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THE VILLAGE OF SUGAR MOUNTAIN

251 Dick Trundy Lane
Sugar Mountain, NC 28604

Manager's Monthly Report **June 23, 2026**

Golf Course: The golf course is in exceptionally good condition and with the nice weather we have had recently and many of our summer residents returning, it has been a busy month. Golf opened for play on Friday, April 17th with a great start for the season. April was a record high in comparison to the last five years, with revenue of \$50,605. Though we thought May was a slower than normal May, revenue mirrored prior years, with revenue of \$86,772 and 1875 total rounds played.

The major repairs still needed on the course are the stream restoration, culvert replacements, and repairs to several of the cart paths. The Request for Proposals of the Golf Course Stream Repair Project were advertised Wednesday, June 17th. The bid opening will be Thursday, July 16th. Once a contract has been awarded, we expect this final phase of the golf course repairs to begin in the first part of September.

2026 Tennis: The opening day for the 2026 Tennis Season was Monday, May 11th, and activity is increasing with the arrival of our summer tennis players. They began the regular doubles match schedule as of June 1st. We have seen an increase in revenue of \$2,291 in comparison to May 2025.

Tourism Development Authority (TDA) Board Meeting: The TDA Board met on Wednesday, June 10, 2026. The Board held a Public Hearing for the FY 2026-27 Budget and later in the meeting adopted a balanced budget of \$980,050. The TDA budget will again this year provide funding for the TDA coordinator, tennis professional, and a public safety; (\$122,100). All Village beautification projects will be funded by the TDA. Infrastructure funding from the TDA budget will provide \$314,000 in funding for roadside mowing equipment, golf course equipment, tennis court improvements, golf clubhouse improvements, and street resurfacing.

The Board approved FY 2025-26 Budget Ordinance Amendment #2 for \$10,000 to cover the additional 3% administrative fees paid to the Village annually based on total occupancy tax collections during the fiscal year. Funding for the purchase of four canopy tents, requested by Sugar Mountain Resort, was approved for up to \$3,000.

The April 2026 collections of the occupancy tax were neutral in comparison to April 2025: \$18,611. The occupancy tax collections for the period May 2025 through April 2026 (\$834,422) have shown a \$108,736 or 13.04% increase in comparison to the same period of 2025 (\$725,686).

FEMA Update:

Projects (Expenditures) Submitted for reimbursement:

• Village Hall HVAC unit replacement	\$ 12,240.
• Golf Course Pond Debris Cleanout	\$ 105,739.
• Village Staff labor/Equipment – Debris Removal	\$ 253,135.
• Tennis Courts	\$ 166,387.
• Pedestrian Bridge/Walking Path	\$ 106,698.
• Road Repairs Group 1	\$ 100,874.
• Road Repairs Group 2	\$ 444,169.
• Road Repairs Group 3	\$ 464,428.
• Emergency Protective Measures – Labor/Equipment	\$ 46,897.
• Golf Course (expenditures to date \$ 1,397,348.)	\$ 1,329,372.
• Timber Ridge Road Repairs	\$ 376,336.
• Temporary/Emergency Road Repairs Group 1	\$ 85,477.
• Temporary/Emergency Road Repairs Group 2	\$ 109,818.
• J. Douglas Williams Park	\$ 90,301.
• Management Costs	<u>\$ 264,261.</u>
Total submissions to date:	\$ 3,956,132.

Reimbursements received to date:

• Village Hall HVAC unit replacement	\$ 12,240.
• Golf Course Pond Debris Cleanout	\$ 105,739.
• Village Staff labor/Equipment – Debris Removal	\$ 253,135.
• Tennis Courts	\$ 166,387.
• Pedestrian Bridge/Walking Path	\$ 106,698.
• Road Repairs Group 1	\$ 100,874.
• Road Repairs Group 2	\$ 444,169.
• Emergency Protective Measures – Labor/Equipment	\$ 46,897.
• Golf Course	<u>\$ 1,329,372.</u>
	\$ 2,565,511.

Balance of reimbursements due to the Village as of June 19, 2026. \$ 1,390,621.

NC DOT Project: THE NCDOT has been conducting preliminary utility relocation on NC 184 (Tynecastle Hwy) between Dobbins Road and Hickory Nut Gap Road since June 1st. This work is in preparation for a permanent culvert replacement project needed to repair damage from Hurricane Helene and is expected to last up to six weeks. Crews may close lanes between these two roads while they move existing gas lines ahead of a culvert replacement project. Hurricane Helene damaged the culvert that carries Hanging Rock Creek under NC 184. Temporary repairs helped reopen the highway shortly after Helene, but permanent repairs will begin later this year.

Sugar Mountain Drive Helene Road/Embankment Repairs Project: Bid Proposals were received on June 1st for the Hurricane Helene repairs needed to Sugar Mountain Drive (near the Tennis Courts). The following bids were received:

- Beam Construction \$ 601,215
- Phillips Grading \$ 636,760
- Tri-County Paving \$1,055,600

The low bidder was Beam Construction, and the Council will consider awarding the Contract for this project at the June 23rd meeting.

Summer Grillin' & Chillin' Events: The summer Grillin' & Chillin' Events will continue every Wednesday this summer through Labor Day, September 7th. The events are every Wednesday from 5:30 - 8:30. Wednesday, June 24th will feature the "Johnson Brothers". This is the ninth year of the event. With the excellent food and the great entertainment that has been offered, these summer events add much to the Village summer season. I would encourage each of you to attend a great evening with fellow residents and guests of the Village.

Property Tax Collections: Of the \$1,452,742 total 2025 levy, \$1,445,942 or 99.53% has been collected with a balance of \$6,800 uncollected through June 19, 2026. A balance of \$1,764 remains uncollected for the 2016-2024 tax years. Taxes were due or must be post-marked by Tuesday, January 6, 2026 and are accruing interest and penalties at this time.

Avery County has sent the 2026 tax scroll, and Tammy has begun updating the Village scroll for bills to be mailed in early July. The preliminary 2026 tax valuation for Sugar Mountain is an estimated \$527,188,211. With a tax rate of .28 cents, this will generate approximately \$1,476,127 in real, personal, and related tax revenues.

Administrative Matters: The Village office will be closed Friday, July 3rd for the 4th of July Holiday. There will be no change in the residential trash pick-up schedule this holiday week. The Avery County Solid Waste Centers will be closed on Saturday, July 4th and Sunday, July 5th. The Police Department will be on a regular schedule throughout the holiday weekend, with additional coverage on Saturday, July 4th.

Respectfully submitted,


Susan Phillips, Village Manager