

Number	Category	Notation
1	Asset Sales	The Association is seeking to foreclose on two properties within the 2026 calendar year due to outstanding assessments. The timing of the foreclosure with subsequent sale and income generated from the properties remains unknown.
2	Membership Cards	Lineal Membership Cards increased to \$30.00 for the season to unlock Aspen Hills Free Green Fees Mon-Thurs, Unlimited Swim, Gym Access Mon-Fri 8:00-4:00 along with Tennis/Pickleball.
3	Assessment Interest Income	Factored with moving an additional \$250K into a 3% APY Money Market Account during peak income months.
4	Non-Assessment Interest Income	Factored at 3% APY for CD's of \$200K and \$170K along with \$160K Major Maintenance Future Needs Money Market. Does not include any additional interest on the sweeping accounts.
5	Recreational Fee	Increase from \$1,000 to \$1,500 per property to offset no cost recreational amenities. Due to the potential slowing of housing market sales, the overall income is based on 60 property sales vs. 80 in 2025.
6	Winter Trailer Parking Permits	Working in conjunction with the TSVR to provide winter trailer parking within the Vista Drive parking lot and the Cedar Creek Center horseshoe. Parking permits will be issued and managed by the Association with a \$10.00 daily rate.
7	Special Order Sales	To accurately account for the income of special order sales within the Golf Pro Shop that directly correlate to the expense line of the same.
8	Daily Green Fees	8a. Daily Green Fees for Public and Guest/Local Play have not been increased since 2023. Member and Lineal Fees have not increased for two seasons 2024/2025. Public will now only have one fee vs. weekend and weekday. Proposed increase is an average of 15.38% for Public, 10% for Guests/Local, 12.5% for Members (\$5) and 11.90% (\$5) for Lineals. 8b. Reintroduction of Twilight Golf at Cedar Creek only. 8c. All tournaments in 2026 will be itemized with Green Fees associated as part of the entry fee.
9	Local Card / Sticker	Local Players (from outside of the Valley, Smoot - Alpine) can purchase a Local Membership for \$150 per card/sticker. Included in price is the first round of golf plus cart (\$100 value) with \$20.00 off per round thereafter for a total of \$80 for 18-holes plus a cart.
10	Passes and Punchcards	20% Increase to Season Passes. Platinum & Gold comprise 25% of play on the course or over 5700 rounds. Punchcards increased an average of 12.45%. Punch Card Play comprise 5% of play or 1415 rounds.
11	Beverage Cart Advertising	New Income Line to offer all season marketing on the sides of our Beverage Cart. This will be a minimum 2-year commitment due to cost of decal wraps.
12	Premier Cart Parking	New Income Line to offer 5 premier golf cart parking spaces closest to the club house. Each spot will be auctioned off to the highest bidder.

13	Golf Simulator	New Income Line to represent hourly rentals of a golf simulator to be housed in the Pro Shop off season. Purchase will be made with Cedar Creek Capital Campaign donated funds. Pro Shop will remain open in the off season for simulator rental and merchandise.
14	Employee Health Ins.	In 2023 SVRA transitioned to a health insurance stipend due to the premium cost of a self funded insurance plan. SVRA has maintained a lower expense on this line item for 2-years. Due to the changing tax codes for health insurance premium credits, SVRA is migrating back to commercial health insurance.
15	Human Resources	Professional Services to ensure continued compliance and assistance to onsite team members and Board of Directors alike.
16	Uncollectable Assessments	The Formulary is as follows: 25% of the current 5-year outstanding balances (-) minus 3% of the current year's assessments. Due to increased collections efforts in house, this factored as a negative number for 2026. Thus we attened for only a small expense of \$5,000.
17	Telephone	Migrating to a new VOIP system with reduced cost and Zoom Meeting subscripton included.
18	Water	Office water usage coded as 30450 will be moved to Facilites - Cedar Creek Center coded as 40635.
19	Annual Election	Increased line item expense to cover printing costs, postage and potential additional mailing insert.
20	Fourth of July	Decreased line item expense due to 2025 weather cancelling the carnival. Retained all stock to be utilized in 2026.
21	Cleaning / Janitorial	Increased line item to account for independent contractor verses employee in payroll.
22	Winter Sports Maint.	New Expense line to account for repairs and/or replacements of grooming equipment.
23	Electricity	Increased all electric line items by 8% due to Lower Valley Engergy published increase.
24	Garbage	Increased all garbage line items due to contracting with new Vendor and associated fees.
25	Diesel	New Expense line to account for diesel usage in the winter associated with clean up.
26	Golf Course Advertising	Increased line item to account for website building and advertising within Teton County along with travel brochures/magazines.