

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

	Unaudited** Jul 31, 2026	Unaudited** Dec 31, 2025	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 698,071	\$ 496,968	\$ 201,103
Building Completion Deposit Fund	688,900	798,900	(110,000)
Member Receivables - Operations*	-	47,957	(47,957)
Other Receivables	2,763	3,445	(682)
Prepaid Expenses	189,713	91,940	97,773
Operating Lease ROU Assets	19,040	23,036	(3,996)
Inventory	6,818	5,704	1,114
Total Current Assets	1,605,305	1,467,950	137,355
Current Liabilities			
Accounts Payable	(47,223)	(173,503)	126,280
Accrued Vacation Liability	(93,119)	(78,129)	(14,990)
Accrued Payroll	-	(96,358)	96,358
Prepaid Assessments	(297,010)	(183,275)	(113,735)
Building Completion Deposits	(688,900)	(798,900)	110,000
Other Refundable Deposits	(12,751)	(11,426)	(1,325)
Operating Lease Liability	(19,040)	(23,036)	3,996
Prepaid Golf Memberships	-	(156,649)	156,649
Total Current Liabilities	(1,158,043)	(1,521,276)	363,233
Other Liabilities			
Contingent PPP Loan Liability***	(357,700)	(357,700)	-
Deferred Library Lease Revenue	(23,333)	(28,000)	4,667
Total Other Liabilities	(381,033)	(385,700)	4,667
Operating Reserve Funds			
Emergency Operating Cash	365,133	364,709	424
Undesignated Reserves Cash	360,349	314,936	45,413
Total Operating Reserve Funds	725,482	679,645	45,837
Net Operating Assets	\$ 791,711	\$ 240,619	\$ 551,092
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,677,921	3,754,490	(76,569)
Roads Reserve Cash Fund	3,105,182	2,992,291	112,891
Board Density Reduction Cash Fund	150,883	150,789	94
Mailbox Cash Fund	194,366	178,900	15,466
CRRRF Capital Reserve Holding Cash	219,570	219,316	254
Mitigation Assignment of Savings Cash	49,947	49,905	42
LWWSD Assignment of Savings Cash	14,961	14,953	8
Member Receivables - Capital**	-	13,020	(13,020)
Total Capital Current Assets	7,412,830	7,373,664	39,166
Capital Fixed Assets			
Fixed Assets	17,325,550	16,681,607	643,943
Finance ROU Assets	39,148	46,977	(7,829)
Lots Held for Sale	188,858	188,858	-
Total Capital Assets	17,553,556	16,917,442	636,114
Long Term Liabilities			
CRRRF Loan 2022	(1,102,181)	(1,267,067)	164,886
Finance Leases	(41,314)	(51,608)	10,294
Total Long Term Liabilities	(1,143,495)	(1,318,675)	175,180
NET ASSETS	\$ 24,614,602	\$ 23,213,050	\$1,401,552
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	539,736	(52,135)	591,870
Transfers Out from Operations to Capital	-	-	-
Current Year Net Income: Capital**	861,818	1,458,960	(597,143)
Transfers Into Capital from Operations	-	-	-
Retained Earnings**	4,145,107	4,197,242	(52,135)
Capital**	19,067,942	17,608,982	1,458,960
TOTAL MEMBER EQUITY	\$ 24,614,602	\$23,213,050	\$1,401,552

* 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 July 31, 2026, and December 31, 2025, the balances of receivables written off were \$874,828 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 - July 2026			Year to Date - 7 Months Ending 7/31/2026		
	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	267,835		251,074	1,876,177		1,758,745
Bad Debt Reserve	(1,174)		1,593	(58,563)		(38,276)
Net Current Year Assessment Income	266,661	12,634	252,667	1,817,614	39,428	96.9% 1,720,469
Bad Debt Recoveries - Prior Years			790			14,203
Golf Income	205,436	(27,418)	-	999,821	57,824	-
Marina Income	-	(934)	-	246,201	3,667	-
Rec Center & Pools Income	10,157	22	-	24,034	2,481	-
Legal & Collections Income	-	-	-	-	-	-
Other Income	22,226	12,552	-	146,095	63,313	-
Rental Income - Other	1,305	(2,653)	-	10,965	841	-
Area Z Rental Income	5,906	(148)	-	20,483	2,725	-
Lease Income	5,982	-	-	41,271	-	-
New Home Construction Fees	29,150	13,430	-	108,550	(23,098)	-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-	3,004
Capital Gain (Loss) on Sale of Lots	-	-	-	-	-	-
Investment Income	544	(206)	3,075	3,563	(1,687)	20,929
Total Revenue	547,367	7,279	256,532	3,418,597	145,494	1,758,605
EXPENSES						
Salaries & Benefits	363,726	(34,739)	-	1,525,528	40,620	-
Contracted & Professional Services	38,744	(6,669)	-	194,675	(18,971)	-
CC&Rs/ Mandates	38,063	4,895	-	256,048	35,532	-
Maintenance & Landscaping	52,806	21,795	-	314,239	48,393	-
Utilities	15,914	(135)	-	147,018	(14,553)	-
Administrative	23,363	(4,284)	-	138,152	(4,963)	-
Regulatory Compliance	18,759	(2,191)	-	149,162	36,382	-
Insurance Premiums	19,888	1,020	-	136,620	11,821	-
Other Expenses	-	292	-	-	4,638	-
Depreciation Expense	-	-	120,707	-	-	854,381
Closing Costs - Lot Sales	-	-	-	-	-	-
Interest expense	-	-	4,037	-	-	29,386
Total Expenses	571,263	(20,016)	124,744	2,861,442	138,899	883,767
Net Income (Loss)	(23,896)	(12,737)	131,788	557,155	284,393	874,838
Net UDR Activity for Operations						
Bylaws and Rules & Reg Revisions-WUCIOA	-			(7,130)		
2026 Community Survey & Support	-			(18,400)		
Net Income (Loss) with Board Approved UDR	(23,896)	(12,737)	131,788	531,625	284,393	874,838
Other Activity						
Net Other UDR Activity*	12,355			66,391		
AR Accrual - Prior Year Reversal	-		-	(47,957)		(13,020)
AR Accrual - Current Year	-		-	-		-
Lease Income- Library Prepaid Recognized	667			4,667		
Vacation Liability Accrual	7,242			(14,990)		
Total Other Activity	20,264		-	8,111		(13,020)
Grand Total Activity	(3,632)	(12,737)	131,788	539,736	284,393	861,818

*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
Reserve Cash Balance & Activity
7 Months Actuals, 5 Months Projected

UNAUDITED

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	3,754,490	2,992,291	219,316	150,789	178,900	64,858	\$ 7,360,644	364,709	314,936	\$ 679,645
Dues Received	857,607	854,097		-	15,253		1,726,957	-	73,155	73,155
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	10,895	9,423	254	94	213	50	20,929	424	376	799
Sale of Assets	3,004						3,004			-
Sale of Lots (Net Proceeds)				-			-			-
Mitigation Release	-	-				-	-			-
2026 Expenditures	(948,075)	(750,629)	-	-	-		(1,698,704)		(28,118)	(28,118)
Net Available Cash at 7/31/2026	3,677,921	3,105,182	219,570	150,883	194,366	64,908	\$ 7,412,830	365,133	360,349	\$ 725,482
5 Month Outlook										
Outlook - 2026 Dues (95% collections)	592,632	588,044			10,509		\$ 1,191,185			\$ -
Outlook - Prior Year Collections	8,026	7,964			142		16,132		17,201	17,201
CRRRF Loan Payments for year 2026	(138,766)						(138,766)			-
Obligated Expenses/Holdings	(969,973)	(1,148,195)	(219,570)			(64,908)	(2,402,646)		(21,282)	(21,282)
Net Usable Cash Balance 12/31/2026	3,169,840	2,552,995	-	150,883	205,018	-	\$ 6,078,735	365,133	356,268	\$ 721,401
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2026, After Recommendation	\$ 2,569,840	\$ 2,052,995	\$ -	\$ 150,883	\$ 205,018	\$ -	\$ 4,978,735	\$ 365,133	\$ 356,268	\$ 721,401
Net Current Year Cash Increase (Decrease)	(584,650)	(439,296)	(219,316)	94	26,118	(64,858)	\$ (1,281,909)	424	41,332	\$ 41,756

*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

July 1, 2026 to July 31, 2026

Whole \$

CURRENT MONTH

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	29,495	13,775	11,769	(1,194)	58,687	(5,329)	(40,961)	7,252
Accounting	2,617	(934)	43,868	878	7,828	(4,376)	(49,079)	(4,432)
Administration	15,784	15,316	51,059	(1,035)	21,494	(7,217)	(56,769)	7,064
Common Costs	3,424	(660)	-	-	23,583	11,975	(20,159)	11,315
Facilities	11,887	(315)	7,092	(1,939)	7,308	22,502	(2,513)	20,248
Maintenance	-	-	56,920	(18,918)	5,385	12,183	(62,305)	(6,735)
Subtotal	63,207	27,182	170,708	(22,208)	124,285	29,738	(231,786)	34,712
Golf	205,436	(27,418)	130,352	(1,670)	58,369	(16,600)	16,715	(45,688)
Marina	600	(2,655)	-	-	3,190	(2,147)	(2,590)	(4,802)
Rec/ Pools/ Parks	11,462	(2,464)	62,666	(10,861)	21,692	3,732	(72,896)	(9,593)
Subtotal	217,498	(32,537)	193,018	(12,531)	83,251	(15,015)	(58,771)	(60,083)
Subtotal Operations before Ops Dues	280,705	(5,355)	363,726	(34,739)	207,536	14,723	(290,557)	(25,371)
Ops Dues Earned	267,835						267,835	
Curr Yr Bad Debts Activity	(1,174)						(1,174)	
Net Ops Dues	266,661	12,634					266,661	12,634
Net Operations	547,366	7,279	363,726	(34,739)	207,536	14,723	(23,896)	(12,737)
Net BOD Approved UDR Activity for Operations								
Bylaws and Rules & Reg Revisions-WUCIOA	-		-		-		-	
2026 Community Survey & Support	-		-		-		-	
Net Operations with Board Approved UDR	547,366	7,279	363,726	(34,739)	207,536	14,723	(23,896)	(12,737)
Other Operating Activity								
UDR Activity	12,795				440		12,355	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				(7,242)		7,242	
Total Other Operating Activity	13,462				(6,802)		20,264	
Grand Total Operations Activity	560,828	7,279	363,726	(34,739)	200,734	14,723	(3,632)	(12,737)

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2026 to July 31, 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	130,687	(29,588)	58,150	(4,645)	329,311	48,487	(256,774)	14,254
Accounting	19,909	(1,743)	223,134	2,833	37,133	(5,188)	(240,358)	(4,098)
Administration	75,040	72,391	263,441	(10,860)	126,844	(35,583)	(315,245)	25,948
Common Costs	28,284	(299)	-	-	236,157	45,249	(207,873)	44,950
Facilities	61,753	1,558	34,703	(1,911)	101,452	25,414	(74,402)	25,061
Maintenance	-	-	238,857	(6,756)	57,428	10,782	(296,285)	4,026
Subtotal	315,673	42,319	818,285	(21,339)	888,325	89,161	(1,390,937)	110,141
Golf	999,821	57,824	517,556	43,983	336,524	766	145,741	102,573
Marina	250,490	1,434	-	-	12,970	4,121	237,520	5,555
Rec/ Pools/ Parks	34,999	4,489	189,687	17,976	98,095	4,231	(252,783)	26,696
Subtotal	1,285,310	63,747	707,243	61,959	447,589	9,118	130,478	134,824
Subtotal Operations before Ops Dues	1,600,983	106,066	1,525,528	40,620	1,335,914	98,279	(1,260,459)	244,965
Ops Dues Earned	1,876,177						1,876,177	
Curr Yr Bad Debts Activity	(58,563)						(58,563)	
Net Ops Dues	<u>1,817,614</u>	<u>39,428</u>					<u>1,817,614</u>	<u>39,428</u>
Net Operations	3,418,597	145,494	1,525,528	40,620	1,335,914	98,279	557,155	284,393
Net BOD Approved UDR Activity for Operations								
Bylaws and Rules & Reg Revisions-WUCIOA	-		-		7,130		(7,130)	
2026 Community Survey & Support	-		-		18,400		(18,400)	
Net Operations with Board Approved UDR	3,418,597	145,494	1,525,528	40,620	1,361,444	98,279	531,625	284,393
Other Operating Activity								
UDR Activity	69,005				2,614		66,391	
AR Accrual - Prior Year Reversal	(47,957)				-		(47,957)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	4,667				-		4,667	
Vacation Liability Accrual	-				14,990		(14,990)	
Total Other Operating Activity	<u>25,715</u>				<u>17,604</u>		<u>8,111</u>	
Grand Total Operations Activity	3,444,312	145,494	1,525,528	40,620	1,379,048	98,279	539,736	284,393

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
July 1, 2026 to July 31, 2026

UNAUDITED

	2026 July Actuals	2026 MTD B / (W) Budget	2026 YTD (7 Months) Actuals	2026 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	266,661	12,634	1,817,613	39,428
Golf Income	205,436	(27,418)	999,821	57,824
Marina Income	-	(934)	246,201	3,667
Area Z Rental Income	5,906	(148)	20,483	2,725
Lease Income	5,982	-	41,271	-
Non-Lease Facility Rentals	1,305	(2,653)	10,965	841
Rec Center and Pools Income	10,157	22	24,034	2,481
New Home Construction Fees	29,150	13,430	108,550	(23,098)
Other AR Income	5,747	(1,138)	62,485	(11,127)
Other Income	16,479	13,690	83,611	74,440
Investment Income	544	(206)	3,563	(1,687)
Total Revenue	547,367	7,279	3,418,597	145,494
EXPENSES				
Salaries & Benefits				
ACC / Security	11,769	(1,194)	58,150	(4,645)
Accounting	43,868	878	223,134	2,833
Administration	51,059	(1,035)	263,441	(10,860)
Facilities	7,092	(1,939)	34,703	(1,911)
Maintenance	56,920	(18,918)	238,857	(6,756)
Golf	130,352	(1,670)	517,556	43,983
Rec/ Pools/ Parks	62,666	(10,861)	189,687	17,976
Marina	-	-	-	-
Total Salaries & Benefits	363,726	(34,739)	1,525,528	40,620
Other Expenses				
Administrative				
General Administrative	-	-	751	(751)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	6,428	(1,220)	32,763	(7,922)
Dues & Subscriptions	4,327	(3,225)	34,506	(9,262)
Office Supplies	2,304	108	14,663	67
GM Discretionary Funds	-	40	3,018	(1,749)
Advertising Costs	1,238	(575)	8,588	6,099
Cash Over/Short	1	(1)	56	(56)
Currency Gain/Loss	-	-	5	(5)
Events Charges	3,003	1,986	4,168	1,761
Printing & Copying	3,350	(1,262)	11,715	(1,129)
Training & Conferences	-	180	4,338	8,819
Recruiting Expense	409	(397)	3,020	(522)
Operating Performance Commissions	-	-	-	-
Operating Perf Comm Payroll Taxes	-	-	-	-
Payroll Service Fees	2,315	(326)	14,228	(3,082)
Insurance Claims	-	-	-	-
Uniforms	(12)	408	6,333	2,769
Cashiering Clearing Account	-	-	-	-
Total Administrative	23,363	(4,284)	138,152	(4,963)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	13,024	1,976	88,679	38,268
Permits & Licenses	456	(328)	4,269	(248)
Audit & Tax Services	3,500	(3,500)	8,758	724
Regulatory Compliance	256	(215)	1,788	613
Federal Income Tax	-	-	-	-
State B&O Tax	1,523	(124)	11,280	(1,087)
Property/Real Estate Tax	-	-	34,388	(1,888)
Total Regulator Compliance	18,759	(2,191)	149,162	36,382
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	165	880	1,576	4,287
Postage	1,494	(1,105)	8,577	(5,605)
Postage- Views	1,371	(121)	9,712	(962)
Newsletter Services	5,643	(480)	37,063	(921)
Legal Services	(2,620)	10,953	23,275	35,058
Professional Security Services	32,010	(5,232)	175,845	3,675
Total CC&Rs/ Mandates	38,063	4,895	256,048	35,532

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
July 1, 2026 to July 31, 2026

UNAUDITED

	2026 July Actuals	2026 MTD B / (W) Budget	2026 YTD (7 Months) Actuals	2026 YTD B / (W) Budget
Insurance Premiums	<u>19,888</u>	<u>1,020</u>	<u>136,620</u>	<u>11,821</u>
Utilities				
Utilities	(4,018)	4,018	(3,194)	3,194
Utilities- Natural Gas	1,368	64	13,557	6,425
Utilities- Water & Sewer	-	-	25,722	(1,033)
Utilities- Electricity	9,784	(2,971)	59,690	(19,023)
Utilities- Trash & Recycling Service	1,740	(219)	11,716	(588)
Utilities- Communications Service	7,040	(1,027)	39,527	(3,528)
Total Utilities	<u>15,914</u>	<u>(135)</u>	<u>147,018</u>	<u>(14,553)</u>
Maintenance & Landscaping				
Landscape R&M	2,792	8,241	25,238	17,256
Building R&M- Materials	568	5,999	10,567	10,624
Building R&M- Contract Services	1,859	3,465	29,533	(1,228)
Raw Materials	-	2,500	52,318	(3,416)
Raw Materials: Sand & Gravel	3,518	6,081	38,416	3,763
Janitorial Supplies	3,011	(477)	10,396	901
Equipment R&M	23,386	(3,527)	68,358	6,819
Small Tools & Equipment	1,069	581	9,157	(1,760)
Vehicle R&M	159	3,044	5,400	3,383
Vehicle Fuel	9,089	(1,253)	44,965	(8,783)
Other Supplies	2,191	2,197	13,862	18,371
Other R&M	5,164	(5,056)	5,946	(362)
Weather Response	-	-	83	2,825
Total Maintenance & Landscaping	<u>52,806</u>	<u>21,795</u>	<u>314,239</u>	<u>48,393</u>
Contracted & Professional Services				
Equipment Lease & Rental	2,244	869	18,436	3,629
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	5,164	(4,276)	39,759	(13,085)
Pool Management	16,160	(375)	49,911	(9,239)
Safety & Security Services	2,064	(253)	20,904	(4,827)
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	9,962	(1,629)	32,620	9,045
Other Professional Services	3,150	(1,005)	33,045	(4,494)
Total Contracted & Professional Services	<u>38,744</u>	<u>(6,669)</u>	<u>194,675</u>	<u>(18,971)</u>
Other Expenses				
Vandalism	-	-	-	2,596
Other Charges	-	-	-	-
SVCA Committee Support	-	292	-	2,042
Total Other Expenses	<u>-</u>	<u>292</u>	<u>-</u>	<u>4,638</u>
Total Other Expenses	<u>207,537</u>	<u>14,723</u>	<u>1,335,914</u>	<u>98,279</u>
Total Operations Expenses	<u>571,263</u>	<u>(20,016)</u>	<u>2,861,442</u>	<u>138,899</u>
Net Operations Income (Loss)	<u>(23,896)</u>	<u>(12,737)</u>	<u>557,155</u>	<u>284,393</u>
Net BOD Approved UDR Activity for Operations (Expense)				
Bylaws and Rules & Reg Revisions-WUCIOA	-	-	(7,130)	-
2026 Community Survey & Support	-	-	(18,400)	-
Net Operations Income (Loss) with BOD Approved UDR	<u>(23,896)</u>	<u>(12,737)</u>	<u>531,625</u>	<u>284,393</u>
Other Operating Activity- Income/(Expense)				
UDR Activity	12,355	-	66,391	-
AR Accrual - Prior Year Reversal	-	-	(47,957)	-
AR Accrual - Current Year	-	-	-	-
Lease Income- Library Prepaid Recognized	667	-	4,667	-
Vacation Liability Accrual	7,242	-	(14,990)	-
Total Other Operating Activity	<u>20,264</u>	<u>-</u>	<u>8,111</u>	<u>-</u>
Grand Total Operations Activity	<u>(3,632)</u>	<u>(12,737)</u>	<u>539,736</u>	<u>284,393</u>
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2026 Ops	(1,174.40)	(13,369.83)	12,195.43	(58,563.36)	(93,588.81)	35,025.45	(160,438.00)	(101,874.64)
4005.26 - Member Assessments 2026	267,834.91	267,396.33	438.58	1,876,176.57	1,871,774.31	4,402.26	3,208,756.00	1,332,579.43
Total Dues and Assessment Income- Ops	266,660.51	254,026.50	12,634.01	1,817,613.21	1,778,185.50	39,427.71	3,048,318.00	1,230,704.79
Other AR Income								
4830 - Advertising Income	4,025.50	3,333.33	692.17	22,305.50	23,333.31	(1,027.81)	40,000.00	17,694.50
4831 - BD Expense- Views Ads	(1,196.00)	0.00	(1,196.00)	(1,821.00)	0.00	(1,821.00)	0.00	1,821.00
Total Other AR Income	2,829.50	3,333.33	(503.83)	20,484.50	23,333.31	(2,848.81)	40,000.00	19,515.50
Other Income								
4610 - Timber Income	0.00	0.00	0.00	3,769.80	0.00	3,769.80	0.00	(3,769.80)
4835 - Miscellaneous Income	0.00	0.00	0.00	151.41	0.00	151.41	0.00	(151.41)
4846 - Vendor Space Rentals	50.00	0.00	50.00	50.00	0.00	50.00	0.00	(50.00)
4870 - Member Donation Income	0.00	0.00	0.00	265.48	0.00	265.48	0.00	(265.48)
Total Other Income	50.00	0.00	50.00	4,236.69	0.00	4,236.69	0.00	(4,236.69)
Investment Income								
4900 - Interest Earned - Operating Accounts	544.22	750.00	(205.78)	3,563.10	5,250.00	(1,686.90)	9,000.00	5,436.90
Total Investment Income	544.22	750.00	(205.78)	3,563.10	5,250.00	(1,686.90)	9,000.00	5,436.90
Total Common Costs Income	270,084.23	258,109.83	11,974.40	1,845,897.50	1,806,768.81	39,128.69	3,097,318.00	1,251,420.50
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	41.67	(41.67)	0.00	291.69	(291.69)	500.00	500.00
9005 - State B&O Tax	26.81	25.00	1.81	161.42	175.00	(13.58)	300.00	138.58
9015 - Property/Real Estate Tax	0.00	0.00	0.00	34,388.27	32,500.00	1,888.27	65,000.00	30,611.73
Total Regulatory Compliance	26.81	66.67	(39.86)	34,549.69	32,966.69	1,583.00	65,800.00	31,250.31
CC&Rs/ Mandates								
5216 - Postage- Views	1,370.83	1,250.00	120.83	9,711.58	8,750.00	961.58	15,000.00	5,288.42

Income Statement Report

Sudden Valley Community Association

Common Costs

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
CC&Rs/ Mandates								
5225 - Newsletter Services	5,262.25	5,000.00	262.25	34,397.25	35,000.00	(602.75)	60,000.00	25,602.75
7020 - Legal Services	(2,619.91)	8,333.33	(10,953.24)	23,274.93	58,333.31	(35,058.38)	100,000.00	76,725.07
Total CC&Rs/ Mandates	4,013.17	14,583.33	(10,570.16)	67,383.76	102,083.31	(34,699.55)	175,000.00	107,616.24
Insurance								
5400 - Insurance Premiums	19,542.66	20,907.92	(1,365.26)	134,223.12	146,355.44	(12,132.32)	250,895.00	116,671.88
Total Insurance	19,542.66	20,907.92	(1,365.26)	134,223.12	146,355.44	(12,132.32)	250,895.00	116,671.88
Total Common Costs Expense	23,582.64	35,557.92	(11,975.28)	236,156.57	281,405.44	(45,248.87)	491,695.00	255,538.43
Total Common Costs Income / (Loss)	246,501.59	222,551.91	23,949.68	1,609,740.93	1,525,363.37	84,377.56	2,605,623.00	995,882.07

Income Statement Report

Sudden Valley Community Association

ACC / Security

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
Income								
New Home Construction Fees								
4350 - New Home Construction	29,150.00	15,720.00	13,430.00	108,550.21	131,648.00	(23,097.79)	185,000.00	76,449.79
Total New Home Construction Fees	29,150.00	15,720.00	13,430.00	108,550.21	131,648.00	(23,097.79)	185,000.00	76,449.79
Other AR Income								
4805 - Compliance Fees & Fines - ACC	0.00	0.00	0.00	21,430.00	28,627.00	(7,197.00)	60,000.00	38,570.00
4806 - BD Expense- ACC Fines	300.00	0.00	300.00	111.36	0.00	111.36	0.00	(111.36)
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	300.00	0.00	300.00	22,091.36	28,627.00	(6,535.64)	60,000.00	37,908.64
Other Income								
4295 - Security House Checks	45.00	0.00	45.00	45.00	0.00	45.00	0.00	(45.00)
Total Other Income	45.00	0.00	45.00	45.00	0.00	45.00	0.00	(45.00)
Total ACC / Security Income	29,495.00	15,720.00	13,775.00	130,686.57	160,275.00	(29,588.43)	245,000.00	114,313.43
Expense								
Administrative								
5090 - Office Supplies	103.35	0.00	103.35	248.04	0.00	248.04	0.00	(248.04)
Total Administrative	103.35	0.00	103.35	248.04	0.00	248.04	0.00	(248.04)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	13,023.50	14,999.00	(1,975.50)	88,679.10	126,947.00	(38,267.90)	250,000.00	161,320.90
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	173.00	(173.00)	187.00	187.00
9005 - State B&O Tax	20.48	50.00	(29.52)	414.10	862.00	(447.90)	1,000.00	585.90
Total Regulatory Compliance	13,043.98	15,049.00	(2,005.02)	89,093.20	127,982.00	(38,888.80)	251,187.00	162,093.80
CC&Rs/ Mandates								
5215 - Postage	0.00	1.00	(1.00)	0.00	248.00	(248.00)	250.00	250.00
7097 - Professional Security Services	32,010.07	26,778.00	5,232.07	175,844.67	179,520.00	(3,675.33)	309,000.00	133,155.33
Total CC&Rs/ Mandates	32,010.07	26,779.00	5,231.07	175,844.67	179,768.00	(3,923.33)	309,250.00	133,405.33

Income Statement Report

Sudden Valley Community Association

ACC / Security

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
Expense								
Payroll & Benefits								
5300 - Salaries	9,900.19	8,911.00	989.19	47,225.60	43,565.00	3,660.60	77,234.00	30,008.40
5335 - Payroll Taxes- Employer	974.36	809.00	165.36	4,666.48	3,955.00	711.48	7,011.00	2,344.52
5385 - Payroll Benefits - Medical	894.05	855.00	39.05	6,258.35	5,985.00	273.35	10,261.00	4,002.65
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	579.00	579.00
Total Payroll & Benefits	11,768.60	10,575.00	1,193.60	58,150.43	53,505.00	4,645.43	95,085.00	36,934.57
Utilities								
6050 - Utilities- Communications Service	451.41	252.00	199.41	2,013.79	1,449.00	564.79	2,800.00	786.21
Total Utilities	451.41	252.00	199.41	2,013.79	1,449.00	564.79	2,800.00	786.21
Maintenance & Landscaping								
6775 - Vehicle R&M	0.00	250.00	(250.00)	0.00	1,750.00	(1,750.00)	3,000.00	3,000.00
6785 - Vehicle Fuel	1,053.04	1,141.00	(87.96)	8,614.33	6,939.00	1,675.33	11,568.00	2,953.67
6795 - Other Supplies	0.00	0.00	0.00	0.00	414.00	(414.00)	414.00	414.00
Total Maintenance & Landscaping	1,053.04	1,391.00	(337.96)	8,614.33	9,103.00	(488.67)	14,982.00	6,367.67
Contracted & Professional Services								
6440 - Safety & Security Services	2,063.81	1,554.00	509.81	20,877.12	15,235.00	5,642.12	25,000.00	4,122.88
6460 - ACC Consultant	9,961.50	8,333.00	1,628.50	32,619.67	41,665.00	(9,045.33)	50,000.00	17,380.33
Total Contracted & Professional Services	12,025.31	9,887.00	2,138.31	53,496.79	56,900.00	(3,403.21)	75,000.00	21,503.21
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	70,455.76	63,933.00	6,522.76	387,461.25	431,303.00	(43,841.75)	753,304.00	365,842.75
Total ACC / Security Income / (Loss)	(40,960.76)	(48,213.00)	7,252.24	(256,774.68)	(271,028.00)	14,253.32	(508,304.00)	(251,529.32)

Income Statement Report

Sudden Valley Community Association

Accounting

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	2,550.00	3,479.00	(929.00)	18,300.00	20,409.00	(2,109.00)	35,000.00	16,700.00
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	172.00	72.00	100.00	1,711.00	1,243.00	468.00	2,500.00	789.00
4706 - BD Expense- NSF Fees	45.00	0.00	45.00	(252.00)	0.00	(252.00)	0.00	252.00
Total Other AR Income	2,617.00	3,551.00	(934.00)	19,909.00	21,652.00	(1,743.00)	37,500.00	17,591.00
Total Accounting Income	2,617.00	3,551.00	(934.00)	19,909.00	21,652.00	(1,743.00)	37,500.00	17,591.00
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	750.53	0.00	750.53	0.00	(750.53)
5015 - Bank Charges & Fees	126.03	165.00	(38.97)	1,194.34	962.00	232.34	1,500.00	305.66
5121 - Currency Gain/Loss	0.00	0.00	0.00	5.00	0.00	5.00	0.00	(5.00)
5210 - Printing & Copying	643.47	77.00	566.47	1,815.87	1,492.00	323.87	6,500.00	4,684.13
5399 - Payroll Service Fees	2,315.39	1,989.00	326.39	14,228.32	11,146.00	3,082.32	19,000.00	4,771.68
Total Administrative	3,084.89	2,231.00	853.89	17,994.06	13,600.00	4,394.06	27,000.00	9,005.94
Regulatory Compliance								
7000 - Audit & Tax Services	3,500.00	0.00	3,500.00	8,757.82	9,482.00	(724.18)	50,500.00	41,742.18
9005 - State B&O Tax	18.93	56.00	(37.07)	211.17	465.00	(253.83)	1,000.00	788.83
Total Regulatory Compliance	3,518.93	56.00	3,462.93	8,968.99	9,947.00	(978.01)	51,500.00	42,531.01
CC&Rs/ Mandates								
5215 - Postage	184.28	194.00	(9.72)	1,095.93	1,315.00	(219.07)	5,000.00	3,904.07
Total CC&Rs/ Mandates	184.28	194.00	(9.72)	1,095.93	1,315.00	(219.07)	5,000.00	3,904.07
Payroll & Benefits								
5300 - Salaries	36,692.47	37,919.00	(1,226.53)	180,200.59	185,370.00	(5,169.41)	328,630.00	148,429.41
5335 - Payroll Taxes- Employer	3,599.13	3,408.00	191.13	17,778.31	16,663.00	1,115.31	29,541.00	11,762.69
5385 - Payroll Benefits - Medical	3,576.20	3,419.00	157.20	25,154.64	23,934.00	1,220.64	41,032.00	15,877.36

Income Statement Report

Sudden Valley Community Association

Accounting

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
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	43,867.80	44,746.00	(878.20)	223,133.54	225,967.00	(2,833.46)	401,668.00	178,534.46
Utilities								
6050 - Utilities- Communications Service	167.47	182.00	(14.53)	1,193.35	1,277.00	(83.65)	2,189.00	995.65
Total Utilities	167.47	182.00	(14.53)	1,193.35	1,277.00	(83.65)	2,189.00	995.65
Contracted & Professional Services								
5125 - IT Support and Services	871.20	787.00	84.20	6,334.54	5,806.00	528.54	10,000.00	3,665.46
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	871.20	787.00	84.20	7,879.44	5,806.00	2,073.44	10,000.00	2,120.56
Total Accounting Expense	51,694.57	48,196.00	3,498.57	260,265.31	257,912.00	2,353.31	497,357.00	237,091.69
Total Accounting Income / (Loss)	(49,077.57)	(44,645.00)	(4,432.57)	(240,356.31)	(236,260.00)	(4,096.31)	(459,857.00)	(219,500.69)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Other Income								
4244 - Annual Rental Registration Fees	14,699.99	0.00	14,699.99	70,699.99	0.00	70,699.99	0.00	(70,699.99)
4245 - Photocopy Income	36.10	0.00	36.10	157.75	0.00	157.75	0.00	(157.75)
4255 - Maps and Signs	113.00	423.00	(310.00)	1,092.00	1,150.00	(58.00)	1,500.00	408.00
4840 - Non-Taxable Income	140.00	0.00	140.00	345.00	0.00	345.00	0.00	(345.00)
4844 - Consessions Income (Taxable)	320.00	0.00	320.00	320.00	0.00	320.00	0.00	(320.00)
4845 - Tickets Income(Non-Taxable)	275.00	0.00	275.00	275.00	0.00	275.00	0.00	(275.00)
4846 - Vendor Space Rentals	200.00	45.00	155.00	2,150.00	1,499.00	651.00	3,500.00	1,350.00
Total Other Income	15,784.09	468.00	15,316.09	75,039.74	2,649.00	72,390.74	5,000.00	(70,039.74)
Total SVCA Operations- Admin Income	15,784.09	468.00	15,316.09	75,039.74	2,649.00	72,390.74	5,000.00	(70,039.74)
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	1,350.20	478.00	872.20	12,085.09	7,877.00	4,208.09	10,000.00	(2,085.09)
5045 - Dues & Subscriptions	0.00	364.00	(364.00)	2,194.49	1,028.00	1,166.49	1,500.00	(694.49)
5090 - Office Supplies	2,200.81	2,187.00	13.81	11,632.77	10,916.00	716.77	20,500.00	8,867.23
5100 - GM Discretionary Funds	0.00	40.00	(40.00)	3,017.93	1,269.00	1,748.93	5,000.00	1,982.07
5120 - Cash Over/Short	0.00	0.00	0.00	99.95	0.00	99.95	0.00	(99.95)
5205 - Events Charges	3,002.80	4,979.00	(1,976.20)	4,052.50	5,859.00	(1,806.50)	8,000.00	3,947.50
5210 - Printing & Copying	2,281.74	1,748.00	533.74	6,526.99	7,844.00	(1,317.01)	12,000.00	5,473.01
5227 - Training & Conferences	0.00	0.00	0.00	425.00	1,500.00	(1,075.00)	1,500.00	1,075.00
5325 - Recruiting Expense	408.60	12.00	396.60	3,019.60	2,498.00	521.60	3,000.00	(19.60)
Total Administrative	9,244.15	9,808.00	(563.85)	43,054.32	38,791.00	4,263.32	61,500.00	18,445.68
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	555.56	0.00	555.56	0.00	(555.56)
9005 - State B&O Tax	71.88	0.00	71.88	298.01	0.00	298.01	0.00	(298.01)
Total Regulatory Compliance	71.88	0.00	71.88	853.57	0.00	853.57	0.00	(853.57)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
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	165.00	370.00	(205.00)	1,576.17	3,838.00	(2,261.83)	5,000.00	3,423.83
5215 - Postage	1,309.43	184.00	1,125.43	7,481.41	840.00	6,641.41	1,500.00	(5,981.41)
5225 - Newsletter Services	381.15	163.00	218.15	2,665.95	1,142.00	1,523.95	2,000.00	(665.95)
Total CC&Rs/ Mandates	1,855.58	717.00	1,138.58	11,723.53	5,820.00	5,903.53	32,500.00	20,776.47
Payroll & Benefits								
5300 - Salaries	43,664.98	42,780.00	884.98	220,162.27	209,881.00	10,281.27	370,762.00	150,599.73
5335 - Payroll Taxes- Employer	3,828.93	3,825.00	3.93	21,338.83	18,766.00	2,572.83	33,151.00	11,812.17
5385 - Payroll Benefits - Medical	3,565.40	3,419.00	146.40	21,939.98	23,934.00	(1,994.02)	41,032.00	19,092.02
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	51,059.31	50,024.00	1,035.31	263,441.08	252,581.00	10,860.08	447,726.00	184,284.92
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	120.00	0.00	120.00	0.00	(120.00)
6050 - Utilities- Communications Service	2,317.57	1,276.00	1,041.57	11,709.89	6,691.00	5,018.89	12,074.00	364.11
Total Utilities	2,317.57	1,276.00	1,041.57	11,829.89	6,691.00	5,138.89	12,074.00	244.11
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	561.46	0.00	561.46	3,908.01	2,066.00	1,842.01	7,000.00	3,091.99
5125 - IT Support and Services	4,293.17	101.00	4,192.17	33,424.08	20,868.00	12,556.08	45,000.00	11,575.92
7095 - Other Professional Services	3,150.00	2,083.00	1,067.00	22,050.00	14,583.00	7,467.00	25,000.00	2,950.00
Total Contracted & Professional Services	8,004.63	2,184.00	5,820.63	59,382.09	37,517.00	21,865.09	77,000.00	17,617.91

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
 July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Other Expenses								
9211 - SVCA Committee Support	0.00	292.00	(292.00)	0.00	2,042.00	(2,042.00)	3,500.00	3,500.00
Total Other Expenses	0.00	292.00	(292.00)	0.00	2,042.00	(2,042.00)	3,500.00	3,500.00
Total SVCA Operations- Admin Expense	72,553.12	64,301.00	8,252.12	390,284.48	343,842.00	46,442.48	634,700.00	244,415.52
Total SVCA Operations- Admin Income / (Loss)	(56,769.03)	(63,833.00)	7,063.97	(315,244.74)	(341,193.00)	25,948.26	(629,700.00)	(314,455.26)

Income Statement Report

Sudden Valley Community Association

Facilities

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	7,444.50	6,053.00	1,391.50	22,124.50	17,758.00	4,366.50	24,000.00	1,875.50
4412 - BD Expense- Area Z	(1,539.00)	0.00	(1,539.00)	(1,641.67)	0.00	(1,641.67)	0.00	1,641.67
Total Area Z Rental Income	5,905.50	6,053.00	(147.50)	20,482.83	17,758.00	2,724.83	24,000.00	3,517.17
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	3,931.50	0.00	27,520.50	27,520.50	0.00	47,178.00	19,657.50
4435 - Lease Income - Barn 8	1,350.00	1,350.00	0.00	9,450.00	9,450.00	0.00	16,200.00	6,750.00
4439 - Lease Income- Library	700.00	700.00	0.00	4,300.00	4,300.00	0.00	7,800.00	3,500.00
Total Lease Income	5,981.50	5,981.50	0.00	41,270.50	41,270.50	0.00	71,178.00	29,907.50
Non-Lease Facility Rentals								
4400 - Facility Rentals	0.00	167.00	(167.00)	0.00	1,167.00	(1,167.00)	2,000.00	2,000.00
Total Non-Lease Facility Rentals	0.00	167.00	(167.00)	0.00	1,167.00	(1,167.00)	2,000.00	2,000.00
Total Facilities Income	11,887.00	12,201.50	(314.50)	61,753.33	60,195.50	1,557.83	97,178.00	35,424.67
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	145.20	0.00	145.20	145.20	100.00	45.20	100.00	(45.20)
7110 - Regulatory Compliance	73.42	0.00	73.42	513.94	904.00	(390.06)	1,550.00	1,036.06
9005 - State B&O Tax	55.89	73.00	(17.11)	804.64	652.00	152.64	1,200.00	395.36
Total Regulatory Compliance	274.51	73.00	201.51	1,463.78	1,656.00	(192.22)	2,850.00	1,386.22
Payroll & Benefits								
5300 - Salaries	5,575.55	3,845.00	1,730.55	25,617.29	23,983.00	1,634.29	45,567.00	19,949.71
5335 - Payroll Taxes- Employer	622.29	453.00	169.29	2,826.29	2,824.00	2.29	5,366.00	2,539.71
5385 - Payroll Benefits - Medical	894.22	855.00	39.22	6,259.54	5,985.00	274.54	10,261.00	4,001.46
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	342.00	342.00
Total Payroll & Benefits	7,092.06	5,153.00	1,939.06	34,703.12	32,792.00	1,911.12	61,536.00	26,832.88

Income Statement Report

Sudden Valley Community Association

Facilities

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	47.08	0.00	47.08	311.87	0.00	311.87	0.00	(311.87)
Total Insurance	47.08	0.00	47.08	311.87	0.00	311.87	0.00	(311.87)
Utilities								
6000 - Utilities	(4,018.37)	0.00	(4,018.37)	(3,193.88)	0.00	(3,193.88)	0.00	3,193.88
6005 - Utilities- Natural Gas	517.74	547.00	(29.26)	3,885.58	5,850.00	(1,964.42)	8,683.00	4,797.42
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	10,225.75	9,934.00	291.75	21,604.00	11,378.25
6033 - Utilities- Electricity	2,806.53	2,109.00	697.53	26,582.13	18,484.00	8,098.13	30,409.00	3,826.87
6035 - Utilities- Trash & Recycling Service	1,012.64	831.00	181.64	6,599.16	6,422.00	177.16	13,813.00	7,213.84
6050 - Utilities- Communications Service	885.57	1,286.00	(400.43)	6,204.93	8,635.00	(2,430.07)	15,258.00	9,053.07
Total Utilities	1,204.11	4,773.00	(3,568.89)	50,303.67	49,325.00	978.67	89,767.00	39,463.33
Maintenance & Landscaping								
6515 - Building R&M- Materials	567.66	6,567.00	(5,999.34)	9,334.85	20,191.00	(10,856.15)	40,000.00	30,665.15
6520 - Building R&M- Contract Vendor	1,858.84	5,324.00	(3,465.16)	28,875.40	28,305.00	570.40	45,000.00	16,124.60
6635 - Janitorial Supplies	3,010.80	2,326.00	684.80	10,276.31	9,839.00	437.31	15,000.00	4,723.69
6675 - Equipment R&M	100.44	10,000.00	(9,899.56)	641.85	10,000.00	(9,358.15)	10,000.00	9,358.15
6795 - Other Supplies	244.71	747.00	(502.29)	244.71	1,550.00	(1,305.29)	1,550.00	1,305.29
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	5,782.45	24,964.00	(19,181.55)	49,373.12	70,885.00	(21,511.88)	112,550.00	63,176.88
Contracted & Professional Services								
7095 - Other Professional Services	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	15,000.00	15,000.00
Total Contracted & Professional Services	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	15,000.00	15,000.00
Total Facilities Expense	14,400.21	34,963.00	(20,562.79)	136,155.56	159,658.00	(23,502.44)	281,703.00	145,547.44
Total Facilities Income / (Loss)	(2,513.21)	(22,761.50)	20,248.29	(74,402.23)	(99,462.50)	25,060.27	(184,525.00)	(110,122.77)

Income Statement Report

Sudden Valley Community Association

Maintenance

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
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	292.00	(292.00)	500.00	500.00
6408 - Uniforms	23.65	22.00	1.65	2,985.36	2,237.00	748.36	3,000.00	14.64
Total Administrative	23.65	64.00	(40.35)	3,174.33	2,529.00	645.33	3,650.00	475.67
Regulatory Compliance								
6300 - Permits & Licenses	310.84	128.00	182.84	1,937.55	2,101.00	(163.45)	2,200.00	262.45
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	310.84	128.00	182.84	1,937.55	2,101.00	(163.45)	2,300.00	362.45
Payroll & Benefits								
5300 - Salaries	48,215.35	30,560.00	17,655.35	180,696.07	175,840.00	4,856.07	332,464.00	151,767.93
5335 - Payroll Taxes- Employer	4,983.28	3,280.00	1,703.28	18,811.26	18,877.00	(65.74)	35,692.00	16,880.74
5385 - Payroll Benefits - Medical	3,721.72	4,162.00	(440.28)	39,349.57	29,134.00	10,215.57	49,946.00	10,596.43
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	56,920.35	38,002.00	18,918.35	238,856.90	232,101.00	6,755.90	437,095.00	198,238.10
Utilities								
6050 - Utilities- Communications Service	483.45	635.00	(151.55)	2,448.35	3,075.00	(626.65)	5,440.00	2,991.65
Total Utilities	483.45	635.00	(151.55)	2,448.35	3,075.00	(626.65)	5,440.00	2,991.65
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	3,159.00	(3,159.00)	1,627.94	3,997.00	(2,369.06)	5,000.00	3,372.06
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	0.00	0.00	0.00	1,091.53	0.00	1,091.53	0.00	(1,091.53)
6520 - Building R&M- Contract Vendor	0.00	0.00	0.00	657.72	0.00	657.72	0.00	(657.72)
6610 - Raw Materials	0.00	2,500.00	(2,500.00)	0.00	2,500.00	(2,500.00)	2,500.00	2,500.00
6621 - Raw Materials: Sand & Gravel	0.00	5,000.00	(5,000.00)	2,304.25	5,000.00	(2,695.75)	5,000.00	2,695.75

Income Statement Report

Sudden Valley Community Association

Maintenance

July 01, 2026 thru July 31, 2026

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6675 - Equipment R&M	1,408.06	505.00	903.06	6,652.08	8,137.00	(1,484.92)	15,000.00	8,347.92
6765 - Small Tools & Equipment	1,036.04	1,650.00	(613.96)	3,416.82	2,742.00	674.82	12,000.00	8,583.18
6775 - Vehicle R&M	158.81	1,753.00	(1,594.19)	5,399.98	5,833.00	(433.02)	12,460.00	7,060.02
6785 - Vehicle Fuel	1,862.48	1,585.00	277.48	12,650.37	9,849.00	2,801.37	17,412.00	4,761.63
6795 - Other Supplies	101.61	589.00	(487.39)	287.96	3,509.00	(3,221.04)	5,000.00	4,712.04
Total Maintenance & Landscaping	4,567.00	16,741.00	(12,174.00)	34,171.15	44,474.00	(10,302.85)	109,372.00	75,200.85
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	6,246.78	7,500.00	(1,253.22)	7,500.00	1,253.22
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	9,450.00	8,531.00	919.00	25,000.00	15,550.00
Total Contracted & Professional Services	0.00	0.00	0.00	15,696.78	16,031.00	(334.22)	33,000.00	17,303.22
Total Maintenance Expense	62,305.29	55,570.00	6,735.29	296,285.06	300,311.00	(4,025.94)	590,857.00	294,571.94
Total Maintenance Income / (Loss)	(62,305.29)	(55,570.00)	(6,735.29)	(296,285.06)	(300,311.00)	4,025.94	(590,857.00)	(294,571.94)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise
 July 1, 2026 to July 31, 2026

		Current Period			Year to Date (7 months)				
		Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Budget Remaining
Income									
Golf Income									
4150	- Golf Course Annual Greens Fees	\$ 20,423	\$ 22,662	\$ (2,239)	\$ 369,292	\$ 321,441	\$ 47,851	\$ 398,000	\$ 28,708
4151	- BD Expense- Golf	(11,785)	-	(11,785)	(1,453)	-	(1,453)	-	1,453
4154	- Golf Course Daily Greens Fees	147,319	155,060	(7,741)	447,886	443,856	4,030	776,000	328,114
4170	- Driving Range Fees	7,289	7,393	(104)	27,823	25,436	2,387	40,850	13,027
4174	- Golf Cart Rental	41,339	46,032	(4,693)	139,528	136,214	3,314	234,500	94,972
4176	- Golf Club Storage	82	56	26	2,303	1,647	656	1,850	(453)
4178	- Trail Fees	770	1,651	(882)	14,441	13,403	1,038	15,862	1,421
Total Golf Income		205,436	232,854	(27,418)	999,821	941,997	57,824	1,467,062	467,242
Other AR Income									
4830	- Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income		-	-	-	-	-	-	-	-
Total Golf Pro Income		205,436	232,854	(27,418)	999,821	941,997	57,824	1,467,062	467,242
Expense									
Administrative									
5107	- Advertising Costs	1,238	663	575	8,588	14,687	(6,099)	18,000	9,412
5015	- Bank Charges & Fees	4,951	4,565	386	19,484	16,002	3,482	35,000	15,516
5120	- Cash Over/Short	1	-	1	(44)	-	(44)	-	44
5045	- Dues & Subscriptions	4,327	738	3,589	32,312	24,216	8,096	32,000	(312)
5000	- General Administrative	-	-	-	-	-	-	-	-
5090	- Office Supplies	-	213	(213)	698	881	(183)	1,200	502
5205	- Events Charges	-	10	(10)	-	70	(70)	120	120
5210	- Printing & Copying	211	233	(22)	2,101	1,183	918	1,800	(301)
5227	- Training & Conferences	-	-	-	180	6,615	(6,435)	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	(35)	374	(409)	3,348	4,615	(1,267)	8,800	5,452
Total Administrative		10,693	6,796	3,897	66,667	68,269	(1,602)	108,876	42,209
Regulatory Compliance									
6165	- Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110	- Regulatory Compliance	-	-	-	-	-	-	-	-
6300	- Permits & Licenses	-	-	-	705	647	58	750	45
9005	- State B&O Tax	1,046	1,159	(113)	4,050	4,161	(111)	7,500	3,450
TotalRegulatory Compliance		1,046	1,159	(113)	4,756	4,808	(52)	8,250	3,495
CC&Rs/ Mandates									
5215	- Postage	-	10	(10)	-	269	(269)	370	370
5115	- Web Site Maintenance	-	675	(675)	-	2,025	(2,025)	2,700	2,700
CC&Rs/ Mandates Total		-	685	(685)	-	2,294	(2,294)	3,070	3,070
Payroll & Benefits									
5300	- Salaries	111,674	108,581	3,093	426,833	451,272	(24,439)	774,937	348,104
5335	- Payroll Taxes- Employer	12,441	10,699	1,742	47,027	44,449	2,578	76,331	29,304
5385	- Payroll Benefits - Medical	6,237	9,402	(3,165)	43,696	65,818	(22,122)	112,836	69,140
5395	- Payroll Benefits - 401(k)	-	-	-	-	-	-	5,812	5,812
Total Payroll & Benefits		130,352	128,682	1,670	517,556	561,539	(43,983)	969,916	452,360

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise
July 1, 2026 to July 31, 2026

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	298	-	298	2,085	2,085	(0)	3,574	1,489
Total Insurance	298	-	298	2,085	2,085	(0)	3,574	1,489
Utilities								
6050 - Utilities- Communications Service	1,053	911	142	6,225	5,712	513	10,038	3,813
6033 - Utilities- Electricity	3,785	2,567	1,218	18,057	10,958	7,099	20,754	2,697
6005 - Utilities- Natural Gas	440	508	(68)	3,176	4,495	(1,319)	6,813	3,637
6023 - Utilities- Water & Sewer	-	-	-	7,238	6,737	501	14,167	6,929
6035 - Utilities- Trash & Recycling Service	481	450	31	3,308	3,072	236	5,329	2,021
Total Utilities	5,759	4,436	1,323	38,004	30,974	7,030	57,101	19,097
Maintenance & Landscaping								
6675 - Equipment R&M	21,877	4,592	17,285	59,902	48,847	11,055	62,000	2,098
6635 - Janitorial Supplies	-	-	-	68	-	68	-	(68)
6110 - Landscape R&M	2,267	7,874	(5,607)	23,084	36,997	(13,913)	44,000	20,916
6796 - Other R&M	3,482	76	3,406	4,263	2,724	1,539	3,000	(1,263)
6795 - Other Supplies	1,541	1,852	(311)	11,517	18,376	(6,859)	22,500	10,983
6610 - Raw Materials	-	-	-	52,318	46,402	5,916	50,000	(2,317)
6621 - Raw Materials: Sand & Gravel	3,518	4,599	(1,081)	36,112	37,179	(1,067)	45,000	8,888
6765 - Small Tools & Equipment	33	-	33	5,740	4,655	1,085	5,400	(340)
6785 - Vehicle Fuel	6,174	5,110	1,064	23,701	18,994	4,707	32,293	8,593
6775 - Vehicle R&M	-	1,200	(1,200)	-	1,200	(1,200)	1,200	1,200
Total Maintenance & Landscaping	38,891	25,303	13,588	216,704	215,374	1,330	265,393	48,690
Contracted & Professional Services								
5085 - Equipment Lease & Rental	1,682	3,113	(1,431)	8,282	12,499	(4,217)	17,000	8,718
6440 - Safety & Security Services	-	215	(215)	27	550	(523)	550	523
7095 - Other Professional Services	-	62	(62)	-	437	(437)	750	750
Total Contracted & Professional Services	1,682	3,390	(1,708)	8,309	13,486	(5,177)	18,300	9,991
Total Golf Expense	188,721	170,451	18,270	854,079	898,829	(44,750)	1,434,480	580,401
Total Golf Income / (Loss)	\$ 16,715	\$ 62,403	\$ (45,688)	\$ 145,741	\$ 43,168	\$ 102,573	\$ 32,582	\$ (113,159)

Income Statement Report

Sudden Valley Community Association

Marina

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	9,780.00	26,560.00	(16,780.00)	26,560.00	16,780.00
4420 - Marina Dry Slip Income	0.00	934.00	(934.00)	88,280.00	84,631.00	3,649.00	84,954.00	(3,326.00)
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	148,172.00	131,343.00	16,829.00	131,343.00	(16,829.00)
4426 - BD Expense- Marina	0.00	0.00	0.00	(31.00)	0.00	(31.00)	0.00	31.00
Total Marina Income	0.00	934.00	(934.00)	246,201.00	242,534.00	3,667.00	242,857.00	(3,344.00)
Other Income								
4220 - Marina Gate & Access Cards	600.00	2,321.00	(1,721.00)	4,289.00	6,522.00	(2,233.00)	7,000.00	2,711.00
Total Other Income	600.00	2,321.00	(1,721.00)	4,289.00	6,522.00	(2,233.00)	7,000.00	2,711.00
Total Marina Income	600.00	3,255.00	(2,655.00)	250,490.00	249,056.00	1,434.00	249,857.00	(633.00)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	0.00	0.00	0.00	1,250.00	(1,250.00)	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	1,250.00	(1,250.00)	1,550.00	1,550.00
Regulatory Compliance								
7110 - Regulatory Compliance	182.92	0.00	182.92	1,273.97	1,205.00	68.97	2,160.00	886.03
9005 - State B&O Tax	241.14	0.00	241.14	5,102.06	3,700.00	1,402.06	3,700.00	(1,402.06)
Total Regulatory Compliance	424.06	0.00	424.06	6,376.03	4,905.00	1,471.03	5,860.00	(516.03)
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	984.59	958.00	26.59	2,036.00	1,051.41
6033 - Utilities- Electricity	117.70	91.00	26.70	1,106.63	1,282.00	(175.37)	1,816.00	709.37
6050 - Utilities- Communications Service	440.24	339.00	101.24	2,440.12	2,079.00	361.12	3,669.00	1,228.88
Total Utilities	557.94	430.00	127.94	4,531.34	4,319.00	212.34	7,521.00	2,989.66
Maintenance & Landscaping								
6110 - Landscape R&M	525.09	0.00	525.09	525.09	1,500.00	(974.91)	1,500.00	974.91

Income Statement Report

Sudden Valley Community Association

Marina

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6675 - Equipment R&M	0.00	0.00	0.00	0.00	1,250.00	(1,250.00)	1,250.00	1,250.00
6795 - Other Supplies	0.00	581.00	(581.00)	(145.23)	1,007.00	(1,152.23)	1,500.00	1,645.23
6796 - Other R&M	1,682.51	32.00	1,650.51	1,682.51	1,860.00	(177.49)	2,000.00	317.49
Total Maintenance & Landscaping	2,207.60	613.00	1,594.60	2,062.37	6,617.00	(4,554.63)	7,250.00	5,187.63
Total Marina Expense	3,189.60	1,043.00	2,146.60	12,969.74	17,091.00	(4,121.26)	22,181.00	9,211.26
Total Marina Income / (Loss)	(2,589.60)	2,212.00	(4,801.60)	237,520.26	231,965.00	5,555.26	227,676.00	(9,844.26)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 July 1, 2026 to July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	1,225	3,791	(2,566)	9,255	8,957	298	12,000	2,745
4411 - Picnic Shelter Rentals	80	-	80	1,710	-	1,710	-	(1,710)
	1,305	3,791	(2,486)	10,965	8,957	2,008	12,000	1,035
Rec Center and Pools Income								
4510 - Health Club Membership	95	252	(157)	990	824	166	1,000	10
4223 - Gym and Pool Access Cards	585	495	90	2,610	2,301	309	3,300	690
4502 - Instructor & Trainer Fees	612	458	154	3,438	2,906	532	4,500	1,062
4513 - Main Pool Income	8,840	8,930	(90)	16,971	15,222	1,749	25,000	8,029
4515 - Locker Rental	-	-	-	-	-	-	-	-
4516 - Quiet Pool Income	24	-	24	24	300	(276)	300	276
4010 - Recreation Special Assmt 062018 to052023	-	-	-	-	-	-	-	-
4011 - BD Expense- Rec SA 062018 to 052023	-	-	-	-	-	-	-	-
4840 - Other Income	0	-	0	0	-	0	-	-
Total Recreation Income	10,157	10,135	22	24,034	21,553	2,481	34,100	10,067
Total Recreation Income	11,462	13,926	(2,464)	34,999	30,510	4,489	46,100	11,102
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	-	12	(12)	1,895	1,683	212	2,500	605
5120 - Cash Over/Short	-	-	-	-	-	-	-	-
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	116	-	116	-	(116)
5210 - Printing and Copying	214	30	184	1,271	67	1,204	100	(1,171)
5227 - Training & Conferences	-	138	(138)	3,733	4,750	(1,017)	4,750	1,017
6408 - Uniforms	-	-	-	-	2,250	(2,250)	2,250	2,250
Total Administrative	214	180	34	7,015	8,750	(1,735)	9,600	2,585
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	925	1,000	(75)	1,000	75
9005 - State B&O Tax	42	36	6	238	178	60	400	162
Total Regulatory Compliance	42	36	6	1,164	1,178	(14)	1,400	237
CC&Rs/ Mandates								
5215 - Postage	-	-	-	-	300	(300)	300	300
CC&Rs/ Mandates Total	-	-	-	-	300	(300)	300	300
Payroll & Benefits								
5300 - Salaries	55,520	44,855	10,665	164,047	172,931	(8,884)	322,952	158,905
5335 - Payroll Taxes- Employer	6,252	4,386	1,866	18,286	16,783	1,503	31,338	13,052
5385 - Payroll Benefits - Medical	894	2,564	(1,670)	7,354	17,949	(10,595)	30,771	23,417
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	1,882	1,882
Total Payroll & Benefits	62,666	51,805	10,861	189,687	207,663	(17,976)	386,943	197,256

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 July 1, 2026 to July 31, 2026

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	1,242	1,132	110	7,292	7,081	211	12,382	5,090
6033 - Utilities- Electricity	3,075	2,046	1,029	13,944	9,943	4,001	17,366	3,422
6005 - Utilities- Natural Gas	410	377	33	6,496	9,637	(3,141)	11,225	4,729
6023 - Utilities- Water & Sewer	-	-	-	7,274	7,060	214	14,253	6,979
6035 - Utilities- Trash & Recycling Service	246	240	6	1,689	1,634	55	3,269	1,580
Total Utilities	4,973	3,795	1,178	36,695	35,355	1,340	58,495	21,800
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	141	-	141	-	(141)
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	-	4,762	(4,762)	1,162	6,943	(5,781)	9,000	7,837
6635 - Janitorial Supplies	-	208	(208)	52	1,458	(1,406)	2,500	2,448
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	-	-	-	-	-
6795 - Other Supplies	302	616	(314)	1,954	7,378	(5,424)	10,000	8,046
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	302	5,586	(5,284)	3,310	15,779	(12,469)	21,500	18,190
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	16,160	15,785	375	49,911	40,672	9,239	60,000	10,089
6440 - Safety & Security Services	-	42	(42)	-	292	(292)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	16,160	15,827	333	49,911	40,964	8,947	60,500	10,589
Total Recreation Expense	84,358	77,229	7,129	287,782	309,989	(22,207)	538,738	250,957
Total Recreation Income / (Loss)	\$ (72,896)	\$ (63,303)	\$ (9,593)	\$ (252,783)	\$ (279,479)	\$ 26,696	\$ (492,638)	\$ (239,855)

Income Statement Report

Sudden Valley Community Association

UDR Activity

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<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	1,859.29	0.00	1,859.29	33,014.24	0.00	33,014.24	0.00	(33,014.24)
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	1,859.29	0.00	1,859.29	(15,099.22)	0.00	(15,099.22)	0.00	15,099.22
Lease Income								
4439.1 - Lease Income- Library Prepaid Recv	666.67	0.00	666.67	4,666.69	0.00	4,666.69	0.00	(4,666.69)
Total Lease Income	666.67	0.00	666.67	4,666.69	0.00	4,666.69	0.00	(4,666.69)
Collections Income								
4710 - Late Fees & Interest	6,008.04	0.00	6,008.04	49,225.78	0.00	49,225.78	0.00	(49,225.78)
4711 - BD Expense- Late Fee & Int	5,901.62	0.00	5,901.62	(13,575.50)	0.00	(13,575.50)	0.00	13,575.50
4715 - Lien Fees	0.00	0.00	0.00	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	(1,093.77)	0.00	(1,093.77)	(2,762.01)	0.00	(2,762.01)	0.00	2,762.01
Total Collections Income	10,815.89	0.00	10,815.89	35,348.27	0.00	35,348.27	0.00	(35,348.27)
Investment Income								
4910 - Interest Earned - Reserve Accounts	119.59	0.00	119.59	799.33	0.00	799.33	0.00	(799.33)
Total Investment Income	119.59	0.00	119.59	799.33	0.00	799.33	0.00	(799.33)
Total UDR Activity Income	13,461.44	0.00	13,461.44	25,715.07	0.00	25,715.07	0.00	(25,715.07)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	38.64	0.00	38.64	265.16	0.00	265.16	0.00	(265.16)
Total Regulatory Compliance	38.64	0.00	38.64	265.16	0.00	265.16	0.00	(265.16)
CC&Rs/ Mandates								
5025 - Collection Charges	97.44	0.00	97.44	1,132.31	0.00	1,132.31	0.00	(1,132.31)

Income Statement Report

Sudden Valley Community Association

UDR Activity

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
CC&Rs/ Mandates								
5065 - Lien Charges	303.50	0.00	303.50	1,217.00	0.00	1,217.00	0.00	(1,217.00)
Total CC&Rs/ Mandates	400.94	0.00	400.94	2,349.31	0.00	2,349.31	0.00	(2,349.31)
Payroll & Benefits								
5391 - Accrued Vacation Liability	(7,241.65)	0.00	(7,241.65)	14,989.77	0.00	14,989.77	0.00	(14,989.77)
Total Payroll & Benefits	(7,241.65)	0.00	(7,241.65)	14,989.77	0.00	14,989.77	0.00	(14,989.77)
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	0.00	0.00	0.00	18,400.00	0.00	18,400.00	0.00	(18,400.00)
Total Reserve UDR Projects	0.00	0.00	0.00	25,530.00	0.00	25,530.00	0.00	(25,530.00)
Total UDR Activity Expense	(6,802.07)	0.00	(6,802.07)	43,134.24	0.00	43,134.24	0.00	(43,134.24)
Total UDR Activity Income / (Loss)	20,263.51	0.00	20,263.51	(17,419.17)	0.00	(17,419.17)	0.00	17,419.17

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Dues and Assessments Income- Capital								
4043.26 - Capital Rep & Repl Assmt 2026	124,912.74	0.00	124,912.74	875,001.87	0.00	875,001.87	0.00	(875,001.87)
4046 - BD Expense- CRRRF 25 & Prior	383.05	0.00	383.05	6,815.47	0.00	6,815.47	0.00	(6,815.47)
4049 - BD Expense - CRRRF 2026	432.84	0.00	432.84	(18,801.83)	0.00	(18,801.83)	0.00	18,801.83
4051 - BD Expense- Roads 25 & Prior	399.55	0.00	399.55	7,260.82	0.00	7,260.82	0.00	(7,260.82)
4053 - BD Expense - Roads 2026	1,142.44	0.00	1,142.44	(19,136.24)	0.00	(19,136.24)	0.00	19,136.24
4055.26 - Roads Capital Assmt 2026	123,945.57	0.00	123,945.57	868,226.97	0.00	868,226.97	0.00	(868,226.97)
4060.26 - Mailbox Capital Assmt 2026	2,214.99	0.00	2,214.99	15,515.79	0.00	15,515.79	0.00	(15,515.79)
4061 - BD Expense- Mailbox 2026	18.34	0.00	18.34	(337.82)	0.00	(337.82)	0.00	337.82
4062 - BD Expense- Mailbox 25 & Prior	7.69	0.00	7.69	127.85	0.00	127.85	0.00	(127.85)
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	253,457.21	0.00	253,457.21	1,721,652.37	0.00	1,721,652.37	0.00	(1,721,652.37)
Investment Income								
4910 - Interest Earned - Reserve Accounts	3,075.30	0.00	3,075.30	20,928.99	0.00	20,928.99	0.00	(20,928.99)
Total Investment Income	3,075.30	0.00	3,075.30	20,928.99	0.00	20,928.99	0.00	(20,928.99)
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	0.00	0.00	0.00	3,004.00	0.00	3,004.00	0.00	(3,004.00)
Total Capital Gain (Loss) on Sale of Assets	0.00	0.00	0.00	3,004.00	0.00	3,004.00	0.00	(3,004.00)
Total SVCA Reserves Income	256,532.51	0.00	256,532.51	1,745,585.36	0.00	1,745,585.36	0.00	(1,745,585.36)
<u>Expense</u>								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	1,118.50	0.00	1,118.50	7,829.50	0.00	7,829.50	0.00	(7,829.50)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	54,399.38	0.00	54,399.38	0.00	(54,399.38)
6325 - Depr - Land Improvement	13,263.26	0.00	13,263.26	92,842.82	0.00	92,842.82	0.00	(92,842.82)
6326 - Depr - Mailboxes	27.52	0.00	27.52	192.64	0.00	192.64	0.00	(192.64)
6327 - Depr - Roads and Bridges	62,608.67	0.00	62,608.67	438,260.69	0.00	438,260.69	0.00	(438,260.69)
6328 - Depr - Building Improvements	16,951.32	0.00	16,951.32	122,402.47	0.00	122,402.47	0.00	(122,402.47)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Depreciation Expense								
6330 - Depr - Furniture & Fixtures	125.55	0.00	125.55	878.85	0.00	878.85	0.00	(878.85)
6337 - Depr - Computers	301.28	0.00	301.28	2,108.96	0.00	2,108.96	0.00	(2,108.96)
6340 - Depr - Machinery & Equipment	14,309.55	0.00	14,309.55	105,853.40	0.00	105,853.40	0.00	(105,853.40)
6350 - Depr - Vehicles	2,448.97	0.00	2,448.97	17,142.79	0.00	17,142.79	0.00	(17,142.79)
6360 - Amortization	1,781.37	0.00	1,781.37	12,469.59	0.00	12,469.59	0.00	(12,469.59)
Total Depreciation Expense	120,707.33	0.00	120,707.33	854,381.09	0.00	854,381.09	0.00	(854,381.09)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	4,037.21	0.00	4,037.21	29,386.49	0.00	29,386.49	0.00	(29,386.49)
Total Reserve Expenses/Transfers	4,037.21	0.00	4,037.21	29,386.49	0.00	29,386.49	0.00	(29,386.49)
Reserve CRRRF Capital Projects								
9721.01 - Golf Cart Fleet	0.00	0.00	0.00	2,865.00	0.00	2,865.00	0.00	(2,865.00)
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)
9723.04 - Golf Austin Creek Repair	0.00	0.00	0.00	18,537.28	0.00	18,537.28	0.00	(18,537.28)
9723.07 - Website Improvements	0.00	0.00	0.00	9,458.77	0.00	9,458.77	0.00	(9,458.77)
9723.17 - 10 Golf Cart Lease	1,325.99	0.00	1,325.99	9,281.93	0.00	9,281.93	0.00	(9,281.93)
9724.012 - Turf Building Remodel - Permit/Design	0.00	0.00	0.00	9,736.23	0.00	9,736.23	0.00	(9,736.23)
9724.013 - Turf Building Remodel-Construction	6,914.95	0.00	6,914.95	114,971.37	0.00	114,971.37	0.00	(114,971.37)
9724.06 - Clubhouse HVAC 20 Ton Design/Permit	10,907.38	0.00	10,907.38	202,750.20	0.00	202,750.20	0.00	(202,750.20)
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)	0.00	0.00	0.00	25,673.29	0.00	25,673.29	0.00	(25,673.29)
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 Signage	0.00	0.00	0.00	4,466.40	0.00	4,466.40	0.00	(4,466.40)
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)	0.00	0.00	0.00	59,055.35	0.00	59,055.35	0.00	(59,055.35)
9726.03 - 2026 Turfcare Equipment Replacer	69,472.76	0.00	69,472.76	163,155.01	0.00	163,155.01	0.00	(163,155.01)
9726.04 - Marina Tennis Court Refurb-Design	0.00	0.00	0.00	23,418.21	0.00	23,418.21	0.00	(23,418.21)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
Expense								
Reserve CRRRF Capital Projects								
9726.05 - Marina Security Upgrade	(43.40)	0.00	(43.40)	19,756.17	0.00	19,756.17	0.00	(19,756.17)
9726.06 - Barn 6 Design and Permitting	5,888.65	0.00	5,888.65	49,869.15	0.00	49,869.15	0.00	(49,869.15)
9726.07 - Off-Leash Dog Park Fence	0.00	0.00	0.00	11,353.21	0.00	11,353.21	0.00	(11,353.21)
9726.08 - Marina Community Park Playgrou	0.00	0.00	0.00	5,730.00	0.00	5,730.00	0.00	(5,730.00)
9726.09 - Driving Range Equipment	0.00	0.00	0.00	22,385.93	0.00	22,385.93	0.00	(22,385.93)
9726.10 - Rplc 2 Security Vhcls with2 Ford B	(83.55)	0.00	(83.55)	58,840.43	0.00	58,840.43	0.00	(58,840.43)
Total Reserve CRRRF Capital Projects	94,382.78	0.00	94,382.78	1,434,557.33	0.00	1,434,557.33	0.00	(1,434,557.33)
Reserve Roads Capital Projects								
9923.42 - 2023 Roads Project- Pavement Ma	0.00	0.00	0.00	30,981.13	0.00	30,981.13	0.00	(30,981.13)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	911.25	0.00	911.25	412,956.21	0.00	412,956.21	0.00	(412,956.21)
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)
9925.3 - 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	0.00	0.00	0.00	41,544.58	0.00	41,544.58	0.00	(41,544.58)
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	3,354.50	0.00	3,354.50	32,274.80	0.00	32,274.80	0.00	(32,274.80)
9926.3 - 2026 Roads:Potholes & Minor Road	2,182.33	0.00	2,182.33	24,518.86	0.00	24,518.86	0.00	(24,518.86)
9926.4 - 2026 Bi-Annual Bridge Inspections	0.00	0.00	0.00	6,976.00	0.00	6,976.00	0.00	(6,976.00)
9926.5 - 2026 Road Repairs & Culvert Repla	91,192.31	0.00	91,192.31	419,952.17	0.00	419,952.17	0.00	(419,952.17)
9926.6 - 2026 Roads:Design/Pmt Culverts 22	0.00	0.00	0.00	26,475.97	0.00	26,475.97	0.00	(26,475.97)
Total Reserve Roads Capital Projects	97,640.39	0.00	97,640.39	1,134,146.52	0.00	1,134,146.52	0.00	(1,134,146.52)
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 & I	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	32,755.09	0.00	32,755.09	45,550.84	0.00	45,550.84	0.00	(45,550.84)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

July 01, 2026 thru July 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Reserve Road CVC Capital Project								
9926.72 - 2026 Roads:CVC Wages/Taxes & B	4,423.31	0.00	4,423.31	48,762.04	0.00	48,762.04	0.00	(48,762.04)
Total Reserve Road CVC Capital Project	37,178.40	0.00	37,178.40	261,645.36	0.00	261,645.36	0.00	(261,645.36)
Total SVCA Reserves Expense	353,946.11	0.00	353,946.11	3,714,116.79	0.00	3,714,116.79	0.00	(3,714,116.79)
Total SVCA Reserves Income / (Loss)	(97,413.60)	0.00	(97,413.60)	(1,968,531.43)	0.00	(1,968,531.43)	0.00	1,968,531.43

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							
	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.					Total
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	19	102	121	263	2,564	2,827	10	44	5	15	2	4	25	50	2	13	282	2,666	2,948	44	126	170	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641
Jun	22	116	138	258	2,517	2,775	13	73	4	17	1	9	25	47	2	13	280	2,633	2,913	45	159	204	325	2,792	3,117	775	1	1	777	741	6	1,524	4,641
Jul	20	131	151	261	2,512	2,773	13	71	3	14	2	7	24	44	2	13	281	2,643	2,924	44	149	193	325	2,792	3,117	775	1	1	777	741	6	1,524	4,641
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
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
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
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
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

LLE = Lot Line Eraser
CTB = Covenant to Bind