-in Coolers- Repair							\$ 11,388								
197	\$9,589	2027	1182	10	2029 Kitchen:Equipment							\$ 101,226								
198	\$111,035	2027	1193	30	2052 Kitchen:Renovation															
199	\$11,134	2027	1364	10	2037 Golf: Hole 17 Pond Aeration Fountain															
200	\$99,941	2027	1364-a	10	2037 Golf: Hole 14 Pond Aeration Fountain															
201	\$250,000	2027	1258	7	2027 50 Golf Carts -Replacement					\$ 250,000								\$ 328,983		
202	\$90,000	2027		7	2030 10 Golf Carts -Replacement	\$ 81,600								\$ 56,243						
203	\$18,678	2027	1314	7	2026 Golf: Club Car Carry All - Replacement				\$ 17,960								\$ 23,634			
204	\$79,75	2027	1221	7	2026 Golf: Range Picking Unit & Ball Washer - Replacement				\$ 7,66								\$ 10,091			
205	\$8,598	2027	1099	12	2036 John Deere ProGator 2030A		\$ 52,093													\$ 83,403
206	\$67,600	2027	1093	10	2027 2008 Toro 3100 Ap proach Mower -Replacement					\$ 67,600										
207	\$77,464	2027		15	2026 John Deere 6500A Farway Mower				\$ 74,484											

Sudden Valley Community Association
2027-2036 CRRRF Capital Plan

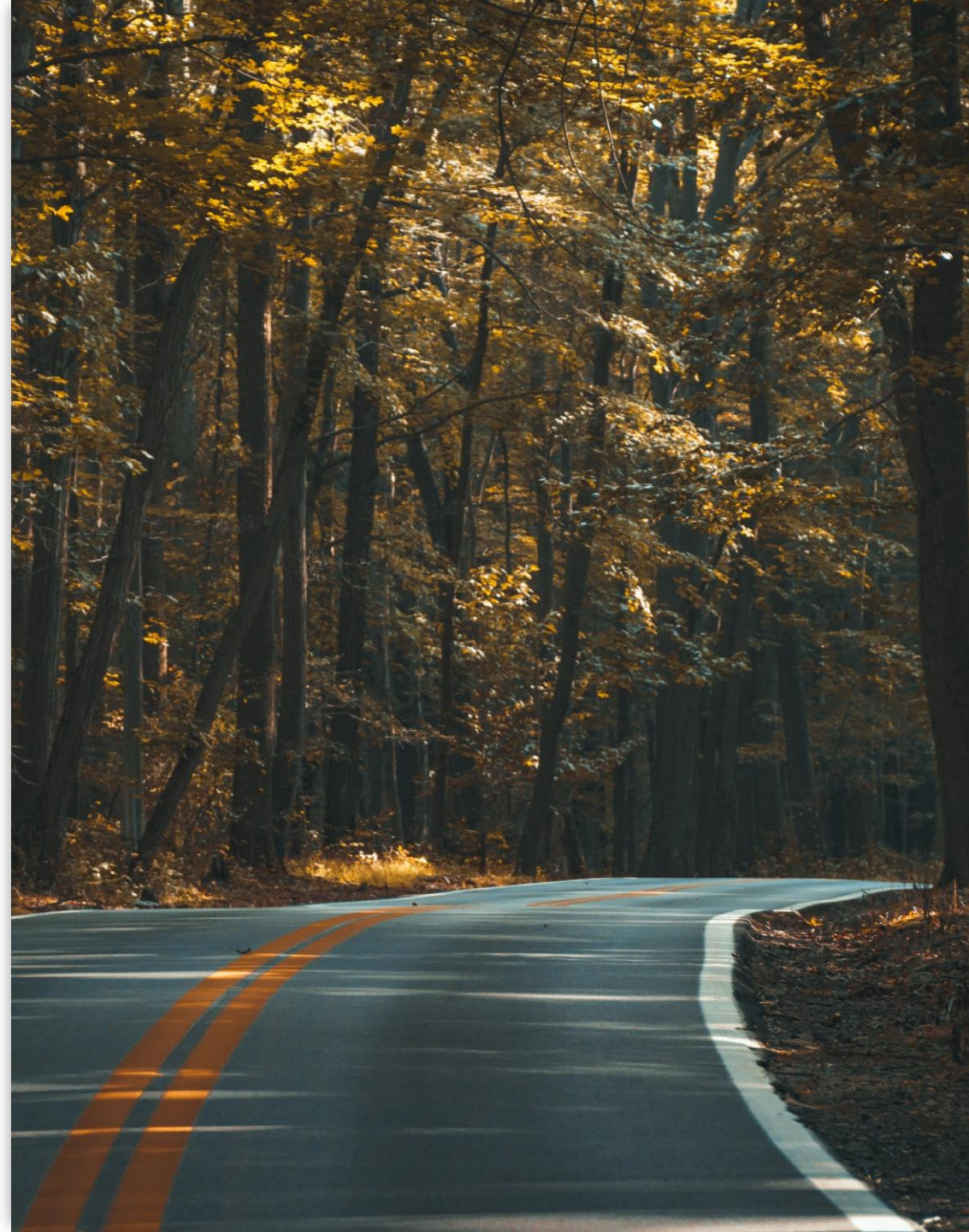
C	H	I	J	K	N	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	
12	Cost Est (Total Cost)	Cost Est Year	Asset ID	Useful Life	Year Scheduled	Project Name	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
208	\$78,000	2027		10	2027	2016 John Deere 9009A T4 Ro ugh Mower					\$ 78,000									
209	\$36,000	2027		1078	8 2031	2009 Club Car Carryal l 252 - Replacement									\$ 30,416					
210	\$96,279	2027		1077	13 2036	2022 John Deere 7500A Fairway Mower U sted													\$	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 SP 650 - Replacement													\$	24,976
213	\$37,435	2027		1025	20 2036	2016 SP 7000 Reel Grinder - Replacement													\$	53,282
214	\$22,880	2027		1082	15 2031	2016 Toro GTX Light Utility Vehicle - Replacement									\$ 26,766					
215	\$11,699	2027		1086	25 2028	250 Gal. Gas Storage Tank (Proshop) - Replacement						\$ 12,167								
216	\$5,615	2027		1084	20 2029	Aladin 1222 Steam Cleaner - Replacement							\$ 6,074							
217	\$9,760	2027		1324	7 2029	John Deere Gater TX 2019-1							\$ 21,372						\$	28,125
218	\$9,760	2027		1325	7 2029	John Deere Gater TX 2019-2							\$ 21,372						\$	28,125
219	\$9,760	2027		1063	7 2029	John Deere Gater TX 2019-3							\$ 21,372						\$	28,125
220	\$5,615	2027		1016	22 2031	Cushman Green's Groomer Brush - replacement									\$ 6,569					
221	\$36,237	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	\$57,237	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	Green's King V 186 Mower - Replacement=Greenmaster 3320TriFlex								\$ 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	\$98,598	2027		1058	7 2027	John Deere ProGator 2030A 9-1				\$ 58,598								\$ 77,110		
229	\$98,598	2027		1322	7 2027	John Deere ProGator 2030A 9-2				\$ 58,598								\$ 77,110		
230	\$49,970	2027		1064	20 2026	NH 42 HP Tractor Model #TN55 - Replacement Listed			\$ 48,048											
231	\$9,239	2027			15 2040	Turfcare Fourto Six Yard Dump Trailer			\$ 17,843											
232	\$38,605	2027		1306	15 2031	ProCore 648 Gas Aerifier 23 HP -Replacement									\$ 45,163					
233	\$8,774	2027		1055	20 2030	Ryan Core Harvester -Replacement								\$ 9,869						
234	\$62,187	2027		1080-R	30 2055	Fairway Aerator Replacement - Wiedenmann Terra Spile XF6		\$ 57,495												
235	\$41,100	2027		1081	30 2035	Ryan Sod Cutter - Replacement													\$ 5,693	
236	\$52,644	2027		1181	10 2030	TURF: 05 Chewy Colorado - Replacement								\$ 59,217						
237	\$48,100	2027		1206	12 2035	TURF: Hole 17 Pump Panel PLC													\$ 58,985	
238	\$11,699	2027	1206-a	10 2033	TURF: Hole 17 Pump Panel VFD												\$ 14,802			
239	\$5,840	2027	1206-b	10 2033	TURF: Hole 14 Pump Panel PLC												\$ 7,401			
240	\$4,679	2027	1206-c	10 2033	TURF: Hole 14 Pump Panel VFD												\$ 5,921			
241	\$72,185	2027		1303	15 2026	John Deere Triplex Mower				\$ 69,409										
242	\$17,548	2027		1089	15 2027	Toro Green smaxter 1000 Mower -Replacement														
243	\$17,548	2027		1080	15 2027	Toro Green smaxter 1000 Mower -Replacement														
244	\$17,548	2027		1081	15 2027	Toro Green smaxter 1000 Mower -Replacement														
245	\$17,548	2027		1082	15 2027	Toro Green smaxter 1000 Mower -Replacement														
246	\$9,971	2027		1082	5 2026	Toro H-11 Green sRoller				\$ 19,203					\$ 23,364				\$ 28,425	
247	\$20,335	2027		1080	15 2028	Turfo 1530 Top Dreser -Replacement						\$ 21,170								
248	\$8,774	2027		1057	20 2028	Road Sand Spreader						\$ 9,125								
249	\$20,400	2027		1347	15 2028	Turfo Torrent 2 Blower						\$ 10,816								
250	\$54,720	2027	1045-R	25 2050	Fairway Top Dreser Replacement - Turfo CR-20			\$ 50,592												
251	\$115,000	2027		1075	10 2027	Vermeer Brush Chipper 2012-05CRRF				\$ 115,000										
252	\$8,180	2027		1062	15 2028	Vicon P5 403 Fertilizer Spreader - Replacement						\$ 8,517								
253	\$17,548	2027		1015	25 2030	1,000 Gal. Gas Storage Tank								\$ 19,739						
254	\$175,479	2027		1082	20 2033	2008 Cat 420e Backhoe - Replacement	\$ 58,385										\$ 222,037			
255	\$9,813	2027		1019	20 2033	2008 Cat 54d SteerLoader											\$ 68,091			
256	\$105,287	2027		1088	20 2033	2013 Cat 906h WheelLoader											\$ 133,222			
257	\$16,378	2027		1071	18 2027	500 Gal Diesel Fuel Tank -Replacement				\$ 16,378										
258	\$17,548	2027		1084	15 2028	Cat Rotary Brush - Replacement						\$ 18,250								
259	\$101,788	2027		1178	7 2031	Maint: Ram 3500 & Att achments - Replacement	\$ 90,480								\$ 119,066					
260	\$90,000	2027		1174	7 2026	Maint: 08 Dodge 4500 Dump Truck - Replacement				\$ 86,538							\$ 113,879			
261	\$9,438	2027		1175	7 2030	Maint: 14 Dodge 4500 - Replacement								\$ 111,854						
262	\$8,381	2027		1176	7 2030	Maint: 15 5500 - Replacement								\$ 88,167						
263	\$9,664	2027		1177	7 2032	Maint: 2025 Ford F-350 -Replacement		\$ 55,163								\$ 72,591				
264	\$116,986	2027		1278	15 2036	Maint: 16 HydroVac Trailer Pressure Washer -Replacement													\$ 166,507	
265	\$39,999	2027		1270	7 2027	Maint: 2013 Chevy Express Van -Replacement				\$ 34,999								\$ 46,057		
266	\$52,644	2027		1311	7 2028	Maint: 18 Silverado -Replacement						\$ 54,749							\$ 72,046	
267	\$56,153	2027		1315	7 2028	Maint: 18 Silverado -Replacement						\$ 58,399							\$ 76,850	
268	\$46,791	2027		1326	7 2030	Maint: 19 Silverado -Replacement								\$ 52,637						
269	\$22,282	2027		7 2032	Maint: Zero TurnMower			\$ 20,601							\$ 27,110					
270	\$28,859	2027		1327	15 2034	Snow Plow/Sander - Replacement												\$ 32,713		
271	\$10,590	2027		7 2030	Sro-Way Sander		\$ 9,052							\$ 11,912						
272	\$8,088	2027		1304	7 2032	HD 8' Series 2 Snow Plow & RVB 2500 Sander- Replacement			\$ 16,724						\$ 22,007					
273	\$8,088	2027		1312	7 2032	HD 8' Series 2 Snow Plow & RVB 2500 Sander- Replacement			\$ 16,724						\$ 22,007					
274	\$46,011	2027		15 2038	Snow Removal UTV		\$ 39,331													
275	\$119,096	2027		20 2042	Yanmar YT359 Tractor & Att achments															
276	\$16,439	2027		10 2032	Dump Trailer- 14Feet										\$ 20,000					
277	\$15,471	2027		1357	15 2034	Deizer Storage Tank											\$ 20,359			

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		
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		
12	\$62,400	2027		7	2026	SEC: Ford Bronco Sport Vehicle x 2			\$	60,000						\$	78,956				
23	\$38,936	2027	1165	10	2026	SEC: Radio System - Replacement			\$	32,621									\$	48,287	
240	\$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						
292	\$36,224	2027		20	2045	Marina Directional Signage		\$	15,000												
293	\$21,632	2027		20	2045	Gate 2 & Welcome Center Directional Signage		\$	20,000												
294	\$60,833	2027	1290	15	2035	Park: Playground Equipment - Replacement												\$	83,254		
295	\$11,699	2027	1256	10	2027	Park: Tables & Benches - Replacement				\$	11,699										
296	\$121,232	2027		20	2044	Park: Playgrounds ADA Compliance phase 1	\$	107,775													
297	\$25,351	2027		20	2026	Park: Marina Community Park Playground Design & Permitting			\$	24,376											
298	\$100,838	2027		20	2027	Park: Playgrounds ADA Compliance phase 2				\$	100,838										
299	\$8,813	2027	1106	10	2033	Pools: Quiet & Main Pool Furniture	\$	7,533								\$	11,151				
300	\$36,566	2027		12	2035	Pools: Quiet & Main Pool Covers												\$	50,043		
301	\$8,219	2027	1313	15	2032	Summit 7x16 Tilt Trailer - Replacement										\$	10,000				
302	\$38,925	2027	1066	12	2030	Toro GM3280D							\$	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	\$ 27,635,001					GRAND TOTAL CRR RF Expenses Totals	\$ 1,771,879	\$ 1,185,264	\$ 1,040,025	\$ 2,327,746	\$ 5,076,524	\$ 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																					
300																					
301																					
302																					
303																					
304																					
305																					
306																					
307																					
308																					
309																					
310																					
311																					
312																					
313																					
314																					
315																					
316																					
317																					
318																					
319																					
320																					
321																					
322																					
323																					
324																					
325																					
326																					
327																					
328																					
329																					
330																					
331																					
332																					
333																					
334																					
335																					
336																					
337																					
338																					
339																					
340																					
341																					
342																					
343																					
344																					
345																					
346																					
347																					
348																					
349																					
350																					
351																					
352																					
353																					
354																					
355																					
356																					
357																					
358																					
359																					
360																					
361																					
362																					
363																					
364																					
365																					
366																					
367																					
368																					
369																					
370																					
371																					
372																					
373																					
374																					
375																					
376																					
377																					
378																					
379																					
380																					
381																					
382																					
383																					
384																					
385																					
386																					
387																					
388																					
389																					
390																					
391																					
392																					
393																					
394																					
395																					
396																					
397																					
398																					
399		</																			

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.



2026

Capital Budget -- Roads

**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
1	2027 Roads Capital Planning																		
2					REVENUES	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
3					January 1 Carryover					\$ 2,039,307	\$ 1,412,146	\$ 1,071,034	\$ 867,118	\$ 1,042,466	\$ 753,701	\$ 393,212	\$ 308,895	\$ 763,661	\$ 1,193,581
4					Expected Road Reserve Dues Collection					\$ 1,411,758	\$ 1,411,758	\$ 1,411,758	\$ 1,411,758	\$ 1,411,758	\$ 1,411,758	\$ 1,411,758	\$ 1,411,758	\$ 1,411,758	\$ 1,411,758
6					Estimated Interest and Other Income					\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
7					Previous year's Carryover/hold back					\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
8					TOTAL EXPECTED RESERVES/REVENUE					\$3,957,065	\$3,329,904	\$2,988,792	\$2,784,875	\$2,960,224	\$2,671,459	\$2,310,970	\$2,226,653	\$2,681,419	\$3,111,339
9																			
10	Cost Est	Cost Est Year	CIP Num	Year Scheduled (adjusted if applicable)	Project Name	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
11	Escalation: 4.00%																		
12																			
13	46,794	2027		Annual	On-Call Engineering Services for CIP	\$ 39,995	\$ 40,305	\$ 33,296	\$ 56,258	\$ 46,794	\$ 48,666	\$ 50,613	\$ 52,637	\$ 54,743	\$ 56,932	\$ 59,210	\$ 61,578	\$ 64,041	\$ 66,603
14	7,255	2027		Bi-Annual	Large Culvert or Bridge Inspection (alternating years)		\$ 5,561		\$ 6,976		\$ 7,545		\$ 8,161		\$ 8,827		\$ 9,547		\$ 10,326
15	16,873	2027		Every 5 Years	Whatcom County Programmatic Permit (NOA permit)		\$ 15,000					\$ 18,250					\$ 22,204		
16	16,873	2027		Every 5 Years	Whatcom County Programmatic Permit (maintenance of gravel)		\$ 15,000					\$ 18,250					\$ 22,204		
17	154,828	2027		Every 5 Years	Capital Improvement Plan (CIP) 2025 -2034 Update	\$ 132,348				\$ 161,022						\$ 195,907			
19	SUBTOTAL - ENGINEERING, PLANNING & INSPECTION					\$ 172,343	\$ 75,866	\$ 33,296	\$ 63,234	\$ 46,794	\$ 217,233	\$ 87,112	\$ 60,798	\$ 54,743	\$ 65,759	\$ 255,117	\$ 115,533	\$ 64,041	\$ 76,929
20																			
21																			
22	379,331	2027		2035	2023 Road Reconstruction & Drainage (Obligated in 2023)	\$ 324,254												\$ 519,141	
23	14,327	2027		2035	2024 Road Design & Permitting - Deer Run Lane (Obligated in 2023)	\$ 12,737												\$ 19,607	
24	73,787	2027		2024	Cold Spring Drainage Construction		\$ 30,000												
25	147,362	2027		2024	Design & Permitting - Area Z Access Bridge & Culvert #4 with Road		\$ 131,004												
26	300,339	2027		2024	2024 Deer Run Lane Asphalt Overlay		\$ 267,000												
27	130,000	2027		2027	2027 Fog Lines Painting				\$ 130,000										
28	25,667	2027		2025	Street Signs & Pavement Marking Repairs			\$ 23,731											
29	252,013	2027		2025	Area Z Bridge Replacement			\$ 233,000											
30	925,270	2027		2025	Culvert #4 with Bridge Replacement			\$ 855,464											
31	22,653	2027		2025	Design & Permitting - 2026 Road Projects			\$ 20,944											
32	39,872	2027		2026	Appaloosa Court Repair and Overlay			\$ 38,339											
33	101,989	2027		2026	Yearling Place Repair and Overlay			\$ 98,067											
34	34,167	2027	</																

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

[illegible]

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)	ProjectName	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 Berywood 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 Spinner 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 Sweetdover 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)								\$ 22,276						
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)	ProjectName	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														
239	7,874	2027		2033	Culvert 12 (23 Big Leaf Ln)										\$ 13,686				
240	11,024	2027		2033	Culvert 18 (9 Tumbling Water Dr)											\$ 9,963			
241	11,699	2027		2033	Culvert 216 (2 Sunnyside Ln)											\$ 13,948			
242	13,498	2027		2033	Culvert 186 (127 Polo Park Dr)											\$ 14,802			
243	10,574	2027		2033	Culvert 210 (40 Honeycomb Ln)											\$ 17,080			
244	9,449	2027		2033	Culvert 401 (76 Honeycomb Ln)											\$ 13,379			
245	8,999	2027		2033	Culvert 51 (2 Acorn Pl)											\$ 11,956			
246	8,099	2027		2033	Culvert 82 (68 Lake Louise Dr)											\$ 11,386			
247	8,549	2027		2033	Culvert 80 (1 Sparrow Ct)											\$ 10,248			
248	10,124	2027		2033	Culvert 204 (30 Lake Louise Dr)											\$ 10,817			
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 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																			
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: (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