

Sudden Valley Community Association

Sudden Valley Community Association
Balance Sheet
April 30, 2026 and December 31, 2025

	Unaudited** Apr 30, 2026	Unaudited** Dec 31, 2025	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 697,805	\$ 493,749	\$ 204,056
Building Completion Deposit Fund	668,900	798,900	(130,000)
Member Receivables - Operations*	-	47,957	(47,957)
Other Receivables	3,850	3,850	-
Prepaid Expenses	37,089	91,940	(54,851)
Operating Lease ROU Assets	20,771	23,036	(2,265)
Inventory	6,456	5,704	752
Total Current Assets	1,434,871	1,465,136	(30,265)
Current Liabilities			
Accounts Payable	(54,068)	(169,663)	115,595
Accrued Vacation Liability	(97,557)	(78,129)	(19,428)
Accrued Payroll	-	(96,358)	96,358
Prepaid Assessments	(330,479)	(187,700)	(142,779)
Building Completion Deposits	(668,900)	(798,900)	130,000
Other Refundable Deposits	(12,226)	(11,426)	(800)
Operating Lease Liability	(20,771)	(23,036)	2,265
Prepaid Golf Memberships	-	(156,649)	156,649
Total Current Liabilities	(1,184,001)	(1,521,861)	337,860
Other Liabilities			
Contingent PPP Loan Liability***	(357,700)	(357,700)	-
Deferred Library Lease Revenue	(25,333)	(28,000)	2,667
Total Other Liabilities	(383,033)	(385,700)	2,667
Operating Reserve Funds			
Emergency Operating Cash	364,949	364,709	240
Undesignated Reserves Cash	336,227	314,936	21,291
Total Operating Reserve Funds	701,176	679,645	21,531
Net Operating Assets	\$ 569,013	\$ 237,220	\$ 331,793
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,838,914	3,757,709	81,205
Roads Reserve Cash Fund	3,285,472	2,992,291	293,181
Board Density Reduction Cash Fund	150,842	150,789	53
Mailbox Cash Fund	187,720	178,900	8,820
CRRRF Capital Reserve Holding Cash	219,460	219,316	144
Mitigation Assignment of Savings Cash	49,928	49,905	23
LWWSD Assignment of Savings Cash	14,957	14,953	4
Member Receivables - Capital**	-	13,020	(13,020)
Total Capital Current Assets	7,747,293	7,376,883	370,410
Capital Fixed Assets			
Fixed Assets	16,917,306	16,881,457	35,849
Finance ROU Assets	19,357	41,258	(21,901)
Lots Held for Sale	188,706	188,706	-
Total Capital Assets	17,125,369	17,111,421	13,948
Long Term Liabilities			
CRRRF Loan 2022	(1,173,201)	(1,267,067)	93,867
Finance Leases	(42,507)	(49,661)	7,154
Total Long Term Liabilities	(1,215,707)	(1,316,728)	101,021
NET ASSETS	\$ 24,225,968	\$ 23,408,796	\$817,172
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	324,142	(55,534)	379,675
Transfers Out from Operations to Capital	-	-	-
Current Year Net Income: Capital**	493,031	1,658,105	(1,165,074)
Transfers Into Capital from Operations	-	-	-
Retained Earnings**	4,141,708	4,197,242	(55,534)
Capital**	19,267,087	17,608,982	1,658,105
TOTAL MEMBER EQUITY	\$ 24,225,968	\$23,408,796	\$817,172

* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal interim financial statement purposes. As per SVCA policy, Management continues to pursue collection of these receivables via all avenues allowed by Washington State laws. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At April 30, 2026, and December 31, 2025, the balances of receivables written off were \$850,229 and \$743,506, respectively.

** Beginning with the 2020 year end audited financial statements, Accounting Standards Codification (ASC) 606 requires issued audited financial statements to reclassify unspent capital dues revenue, including related capital transfer fee collections, as a contract liability balance (unearned revenue), which is then reversed out in future years when capital dues/capital transfer fee collections are actually expended on capital related expenditures. This particular accounting standard change is only incorporated into the issued audited financial statements and is not factored into SVCA's internal monthly statements as it would obscure the reality of monthly capital dues/capital transfer fee revenues collected for internal monthly presentation purposes. See SVCA's 2020 through 2024 audited financial statements (2024 represents the most recently issued audited statements), which fully incorporate ASC 606 and comply with Generally Accepted Accounting Principals (GAAP).

*** At 2024 year end, the Association recorded a contingent liability relating to Paycheck Protection Program (PPP) loan funds that were received in May 2020 and then forgiven by the Small Business Administration (SBA) in September 2021, which are funds that the SBA has since subsequently deemed that the Association did not qualify for because of its 501(C)(4) tax exempt status, which was communicated to the Association by the government in April 2025. This contingency was classified by the Association as probable. And upon final resolution with the SBA, the Association believes that the estimated amount of liability will be limited to the original amount of the PPP loan funds received (\$357,700) because of the fact that the Association fully disclosed its tax exempt status to the SBA during the PPP loan application process, which the government has especially acknowledged.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED

	Current Month - April 2026			Year to Date - 4 Months Ending 4/30/2026			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	267,874		251,117	1,071,654			1,004,471
Bad Debt Reserve	(3,563)		(2,521)	(44,582)			(27,363)
Net Current Year Assessment Income	<u>264,311</u>	<u>10,285</u>	<u>248,596</u>	<u>1,027,072</u>	<u>10,966</u>	95.8%	<u>977,108</u>
Bad Debt Recoveries - Prior Years			1,644				12,498
Golf Income	118,919	26,599	-	455,045	72,398		-
Marina Income	11,095	(3,243)	-	238,105	6,654		-
Rec Center & Pools Income	461	(83)	-	3,310	527		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	14,021	(1,671)	-	43,409	(11,424)		-
Rental Income - Other	1,320	657	-	1,440	(1,550)		-
Area Z Rental Income	5,293	(904)	-	12,842	1,137		-
Lease Income	5,882	-	-	23,526	-		-
New Home Construction Fees	14,000	3,420	-	42,150	(21,331)		-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		2,500
Capital Gain (Loss) on Sale of Lots	-	-	-	-	-		-
Investment Income	527	(223)	2,975	2,009	(992)		11,688
Total Revenue	<u>435,829</u>	<u>34,837</u>	<u>253,215</u>	<u>1,848,908</u>	<u>56,385</u>		<u>1,003,794</u>
EXPENSES							
Salaries & Benefits	191,245	16,645	-	721,381	56,221		-
Contracted & Professional Services	21,751	419	-	78,826	(6,127)		-
CC&Rs/ Mandates	39,822	1,717	-	143,072	23,352		-
Maintenance & Landscaping	67,146	(6,281)	-	186,475	(10,440)		-
Utilities	28,513	(5,821)	-	85,810	(10,399)		-
Administrative	12,684	(820)	-	70,558	(4,044)		-
Regulatory Compliance	21,512	7,214	-	109,891	24,712		-
Insurance Premiums	19,240	1,966	-	76,960	7,862		-
Other Expenses	-	292	-	-	3,763		-
Depreciation Expense	-	-	120,149	-	-		480,597
Closing Costs - Lot Sales	-	-	-	-	-		-
Interest expense	-	-	4,158	-	-		17,146
Total Expenses	<u>401,913</u>	<u>15,331</u>	<u>124,307</u>	<u>1,472,973</u>	<u>84,900</u>		<u>497,743</u>
Net Income (Loss)	<u>33,916</u>	<u>50,168</u>	<u>128,908</u>	<u>375,935</u>	<u>141,285</u>		<u>506,051</u>
Net UDR Activity for Operations							
Bylaws and Rules & Reg Revisions-WUCIOA	-			(7,130)			
2026 Community Survey & Support	(9,200)			(9,200)			
Net Income (Loss) with Board Approved UDR	<u>24,716</u>	<u>50,168</u>	<u>128,908</u>	<u>359,605</u>	<u>141,285</u>		<u>506,051</u>
Other Activity							
Net Other UDR Activity*	5,135			29,255			
AR Accrual - Prior Year Reversal	-		-	(47,957)			(13,020)
AR Accrual - Current Year	-		-	-			-
Lease Income- Library Prepaid Recognized	667			2,667			
Vacation Liability Accrual	(4,494)			(19,428)			
Total Other Activity	<u>1,308</u>		<u>-</u>	<u>(35,463)</u>			<u>(13,020)</u>
Grand Total Activity	<u>26,024</u>	<u>50,168</u>	<u>128,908</u>	<u>324,142</u>	<u>141,285</u>		<u>493,031</u>

*Prior year recoveries for operations are deposited into the Undesignated Reserve Account (UDR).

**Refer to the last footnote on the Balance Sheet (prior page) for a discussion of Accounting Standards Codification (ASC) 606 and capital dues revenue collections.

Sudden Valley Community Association

Sudden Valley Community Association
Reserve Cash Balance & Activity
 4 Months Actuals, 8 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2025	3,757,709	2,992,291	219,316	150,789	178,900	64,858	\$ 7,363,863	364,709	314,936	\$ 679,645
Dues Received	489,158	487,097		-	8,701		984,956	-	39,172	39,172
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	6,214	5,131	144	53	119	27	11,688	240	207	447
Sale of Assets	2,500						2,500			-
Sale of Lots (Net Proceeds)				-			-			-
Mitigation Release	-	-					-			-
2026 Expenditures	(416,667)	(199,047)	-	-	-		(615,714)		(18,088)	(18,088)
Net Available Cash at 4/30/2026	3,838,914	3,285,472	219,460	150,842	187,720	64,885	\$ 7,747,293	364,949	336,227	\$ 701,176
8 Month Outlook										
Outlook - 2026 Dues (95% collections)	948,211	940,870			16,814		\$ 1,905,895			\$ -
Outlook - Prior Year Collections	12,842	12,742			228		25,811		27,522	27,522
CRRRF Loan Payments for year 2026	(222,026)						(222,026)			-
Obligated Expenses/Holdings	(887,868)	(1,699,777)	(219,460)			(64,885)	(2,871,990)		(25,855)	(25,855)
Net Usable Cash Balance 12/31/2026	3,690,072	2,539,307	-	150,842	204,761	-	\$ 6,584,983	364,949	337,894	\$ 702,843
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2026, After Recommendation	\$ 3,090,072	\$ 2,039,307	\$ -	\$ 150,842	\$ 204,761	\$ -	\$ 5,484,983	\$ 364,949	\$ 337,894	\$ 702,843
Net Current Year Cash Increase (Decrease)	(67,637)	(452,984)	(219,316)	53	25,861	(64,858)	\$ (778,880)	240	22,958	\$ 23,198

*Note, when mitigation period has ended, unspent funds will be returned to the source account, Roads and CRRRF.

Sudden Valley Community Association
Operations - By Department
April 1, 2026 to April 30, 2026
CURRENT MONTH

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	17,160	(1,904)	7,940	(563)	49,724	4,214	(40,504)	1,747
Accounting	2,576	611	30,680	466	10,192	1,309	(38,296)	2,386
Administration	5,164	4,881	35,984	(1,297)	13,738	(1,320)	(44,558)	2,264
Common Costs	3,249	(834)	-	-	30,244	5,314	(26,995)	4,480
Facilities	11,175	(1,071)	4,730	(363)	19,341	1,040	(12,896)	(394)
Maintenance	-	-	22,087	3,433	8,173	(2,638)	(30,260)	795
Subtotal	39,324	1,683	101,421	1,676	131,412	7,919	(193,509)	11,278
Golf	118,919	26,599	71,805	6,589	66,948	(8,982)	(19,834)	24,206
Marina	11,495	(4,470)	-	-	1,512	1,730	9,983	(2,740)
Rec/ Pools/ Parks	1,781	741	18,019	8,380	10,797	(1,982)	(27,035)	7,139
Subtotal	132,195	22,870	89,824	14,969	79,257	(9,234)	(36,886)	28,605
Subtotal Operations before Ops Dues	171,519	24,553	191,245	16,645	210,669	(1,315)	(230,395)	39,883
Ops Dues Earned	267,874						267,874	
Curr Yr Bad Debts Activity	(3,563)						(3,563)	
Net Ops Dues	264,311	10,285					264,311	10,285
Net Operations	435,830	34,838	191,245	16,645	210,669	(1,315)	33,916	50,168
Net BOD Approved UDR Activity for Operations								
Bylaws and Rules & Reg Revisions-WUCIOA	-		-		-		-	
2026 Community Survey & Support	-		-		9,200		(9,200)	
Net Operations with Board Approved UDR	435,830	34,838	191,245	16,645	219,869	(1,315)	24,716	50,168
Other Operating Activity								
UDR Activity	5,294				159		5,135	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				4,494		(4,494)	
Total Other Operating Activity	5,961				4,653		1,308	
Grand Total Operations Activity	441,791	34,838	191,245	16,645	224,522	(1,315)	26,024	50,168

* Excludes Depreciation

B / (W) = Better / (Worse) Than Budget

Sudden Valley Community Association
Operations - By Department
January 1, 2026 to April 30, 2026
YEAR TO DATE

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	55,741	(35,823)	30,483	(2,108)	195,998	24,776	(170,740)	(13,155)
Accounting	10,483	(421)	117,953	1,813	24,508	(1,406)	(131,978)	(14)
Administration	6,602	6,026	136,830	(2,694)	67,574	(15,554)	(197,802)	(12,222)
Common Costs	14,037	(2,297)	-	-	146,136	28,596	(132,099)	26,299
Facilities	36,368	470	18,246	(683)	64,917	4,948	(46,795)	4,735
Maintenance	-	-	117,492	13,005	22,384	4,062	(139,876)	17,067
Subtotal	123,231	(32,045)	421,004	9,333	521,517	45,422	(819,290)	22,710
Golf	455,045	72,398	230,990	33,144	197,536	(25,133)	26,519	80,409
Marina	238,805	5,416	-	-	7,102	4,121	231,703	9,537
Rec/ Pools/ Parks	4,754	(352)	69,387	13,744	25,436	4,271	(90,069)	17,663
Subtotal	698,604	77,462	300,377	46,888	230,074	(16,741)	168,153	107,609
Subtotal Operations before Ops Dues	821,835	45,417	721,381	56,221	751,591	28,681	(651,137)	130,319
Ops Dues Earned	1,071,654						1,071,654	
Curr Yr Bad Debts Activity	(44,582)						(44,582)	
Net Ops Dues	1,027,072	10,966					1,027,072	10,966
Net Operations	1,848,907	56,383	721,381	56,221	751,591	28,681	375,935	141,285
Net BOD Approved UDR Activity for Operations								
Bylaws and Rules & Reg Revisions-WUCIOA	-		-		7,130		(7,130)	
2026 Community Survey & Support	-		-		9,200		(9,200)	
Net Operations with Board Approved UDR	1,848,907	56,383	721,381	56,221	767,921	28,681	359,605	141,285
Other Operating Activity								
UDR Activity	31,045				1,790		29,255	
AR Accrual - Prior Year Reversal	(47,957)				-		(47,957)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	2,667				-		2,667	
Vacation Liability Accrual	-				19,428		(19,428)	
Total Other Operating Activity	(14,245)				21,218		(35,463)	
Grand Total Operations Activity	1,834,662	56,383	721,381	56,221	789,139	28,681	324,142	141,285

* Excludes Depreciation

B / (W) = Better / (Worse) Than Budget

Sudden Valley Community Association

Sudden Valley Community Association
 Operations Income Statement
 April 1, 2026 to April 30, 2026

UNAUDITED

	2026 April Actuals	2026 MTD B / (W) Budget	2026 YTD (4 Months) Actuals	2026 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	264,311	10,285	1,027,072	10,966
Golf Income	118,919	26,599	455,045	72,398
Marina Income	11,095	(3,243)	238,105	6,654
Area Z Rental Income	5,293	(904)	12,842	1,137
Lease Income	5,882	-	23,526	-
Non-Lease Facility Rentals	1,320	657	1,440	(1,550)
Rec Center and Pools Income	461	(83)	3,310	527
New Home Construction Fees	14,000	3,420	42,150	(21,331)
Other AR Income	8,457	(5,325)	35,169	(17,150)
Other Income	5,564	3,654	8,240	5,726
Investment Income	527	(223)	2,009	(992)
Total Revenue	435,829	34,837	1,848,908	56,385
EXPENSES				
Salaries & Benefits				
ACC / Security	7,940	(563)	30,483	(2,108)
Accounting	30,680	466	117,953	1,813
Administration	35,984	(1,297)	136,830	(2,694)
Facilities	4,730	(363)	18,246	(683)
Maintenance	22,087	3,433	117,492	13,005
Golf	71,805	6,589	230,990	33,144
Rec/ Pools/ Parks	18,019	8,380	69,387	13,744
Marina	-	-	-	-
Total Salaries & Benefits	191,245	16,645	721,381	56,221
Other Expenses				
Administrative				
General Administrative	710	(710)	751	(751)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	3,276	(471)	16,149	(4,041)
Dues & Subscriptions	1,805	(1,050)	20,110	(4,652)
Office Supplies	669	361	8,718	(1,378)
GM Discretionary Funds	61	221	1,064	(260)
Advertising Costs	1,878	(1,216)	3,889	2,574
Cash Over/Short	30	(30)	(8)	8
Currency Gain/Loss	-	-	5	(5)
Events Charges	106	349	620	(135)
Printing & Copying	33	2,459	5,459	1,694
Training & Conferences	120	(78)	605	4,160
Recruiting Expense	583	153	1,287	(246)
Operating Performance Commissions	-	-	-	-
Operating Perf Comm Payroll Taxes	-	-	-	-
Payroll Service Fees	1,558	(399)	7,627	(2,016)
Insurance Claims	-	-	-	-
Uniforms	1,855	(409)	4,282	1,004
Cashiering Clearing Account	-	-	-	-
Total Administrative	12,684	(820)	70,558	(4,044)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	13,338	4,162	62,188	19,760
Permits & Licenses	642	(365)	1,706	721
Audit & Tax Services	5,258	4,224	5,258	4,224
Regulatory Compliance	256	87	1,019	355
Federal Income Tax	-	-	-	-
State B&O Tax	1,303	(179)	6,328	544
Property/Real Estate Tax	715	(715)	33,392	(892)
Total Regulator Compliance	21,512	7,214	109,891	24,712
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	420	625	644	3,298
Postage	1,649	(1,115)	3,629	(1,626)
Postage- Views	1,392	(142)	5,572	(572)
Newsletter Services	5,250	(87)	20,294	358
Legal Services	4,349	3,984	12,723	20,610
Professional Security Services	26,762	(1,548)	100,210	1,284
Total CC&Rs/ Mandates	39,822	1,717	143,072	23,352

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
April 1, 2026 to April 30, 2026

UNAUDITED

	<u>2026 April Actuals</u>	<u>2026 MTD B / (W) Budget</u>	<u>2026 YTD (4 Months) Actuals</u>	<u>2026 YTD B / (W) Budget</u>
Insurance Premiums	19,240	1,966	76,960	7,862
Utilities				
Utilities	3,605	(3,605)	706	(706)
Utilities- Natural Gas	1,720	404	6,729	4,056
Utilities- Water & Sewer	8,185	(81)	16,033	(87)
Utilities- Electricity	7,972	(2,269)	34,078	(11,362)
Utilities- Trash & Recycling Service	1,613	(136)	6,577	(461)
Utilities- Communications Service	5,418	(134)	21,687	(1,839)
Total Utilities	<u>28,513</u>	<u>(5,821)</u>	<u>85,810</u>	<u>(10,399)</u>
Maintenance & Landscaping				
Landscape R&M	14,401	5,043	16,252	14,933
Building R&M- Materials	1,857	138	7,647	1,875
Building R&M- Contract Services	2,674	413	17,895	968
Raw Materials	23,042	(17,436)	48,820	(34,481)
Raw Materials: Sand & Gravel	1,146	10,998	28,223	(3,538)
Janitorial Supplies	984	790	3,872	693
Equipment R&M	11,775	(5,708)	33,816	(1,173)
Small Tools & Equipment	97	349	2,846	467
Vehicle R&M	870	(116)	4,538	(779)
Vehicle Fuel	7,248	(1,699)	16,830	(780)
Other Supplies	2,270	1,023	4,871	6,453
Other R&M	782	(76)	782	2,097
Weather Response	-	-	83	2,825
Total Maintenance & Landscaping	<u>67,146</u>	<u>(6,281)</u>	<u>186,475</u>	<u>(10,440)</u>
Contracted & Professional Services				
Equipment Lease & Rental	1,214	(1,214)	8,586	800
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	5,274	(2,008)	24,700	(5,931)
Pool Management	4,285	(2,418)	3,835	(119)
Safety & Security Services	2,555	(997)	12,224	(1,645)
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	5,273	3,060	15,336	1,330
Other Professional Services	3,150	3,996	14,145	(562)
Total Contracted & Professional Services	<u>21,751</u>	<u>419</u>	<u>78,826</u>	<u>(6,127)</u>
Other Expenses				
Vandalism	-	-	-	2,596
Other Charges	-	-	-	-
SVCA Committee Support	-	292	-	1,167
Total Other Expenses	<u>-</u>	<u>292</u>	<u>-</u>	<u>3,763</u>
Total Other Expenses	<u>210,668</u>	<u>(1,314)</u>	<u>751,592</u>	<u>28,679</u>
Total Operations Expenses	<u>401,913</u>	<u>15,331</u>	<u>1,472,973</u>	<u>84,900</u>
Net Operations Income (Loss)	<u>33,916</u>	<u>50,168</u>	<u>375,935</u>	<u>141,285</u>
Net BOD Approved UDR Activity for Operations (Expense)				
Bylaws and Rules & Reg Revisions-WUCIOA	-	-	(7,130)	-
2026 Community Survey & Support	(9,200)	-	(9,200)	-
Net Operations Income (Loss) with BOD Approved UDR	<u>24,716</u>	<u>50,168</u>	<u>359,605</u>	<u>141,285</u>
Other Operating Activity- Income/(Expense)				
UDR Activity	5,135	-	29,255	-
AR Accrual - Prior Year Reversal	-	-	(47,957)	-
AR Accrual - Current Year	-	-	-	-
Lease Income- Library Prepaid Recognized	667	-	2,667	-
Vacation Liability Accrual	(4,494)	-	(19,428)	-
Total Other Operating Activity	<u>1,308</u>	<u>-</u>	<u>(35,463)</u>	<u>-</u>
Grand Total Operations Activity	<u>26,024</u>	<u>50,168</u>	<u>324,142</u>	<u>141,285</u>
* Excludes Depreciation				

Income Statement Report Sudden Valley Community Association Common Costs

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2026 Ops	(3,563.18)	(13,369.83)	9,806.65	(44,581.84)	(53,479.32)	8,897.48	(160,438.00)	(115,856.16)
4005.26 - Member Assessments 2026	267,874.22	267,396.33	477.89	1,071,653.50	1,069,585.32	2,068.18	3,208,756.00	2,137,102.50
Total Dues and Assessment Income- Ops	264,311.04	254,026.50	10,284.54	1,027,071.66	1,016,106.00	10,965.66	3,048,318.00	2,021,246.34
Other AR Income								
4830 - Advertising Income	3,217.50	3,333.33	(115.83)	11,272.00	13,333.32	(2,061.32)	40,000.00	28,728.00
4831 - BD Expense- Views Ads	(496.00)	0.00	(496.00)	(177.00)	0.00	(177.00)	0.00	177.00
Total Other AR Income	2,721.50	3,333.33	(611.83)	11,095.00	13,333.32	(2,238.32)	40,000.00	28,905.00
Other Income								
4610 - Timber Income	0.00	0.00	0.00	616.40	0.00	616.40	0.00	(616.40)
4835 - Miscellaneous Income	0.00	0.00	0.00	151.41	0.00	151.41	0.00	(151.41)
4870 - Member Donation Income	0.00	0.00	0.00	165.48	0.00	165.48	0.00	(165.48)
Total Other Income	0.00	0.00	0.00	933.29	0.00	933.29	0.00	(933.29)
Investment Income								
4900 - Interest Earned - Operating Accounts	527.47	750.00	(222.53)	2,008.50	3,000.00	(991.50)	9,000.00	6,991.50
Total Investment Income	527.47	750.00	(222.53)	2,008.50	3,000.00	(991.50)	9,000.00	6,991.50
Total Common Costs Income	267,560.01	258,109.83	9,450.18	1,041,108.45	1,032,439.32	8,669.13	3,097,318.00	2,056,209.55
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	41.67	(41.67)	0.00	166.68	(166.68)	500.00	500.00
9005 - State B&O Tax	21.15	25.00	(3.85)	84.20	100.00	(15.80)	300.00	215.80
9015 - Property/Real Estate Tax	714.81	0.00	714.81	33,392.27	32,500.00	892.27	65,000.00	31,607.73
Total Regulatory Compliance	735.96	66.67	669.29	33,476.47	32,766.68	709.79	65,800.00	32,323.53
CC&Rs/ Mandates								
5216 - Postage- Views	1,392.43	1,250.00	142.43	5,572.16	5,000.00	572.16	15,000.00	9,427.84
5225 - Newsletter Services	4,868.75	5,000.00	(131.25)	18,771.00	20,000.00	(1,229.00)	60,000.00	41,229.00

Income Statement Report Sudden Valley Community Association Common Costs

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
7020 - Legal Services	4,349.12	8,333.33	(3,984.21)	12,723.36	33,333.32	(20,609.96)	100,000.00	87,276.64
Total CC&Rs/ Mandates	10,610.30	14,583.33	(3,973.03)	37,066.52	58,333.32	(21,266.80)	175,000.00	137,933.48
Insurance								
5400 - Insurance Premiums	18,898.16	20,907.92	(2,009.76)	75,592.64	83,631.68	(8,039.04)	250,895.00	175,302.36
Total Insurance	18,898.16	20,907.92	(2,009.76)	75,592.64	83,631.68	(8,039.04)	250,895.00	175,302.36
Total Common Costs Expense	30,244.42	35,557.92	(5,313.50)	146,135.63	174,731.68	(28,596.05)	491,695.00	345,559.37
Total Common Costs Income / (Loss)	237,315.59	222,551.91	14,763.68	894,972.82	857,707.64	37,265.18	2,605,623.00	1,710,650.18

Income Statement Report

Sudden Valley Community Association

ACC / Security

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	14,000.00	10,580.00	3,420.00	42,150.00	63,481.00	(21,331.00)	185,000.00	142,850.00
Total New Home Construction Fees	14,000.00	10,580.00	3,420.00	42,150.00	63,481.00	(21,331.00)	185,000.00	142,850.00
Other AR Income								
4805 - Compliance Fees & Fines - ACC	0.00	8,484.00	(8,484.00)	14,080.00	28,083.00	(14,003.00)	60,000.00	45,920.00
4806 - BD Expense- ACC Fines	3,160.36	0.00	3,160.36	(1,038.64)	0.00	(1,038.64)	0.00	1,038.64
4811 - BD Expense- Sec Fines	0.00	0.00	0.00	550.00	0.00	550.00	0.00	(550.00)
Total Other AR Income	3,160.36	8,484.00	(5,323.64)	13,591.36	28,083.00	(14,491.64)	60,000.00	46,408.64
Total ACC / Security Income	17,160.36	19,064.00	(1,903.64)	55,741.36	91,564.00	(35,822.64)	245,000.00	189,258.64
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	0.00	0.00	144.69	0.00	144.69	0.00	(144.69)
Total Administrative	0.00	0.00	0.00	144.69	0.00	144.69	0.00	(144.69)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	13,338.40	17,500.00	(4,161.60)	62,187.60	81,948.00	(19,760.40)	250,000.00	187,812.40
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	173.00	(173.00)	187.00	187.00
9005 - State B&O Tax	33.92	68.00	(34.08)	300.29	750.00	(449.71)	1,000.00	699.71
Total Regulatory Compliance	13,372.32	17,568.00	(4,195.68)	62,487.89	82,871.00	(20,383.11)	251,187.00	188,699.11
CC&Rs/ Mandates								
5215 - Postage	0.00	24.00	(24.00)	0.00	154.00	(154.00)	250.00	250.00
7097 - Professional Security Services	26,762.48	25,214.00	1,548.48	100,210.39	101,494.00	(1,283.61)	309,000.00	208,789.61
Total CC&Rs/ Mandates	26,762.48	25,238.00	1,524.48	100,210.39	101,648.00	(1,437.61)	309,250.00	209,039.61
Payroll & Benefits								
5300 - Salaries	6,414.47	5,979.00	435.47	24,477.92	22,878.00	1,599.92	77,234.00	52,756.08
5335 - Payroll Taxes- Employer	631.32	543.00	88.32	2,428.43	2,077.00	351.43	7,011.00	4,582.57
5385 - Payroll Benefits - Medical	894.05	855.00	39.05	3,576.20	3,420.00	156.20	10,261.00	6,684.80

Income Statement Report

Sudden Valley Community Association

ACC / Security

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	579.00	579.00
Total Payroll & Benefits	7,939.84	7,377.00	562.84	30,482.55	28,375.00	2,107.55	95,085.00	64,602.45
Utilities								
6050 - Utilities- Communications Service	274.05	219.00	55.05	1,076.55	792.00	284.55	2,800.00	1,723.45
Total Utilities	274.05	219.00	55.05	1,076.55	792.00	284.55	2,800.00	1,723.45
Maintenance & Landscaping								
6775 - Vehicle R&M	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00	3,000.00
6785 - Vehicle Fuel	1,487.25	814.00	673.25	4,545.20	4,374.00	171.20	11,568.00	7,022.80
6795 - Other Supplies	0.00	0.00	0.00	0.00	414.00	(414.00)	414.00	414.00
Total Maintenance & Landscaping	1,487.25	1,064.00	423.25	4,545.20	5,788.00	(1,242.80)	14,982.00	10,436.80
Contracted & Professional Services								
6440 - Safety & Security Services	2,555.17	1,516.00	1,039.17	12,197.26	10,412.00	1,785.26	25,000.00	12,802.74
6460 - ACC Consultant	5,273.17	8,333.00	(3,059.83)	15,335.67	16,666.00	(1,330.33)	50,000.00	34,664.33
Total Contracted & Professional Services	7,828.34	9,849.00	(2,020.66)	27,532.93	27,078.00	454.93	75,000.00	47,467.07
Other Expenses								
9120 - Vandalism & Towing	0.00	0.00	0.00	0.00	2,596.00	(2,596.00)	5,000.00	5,000.00
Total Other Expenses	0.00	0.00	0.00	0.00	2,596.00	(2,596.00)	5,000.00	5,000.00
Total ACC / Security Expense	57,664.28	61,315.00	(3,650.72)	226,480.20	249,148.00	(22,667.80)	753,304.00	526,823.80
Total ACC / Security Income / (Loss)	(40,503.92)	(42,251.00)	1,747.08	(170,738.84)	(157,584.00)	(13,154.84)	(508,304.00)	(337,565.16)

Income Statement Report

Sudden Valley Community Association

Accounting

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	2,250.00	1,846.00	404.00	9,600.00	10,096.00	(496.00)	35,000.00	25,400.00
4241 - BD Expense- Title Fees	150.00	0.00	150.00	150.00	0.00	150.00	0.00	(150.00)
4705 - NSF Service Fees	216.00	119.00	97.00	1,070.00	807.00	263.00	2,500.00	1,430.00
4706 - BD Expense- NSF Fees	(40.50)	0.00	(40.50)	(337.50)	0.00	(337.50)	0.00	337.50
Total Other AR Income	2,575.50	1,965.00	610.50	10,482.50	10,903.00	(420.50)	37,500.00	27,017.50
Total Accounting Income	2,575.50	1,965.00	610.50	10,482.50	10,903.00	(420.50)	37,500.00	27,017.50
<u>Expense</u>								
Administrative								
5000 - General Administrative	710.29	0.00	710.29	750.53	0.00	750.53	0.00	(750.53)
5015 - Bank Charges & Fees	1,387.51	106.00	1,281.51	3,573.28	583.00	2,990.28	1,500.00	(2,073.28)
5121 - Currency Gain/Loss	0.00	0.00	0.00	5.00	0.00	5.00	0.00	(5.00)
5210 - Printing & Copying	33.04	338.00	(304.96)	604.60	1,359.00	(754.40)	6,500.00	5,895.40
5399 - Payroll Service Fees	1,557.97	1,159.00	398.97	7,627.09	5,611.00	2,016.09	19,000.00	11,372.91
Total Administrative	3,688.81	1,603.00	2,085.81	12,560.50	7,553.00	5,007.50	27,000.00	14,439.50
Regulatory Compliance								
7000 - Audit & Tax Services	5,257.82	9,482.00	(4,224.18)	5,257.82	9,482.00	(4,224.18)	50,500.00	45,242.18
9005 - State B&O Tax	25.70	39.00	(13.30)	125.60	355.00	(229.40)	1,000.00	874.40
Total Regulatory Compliance	5,283.52	9,521.00	(4,237.48)	5,383.42	9,837.00	(4,453.58)	51,500.00	46,116.58
CC&Rs/ Mandates								
5215 - Postage	177.75	194.00	(16.25)	622.31	750.00	(127.69)	5,000.00	4,377.69
Total CC&Rs/ Mandates	177.75	194.00	(16.25)	622.31	750.00	(127.69)	5,000.00	4,377.69
Payroll & Benefits								
5300 - Salaries	24,574.11	25,440.00	(865.89)	94,168.89	97,339.00	(3,170.11)	328,630.00	234,461.11
5335 - Payroll Taxes- Employer	2,408.48	2,287.00	121.48	9,358.40	8,750.00	608.40	29,541.00	20,182.60
5385 - Payroll Benefits - Medical	3,697.44	3,419.00	278.44	14,426.04	13,677.00	749.04	41,032.00	26,605.96

Income Statement Report Sudden Valley Community Association Accounting

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	2,465.00	2,465.00
Total Payroll & Benefits	30,680.03	31,146.00	(465.97)	117,953.33	119,766.00	(1,812.67)	401,668.00	283,714.67
Utilities								
6050 - Utilities- Communications Service	170.97	183.00	(12.03)	673.90	730.00	(56.10)	2,189.00	1,515.10
Total Utilities	170.97	183.00	(12.03)	673.90	730.00	(56.10)	2,189.00	1,515.10
Contracted & Professional Services								
5125 - IT Support and Services	870.40	0.00	870.40	3,722.54	4,231.00	(508.46)	10,000.00	6,277.46
7095 - Other Professional Services	0.00	0.00	0.00	1,544.90	0.00	1,544.90	0.00	(1,544.90)
Total Contracted & Professional Services	870.40	0.00	870.40	5,267.44	4,231.00	1,036.44	10,000.00	4,732.56
Total Accounting Expense	40,871.48	42,647.00	(1,775.52)	142,460.90	142,867.00	(406.10)	497,357.00	354,896.10
Total Accounting Income / (Loss)	(38,295.98)	(40,682.00)	2,386.02	(131,978.40)	(131,964.00)	(14.40)	(459,857.00)	(327,878.60)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4244 - Annual Rental Registration Fees	4,550.00	0.00	4,550.00	4,550.00	0.00	4,550.00	0.00	(4,550.00)
4245 - Photocopy Income	0.00	0.00	0.00	76.35	0.00	76.35	0.00	(76.35)
4255 - Maps and Signs	424.00	283.00	141.00	735.00	576.00	159.00	1,500.00	765.00
4840 - Non-Taxable Income	140.00	0.00	140.00	141.00	0.00	141.00	0.00	(141.00)
4846 - Vendor Space Rentals	50.00	0.00	50.00	1,100.00	0.00	1,100.00	3,500.00	2,400.00
Total Other Income	5,164.00	283.00	4,881.00	6,602.35	576.00	6,026.35	5,000.00	(1,602.35)
Total SVCA Operations- Admin Income	5,164.00	283.00	4,881.00	6,602.35	576.00	6,026.35	5,000.00	(1,602.35)
Expense								
Administrative								
5015 - Bank Charges & Fees	0.00	1,207.00	(1,207.00)	5,660.74	6,175.00	(514.26)	10,000.00	4,339.26
5045 - Dues & Subscriptions	0.00	0.00	0.00	1,814.78	312.00	1,502.78	1,500.00	(314.78)
5090 - Office Supplies	444.72	523.00	(78.28)	7,095.62	5,169.00	1,926.62	20,500.00	13,404.38
5100 - GM Discretionary Funds	60.85	282.00	(221.15)	1,064.00	804.00	260.00	5,000.00	3,936.00
5120 - Cash Over/Short	30.39	0.00	30.39	30.46	0.00	30.46	0.00	(30.46)
5205 - Events Charges	106.21	445.00	(338.79)	504.20	445.00	59.20	8,000.00	7,495.80
5210 - Printing & Copying	0.00	1,904.00	(1,904.00)	2,804.08	5,139.00	(2,334.92)	12,000.00	9,195.92
5227 - Training & Conferences	0.00	0.00	0.00	425.00	1,120.00	(695.00)	1,500.00	1,075.00
5325 - Recruiting Expense	583.00	736.00	(153.00)	1,287.00	1,041.00	246.00	3,000.00	1,713.00
Total Administrative	1,225.17	5,097.00	(3,871.83)	20,685.88	20,205.00	480.88	61,500.00	40,814.12
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	100.75	0.00	100.75	0.00	(100.75)
9005 - State B&O Tax	15.21	0.00	15.21	19.96	0.00	19.96	0.00	(19.96)
Total Regulatory Compliance	15.21	0.00	15.21	120.71	0.00	120.71	0.00	(120.71)
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00	24,000.00
5115 - Web Site Maintenance	420.00	370.00	50.00	643.86	2,592.00	(1,948.14)	5,000.00	4,356.14

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5215 - Postage	1,471.02	107.00	1,364.02	3,006.62	560.00	2,446.62	1,500.00	(1,506.62)
5225 - Newsletter Services	380.80	163.00	217.80	1,523.20	652.00	871.20	2,000.00	476.80
Total CC&Rs/ Mandates	2,271.82	640.00	1,631.82	5,173.68	3,804.00	1,369.68	32,500.00	27,326.32
Payroll & Benefits								
5300 - Salaries	30,352.77	28,701.00	1,651.77	115,439.10	110,572.00	4,867.10	370,762.00	255,322.90
5335 - Payroll Taxes- Employer	2,949.24	2,567.00	382.24	11,913.32	9,887.00	2,026.32	33,151.00	21,237.68
5385 - Payroll Benefits - Medical	2,682.15	3,419.00	(736.85)	9,477.28	13,677.00	(4,199.72)	41,032.00	31,554.72
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	2,781.00	2,781.00
Total Payroll & Benefits	35,984.16	34,687.00	1,297.16	136,829.70	134,136.00	2,693.70	447,726.00	310,896.30
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
6050 - Utilities- Communications Service	1,457.73	1,040.00	417.73	5,877.10	3,573.00	2,304.10	12,074.00	6,196.90
Total Utilities	1,457.73	1,040.00	417.73	5,937.10	3,573.00	2,364.10	12,074.00	6,136.90
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	0.00	400.00	(400.00)	400.00	400.00
Total Maintenance & Landscaping	0.00	0.00	0.00	0.00	400.00	(400.00)	400.00	400.00
Contracted & Professional Services								
5085 - Equipment Lease & Rental	1,214.20	0.00	1,214.20	2,079.16	0.00	2,079.16	7,000.00	4,920.84
5125 - IT Support and Services	4,403.93	3,266.00	1,137.93	20,977.47	14,538.00	6,439.47	45,000.00	24,022.53
7095 - Other Professional Services	3,150.00	2,083.00	1,067.00	12,600.00	8,333.00	4,267.00	25,000.00	12,400.00
Total Contracted & Professional Services	8,768.13	5,349.00	3,419.13	35,656.63	22,871.00	12,785.63	77,000.00	41,343.37

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Other Expenses								
9211 - SVCA Committee Support	0.00	292.00	(292.00)	0.00	1,167.00	(1,167.00)	3,500.00	3,500.00
Total Other Expenses	0.00	292.00	(292.00)	0.00	1,167.00	(1,167.00)	3,500.00	3,500.00
Total SVCA Operations- Admin Expense	49,722.22	47,105.00	2,617.22	204,403.70	186,156.00	18,247.70	634,700.00	430,296.30
Total SVCA Operations- Admin Income / (Loss)	(44,558.22)	(46,822.00)	2,263.78	(197,801.35)	(185,580.00)	(12,221.35)	(629,700.00)	(431,898.65)

Income Statement Report Sudden Valley Community Association Facilities

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	7,166.00	6,197.00	969.00	14,478.50	11,705.00	2,773.50	24,000.00	9,521.50
4412 - BD Expense- Area Z	(1,873.00)	0.00	(1,873.00)	(1,636.17)	0.00	(1,636.17)	0.00	1,636.17
Total Area Z Rental Income	5,293.00	6,197.00	(904.00)	12,842.33	11,705.00	1,137.33	24,000.00	11,157.67
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	3,931.50	0.00	15,726.00	15,726.00	0.00	47,178.00	31,452.00
4435 - Lease Income - Barn 8	1,350.00	1,350.00	0.00	5,400.00	5,400.00	0.00	16,200.00	10,800.00
4439 - Lease Income- Library	600.00	600.00	0.00	2,400.00	2,400.00	0.00	7,800.00	5,400.00
Total Lease Income	5,881.50	5,881.50	0.00	23,526.00	23,526.00	0.00	71,178.00	47,652.00
Non-Lease Facility Rentals								
4400 - Facility Rentals	0.00	167.00	(167.00)	0.00	667.00	(667.00)	2,000.00	2,000.00
Total Non-Lease Facility Rentals	0.00	167.00	(167.00)	0.00	667.00	(667.00)	2,000.00	2,000.00
Total Facilities Income	11,174.50	12,245.50	(1,071.00)	36,368.33	35,898.00	470.33	97,178.00	60,809.67
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	100.00	(100.00)	0.00	100.00	(100.00)	100.00	100.00
7110 - Regulatory Compliance	73.42	129.00	(55.58)	293.68	517.00	(223.32)	1,550.00	1,256.32
9005 - State B&O Tax	84.97	60.00	24.97	559.03	511.00	48.03	1,200.00	640.97
Total Regulatory Compliance	158.39	289.00	(130.61)	852.71	1,128.00	(275.29)	2,850.00	1,997.29
Payroll & Benefits								
5300 - Salaries	3,461.46	3,142.00	319.46	13,211.90	12,653.00	558.90	45,567.00	32,355.10
5335 - Payroll Taxes- Employer	374.21	370.00	4.21	1,456.93	1,490.00	(33.07)	5,366.00	3,909.07
5385 - Payroll Benefits - Medical	894.22	855.00	39.22	3,576.88	3,420.00	156.88	10,261.00	6,684.12
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	342.00	342.00
Total Payroll & Benefits	4,729.89	4,367.00	362.89	18,245.71	17,563.00	682.71	61,536.00	43,290.29

Income Statement Report Sudden Valley Community Association Facilities

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	44.13	0.00	44.13	176.52	0.00	176.52	0.00	(176.52)
Total Insurance	44.13	0.00	44.13	176.52	0.00	176.52	0.00	(176.52)
Utilities								
6000 - Utilities	3,604.67	0.00	3,604.67	706.46	0.00	706.46	0.00	(706.46)
6005 - Utilities- Natural Gas	597.88	728.00	(130.12)	2,181.23	3,782.00	(1,600.77)	8,683.00	6,501.77
6023 - Utilities- Water & Sewer	3,353.32	3,273.00	80.32	6,541.08	6,431.00	110.08	21,604.00	15,062.92
6033 - Utilities- Electricity	4,057.78	2,918.00	1,139.78	18,068.89	12,023.00	6,045.89	30,409.00	12,340.11
6035 - Utilities- Trash & Recycling Service	900.18	800.00	100.18	3,697.80	3,455.00	242.80	13,813.00	10,115.20
6050 - Utilities- Communications Service	887.32	1,214.00	(326.68)	3,544.76	4,851.00	(1,306.24)	15,258.00	11,713.24
Total Utilities	13,401.15	8,933.00	4,468.15	34,740.22	30,542.00	4,198.22	89,767.00	55,026.78
Maintenance & Landscaping								
6515 - Building R&M- Materials	1,830.90	1,506.00	324.90	7,132.62	9,033.00	(1,900.38)	40,000.00	32,867.38
6520 - Building R&M- Contract Vendor	2,674.05	3,087.00	(412.95)	17,895.24	18,863.00	(967.76)	45,000.00	27,104.76
6635 - Janitorial Supplies	984.18	1,566.00	(581.82)	3,871.95	3,732.00	139.95	15,000.00	11,128.05
6675 - Equipment R&M	247.81	0.00	247.81	247.81	0.00	247.81	10,000.00	9,752.19
6795 - Other Supplies	0.00	0.00	0.00	0.00	567.00	(567.00)	1,550.00	1,550.00
6796 - Other R&M	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
Total Maintenance & Landscaping	5,736.94	6,159.00	(422.06)	29,147.62	33,195.00	(4,047.38)	112,550.00	83,402.38
Contracted & Professional Services								
7095 - Other Professional Services	0.00	5,000.00	(5,000.00)	0.00	5,000.00	(5,000.00)	15,000.00	15,000.00
Total Contracted & Professional Services	0.00	5,000.00	(5,000.00)	0.00	5,000.00	(5,000.00)	15,000.00	15,000.00
Total Facilities Expense	24,070.50	24,748.00	(677.50)	83,162.78	87,428.00	(4,265.22)	281,703.00	198,540.22
Total Facilities Income / (Loss)	(12,896.00)	(12,502.50)	(393.50)	(46,794.45)	(51,530.00)	4,735.55	(184,525.00)	(137,730.55)

Income Statement Report Sudden Valley Community Association Maintenance

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5090 - Office Supplies	0.00	0.00	0.00	188.97	0.00	188.97	150.00	(38.97)
5227 - Training & Conferences	0.00	42.00	(42.00)	0.00	167.00	(167.00)	500.00	500.00
6408 - Uniforms	1,074.67	993.00	81.67	2,200.00	2,179.00	21.00	3,000.00	800.00
Total Administrative	1,074.67	1,035.00	39.67	2,388.97	2,346.00	42.97	3,650.00	1,261.03
Regulatory Compliance								
6300 - Permits & Licenses	641.81	177.00	464.81	900.34	1,507.00	(606.66)	2,200.00	1,299.66
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	641.81	177.00	464.81	900.34	1,507.00	(606.66)	2,300.00	1,399.66
Payroll & Benefits								
5300 - Salaries	15,815.27	19,287.00	(3,471.73)	82,552.99	95,361.00	(12,808.01)	332,464.00	249,911.01
5335 - Payroll Taxes- Employer	1,596.78	2,071.00	(474.22)	8,601.98	10,238.00	(1,636.02)	35,692.00	27,090.02
5385 - Payroll Benefits - Medical	4,674.63	4,162.00	512.63	26,337.45	16,648.00	9,689.45	49,946.00	23,608.55
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	2,493.00	2,493.00
6447.1 - Weather Response Payroll	0.00	0.00	0.00	0.00	7,500.00	(7,500.00)	15,000.00	15,000.00
6447.2 - Weather Response Payroll Taxes	0.00	0.00	0.00	0.00	750.00	(750.00)	1,500.00	1,500.00
Total Payroll & Benefits	22,086.68	25,520.00	(3,433.32)	117,492.42	130,497.00	(13,004.58)	437,095.00	319,602.58
Utilities								
6050 - Utilities- Communications Service	347.80	446.00	(98.20)	1,381.64	1,614.00	(232.36)	5,440.00	4,058.36
Total Utilities	347.80	446.00	(98.20)	1,381.64	1,614.00	(232.36)	5,440.00	4,058.36
Maintenance & Landscaping								
6110 - Landscape R&M	1,170.10	421.00	749.10	1,264.91	562.00	702.91	5,000.00	3,735.09
6447 - Weather Response	0.00	0.00	0.00	82.50	2,907.00	(2,824.50)	35,000.00	34,917.50
6515 - Building R&M- Materials	25.86	0.00	25.86	513.92	0.00	513.92	0.00	(513.92)
6610 - Raw Materials	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
6621 - Raw Materials: Sand & Gravel	1,145.83	0.00	1,145.83	1,145.83	0.00	1,145.83	5,000.00	3,854.17
6675 - Equipment R&M	586.72	1,085.00	(498.28)	3,356.26	6,878.00	(3,521.74)	15,000.00	11,643.74

Income Statement Report Sudden Valley Community Association Maintenance

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6765 - Small Tools & Equipment	96.86	54.00	42.86	873.49	251.00	622.49	12,000.00	11,126.51
6775 - Vehicle R&M	870.47	504.00	366.47	4,538.29	2,759.00	1,779.29	12,460.00	7,921.71
6785 - Vehicle Fuel	2,143.27	1,701.00	442.27	5,875.80	5,076.00	799.80	17,412.00	11,536.20
6795 - Other Supplies	70.05	112.00	(41.95)	62.39	2,546.00	(2,483.61)	5,000.00	4,937.61
Total Maintenance & Landscaping	6,109.16	3,877.00	2,232.16	17,713.39	20,979.00	(3,265.61)	109,372.00	91,658.61
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00	7,500.00
6440 - Safety & Security Services	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
7095 - Other Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00
Total Contracted & Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	33,000.00	33,000.00
Total Maintenance Expense	30,260.12	31,055.00	(794.88)	139,876.76	156,943.00	(17,066.24)	590,857.00	450,980.24
Total Maintenance Income / (Loss)	(30,260.12)	(31,055.00)	794.88	(139,876.76)	(156,943.00)	17,066.24	(590,857.00)	(450,980.24)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

April 1, 2026 to April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 36,643	\$ 19,900	\$ 16,743	\$ 288,372	\$ 249,188	\$ 39,184	\$ 398,000	\$ 109,628
4151 - BD Expense- Golf	7,565	-	7,565	16,415	-	16,415	-	(16,415)
4154 - Golf Course Daily Greens Fees	52,175	51,387	788	92,582	83,335	9,247	776,000	683,418
4170 - Driving Range Fees	5,359	4,270	1,089	8,592	7,272	1,320	40,850	32,258
4174 - Golf Cart Rental	15,577	15,498	79	35,723	32,049	3,674	234,500	198,777
4176 - Golf Club Storage	109	37	72	2,038	1,499	539	1,850	(188)
4178 - Trail Fees	1,492	1,228	264	11,323	9,304	2,019	15,862	4,540
Total Golf Income	118,919	92,320	26,599	455,045	382,647	72,398	1,467,062	1,012,018
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	118,919	92,320	26,599	455,045	382,647	72,398	1,467,062	1,012,018
Expense								
Administrative								
5107 - Advertising Costs	1,878	662	1,216	3,889	6,463	(2,574)	18,000	14,111
5015 - Bank Charges & Fees	1,888	1,492	396	6,915	5,350	1,565	35,000	28,085
5120 - Cash Over/Short	-	-	-	(38)	-	(38)	-	38
5045 - Dues & Subscriptions	1,805	755	1,050	18,295	15,146	3,149	32,000	13,705
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	80	335	(255)	337	569	(232)	1,200	863
5205 - Events Charges	-	10	(10)	-	40	(40)	120	120
5210 - Printing & Copying	-	227	(227)	1,855	618	1,237	1,800	(55)
5227 - Training & Conferences	120	-	120	180	3,478	(3,298)	7,000	6,820
5326 - Operating Performance Commissions	-	-	-	-	-	-	4,505	4,505
5326.1 - Operating Perf Comm Payroll Taxes	-	-	-	-	-	-	451	451
5399 - Payroll Service Fees	-	-	-	-	-	-	-	-
6408 - Uniforms	780	453	327	2,082	3,107	(1,025)	8,800	6,718
Total Administrative	6,552	3,934	2,618	33,514	34,771	(1,257)	108,876	75,361
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	-	-	705	647	58	750	45
9005 - State B&O Tax	525	525	0	1,336	1,345	(9)	7,500	6,164
TotalRegulatory Compliance	525	525	0	2,041	1,992	49	8,250	6,209
CC&Rs/ Mandates								
5215 - Postage	-	209	(209)	-	239	(239)	370	370
5115 - Web Site Maintenance	-	675	(675)	-	1,350	(1,350)	2,700	2,700
CC&Rs/ Mandates Total	-	884	(884)	-	1,589	(1,589)	3,070	3,070
Payroll & Benefits								
5300 - Salaries	59,099	62,805	(3,706)	185,822	206,216	(20,394)	774,937	589,115
5335 - Payroll Taxes- Employer	6,469	6,186	283	20,182	20,307	(125)	76,331	56,149
5385 - Payroll Benefits - Medical	6,237	9,403	(3,166)	24,986	37,611	(12,625)	112,836	87,850
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	5,812	5,812
Total Payroll & Benefits	71,805	78,394	(6,589)	230,990	264,134	(33,144)	969,916	738,926

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

April 1, 2026 to April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	298	298	(0)	1,191	1,191	0	3,574	2,383
Total Insurance	298	298	(0)	1,191	1,191	0	3,574	2,383
Utilities								
6050 - Utilities- Communications Service	889	837	52	3,565	3,187	378	10,038	6,473
6033 - Utilities- Electricity	2,192	1,235	957	8,719	5,004	3,715	20,754	12,035
6005 - Utilities- Natural Gas	491	674	(183)	1,875	2,853	(978)	6,813	4,938
6023 - Utilities- Water & Sewer	2,321	2,216	105	4,515	4,358	157	14,167	9,652
6035 - Utilities- Trash & Recycling Service	472	444	28	1,861	1,733	128	5,329	3,468
Total Utilities	6,365	5,406	959	20,535	17,135	3,400	57,101	36,566
Maintenance & Landscaping								
6675 - Equipment R&M	10,941	4,357	6,584	29,452	23,800	5,652	62,000	32,549
6635 - Janitorial Supplies	-	-	-	-	-	-	-	-
6110 - Landscape R&M	13,231	19,023	(5,792)	14,987	29,123	(14,136)	44,000	29,014
6796 - Other R&M	782	48	734	782	1,221	(439)	3,000	2,218
6795 - Other Supplies	1,594	2,252	(658)	4,221	3,659	562	22,500	18,278
6610 - Raw Materials	23,042	5,606	17,436	48,820	14,339	34,481	50,000	1,180
6621 - Raw Materials: Sand & Gravel	-	12,144	(12,144)	27,077	24,685	2,392	45,000	17,923
6765 - Small Tools & Equipment	-	392	(392)	1,973	3,062	(1,089)	5,400	3,427
6785 - Vehicle Fuel	3,618	3,034	584	6,409	6,200	209	32,293	25,885
6775 - Vehicle R&M	-	-	-	-	-	-	1,200	1,200
Total Maintenance & Landscaping	53,208	46,856	6,352	133,720	106,089	27,631	265,393	131,674
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	-	-	6,507	9,386	(2,879)	17,000	10,493
6440 - Safety & Security Services	-	-	-	27	-	27	550	523
7095 - Other Professional Services	-	63	(63)	-	250	(250)	750	750
Total Contracted & Professional Services	-	63	(63)	6,534	9,636	(3,102)	18,300	11,766
Total Golf Expense	138,752	136,360	2,392	428,525	436,537	(8,012)	1,434,480	1,005,955
Total Golf Income / (Loss)	\$ (19,834)	\$ (44,040)	\$ 24,206	\$ 26,519	\$ (53,890)	\$ 80,409	\$ 32,582	\$ 6,063

Income Statement Report Sudden Valley Community Association Marina

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	0.00	11,474.00	(11,474.00)	9,780.00	21,248.00	(11,468.00)	26,560.00	16,780.00
4420 - Marina Dry Slip Income	3,560.00	1,142.00	2,418.00	83,780.00	81,169.00	2,611.00	84,954.00	1,174.00
4425 - Marina Wet/Dry Combo Income	7,726.00	1,721.00	6,005.00	144,576.00	129,034.00	15,542.00	131,343.00	(13,233.00)
4426 - BD Expense- Marina	(191.50)	0.00	(191.50)	(31.00)	0.00	(31.00)	0.00	31.00
Total Marina Income	11,094.50	14,337.00	(3,242.50)	238,105.00	231,451.00	6,654.00	242,857.00	4,752.00
Other Income								
4220 - Marina Gate & Access Cards	400.00	1,627.00	(1,227.00)	700.00	1,938.00	(1,238.00)	7,000.00	6,300.00
Total Other Income	400.00	1,627.00	(1,227.00)	700.00	1,938.00	(1,238.00)	7,000.00	6,300.00
Total Marina Income	11,494.50	15,964.00	(4,469.50)	238,805.00	233,389.00	5,416.00	249,857.00	11,052.00
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	0.00	0.00	0.00	663.00	(663.00)	1,250.00	1,250.00
5210 - Printing & Copying	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00
Total Administrative	0.00	0.00	0.00	0.00	663.00	(663.00)	1,550.00	1,550.00
Regulatory Compliance								
7110 - Regulatory Compliance	182.92	173.00	9.92	725.21	690.00	35.21	2,160.00	1,434.79
9005 - State B&O Tax	575.46	392.00	183.46	3,790.10	3,700.00	90.10	3,700.00	(90.10)
Total Regulatory Compliance	758.38	565.00	193.38	4,515.31	4,390.00	125.31	5,860.00	1,344.69
Utilities								
6023 - Utilities- Water & Sewer	301.13	324.00	(22.87)	590.72	635.00	(44.28)	2,036.00	1,445.28
6033 - Utilities- Electricity	105.74	273.00	(167.26)	753.26	947.00	(193.74)	1,816.00	1,062.74
6050 - Utilities- Communications Service	346.96	308.00	38.96	1,388.35	1,154.00	234.35	3,669.00	2,280.65
Total Utilities	753.83	905.00	(151.17)	2,732.33	2,736.00	(3.67)	7,521.00	4,788.67
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)	1,500.00	1,500.00

Income Statement Report Sudden Valley Community Association Marina

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	489.00	(489.00)	0.00	489.00	(489.00)	1,000.00	1,000.00
6675 - Equipment R&M	0.00	625.00	(625.00)	0.00	625.00	(625.00)	1,250.00	1,250.00
6795 - Other Supplies	0.00	0.00	0.00	(145.23)	162.00	(307.23)	1,500.00	1,645.23
6796 - Other R&M	0.00	658.00	(658.00)	0.00	658.00	(658.00)	2,000.00	2,000.00
Total Maintenance & Landscaping	0.00	1,772.00	(1,772.00)	(145.23)	3,434.00	(3,579.23)	7,250.00	7,395.23
Total Marina Expense	1,512.21	3,242.00	(1,729.79)	7,102.41	11,223.00	(4,120.59)	22,181.00	15,078.59
Total Marina Income / (Loss)	9,982.29	12,722.00	(2,739.71)	231,702.59	222,166.00	9,536.59	227,676.00	(4,026.59)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 April 1, 2026 to April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	980	496	484	1,100	2,323	(1,223)	12,000	10,900
4411 - Picnic Shelter Rentals	340	-	340	340	-	340	-	(340)
	1,320	496	824	1,440	2,323	(883)	12,000	10,560
Rec Center and Pools Income								
4510 - Health Club Membership	25	101	(76)	610	302	308	1,000	390
4223 - Gym and Pool Access Cards	163	224	(61)	711	983	(272)	3,300	2,589
4502 - Instructor & Trainer Fees	273	219	54	1,989	1,498	491	4,500	2,511
4513 - Main Pool Income	-	-	-	-	-	-	25,000	25,000
4515 - Locker Rental	-	-	-	-	-	-	-	-
4516 - Quiet Pool Income	-	-	-	-	-	-	300	300
4010 - Recreation Special Assmt 062018 to052023	-	-	-	-	-	-	-	-
4011 - BD Expense- Rec SA 062018 to 052023	-	-	-	-	-	-	-	-
4840 - Other Income	-	-	-	4	-	4	-	(4)
Total Recreation Income	461	544	(83)	3,314	2,783	531	34,100	30,786
Total Recreation Income	1,781	1,040	741	4,754	5,106	(352)	46,100	41,346
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	144	172	(28)	952	939	13	2,500	1,548
5120 - Cash Over/Short	-	-	-	-	-	-	-	-
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	116	-	116	-	(116)
5210 - Printing and Copying	-	23	(23)	195	37	158	100	(95)
5227 - Training & Conferences	-	-	-	-	-	-	4,750	4,750
6408 - Uniforms	-	-	-	-	-	-	2,250	2,250
Total Administrative	144	195	(51)	1,263	976	287	9,600	8,337
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	-	-	-	1,000	1,000
9005 - State B&O Tax	22	15	7	113	111	2	400	287
Total Regulatory Compliance	22	15	7	113	111	2	1,400	1,287
CC&Rs/ Mandates								
5215 - Postage	-	-	-	-	300	(300)	300	300
CC&Rs/ Mandates Total	-	-	-	-	300	(300)	300	300
Payroll & Benefits								
5300 - Salaries	15,437	21,739	(6,302)	58,310	66,469	(8,159)	322,952	264,642
5335 - Payroll Taxes- Employer	1,688	2,095	(407)	6,406	6,405	1	31,338	24,932
5385 - Payroll Benefits - Medical	894	2,565	(1,671)	4,671	10,257	(5,586)	30,771	26,100
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	1,882	1,882
Total Payroll & Benefits	18,019	26,399	(8,380)	69,387	83,131	(13,744)	386,943	317,556

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 April 1, 2026 to April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	1,044	1,037	7	4,180	3,947	233	12,382	8,202
6033 - Utilities- Electricity	1,617	1,277	340	6,537	4,742	1,795	17,366	10,829
6005 - Utilities- Natural Gas	631	722	(91)	2,673	4,150	(1,477)	11,225	8,552
6023 - Utilities- Water & Sewer	2,210	2,291	(81)	4,386	4,522	(136)	14,253	9,867
6035 - Utilities- Trash & Recycling Service	241	233	8	958	928	30	3,269	2,311
Total Utilities	5,743	5,560	183	18,735	18,289	446	58,495	39,760
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	-	-	-	760	1,340	(580)	9,000	8,240
6635 - Janitorial Supplies	-	208	(208)	-	833	(833)	2,500	2,500
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	-	-	-	-	-
6795 - Other Supplies	602	928	(326)	729	3,975	(3,246)	10,000	9,270
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	602	1,136	(534)	1,489	6,148	(4,659)	21,500	20,010
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	4,285	1,867	2,418	3,835	3,716	119	60,000	56,165
6440 - Safety & Security Services	-	42	(42)	-	167	(167)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	4,285	1,909	2,376	3,835	3,883	(48)	60,500	56,665
Total Recreation Expense	28,816	35,214	(6,398)	94,822	112,838	(18,016)	538,738	443,915
Total Recreation Income / (Loss)	\$ (27,035)	\$ (34,174)	\$ 7,139	\$ (90,069)	\$ (107,732)	\$ 17,663	\$ (492,638)	\$ (402,569)

Income Statement Report

Sudden Valley Community Association

UDR Activity

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	0.00	0.00	0.00	(156.62)	0.00	(156.62)	0.00	156.62
4001 - BD Expense- 2025 Ops & prior	2,544.65	0.00	2,544.65	22,523.43	0.00	22,523.43	0.00	(22,523.43)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(47,956.84)	0.00	(47,956.84)	0.00	47,956.84
Total Dues and Assessments Income- UDR	2,544.65	0.00	2,544.65	(25,590.03)	0.00	(25,590.03)	0.00	25,590.03
Lease Income								
4439.1 - Lease Income- Library Prepaid Recd	666.67	0.00	666.67	2,666.68	0.00	2,666.68	0.00	(2,666.68)
Total Lease Income	666.67	0.00	666.67	2,666.68	0.00	2,666.68	0.00	(2,666.68)
Collections Income								
4710 - Late Fees & Interest	7,631.34	0.00	7,631.34	28,489.57	0.00	28,489.57	0.00	(28,489.57)
4711 - BD Expense- Late Fee & Int	(4,950.32)	0.00	(4,950.32)	(19,431.40)	0.00	(19,431.40)	0.00	19,431.40
4715 - Lien Fees	675.00	0.00	675.00	675.00	0.00	675.00	0.00	(675.00)
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	1,785.00	0.00	1,785.00	0.00	(1,785.00)
4721 - BD Expense- Legal	(719.86)	0.00	(719.86)	(3,286.44)	0.00	(3,286.44)	0.00	3,286.44
Total Collections Income	2,636.16	0.00	2,636.16	8,231.73	0.00	8,231.73	0.00	(8,231.73)
Investment Income								
4910 - Interest Earned - Reserve Accounts	113.74	0.00	113.74	446.57	0.00	446.57	0.00	(446.57)
Total Investment Income	113.74	0.00	113.74	446.57	0.00	446.57	0.00	(446.57)
Total UDR Activity Income	5,961.22	0.00	5,961.22	(14,245.05)	0.00	(14,245.05)	0.00	14,245.05
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	44.65	0.00	44.65	72.13	0.00	72.13	0.00	(72.13)
Total Regulatory Compliance	44.65	0.00	44.65	72.13	0.00	72.13	0.00	(72.13)
CC&Rs/ Mandates								
5025 - Collection Charges	114.32	0.00	114.32	804.39	0.00	804.39	0.00	(804.39)

Income Statement Report Sudden Valley Community Association UDR Activity

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5065 - Lien Charges	0.00	0.00	0.00	913.50	0.00	913.50	0.00	(913.50)
Total CC&Rs/ Mandates	114.32	0.00	114.32	1,717.89	0.00	1,717.89	0.00	(1,717.89)
Payroll & Benefits								
5391 - Accrued Vacation Liability	4,493.76	0.00	4,493.76	19,428.02	0.00	19,428.02	0.00	(19,428.02)
Total Payroll & Benefits	4,493.76	0.00	4,493.76	19,428.02	0.00	19,428.02	0.00	(19,428.02)
Reserve UDR Projects								
9626.01 - Bylaws and Rules & Reg Revisions	0.00	0.00	0.00	7,130.00	0.00	7,130.00	0.00	(7,130.00)
9626.02 - UDR 2026 Community Survey & Su	9,200.00	0.00	9,200.00	9,200.00	0.00	9,200.00	0.00	(9,200.00)
Total Reserve UDR Projects	9,200.00	0.00	9,200.00	16,330.00	0.00	16,330.00	0.00	(16,330.00)
Total UDR Activity Expense	13,852.73	0.00	13,852.73	37,548.04	0.00	37,548.04	0.00	(37,548.04)
Total UDR Activity Income / (Loss)	(7,891.51)	0.00	(7,891.51)	(51,793.09)	0.00	(51,793.09)	0.00	51,793.09

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- Capital								
4043.26 - Capital Rep & Repl Assmt 2026	124,934.77	0.00	124,934.77	499,739.11	0.00	499,739.11	0.00	(499,739.11)
4046 - BD Expense- CRRRF 25 & Prior	800.82	0.00	800.82	5,993.14	0.00	5,993.14	0.00	(5,993.14)
4049 - BD Expense - CRRRF 2026	(1,304.82)	0.00	(1,304.82)	(13,333.50)	0.00	(13,333.50)	0.00	13,333.50
4051 - BD Expense- Roads 25 & Prior	829.60	0.00	829.60	6,392.23	0.00	6,392.23	0.00	(6,392.23)
4053 - BD Expense - Roads 2026	(1,194.33)	0.00	(1,194.33)	(13,787.72)	0.00	(13,787.72)	0.00	13,787.72
4055.26 - Roads Capital Assmt 2026	123,967.44	0.00	123,967.44	495,869.76	0.00	495,869.76	0.00	(495,869.76)
4060.26 - Mailbox Capital Assmt 2026	2,215.38	0.00	2,215.38	8,861.52	0.00	8,861.52	0.00	(8,861.52)
4061 - BD Expense- Mailbox 2026	(22.14)	0.00	(22.14)	(240.58)	0.00	(240.58)	0.00	240.58
4062 - BD Expense- Mailbox 25 & Prior	14.16	0.00	14.16	112.43	0.00	112.43	0.00	(112.43)
4995 - BD Expense- 60day accrual CAP	0.00	0.00	0.00	(13,020.51)	0.00	(13,020.51)	0.00	13,020.51
Total Dues and Assessments Income- Capi	250,240.88	0.00	250,240.88	976,585.88	0.00	976,585.88	0.00	(976,585.88)
Investment Income								
4910 - Interest Earned - Reserve Accounts	2,974.78	0.00	2,974.78	11,688.25	0.00	11,688.25	0.00	(11,688.25)
Total Investment Income	2,974.78	0.00	2,974.78	11,688.25	0.00	11,688.25	0.00	(11,688.25)
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
Total Capital Gain (Loss) on Sale of Assets	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
Total SVCA Reserves Income	253,215.66	0.00	253,215.66	990,774.13	0.00	990,774.13	0.00	(990,774.13)
<u>Expense</u>								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	5,475.25	0.00	5,475.25	21,901.00	0.00	21,901.00	0.00	(21,901.00)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	31,085.36	0.00	31,085.36	0.00	(31,085.36)
6325 - Depr - Land Improvement	12,517.07	0.00	12,517.07	50,068.28	0.00	50,068.28	0.00	(50,068.28)
6326 - Depr - Mailboxes	27.52	0.00	27.52	110.08	0.00	110.08	0.00	(110.08)
6327 - Depr - Roads and Bridges	62,033.10	0.00	62,033.10	248,132.40	0.00	248,132.40	0.00	(248,132.40)
6328 - Depr - Building Improvements	16,393.59	0.00	16,393.59	65,574.36	0.00	65,574.36	0.00	(65,574.36)

Income Statement Report Sudden Valley Community Association SVCA Reserves

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6330 - Depr - Furniture & Fixtures	125.55	0.00	125.55	502.20	0.00	502.20	0.00	(502.20)
6337 - Depr - Computers	545.45	0.00	545.45	2,181.80	0.00	2,181.80	0.00	(2,181.80)
6340 - Depr - Machinery & Equipment	11,949.38	0.00	11,949.38	47,797.52	0.00	47,797.52	0.00	(47,797.52)
6350 - Depr - Vehicles	1,529.58	0.00	1,529.58	6,118.32	0.00	6,118.32	0.00	(6,118.32)
6360 - Amortization	1,781.37	0.00	1,781.37	7,125.48	0.00	7,125.48	0.00	(7,125.48)
Total Depreciation Expense	120,149.20	0.00	120,149.20	480,596.80	0.00	480,596.80	0.00	(480,596.80)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	4,158.12	0.00	4,158.12	17,146.42	0.00	17,146.42	0.00	(17,146.42)
Total Reserve Expenses/Transfers	4,158.12	0.00	4,158.12	17,146.42	0.00	17,146.42	0.00	(17,146.42)
Reserve CRRRF Capital Projects								
9719.18 - Trim Mower- Turf	0.00	0.00	0.00	1,337.52	0.00	1,337.52	0.00	(1,337.52)
9719.19 - Utility Vehicles	0.00	0.00	0.00	3,026.87	0.00	3,026.87	0.00	(3,026.87)
9721.01 - Golf Cart Fleet	0.00	0.00	0.00	39,645.00	0.00	39,645.00	0.00	(39,645.00)
9722.08 - 2022 Area Z Facility Remodel	0.00	0.00	0.00	502,066.84	0.00	502,066.84	0.00	(502,066.84)
9722.09 - Barn 8 Refurbishment	0.00	0.00	0.00	203,436.34	0.00	203,436.34	0.00	(203,436.34)
9723.04 - Golf Austin Creek Repair	135.00	0.00	135.00	16,827.28	0.00	16,827.28	0.00	(16,827.28)
9723.07 - Website Improvements	0.00	0.00	0.00	8,604.52	0.00	8,604.52	0.00	(8,604.52)
9723.17 - 10 Golf Cart Lease	1,325.99	0.00	1,325.99	21,233.63	0.00	21,233.63	0.00	(21,233.63)
9724.012 - Turf Building Remodel - Permit/D	0.00	0.00	0.00	9,736.23	0.00	9,736.23	0.00	(9,736.23)
9724.013 - Turf Building Remodel-Constructi	0.00	0.00	0.00	108,056.42	0.00	108,056.42	0.00	(108,056.42)
9724.05 - Purchase of Sand Trap Rake	0.00	0.00	0.00	32,578.91	0.00	32,578.91	0.00	(32,578.91)
9724.06 - Clubhouse HVAC 20 Ton Design/P	43,938.50	0.00	43,938.50	66,639.86	0.00	66,639.86	0.00	(66,639.86)
9724.07 - Adult Center Furnace & Water Hea	0.00	0.00	0.00	42,422.21	0.00	42,422.21	0.00	(42,422.21)
9724.09 - Fencing(Adult Cntr/Area Z/Turfcare	0.00	0.00	0.00	71,201.67	0.00	71,201.67	0.00	(71,201.67)
9724.11 - Golf Bridge Repair (Bridge #2)	599.46	0.00	599.46	25,673.29	0.00	25,673.29	0.00	(25,673.29)
9725.01 - Fairway Aerator-replace #1030	0.00	0.00	0.00	57,495.37	0.00	57,495.37	0.00	(57,495.37)

Income Statement Report Sudden Valley Community Association SVCA Reserves

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Projects								
9725.02 - Golf-Turf trailer	0.00	0.00	0.00	17,843.20	0.00	17,843.20	0.00	(17,843.20)
9725.03 - Golf Course Fairway Top-Dresser r	0.00	0.00	0.00	50,592.00	0.00	50,592.00	0.00	(50,592.00)
9725.04 - Zero Turn Mower	0.00	0.00	0.00	20,601.00	0.00	20,601.00	0.00	(20,601.00)
9725.05 - Marina Directional Signage	0.00	0.00	0.00	1,936.89	0.00	1,936.89	0.00	(1,936.89)
9725.06 - Gate 2 & Welcome Ctr Directional	0.00	0.00	0.00	4,466.40	0.00	4,466.40	0.00	(4,466.40)
9725.07 - Welcome Center Exterior Painting	0.00	0.00	0.00	7,611.21	0.00	7,611.21	0.00	(7,611.21)
9725.08 - Lake Louise Slide Gate Replacemr	0.00	0.00	0.00	57,412.07	0.00	57,412.07	0.00	(57,412.07)
9725.09 - 2025 Asphalt Cart Path Repairs	0.00	0.00	0.00	51,267.00	0.00	51,267.00	0.00	(51,267.00)
9725.10 - Club House Water Heater Replace	0.00	0.00	0.00	7,489.98	0.00	7,489.98	0.00	(7,489.98)
9725.11 - Projector & Screen	0.00	0.00	0.00	1,632.00	0.00	1,632.00	0.00	(1,632.00)
9725.12 - Computer System Replacement	0.00	0.00	0.00	13,680.00	0.00	13,680.00	0.00	(13,680.00)
9725.13 - Snow Removal Equipment	0.00	0.00	0.00	33,447.54	0.00	33,447.54	0.00	(33,447.54)
9725.14 - Replacement of Maintenance Trucl	0.00	0.00	0.00	35,163.10	0.00	35,163.10	0.00	(35,163.10)
9726.01 - NH 42 HP Tractor #TN55 Replacer	0.00	0.00	0.00	48,048.00	0.00	48,048.00	0.00	(48,048.00)
9726.02 - 2026 Golf Bridge Repairs (#1 & #4	2,937.05	0.00	2,937.05	56,745.35	0.00	56,745.35	0.00	(56,745.35)
9726.03 - 2026 Turfcare Equipment Replacer	0.00	0.00	0.00	19,197.77	0.00	19,197.77	0.00	(19,197.77)
9726.04 - Marina Tennis Court Refurb-Desigr	2,295.00	0.00	2,295.00	5,178.75	0.00	5,178.75	0.00	(5,178.75)
9726.05 - Marina Security Upgrade	6,996.16	0.00	6,996.16	6,996.16	0.00	6,996.16	0.00	(6,996.16)
9726.06 - Barn 6 Design and Permitting	9,956.00	0.00	9,956.00	14,098.38	0.00	14,098.38	0.00	(14,098.38)
9726.08 - Marina Coummunity Park Playgrou	5,730.00	0.00	5,730.00	5,730.00	0.00	5,730.00	0.00	(5,730.00)
9726.09 - Driving Range Equipment	7,676.17	0.00	7,676.17	7,676.17	0.00	7,676.17	0.00	(7,676.17)
Total Reserve CRRRF Capital Projects	81,589.33	0.00	81,589.33	1,676,794.93	0.00	1,676,794.93	0.00	(1,676,794.93)
Reserve Roads Capital Projects								
9923.42 - 2023 Roads Project- Pavement Me	0.00	0.00	0.00	27,365.70	0.00	27,365.70	0.00	(27,365.70)
9924.2 - 2024 Roads: On-Call Engineering	0.00	0.00	0.00	40,305.05	0.00	40,305.05	0.00	(40,305.05)
9924.5 - 2024 Roads: Renewal of 5-yr progr	0.00	0.00	0.00	30,000.00	0.00	30,000.00	0.00	(30,000.00)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	135.00	0.00	135.00	386,176.38	0.00	386,176.38	0.00	(386,176.38)

Income Statement Report Sudden Valley Community Association SVCA Reserves

April 01, 2026 thru April 30, 2026

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve Roads Capital Projects								
9925.1 - 2025 Roads:Fast Response	0.00	0.00	0.00	71,935.00	0.00	71,935.00	0.00	(71,935.00)
9925.2 - 2025 Roads:On Call Engineering	0.00	0.00	0.00	33,296.02	0.00	33,296.02	0.00	(33,296.02)
9925.3 - 2025 Roads:Potholes & Minor Road	0.00	0.00	0.00	37,855.04	0.00	37,855.04	0.00	(37,855.04)
9925.4 - 2025 Roads:Streetsigns/Pavement I	0.00	0.00	0.00	23,671.96	0.00	23,671.96	0.00	(23,671.96)
9925.5 - 2025 Roads:Design & Prmt 2026 Rc	6,042.78	0.00	6,042.78	31,149.58	0.00	31,149.58	0.00	(31,149.58)
9926.1 - 2026 Roads:Fast Response	0.00	0.00	0.00	5,004.80	0.00	5,004.80	0.00	(5,004.80)
9926.2 - 2026 Roads:On Call Engineering	4,893.75	0.00	4,893.75	20,704.12	0.00	20,704.12	0.00	(20,704.12)
9926.3 - 2026 Roads:Potholes & Minor Road	6,537.38	0.00	6,537.38	16,935.59	0.00	16,935.59	0.00	(16,935.59)
9926.4 - 2026 Bi-Annual Bridge Inspections	0.00	0.00	0.00	4,374.63	0.00	4,374.63	0.00	(4,374.63)
9926.6 - 2026 Roads:Design/Pmt Culverts 22	12,845.46	0.00	12,845.46	12,845.46	0.00	12,845.46	0.00	(12,845.46)
Total Reserve Roads Capital Projects	30,454.37	0.00	30,454.37	741,619.33	0.00	741,619.33	0.00	(741,619.33)
Reserve Road CVC Capital Project								
9925.7 - 2025 Roads:CVC Supplies & Outsid	0.00	0.00	0.00	107,414.56	0.00	107,414.56	0.00	(107,414.56)
9925.72 - 2025 Roads:CVC Wages/Taxes & B	0.00	0.00	0.00	59,917.92	0.00	59,917.92	0.00	(59,917.92)
9926.7 - 2026 Roads:CVC Supplies & Outsid	0.00	0.00	0.00	12,795.75	0.00	12,795.75	0.00	(12,795.75)
9926.72 - 2026 Roads:CVC Wages/Taxes & B	7,602.42	0.00	7,602.42	26,063.07	0.00	26,063.07	0.00	(26,063.07)
Total Reserve Road CVC Capital Project	7,602.42	0.00	7,602.42	206,191.30	0.00	206,191.30	0.00	(206,191.30)
Total SVCA Reserves Expense	243,953.44	0.00	243,953.44	3,122,348.78	0.00	3,122,348.78	0.00	(3,122,348.78)
Total SVCA Reserves Income / (Loss)	9,262.22	0.00	9,262.22	(2,131,574.65)	0.00	(2,131,574.65)	0.00	2,131,574.65

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2026

	SVCA Owned Lots																								LLE & CTB	Dues Exempt	Total Non Billable Lots	Total All Lots						
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots						Restricted		Total			
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev					Total	Perm		WD10	Avail.	
Jan	15	84	99	265	2,534	2,799	18	93	4	20	3	9	19	40	2	12	280	2,618	2,898	46	174	220	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641	
Feb	18	90	108	265	2,521	2,786	10	85	7	29	4	12	20	43	2	12	283	2,611	2,894	43	181	224	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641	
Mar	19	91	110	260	2,540	2,800	18	70	1	22	3	13	23	43	2	13	279	2,631	2,910	47	161	208	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641	
Apr	19	96	115	266	2,564	2,830	11	53	3	10	2	10	23	46	2	13	285	2,660	2,945	41	132	173	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641	
May	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jun	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser
 CTB = Covenant to Bind