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

	Unaudited** Jun 30, 2026	Unaudited** Dec 31, 2025	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	$ 712,005	$ 496,968	$ 215,037
Building Completion Deposit Fund	668,900	798,900	(130,000)
Member Receivables - Operations*	-	47,957	(47,957)
Other Receivables	2,763	3,445	(682)
Prepaid Expenses	209,021	91,940	117,081
Operating Lease ROU Assets	19,619	23,036	(3,417)
Inventory	9,264	5,704	3,560
Total Current Assets	1,621,572	1,467,950	153,622
Current Liabilities			
Accounts Payable	(58,218)	(173,503)	115,285
Accrued Vacation Liability	(100,361)	(78,129)	(22,232)
Accrued Payroll	-	(96,358)	96,358
Prepaid Assessments	(302,177)	(183,275)	(118,902)
Building Completion Deposits	(668,900)	(798,900)	130,000
Other Refundable Deposits	(15,176)	(11,426)	(3,750)
Operating Lease Liability	(19,619)	(23,036)	3,417
Prepaid Golf Memberships	-	(156,649)	156,649
Total Current Liabilities	(1,164,451)	(1,521,276)	356,825
Other Liabilities			
Contingent PPP Loan Liability***	(357,700)	(357,700)	-
Deferred Library Lease Revenue	(24,000)	(28,000)	4,000
Total Other Liabilities	(381,700)	(385,700)	4,000
Operating Reserve Funds			
Emergency Operating Cash	365,071	364,709	362
Undesignated Reserves Cash	354,287	314,936	39,351
Total Operating Reserve Funds	719,358	679,645	39,713
Net Operating Assets	**$ 794,779**	**$ 240,619**	**$ 554,160**
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,673,202	3,754,490	(81,288)
Roads Reserve Cash Fund	3,113,215	2,992,291	120,924
Board Density Reduction Cash Fund	150,869	150,789	80
Mailbox Cash Fund	192,095	178,900	13,195
CRRRF Capital Reserve Holding Cash	219,533	219,316	217
Mitigation Assignment of Savings Cash	49,941	49,905	36
LWWSD Assignment of Savings Cash	14,961	14,953	8
Member Receivables - Capital**	-	13,020	(13,020)
Total Capital Current Assets	7,413,816	7,373,664	40,152
Capital Fixed Assets			
Fixed Assets	17,216,992	16,681,607	535,385
Finance ROU Assets	40,266	46,977	(6,711)
Lots Held for Sale	188,858	188,858	-
Total Capital Assets	17,446,116	16,917,442	528,674
Long Term Liabilities			
CRRRF Loan 2022	(1,125,897)	(1,267,067)	141,170
Finance Leases	(42,367)	(51,608)	9,241
Total Long Term Liabilities	(1,168,264)	(1,318,675)	150,411
NET ASSETS	***$ 24,486,447***	***$ 23,213,050***	***$1,273,397***
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	543,369	(52,135)	595,503
Transfers Out from Operations to Capital	-	-	-
Current Year Net Income: Capital**	730,030	1,458,960	(728,930)
Transfers Into Capital from Operations	-	-	-
Retained Earnings**	4,145,107	4,197,242	(52,135)
Capital**	19,067,942	17,608,982	1,458,960
TOTAL MEMBER EQUITY	***$ 24,486,447***	***$23,213,050***	***$1,273,397***

***** 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 June 30, 2026, and December 31, 2025, the balances of receivables written off were $868,380 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 transfee 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 - June 2026			Year to Date - 6 Months Ending 6/30/2026			
	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	268,814		252,083	1,608,342			1,507,671
Bad Debt Reserve	(3,309)		(3,976)	(57,389)			(39,870)
Net Current Year Assessment Income	265,505	11,479	248,107	1,550,953	26,794	96.4%	1,467,801
Bad Debt Recoveries - Prior Years			643				13,414
Golf Income	168,251	(22,047)	-	794,384	85,241		-
Marina Income	880	(3,369)	-	246,201	4,601		-
Rec Center & Pools Income	7,614	1,228	-	13,877	2,459		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	39,059	30,681	-	123,869	50,759		-
Rental Income - Other	6,705	4,648	-	9,660	3,494		-
Area Z Rental Income	668	668	-	14,577	2,872		-
Lease Income	5,882	-	-	35,289	-		-
New Home Construction Fees	8,529	(4,620)	-	79,400	(36,528)		-
Capital Gain (Loss) on Sale of Assets	-	-	504	-	-		3,004
Capital Gain (Loss) on Sale of Lots	-	-	-	-	-		-
Investment Income	479	(271)	3,042	3,019	(1,481)		17,854
Total Revenue	**503,572**	**18,397**	**252,296**	**2,871,229**	**138,211**		**1,502,073**
EXPENSES							
Salaries & Benefits	233,044	6,602	-	1,161,803	75,358		-
Contracted & Professional Services	33,526	1,414	-	155,932	(12,303)		-
CC&Rs/ Mandates	31,440	8,747	-	217,986	30,636		-
Maintenance & Landscaping	35,222	8,579	-	261,425	26,609		-
Utilities	33,662	(7,326)	-	131,105	(14,419)		-
Administrative	17,937	4,444	-	114,791	(681)		-
Regulatory Compliance	13,168	6,352	-	130,404	38,572		-
Insurance Premiums	20,532	972	-	116,732	10,801		-
Other Expenses	-	292	-	-	4,346		-
Depreciation Expense	-	-	144,367	-	-		733,674
Closing Costs - Lot Sales	-	-	-	-	-		-
Interest expense	-	-	3,991	-	-		25,349
Total Expenses	**418,531**	**30,076**	**148,358**	**2,290,178**	**158,919**		**759,023**
Net Income (Loss)	**85,041**	**48,473**	**103,938**	**581,051**	**297,130**		**743,050**
Net UDR Activity for Operations							
Bylaws and Rules & Reg Revisions-WUCIOA	-			(7,130)			
2026 Community Survey & Support	(9,200)			(18,400)			
Net Income (Loss) with Board Approved UDR	**75,841**	**48,473**	**103,938**	**555,521**	**297,130**		**743,050**
Other Activity							
Net Other UDR Activity*	10,277			54,035			
AR Accrual - Prior Year Reversal	-		-	(47,957)			(13,020)
AR Accrual - Current Year	-		-	-			-
Lease Income- Library Prepaid Recognized	667			4,000			
Vacation Liability Accrual	(595)			(22,231)			
Total Other Activity	**10,348**		**-**	**(12,153)**			**(13,020)**
Grand Total Activity	**86,189**	**48,473**	**103,938**	**543,369**	**297,130**		**730,030**

*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
6 Months Actuals, 6 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	**3,754,490**	**2,992,291**	**219,316**	**150,789**	**178,900**	**64,858**	**$ 7,360,644**	**364,709**	**314,936**	**$ 679,645**
Dues Received	732,137	728,775		-	13,014		**1,473,926**	-	66,649	**66,649**
Storm Water Mitigation Plan Fee		-					**-**			**-**
Investment Income	9,372	7,959	217	81	181	44	**17,854**	362	318	**680**
Sale of Assets	3,004						**3,004**			**-**
Sale of Lots (Net Proceeds)				-			**-**			**-**
Mitigation Release	-	-				-	**-**			**-**
2026 Expenditures	(825,801)	(615,810)	-	-	-		**(1,441,611)**		(27,616)	**(27,616)**
Net Available Cash at 6/30/2026	**3,673,202**	**3,113,215**	**219,533**	**150,869**	**192,095**	**64,902**	**$ 7,413,816**	**365,071**	**354,287**	**$ 719,358**
6 Month Outlook										
Outlook - 2026 Dues (95% collections)	711,159	705,653			12,611		**$ 1,429,423**			**$ -**
Outlook - Prior Year Collections	9,631	9,557			171		**19,358**		20,642	**20,642**
CRRRF Loan Payments for year 2026	(166,520)						**(166,520)**			**-**
Obligated Expenses/Holdings	(1,064,399)	(1,283,013)	(219,533)			(64,902)	**(2,631,847)**		(2,870)	**(2,870)**
Net Usable Cash Balance 12/31/2026	**3,163,073**	**2,545,412**	**-**	**150,869**	**204,877**	**-**	**$ 6,064,231**	**365,071**	**372,059**	**$ 737,129**
Board Recommended Carryover Balance	(600,000)	(500,000)					**$ (1,100,000)**			**$ -**
Net Usable Cash 12/31/2026, After Recommendation	**$ 2,563,073**	**$ 2,045,412**	**$ -**	**$ 150,869**	**$ 204,877**	**$ -**	**$ 4,964,231**	**$ 365,071**	**$ 372,059**	**$ 737,129**
Net Current Year Cash Increase (Decrease)	(591,417)	(446,879)	(219,316)	81	25,977	(64,858)	$ (1,296,413)	362	57,123	$ 57,484

*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
June 1, 2026 to June 30, 2026
CURRENT MONTH

Whole $

UNAUDITED Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	9,529	(4,164)	7,929	(580)	31,671	22,185	(30,071)	17,441
Accounting	4,158	1,052	30,394	640	4,177	(775)	(30,413)	917
Administration	25,606	25,207	37,482	(2,930)	13,434	(2,489)	(25,310)	19,788
Common Costs	7,240	3,157	-	-	35,773	(215)	(28,533)	2,942
Facilities	6,549	501	4,687	518	19,182	(3,836)	(17,320)	(2,817)
Maintenance	-	-	33,857	(4,697)	17,073	(5,050)	(50,930)	(9,747)
Subtotal	**53,082**	**25,753**	**114,349**	**(7,049)**	**121,310**	**9,820**	**(182,577)**	**28,524**
Golf	168,251	(22,047)	82,171	3,801	40,933	12,229	45,147	(6,017)
Marina	2,413	(2,831)	-	-	1,556	(21)	857	(2,852)
Rec/ Pools/ Parks	14,319	6,043	36,524	9,850	21,686	1,446	(43,891)	17,339
Subtotal	**184,983**	**(18,835)**	**118,695**	**13,651**	**64,175**	**13,654**	**2,113**	**8,470**
Subtotal Operations before Ops Dues	**238,065**	**6,918**	**233,044**	**6,602**	**185,485**	**23,474**	**(180,464)**	**36,994**
Ops Dues Earned	268,814						268,814	
Curr Yr Bad Debts Activity	(3,309)						(3,309)	
Net Ops Dues	265,505	11,479					265,505	11,479
Net Operations	**503,570**	**18,397**	**233,044**	**6,602**	**185,485**	**23,474**	**85,041**	**48,473**
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	**503,570**	**18,397**	**233,044**	**6,602**	**194,685**	**23,474**	**75,841**	**48,473**
Other Operating Activity								
UDR Activity	10,478				201		10,277	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				595		(595)	
Total Other Operating Activity	11,145				796		10,348	
Grand Total Operations Activity	**514,715**	**18,397**	**233,044**	**6,602**	**195,481**	**23,474**	**86,189**	**48,473**

*** Excludes Depreciation**
B / (W) = Better / (Worse) Than Budget

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

Whole $

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	101,192	(43,363)	46,382	(3,452)	270,624	53,816	(215,814)	7,001
Accounting	17,292	(809)	179,266	1,955	29,304	(809)	(191,278)	337
Administration	59,256	57,075	212,382	(9,825)	105,350	(28,366)	(258,476)	18,884
Common Costs	24,861	361	-	-	212,574	33,274	(187,713)	33,635
Facilities	49,866	1,872	27,611	28	94,144	2,912	(71,889)	4,812
Maintenance	-	-	181,937	12,162	52,043	(1,401)	(233,980)	10,761
Subtotal	**252,467**	**15,136**	**647,578**	**868**	**764,039**	**59,426**	**(1,159,150)**	**75,430**
Golf	794,384	85,241	387,204	45,653	278,155	17,366	129,025	148,260
Marina	249,890	4,089	-	-	9,780	6,268	240,110	10,357
Rec/ Pools/ Parks	23,537	6,953	127,021	28,837	76,403	499	(179,887)	36,289
Subtotal	**1,067,811**	**96,283**	**514,225**	**74,490**	**364,338**	**24,133**	**189,248**	**194,906**
Subtotal Operations before Ops Dues	**1,320,278**	**111,419**	**1,161,803**	**75,358**	**1,128,377**	**83,559**	**(969,902)**	**270,336**
Ops Dues Earned	1,608,342						1,608,342	
Curr Yr Bad Debts Activity	(57,389)						(57,389)	
Net Ops Dues	1,550,953	26,794					1,550,953	26,794
Net Operations	**2,871,231**	**138,213**	**1,161,803**	**75,358**	**1,128,377**	**83,559**	**581,051**	**297,130**
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	**2,871,231**	**138,213**	**1,161,803**	**75,358**	**1,153,907**	**83,559**	**555,521**	**297,130**
Other Operating Activity								
UDR Activity	56,211				2,175		54,036	
AR Accrual - Prior Year Reversal	(47,957)				-		(47,957)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	4,000				-		4,000	
Vacation Liability Accrual	-				22,231		(22,231)	
Total Other Operating Activity	12,254				24,406		(12,152)	
Grand Total Operations Activity	**2,883,485**	**138,213**	**1,161,803**	**75,358**	**1,178,313**	**83,559**	**543,369**	**297,130**

*** Excludes Depreciation**

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

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

UNAUDITED

	2026 June Actuals	2026 MTD B / (W) Budget	2026 YTD (6 Months) Actuals	2026 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	265,505	11,479	1,550,953	26,794
Golf Income	168,251	(22,047)	794,384	85,241
Marina Income	880	(3,369)	246,201	4,601
Area Z Rental Income	668	668	14,577	2,872
Lease Income	5,882	-	35,289	-
Non-Lease Facility Rentals	6,705	4,648	9,660	3,494
Rec Center and Pools Income	7,614	1,228	13,877	2,459
New Home Construction Fees	8,529	(4,620)	79,400	(36,528)
Other AR Income	8,666	1,682	56,738	(9,990)
Other Income	30,393	28,999	67,131	60,749
Investment Income	479	(271)	3,019	(1,481)
Total Revenue	**503,572**	**18,397**	**2,871,229**	**138,211**
EXPENSES				
Salaries & Benefits				
ACC / Security	7,929	(580)	46,382	(3,452)
Accounting	30,394	640	179,266	1,955
Administration	37,482	(2,930)	212,382	(9,825)
Facilities	4,687	518	27,611	28
Maintenance	33,857	(4,697)	181,937	12,162
Golf	82,171	3,801	387,204	45,653
Rec/ Pools/ Parks	36,524	9,850	127,021	28,837
Marina	-	-	-	-
Total Salaries & Benefits	233,044	6,602	1,161,803	75,358
Other Expenses				
Administrative				
General Administrative	-	-	751	(751)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	6,045	(1,917)	26,336	(6,703)
Dues & Subscriptions	4,919	(2,889)	30,179	(6,037)
Office Supplies	2,070	1,111	12,359	(41)
GM Discretionary Funds	87	278	3,018	(1,789)
Advertising Costs	1,399	6,162	7,351	6,673
Cash Over/Short	64	(64)	55	(55)
Currency Gain/Loss	-	-	5	(5)
Events Charges	-	10	1,166	(226)
Printing & Copying	57	613	8,364	134
Training & Conferences	-	154	4,338	8,639
Recruiting Expense	154	138	2,611	(125)
Operating Performance Commissions	-	-	-	-
Operating Perf Comm Payroll Taxes	-	-	-	-
Payroll Service Fees	2,444	(271)	11,913	(2,756)
Insurance Claims	-	-	-	-
Uniforms	698	1,119	6,345	2,361
Cashiering Clearing Account	-	-	-	-
Total Administrative	17,937	4,444	114,791	(681)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	10,748	6,752	75,656	36,292
Permits & Licenses	350	(71)	3,813	80
Audit & Tax Services	-	-	5,258	4,224
Regulatory Compliance	256	386	1,532	827
Federal Income Tax	-	-	-	-
State B&O Tax	1,814	(715)	9,757	(963)
Property/Real Estate Tax	-	-	34,388	(1,888)
Total Regulator Compliance	13,168	6,352	130,404	38,572
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	-	222	1,411	3,407
Postage	184	36	7,084	(4,501)
Postage- Views	1,373	(123)	8,341	(841)
Newsletter Services	5,558	(395)	31,420	(441)
Legal Services	9,006	(672)	25,895	24,105
Professional Security Services	15,319	9,679	143,835	8,907
Total CC&Rs/ Mandates	31,440	8,747	217,986	30,636

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

UNAUDITED

	2026 June Actuals	2026 MTD B / (W) Budget	2026 YTD (6 Months) Actuals	2026 YTD B / (W) Budget
Insurance Premiums	20,532	972	116,732	10,801
Utilities				
Utilities	4,429	(4,429)	824	(824)
Utilities- Natural Gas	4,280	695	12,190	6,360
Utilities- Water & Sewer	9,689	(946)	25,722	(1,033)
Utilities- Electricity	8,181	(2,456)	49,906	(16,052)
Utilities- Trash & Recycling Service	1,758	293	9,976	(369)
Utilities- Communications Service	5,325	(483)	32,487	(2,501)
Total Utilities	33,662	(7,326)	131,105	(14,419)
Maintenance & Landscaping				
Landscape R&M	4,627	(4,627)	22,446	9,015
Building R&M- Materials	1,672	(864)	9,999	4,625
Building R&M- Contract Services	3,841	(486)	27,674	(4,693)
Raw Materials	2,133	209	52,318	(5,916)
Raw Materials: Sand & Gravel	1,257	6,638	34,898	(2,318)
Janitorial Supplies	1,128	677	7,385	1,378
Equipment R&M	3,889	8,036	44,972	10,346
Small Tools & Equipment	3,919	(3,429)	8,088	(2,341)
Vehicle R&M	406	205	5,241	339
Vehicle Fuel	10,008	(3,304)	35,876	(7,530)
Other Supplies	2,342	3,584	11,663	16,185
Other R&M	-	1,940	782	4,694
Weather Response	-	-	83	2,825
Total Maintenance & Landscaping	35,222	8,579	261,425	26,609
Contracted & Professional Services				
Equipment Lease & Rental	2,313	(2,313)	16,193	2,759
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	4,730	(744)	34,594	(8,808)
Pool Management	10,083	66	33,752	(8,865)
Safety & Security Services	3,800	(2,005)	18,840	(4,574)
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	8,333	22,658	10,674
Other Professional Services	12,600	(1,923)	29,895	(3,489)
Total Contracted & Professional Services	33,526	1,414	155,932	(12,303)
Other Expenses				
Vandalism	-	-	-	2,596
Other Charges	-	-	-	-
SVCA Committee Support	-	292	-	1,750
Total Other Expenses	-	292	-	4,346
Total Other Expenses	**185,487**	**23,474**	**1,128,375**	**83,561**
Total Operations Expenses	**418,531**	**30,076**	**2,290,178**	**158,919**
Net Operations Income (Loss)	**85,041**	**48,473**	**581,051**	**297,130**
Net BOD Approved UDR Activity for Operations (Expense)				
Bylaws and Rules & Reg Revisions-WUCIOA	-		(7,130)	
2026 Community Survey & Support	(9,200)		(18,400)	
Net Operations Income (Loss) with BOD Approved UDR	**75,841**	**48,473**	**555,521**	**297,130**
Other Operating Activity- Income/(Expense)				
UDR Activity	10,277		54,035	
AR Accrual - Prior Year Reversal	-		(47,957)	
AR Accrual - Current Year	-		-	
Lease Income- Library Prepaid Recognized	667		4,000	
Vacation Liability Accrual	(595)		(22,231)	
Total Other Operating Activity	10,348		(12,153)	
Grand Total Operations Activity	**86,189**	**48,473**	**543,369**	**297,130**

*** Excludes Depreciation**

Income Statement Report
Sudden Valley Community Association
Common Costs

June 01, 2026 thru June 30, 2026

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (6 months) Actual	Year to Date (6 months) Budget	Year to Date (6 months) Variance	Annual Budget	Budget Remaining
Income								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2026 Ops	(3,308.61)	(13,369.83)	10,061.22	(57,388.96)	(80,218.98)	22,830.02	(160,438.00)	(103,049.04)
4005.26 - Member Assessments 2026	268,813.94	267,396.33	1,417.61	1,608,341.66	1,604,377.98	3,963.68	3,208,756.00	1,600,414.34
Total Dues and Assessment Income- Ops	**265,505.33**	**254,026.50**	**11,478.83**	**1,550,952.70**	**1,524,159.00**	**26,793.70**	**3,048,318.00**	**1,497,365.30**
Other AR Income								
4830 - Advertising Income	3,494.50	3,333.33	161.17	18,280.00	19,999.98	(1,719.98)	40,000.00	21,720.00
4831 - BD Expense- Views Ads	13.00	0.00	13.00	(625.00)	0.00	(625.00)	0.00	625.00
Total Other AR Income	**3,507.50**	**3,333.33**	**174.17**	**17,655.00**	**19,999.98**	**(2,344.98)**	**40,000.00**	**22,345.00**
Other Income								
4610 - Timber Income	3,153.40	0.00	3,153.40	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)
4870 - Member Donation Income	100.00	0.00	100.00	265.48	0.00	265.48	0.00	(265.48)
Total Other Income	**3,253.40**	**0.00**	**3,253.40**	**4,186.69**	**0.00**	**4,186.69**	**0.00**	**(4,186.69)**
Investment Income								
4900 - Interest Earned - Operating Accounts	479.26	750.00	(270.74)	3,018.88	4,500.00	(1,481.12)	9,000.00	5,981.12
Total Investment Income	**479.26**	**750.00**	**(270.74)**	**3,018.88**	**4,500.00**	**(1,481.12)**	**9,000.00**	**5,981.12**
Total Common Costs Income	**272,745.49**	**258,109.83**	**14,635.66**	**1,575,813.27**	**1,548,658.98**	**27,154.29**	**3,097,318.00**	**1,521,504.73**
Expense								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	41.67	(41.67)	0.00	250.02	(250.02)	500.00	500.00
9005 - State B&O Tax	27.34	25.00	2.34	134.61	150.00	(15.39)	300.00	165.39
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	**27.34**	**66.67**	**(39.33)**	**34,522.88**	**32,900.02**	**1,622.86**	**65,800.00**	**31,277.12**
CC&Rs/ Mandates								
5216 - Postage- Views	1,373.24	1,250.00	123.24	8,340.75	7,500.00	840.75	15,000.00	6,659.25
5225 - Newsletter Services	5,177.25	5,000.00	177.25	29,135.00	30,000.00	(865.00)	60,000.00	30,865.00

Income Statement Report
Sudden Valley Community Association
Common Costs

June 01, 2026 thru June 30, 2026

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
CC&Rs/ Mandates								
7020 - Legal Services	9,005.74	8,333.33	672.41	25,894.84	49,999.98	(24,105.14)	100,000.00	74,105.16
Total CC&Rs/ Mandates	**15,556.23**	**14,583.33**	**972.90**	**63,370.59**	**87,499.98**	**(24,129.39)**	**175,000.00**	**111,629.41**
Insurance								
5400 - Insurance Premiums	20,189.66	20,907.92	(718.26)	114,680.46	125,447.52	(10,767.06)	250,895.00	136,214.54
Total Insurance	**20,189.66**	**20,907.92**	**(718.26)**	**114,680.46**	**125,447.52**	**(10,767.06)**	**250,895.00**	**136,214.54**
Total Common Costs Expense	**35,773.23**	**35,557.92**	**215.31**	**212,573.93**	**245,847.52**	**(33,273.59)**	**491,695.00**	**279,121.07**
Total Common Costs Income / (Loss)	**236,972.26**	**222,551.91**	**14,420.35**	**1,363,239.34**	**1,302,811.46**	**60,427.88**	**2,605,623.00**	**1,242,383.66**

Income Statement Report
Sudden Valley Community Association
ACC / Security
June 01, 2026 thru June 30, 2026

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (6 months) Actual	Year to Date (6 months) Budget	Year to Date (6 months) Variance	Annual Budget	Budget Remaining
Income								
New Home Construction Fees								
4350 - New Home Construction	8,529.00	13,149.00	(4,620.00)	79,400.21	115,928.00	(36,527.79)	185,000.00	105,599.79
Total New Home Construction Fees	**8,529.00**	**13,149.00**	**(4,620.00)**	**79,400.21**	**115,928.00**	**(36,527.79)**	**185,000.00**	**105,599.79**
Other AR Income								
4805 - Compliance Fees & Fines - ACC	150.00	544.00	(394.00)	21,430.00	28,627.00	(7,197.00)	60,000.00	38,570.00
4806 - BD Expense- ACC Fines	850.00	0.00	850.00	(188.64)	0.00	(188.64)	0.00	188.64
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	**1,000.00**	**544.00**	**456.00**	**21,791.36**	**28,627.00**	**(6,835.64)**	**60,000.00**	**38,208.64**
Total ACC / Security Income	**9,529.00**	**13,693.00**	**(4,164.00)**	**101,191.57**	**144,555.00**	**(43,363.43)**	**245,000.00**	**143,808.43**
Expense								
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	10,748.00	17,500.00	(6,752.00)	75,655.60	111,948.00	(36,292.40)	250,000.00	174,344.40
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	173.00	(173.00)	187.00	187.00
9005 - State B&O Tax	49.41	39.00	10.41	393.62	812.00	(418.38)	1,000.00	606.38
Total Regulatory Compliance	**10,797.41**	**17,539.00**	**(6,741.59)**	**76,049.22**	**112,933.00**	**(36,883.78)**	**251,187.00**	**175,137.78**
CC&Rs/ Mandates								
5215 - Postage	0.00	3.00	(3.00)	0.00	247.00	(247.00)	250.00	250.00
7097 - Professional Security Services	15,319.03	24,998.00	(9,678.97)	143,834.60	152,742.00	(8,907.40)	309,000.00	165,165.40
Total CC&Rs/ Mandates	**15,319.03**	**25,001.00**	**(9,681.97)**	**143,834.60**	**152,989.00**	**(9,154.40)**	**309,250.00**	**165,415.40**
Payroll & Benefits								
5300 - Salaries	6,405.18	5,953.00	452.18	37,325.41	34,654.00	2,671.41	77,234.00	39,908.59
5335 - Payroll Taxes- Employer	629.64	541.00	88.64	3,692.12	3,146.00	546.12	7,011.00	3,318.88
5385 - Payroll Benefits - Medical	894.05	855.00	39.05	5,364.30	5,130.00	234.30	10,261.00	4,896.70

Income Statement Report
Sudden Valley Community Association
ACC / Security

June 01, 2026 thru June 30, 2026

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
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	**7,928.87**	**7,349.00**	**579.87**	**46,381.83**	**42,930.00**	**3,451.83**	**95,085.00**	**48,703.17**
Utilities								
6050 - Utilities- Communications Service	198.20	186.00	12.20	1,562.38	1,197.00	365.38	2,800.00	1,237.62
Total Utilities	**198.20**	**186.00**	**12.20**	**1,562.38**	**1,197.00**	**365.38**	**2,800.00**	**1,237.62**
Maintenance & Landscaping								
6775 - Vehicle R&M	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00	3,000.00
6785 - Vehicle Fuel	1,556.09	794.00	762.09	7,561.29	5,798.00	1,763.29	11,568.00	4,006.71
6795 - Other Supplies	0.00	0.00	0.00	0.00	414.00	(414.00)	414.00	414.00
Total Maintenance & Landscaping	**1,556.09**	**1,044.00**	**512.09**	**7,561.29**	**7,712.00**	**(150.71)**	**14,982.00**	**7,420.71**
Contracted & Professional Services								
6440 - Safety & Security Services	3,800.43	1,753.00	2,047.43	18,813.31	13,681.00	5,132.31	25,000.00	6,186.69
6460 - ACC Consultant	0.00	8,333.00	(8,333.00)	22,658.17	33,332.00	(10,673.83)	50,000.00	27,341.83
Total Contracted & Professional Services	**3,800.43**	**10,086.00**	**(6,285.57)**	**41,471.48**	**47,013.00**	**(5,541.52)**	**75,000.00**	**33,528.52**
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	**39,600.03**	**61,205.00**	**(21,604.97)**	**317,005.49**	**367,370.00**	**(50,364.51)**	**753,304.00**	**436,298.51**
Total ACC / Security Income / (Loss)	**(30,071.03)**	**(47,512.00)**	**17,440.97**	**(215,813.92)**	**(222,815.00)**	**7,001.08**	**(508,304.00)**	**(292,490.08)**

Income Statement Report
Sudden Valley Community Association
Accounting

June 01, 2026 thru June 30, 2026

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Other AR Income								
4240 - Title & Recording Fees	3,900.00	2,955.00	945.00	15,750.00	16,930.00	(1,180.00)	35,000.00	19,250.00
4241 - BD Expense- Title Fees	150.00	0.00	150.00	300.00	0.00	300.00	0.00	(300.00)
4705 - NSF Service Fees	243.00	151.00	92.00	1,539.00	1,171.00	368.00	2,500.00	961.00
4706 - BD Expense- NSF Fees	(135.00)	0.00	(135.00)	(297.00)	0.00	(297.00)	0.00	297.00
Total Other AR Income	**4,158.00**	**3,106.00**	**1,052.00**	**17,292.00**	**18,101.00**	**(809.00)**	**37,500.00**	**20,208.00**
Total Accounting Income	**4,158.00**	**3,106.00**	**1,052.00**	**17,292.00**	**18,101.00**	**(809.00)**	**37,500.00**	**20,208.00**
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	750.53	0.00	750.53	0.00	(750.53)
5015 - Bank Charges & Fees	448.22	49.00	399.22	1,068.31	797.00	271.31	1,500.00	431.69
5121 - Currency Gain/Loss	0.00	0.00	0.00	5.00	0.00	5.00	0.00	(5.00)
5210 - Printing & Copying	56.50	24.00	32.50	1,172.40	1,415.00	(242.60)	6,500.00	5,327.60
5399 - Payroll Service Fees	2,444.06	2,173.00	271.06	11,912.93	9,157.00	2,755.93	19,000.00	7,087.07
Total Administrative	**2,948.78**	**2,246.00**	**702.78**	**14,909.17**	**11,369.00**	**3,540.17**	**27,000.00**	**12,090.83**
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	0.00	0.00	5,257.82	9,482.00	(4,224.18)	50,500.00	45,242.18
9005 - State B&O Tax	39.52	36.00	3.52	192.24	409.00	(216.76)	1,000.00	807.76
Total Regulatory Compliance	**39.52**	**36.00**	**3.52**	**5,450.06**	**9,891.00**	**(4,440.94)**	**51,500.00**	**46,049.94**
CC&Rs/ Mandates								
5215 - Postage	143.74	151.00	(7.26)	911.65	1,121.00	(209.35)	5,000.00	4,088.35
Total CC&Rs/ Mandates	**143.74**	**151.00**	**(7.26)**	**911.65**	**1,121.00**	**(209.35)**	**5,000.00**	**4,088.35**
Payroll & Benefits								
5300 - Salaries	24,436.46	25,337.00	(900.54)	143,508.12	147,451.00	(3,942.88)	328,630.00	185,121.88
5335 - Payroll Taxes- Employer	2,381.41	2,278.00	103.41	14,179.18	13,255.00	924.18	29,541.00	15,361.82
5385 - Payroll Benefits - Medical	3,576.20	3,419.00	157.20	21,578.44	20,515.00	1,063.44	41,032.00	19,453.56

Income Statement Report
Sudden Valley Community Association
Accounting

June 01, 2026 thru June 30, 2026

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
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	**30,394.07**	**31,034.00**	**(639.93)**	**179,265.74**	**181,221.00**	**(1,955.26)**	**401,668.00**	**222,402.26**
Utilities								
6050 - Utilities- Communications Service	175.99	183.00	(7.01)	1,025.88	1,095.00	(69.12)	2,189.00	1,163.12
Total Utilities	**175.99**	**183.00**	**(7.01)**	**1,025.88**	**1,095.00**	**(69.12)**	**2,189.00**	**1,163.12**
Contracted & Professional Services								
5125 - IT Support and Services	870.40	788.00	82.40	5,463.34	5,019.00	444.34	10,000.00	4,536.66
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**	**788.00**	**82.40**	**7,008.24**	**5,019.00**	**1,989.24**	**10,000.00**	**2,991.76**
Total Accounting Expense	**34,572.50**	**34,438.00**	**134.50**	**208,570.74**	**209,716.00**	**(1,145.26)**	**497,357.00**	**288,786.26**
Total Accounting Income / (Loss)	**(30,414.50)**	**(31,332.00)**	**917.50**	**(191,278.74)**	**(191,615.00)**	**336.26**	**(459,857.00)**	**(268,578.26)**

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
June 01, 2026 thru June 30, 2026

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Other Income								
4244 - Annual Rental Registration Fees	24,850.00	0.00	24,850.00	56,000.00	0.00	56,000.00	0.00	(56,000.00)
4245 - Photocopy Income	30.30	0.00	30.30	121.65	0.00	121.65	0.00	(121.65)
4255 - Maps and Signs	176.00	131.00	45.00	979.00	727.00	252.00	1,500.00	521.00
4840 - Non-Taxable Income	50.00	0.00	50.00	205.00	0.00	205.00	0.00	(205.00)
4846 - Vendor Space Rentals	500.00	268.00	232.00	1,950.00	1,454.00	496.00	3,500.00	1,550.00
Total Other Income	**25,606.30**	**399.00**	**25,207.30**	**59,255.65**	**2,181.00**	**57,074.65**	**5,000.00**	**(54,255.65)**
Total SVCA Operations- Admin Income	**25,606.30**	**399.00**	**25,207.30**	**59,255.65**	**2,181.00**	**57,074.65**	**5,000.00**	**(54,255.65)**
Expense								
Administrative								
5015 - Bank Charges & Fees	1,124.73	550.00	574.73	10,734.89	7,399.00	3,335.89	10,000.00	(734.89)
5045 - Dues & Subscriptions	379.71	0.00	379.71	2,194.49	664.00	1,530.49	1,500.00	(694.49)
5090 - Office Supplies	1,024.00	2,442.00	(1,418.00)	9,431.96	8,729.00	702.96	20,500.00	11,068.04
5100 - GM Discretionary Funds	87.26	365.00	(277.74)	3,017.93	1,229.00	1,788.93	5,000.00	1,982.07
5120 - Cash Over/Short	67.91	0.00	67.91	99.95	0.00	99.95	0.00	(99.95)
5205 - Events Charges	0.00	0.00	0.00	1,049.70	880.00	169.70	8,000.00	6,950.30
5210 - Printing & Copying	0.00	479.00	(479.00)	4,245.25	6,096.00	(1,850.75)	12,000.00	7,754.75
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	154.00	292.00	(138.00)	2,611.00	2,486.00	125.00	3,000.00	389.00
Total Administrative	**2,837.61**	**4,128.00**	**(1,290.39)**	**33,810.17**	**28,983.00**	**4,827.17**	**61,500.00**	**27,689.83**
Regulatory Compliance								
6300 - Permits & Licenses	282.28	0.00	282.28	555.56	0.00	555.56	0.00	(555.56)
9005 - State B&O Tax	136.35	0.00	136.35	226.13	0.00	226.13	0.00	(226.13)
Total Regulatory Compliance	**418.63**	**0.00**	**418.63**	**781.69**	**0.00**	**781.69**	**0.00**	**(781.69)**
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	0.00	222.00	(222.00)	1,411.17	3,468.00	(2,056.83)	5,000.00	3,588.83

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
June 01, 2026 thru June 30, 2026

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
CC&Rs/ Mandates								
5215 - Postage	40.62	56.00	(15.38)	6,171.98	656.00	5,515.98	1,500.00	(4,671.98)
5225 - Newsletter Services	380.80	163.00	217.80	2,284.80	979.00	1,305.80	2,000.00	(284.80)
Total CC&Rs/ Mandates	**421.42**	**441.00**	**(19.58)**	**9,867.95**	**5,103.00**	**4,764.95**	**32,500.00**	**22,632.05**
Payroll & Benefits								
5300 - Salaries	31,174.68	28,578.00	2,596.68	176,497.29	167,101.00	9,396.29	370,762.00	194,264.71
5335 - Payroll Taxes- Employer	2,741.91	2,555.00	186.91	17,509.90	14,941.00	2,568.90	33,151.00	15,641.10
5385 - Payroll Benefits - Medical	3,565.40	3,419.00	146.40	18,374.58	20,515.00	(2,140.42)	41,032.00	22,657.42
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	**37,481.99**	**34,552.00**	**2,929.99**	**212,381.77**	**202,557.00**	**9,824.77**	**447,726.00**	**235,344.23**
Utilities								
6035 - Utilities- Trash & Recycling Service	60.00	0.00	60.00	120.00	0.00	120.00	0.00	(120.00)
6050 - Utilities- Communications Service	2,032.80	803.00	1,229.80	9,392.32	5,415.00	3,977.32	12,074.00	2,681.68
Total Utilities	**2,092.80**	**803.00**	**1,289.80**	**9,512.32**	**5,415.00**	**4,097.32**	**12,074.00**	**2,561.68**
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	653.30	0.00	653.30	3,346.55	2,066.00	1,280.55	7,000.00	3,653.45
5125 - IT Support and Services	3,859.98	3,198.00	661.98	29,130.91	20,767.00	8,363.91	45,000.00	15,869.09
7095 - Other Professional Services	3,150.00	2,083.00	1,067.00	18,900.00	12,500.00	6,400.00	25,000.00	6,100.00
Total Contracted & Professional Services	**7,663.28**	**5,281.00**	**2,382.28**	**51,377.46**	**35,333.00**	**16,044.46**	**77,000.00**	**25,622.54**

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
June 01, 2026 thru June 30, 2026

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Other Expenses								
9211 - SVCA Committee Support	0.00	292.00	(292.00)	0.00	1,750.00	(1,750.00)	3,500.00	3,500.00
Total Other Expenses	**0.00**	**292.00**	**(292.00)**	**0.00**	**1,750.00**	**(1,750.00)**	**3,500.00**	**3,500.00**
Total SVCA Operations- Admin Expense	**50,915.73**	**45,497.00**	**5,418.73**	**317,731.36**	**279,541.00**	**38,190.36**	**634,700.00**	**316,968.64**
Total SVCA Operations- Admin Income / (L	**(25,309.43)**	**(45,098.00)**	**19,788.57**	**(258,475.71)**	**(277,360.00)**	**18,884.29**	**(629,700.00)**	**(371,224.29)**

Income Statement Report
Sudden Valley Community Association
Facilities

June 01, 2026 thru June 30, 2026

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	(15.00)	0.00	(15.00)	14,680.00	11,705.00	2,975.00	24,000.00	9,320.00
4412 - BD Expense- Area Z	682.50	0.00	682.50	(102.67)	0.00	(102.67)	0.00	102.67
Total Area Z Rental Income	**667.50**	**0.00**	**667.50**	**14,577.33**	**11,705.00**	**2,872.33**	**24,000.00**	**9,422.67**
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	3,931.50	0.00	23,589.00	23,589.00	0.00	47,178.00	23,589.00
4435 - Lease Income - Barn 8	1,350.00	1,350.00	0.00	8,100.00	8,100.00	0.00	16,200.00	8,100.00
4439 - Lease Income- Library	600.00	600.00	0.00	3,600.00	3,600.00	0.00	7,800.00	4,200.00
Total Lease Income	**5,881.50**	**5,881.50**	**0.00**	**35,289.00**	**35,289.00**	**0.00**	**71,178.00**	**35,889.00**
Non-Lease Facility Rentals								
4400 - Facility Rentals	0.00	167.00	(167.00)	0.00	1,000.00	(1,000.00)	2,000.00	2,000.00
Total Non-Lease Facility Rentals	**0.00**	**167.00**	**(167.00)**	**0.00**	**1,000.00**	**(1,000.00)**	**2,000.00**	**2,000.00**
Total Facilities Income	**6,549.00**	**6,048.50**	**500.50**	**49,866.33**	**47,994.00**	**1,872.33**	**97,178.00**	**47,311.67**
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00	100.00
7110 - Regulatory Compliance	73.42	258.00	(184.58)	440.52	904.00	(463.48)	1,550.00	1,109.48
9005 - State B&O Tax	105.75	44.00	61.75	748.75	579.00	169.75	1,200.00	451.25
Total Regulatory Compliance	**179.17**	**302.00**	**(122.83)**	**1,189.27**	**1,583.00**	**(393.73)**	**2,850.00**	**1,660.73**
Payroll & Benefits								
5300 - Salaries	3,423.13	3,892.00	(468.87)	20,041.74	20,138.00	(96.26)	45,567.00	25,525.26
5335 - Payroll Taxes- Employer	369.85	458.00	(88.15)	2,204.00	2,371.00	(167.00)	5,366.00	3,162.00
5385 - Payroll Benefits - Medical	894.22	855.00	39.22	5,365.32	5,130.00	235.32	10,261.00	4,895.68
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	342.00	342.00
Total Payroll & Benefits	**4,687.20**	**5,205.00**	**(517.80)**	**27,611.06**	**27,639.00**	**(27.94)**	**61,536.00**	**33,924.94**

Income Statement Report
Sudden Valley Community Association
Facilities

June 01, 2026 thru June 30, 2026

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Insurance								
5400 - Insurance Premiums	44.14	0.00	44.14	264.79	0.00	264.79	0.00	(264.79)
Total Insurance	**44.14**	**0.00**	**44.14**	**264.79**	**0.00**	**264.79**	**0.00**	**(264.79)**
Utilities								
6000 - Utilities	4,428.73	0.00	4,428.73	824.49	0.00	824.49	0.00	(824.49)
6005 - Utilities- Natural Gas	721.91	889.00	(167.09)	3,367.84	5,303.00	(1,935.16)	8,683.00	5,315.16
6023 - Utilities- Water & Sewer	3,684.67	3,503.00	181.67	10,225.75	9,934.00	291.75	21,604.00	11,378.25
6033 - Utilities- Electricity	2,899.60	1,999.00	900.60	23,775.60	16,375.00	7,400.60	30,409.00	6,633.40
6035 - Utilities- Trash & Recycling Service	972.76	1,374.00	(401.24)	5,586.52	5,591.00	(4.48)	13,813.00	8,226.48
6050 - Utilities- Communications Service	887.30	1,283.00	(395.70)	5,319.36	7,349.00	(2,029.64)	15,258.00	9,938.64
Total Utilities	**13,594.97**	**9,048.00**	**4,546.97**	**49,099.56**	**44,552.00**	**4,547.56**	**89,767.00**	**40,667.44**
Maintenance & Landscaping								
6515 - Building R&M- Materials	1,094.34	808.00	286.34	8,767.19	13,624.00	(4,856.81)	40,000.00	31,232.81
6520 - Building R&M- Contract Vendor	3,183.30	3,355.00	(171.70)	27,016.56	22,981.00	4,035.56	45,000.00	17,983.44
6635 - Janitorial Supplies	1,076.28	1,597.00	(520.72)	7,265.51	7,513.00	(247.49)	15,000.00	7,734.49
6675 - Equipment R&M	9.81	0.00	9.81	541.41	0.00	541.41	10,000.00	9,458.59
6795 - Other Supplies	0.00	236.00	(236.00)	0.00	803.00	(803.00)	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	**5,363.73**	**5,996.00**	**(632.27)**	**43,590.67**	**45,921.00**	**(2,330.33)**	**112,550.00**	**68,959.33**
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	**23,869.21**	**20,551.00**	**3,318.21**	**121,755.35**	**124,695.00**	**(2,939.65)**	**281,703.00**	**159,947.65**
Total Facilities Income / (Loss)	**(17,320.21)**	**(14,502.50)**	**(2,817.71)**	**(71,889.02)**	**(76,701.00)**	**4,811.98**	**(184,525.00)**	**(112,635.98)**

Income Statement Report
Sudden Valley Community Association
Maintenance

June 01, 2026 thru June 30, 2026

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (6 months) Actual	Year to Date (6 months) Budget	Year to Date (6 months) Variance	Annual Budget	Budget Remaining
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	250.00	(250.00)	500.00	500.00
6408 - Uniforms	18.92	18.00	0.92	2,961.71	2,215.00	746.71	3,000.00	38.29
Total Administrative	**18.92**	**60.00**	**(41.08)**	**3,150.68**	**2,465.00**	**685.68**	**3,650.00**	**499.32**
Regulatory Compliance								
6300 - Permits & Licenses	52.99	279.00	(226.01)	1,626.71	1,973.00	(346.29)	2,200.00	573.29
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	**52.99**	**279.00**	**(226.01)**	**1,626.71**	**1,973.00**	**(346.29)**	**2,300.00**	**673.29**
Payroll & Benefits								
5300 - Salaries	26,472.18	22,574.00	3,898.18	132,480.72	145,280.00	(12,799.28)	332,464.00	199,983.28
5335 - Payroll Taxes- Employer	2,749.88	2,424.00	325.88	13,827.98	15,597.00	(1,769.02)	35,692.00	21,864.02
5385 - Payroll Benefits - Medical	4,635.39	4,162.00	473.39	35,627.85	24,972.00	10,655.85	49,946.00	14,318.15
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	**33,857.45**	**29,160.00**	**4,697.45**	**181,936.55**	**194,099.00**	**(12,162.45)**	**437,095.00**	**255,158.45**
Utilities								
6050 - Utilities- Communications Service	224.95	380.00	(155.05)	1,964.90	2,440.00	(475.10)	5,440.00	3,475.10
Total Utilities	**224.95**	**380.00**	**(155.05)**	**1,964.90**	**2,440.00**	**(475.10)**	**5,440.00**	**3,475.10**
Maintenance & Landscaping								
6110 - Landscape R&M	363.03	0.00	363.03	1,627.94	838.00	789.94	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	577.61	0.00	577.61	1,091.53	0.00	1,091.53	0.00	(1,091.53)
6520 - Building R&M- Contract Vendor	657.72	0.00	657.72	657.72	0.00	657.72	0.00	(657.72)
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	0.00	0.00	0.00	2,304.25	0.00	2,304.25	5,000.00	2,695.75

Income Statement Report
Sudden Valley Community Association
Maintenance

June 01, 2026 thru June 30, 2026

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Maintenance & Landscaping								
6675 - Equipment R&M	137.69	709.00	(571.31)	5,244.02	7,632.00	(2,387.98)	15,000.00	9,755.98
6765 - Small Tools & Equipment	789.42	0.00	789.42	2,380.78	1,092.00	1,288.78	12,000.00	9,619.22
6775 - Vehicle R&M	406.11	361.00	45.11	5,241.17	4,080.00	1,161.17	12,460.00	7,218.83
6785 - Vehicle Fuel	2,812.09	1,549.00	1,263.09	10,787.89	8,264.00	2,523.89	17,412.00	6,624.11
6795 - Other Supplies	15.17	154.00	(138.83)	186.35	2,920.00	(2,733.65)	5,000.00	4,813.65
Total Maintenance & Landscaping	**5,758.84**	**2,773.00**	**2,985.84**	**29,604.15**	**27,733.00**	**1,871.15**	**109,372.00**	**79,767.85**
Contracted & Professional Services								
5085 - Equipment Lease & Rental	1,566.92	0.00	1,566.92	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	9,450.00	8,531.00	919.00	9,450.00	8,531.00	919.00	25,000.00	15,550.00
Total Contracted & Professional Services	**11,016.92**	**8,531.00**	**2,485.92**	**15,696.78**	**16,031.00**	**(334.22)**	**33,000.00**	**17,303.22**
Total Maintenance Expense	**50,930.07**	**41,183.00**	**9,747.07**	**233,979.77**	**244,741.00**	**(10,761.23)**	**590,857.00**	**356,877.23**
Total Maintenance Income / (Loss)	**(50,930.07)**	**(41,183.00)**	**(9,747.07)**	**(233,979.77)**	**(244,741.00)**	**10,761.23**	**(590,857.00)**	**(356,877.23)**

Income Statement Report
Sudden Valley Community Association
Golf Enterprise
June 1, 2026 to June 30, 2026

	Current Period			Year to Date (6 months)				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Budget Remaining
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	$ 24,393	$ 23,260	$ 1,133	$ 348,869	$ 298,779	$ 50,090	$ 398,000	$ 49,131
4151 - BD Expense- Golf	148	-	148	10,332	-	10,332	-	(10,332)
4154 - Golf Course Daily Greens Fees	104,620	124,827	(20,207)	300,568	288,796	11,772	776,000	475,432
4170 - Driving Range Fees	5,607	5,751	(144)	20,534	18,043	2,491	40,850	20,316
4174 - Golf Cart Rental	32,196	35,483	(3,287)	98,189	90,182	8,007	234,500	136,311
4176 - Golf Club Storage	184	55	129	2,221	1,591	630	1,850	(371)
4178 - Trail Fees	1,103	922	181	13,672	11,752	1,920	15,862	2,190
Total Golf Income	**168,251**	**190,298**	**(22,047)**	**794,384**	**709,143**	**85,241**	**1,467,062**	**672,677**
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Golf Pro Income	**168,251**	**190,298**	**(22,047)**	**794,384**	**709,143**	**85,241**	**1,467,062**	**672,677**
Expense								
Administrative								
5107 - Advertising Costs	1,399	7,561	(6,162)	7,351	14,024	(6,673)	18,000	10,649
5015 - Bank Charges & Fees	4,472	3,529	943	14,533	11,437	3,096	35,000	20,467
5120 - Cash Over/Short	(4)	-	(4)	(45)	-	(45)	-	45
5045 - Dues & Subscriptions	4,539	2,030	2,509	27,985	23,478	4,507	32,000	4,015
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	308	13	295	698	668	30	1,200	502
5205 - Events Charges	-	10	(10)	-	60	(60)	120	120
5210 - Printing & Copying	-	166	(166)	1,890	950	940	1,800	(90)
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	679	299	380	3,383	4,241	(858)	8,800	5,417
Total Administrative	**11,393**	**13,608**	**(2,215)**	**55,974**	**61,473**	**(5,499)**	**108,876**	**52,901**
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Requlatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	-	-	705	647	58	750	45
9005 - State B&O Tax	826	934	(108)	3,005	3,002	3	7,500	4,495
TotalRegulatory Compliance	**826**	**934**	**(108)**	**3,710**	**3,649**	**61**	**8,250**	**4,540**
CC&Rs/ Mandates								
5215 - Postage	-	10	(10)	-	259	(259)	370	370
5115 - Web Site Maintenance	-	-	-	-	1,350	(1,350)	2,700	2,700
CC&Rs/ Mandates Total	**-**	**10**	**(10)**	**-**	**1,609**	**(1,609)**	**3,070**	**3,070**
Payroll & Benefits								
5300 - Salaries	68,314	69,703	(1,389)	315,159	342,691	(27,532)	774,937	459,778
5335 - Payroll Taxes- Employer	7,620	6,866	754	34,585	33,750	835	76,331	41,746
5385 - Payroll Benefits - Medical	6,237	9,403	(3,166)	37,460	56,416	(18,956)	112,836	75,376
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	5,812	5,812
Total Payroll & Benefits	**82,171**	**85,972**	**(3,801)**	**387,204**	**432,857**	**(45,653)**	**969,916**	**582,712**

Income Statement Report
Sudden Valley Community Association
Golf Enterprise
June 1, 2026 to June 30, 2026

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (6 months) Actual	Year to Date (6 months) Budget	Year to Date (6 months) Variance	Annual Budget	Budget Remaining
Insurance								
5400 - Insurance Premiums	298	596	(298)	1,787	2,085	(298)	3,574	1,787
Total Insurance	**298**	**596**	**(298)**	**1,787**	**2,085**	**(298)**	**3,574**	**1,787**
Utilities								
6050 - Utilities- Communications Service	718	772	(54)	5,172	4,801	371	10,038	4,866
6033 - Utilities- Electricity	2,673	1,867	806	14,272	8,391	5,881	20,754	6,482
6005 - Utilities- Natural Gas	435	582	(147)	2,736	3,987	(1,251)	6,813	4,077
6023 - Utilities- Water & Sewer	2,723	2,379	344	7,238	6,737	501	14,167	6,929
6035 - Utilties- Trash & Recycling Service	483	444	39	2,827	2,622	205	5,329	2,502
Total Utilities	**7,031**	**6,044**	**987**	**32,245**	**26,538**	**5,707**	**57,101**	**24,856**
Maintenance & Landscaping								
6675 - Equipment R&M	3,340	11,165	(7,825)	38,024	44,255	(6,231)	62,000	23,976
6635 - Janitorial Supplies	-	-	-	68	-	68	-	(68)
6110 - Landscape R&M	4,264	-	4,264	20,819	29,123	(8,304)	44,000	23,182
6796 - Other R&M	-	1,427	(1,427)	782	2,648	(1,866)	3,000	2,218
6795 - Other Supplies	1,531	4,227	(2,696)	9,976	16,524	(6,548)	22,500	12,524
6610 - Raw Materials	2,133	2,342	(209)	52,318	46,402	5,916	50,000	(2,318)
6621 - Raw Materials: Sand & Gravel	1,257	7,895	(6,638)	32,593	32,580	13	45,000	12,407
6765 - Small Tools & Equipment	3,130	490	2,640	5,707	4,655	1,052	5,400	(307)
6785 - Vehicle Fuel	5,640	4,361	1,279	17,527	13,884	3,643	32,293	14,766
6775 - Vehicle R&M	-	-	-	-	-	-	1,200	1,200
Total Maintenance & Landscaping	**21,293**	**31,907**	**(10,614)**	**177,814**	**190,071**	**(12,257)**	**265,393**	**87,580**
Contracted & Professional Services								
5085 - Equipment Lease & Rental	93	-	93	6,599	9,386	(2,787)	17,000	10,401
6440 - Safety & Security Services	-	-	-	27	335	(308)	550	523
7095 - Other Professional Services	-	63	(63)	-	375	(375)	750	750
Total Contracted & Professional Services	**93**	**63**	**30**	**6,626**	**10,096**	**(3,470)**	**18,300**	**11,674**
Total Golf Expense	**123,104**	**139,134**	**(16,030)**	**665,360**	**728,378**	**(63,018)**	**1,434,480**	**769,120**
Total Golf Income / (Loss)	**$ 45,147**	**$ 51,164**	**$ (6,017)**	**$ 129,025**	**$ (19,235)**	**$ 148,260**	**$ 32,582**	**$ (96,443)**

Income Statement Report
Sudden Valley Community Association
Marina

June 01, 2026 thru June 30, 2026

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Marina Income								
4415 - Marina Wet Slip Income	0.00	2,656.00	(2,656.00)	9,780.00	26,560.00	(16,780.00)	26,560.00	16,780.00
4420 - Marina Dry Slip Income	880.00	1,593.00	(713.00)	88,280.00	83,697.00	4,583.00	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	**880.00**	**4,249.00**	**(3,369.00)**	**246,201.00**	**241,600.00**	**4,601.00**	**242,857.00**	**(3,344.00)**
Other Income								
4220 - Marina Gate & Access Cards	1,533.00	995.00	538.00	3,689.00	4,201.00	(512.00)	7,000.00	3,311.00
Total Other Income	**1,533.00**	**995.00**	**538.00**	**3,689.00**	**4,201.00**	**(512.00)**	**7,000.00**	**3,311.00**
Total Marina Income	**2,413.00**	**5,244.00**	**(2,831.00)**	**249,890.00**	**245,801.00**	**4,089.00**	**249,857.00**	**(33.00)**
Expense								
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	343.00	(160.08)	1,091.05	1,205.00	(113.95)	2,160.00	1,068.95
9005 - State B&O Tax	575.11	0.00	575.11	4,860.92	3,700.00	1,160.92	3,700.00	(1,160.92)
Total Regulatory Compliance	**758.03**	**343.00**	**415.03**	**5,951.97**	**4,905.00**	**1,046.97**	**5,860.00**	**(91.97)**
Utilities								
6023 - Utilities- Water & Sewer	393.87	323.00	70.87	984.59	958.00	26.59	2,036.00	1,051.41
6033 - Utilities- Electricity	143.30	78.00	65.30	988.93	1,191.00	(202.07)	1,816.00	827.07
6050 - Utilities- Communications Service	261.06	278.00	(16.94)	1,999.88	1,740.00	259.88	3,669.00	1,669.12
Total Utilities	**798.23**	**679.00**	**119.23**	**3,973.40**	**3,889.00**	**84.40**	**7,521.00**	**3,547.60**
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

June 01, 2026 thru June 30, 2026

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
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	0.00	0.00	(145.23)	426.00	(571.23)	1,500.00	1,645.23
6796 - Other R&M	0.00	513.00	(513.00)	0.00	1,828.00	(1,828.00)	2,000.00	2,000.00
Total Maintenance & Landscaping	**0.00**	**513.00**	**(513.00)**	**(145.23)**	**6,004.00**	**(6,149.23)**	**7,250.00**	**7,395.23**
Total Marina Expense	**1,556.26**	**1,535.00**	**21.26**	**9,780.14**	**16,048.00**	**(6,267.86)**	**22,181.00**	**12,400.86**
Total Marina Income / (Loss)	**856.74**	**3,709.00**	**(2,852.26)**	**240,109.86**	**229,753.00**	**10,356.86**	**227,676.00**	**(12,433.86)**

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

	Current Period			Year to Date (6 months)				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Budget Remaining
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	6,105	1,890	4,215	8,030	5,166	2,864	12,000	3,970
4411 - Picnic Shelter Rentals	600	-	600	1,630	-	1,630	-	(1,630)
	6,705	**1,890**	**4,815**	**9,660**	**5,166**	**4,494**	**12,000**	**2,340**
Rec Center and Pools Income								
4510 - Health Club Membership	155	207	(52)	895	572	323	1,000	105
4223 - Gym and Pool Access Cards	805	489	316	2,025	1,806	219	3,300	1,275
4502 - Instructor & Trainer Fees	241	661	(420)	2,826	2,448	378	4,500	1,674
4513 - Main Pool Income	6,413	4,729	1,684	8,131	6,292	1,839	25,000	16,869
4515 - Locker Rental	-	-	-	-	-	-	-	-
4516 - Quiet Pool Income	-	300	(300)	-	300	(300)	300	300
4010 - Recreation Special Assmt 062018 to052023	-	-	-	-	-	-	-	-
4011 - BD Expense- Rec SA 062018 to 052023	-	-	-	-	-	-	-	-
4840 - Other Income	-	-	-	-	-	-	-	-
Total Recreation Income	**7,614**	**6,386**	**1,228**	**13,877**	**11,418**	**2,459**	**34,100**	**20,223**
Total Recreation Income	**14,319**	**8,276**	**6,043**	**23,537**	**16,584**	**6,953**	**46,100**	**22,563**
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	738	726	12	1,895	1,671	224	2,500	605
5120 - Cash Over/Short	-	-	-	-	-	-	-	-
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	116	-	116	-	(116)
5210 - Printing and Copying	-	-	-	1,056	37	1,019	100	(956)
5227 - Training & Conferences	-	112	(112)	3,733	4,612	(879)	4,750	1,017
6408 - Uniforms	-	1,500	(1,500)	-	2,250	(2,250)	2,250	2,250
Total Administrative	**738**	**2,338**	**(1,600)**	**6,801**	**8,570**	**(1,769)**	**9,600**	**2,800**
Regulatory Compliance								
6300 - Permits & Licenses	15	-	15	925	1,000	(75)	1,000	75
9005 - State B&O Tax	55	21	34	196	142	54	400	204
Total Regulatory Compliance	**70**	**21**	**49**	**1,121**	**1,142**	**(21)**	**1,400**	**279**
CC&Rs/ Mandates								
5215 - Postage	-	-	-	-	300	(300)	300	300
CC&Rs/ Mandates Total	**-**	**-**	**-**	**-**	**300**	**(300)**	**300**	**300**
Payroll & Benefits								
5300 - Salaries	32,014	39,918	(7,905)	108,527	128,076	(19,549)	322,952	214,425
5335 - Payroll Taxes- Employer	3,616	3,892	(276)	12,034	12,397	(363)	31,338	19,304
5385 - Payroll Benefits - Medical	894	2,564	(1,670)	6,460	15,385	(8,925)	30,771	24,311
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	1,882	1,882
Total Payroll & Benefits	**36,524**	**46,374**	**(9,850)**	**127,021**	**155,858**	**(28,837)**	**386,943**	**259,922**

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (6 months) Actual	Year to Date (6 months) Budget	Year to Date (6 months) Variance	Annual Budget	Budget Remaining
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	826	957	(131)	6,050	5,949	101	12,382	6,332
6033 - Utilities- Electricity	2,465	1,781	684	10,869	7,897	2,972	17,366	6,497
6005 - Utilities- Natural Gas	3,124	3,504	(380)	6,086	9,260	(3,174)	11,225	5,139
6023 - Utilities- Water & Sewer	2,888	2,538	350	7,274	7,060	214	14,253	6,979
6035 - Utilities- Trash & Recycling Service	243	233	10	1,443	1,394	49	3,269	1,826
Total Utilities	**9,545**	**9,013**	**532**	**31,722**	**31,560**	**162**	**58,495**	**26,773**
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	141	-	141	-	(141)
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	403	51	352	1,163	2,181	(1,018)	9,000	7,837
6635 - Janitorial Supplies	52	208	(156)	52	1,250	(1,198)	2,500	2,448
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	-	-	-	-	-
6795 - Other Supplies	795	1,310	(515)	1,651	6,762	(5,111)	10,000	8,348
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	**1,250**	**1,569**	**(319)**	**3,007**	**10,193**	**(7,186)**	**21,500**	**18,492**
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	10,083	10,149	(66)	33,752	24,887	8,865	60,000	26,248
6440 - Safety & Security Services	-	42	(42)	-	250	(250)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	**10,083**	**10,191**	**(108)**	**33,752**	**25,137**	**8,615**	**60,500**	**26,748**
Total Recreation Expense	**58,210**	**69,506**	**(11,296)**	**203,424**	**232,760**	**(29,336)**	**538,738**	**335,314**
Total Recreation Income / (Loss)	**$ (43,891)**	**$ (61,230)**	**$ 17,339**	**$ (179,887)**	**$ (216,176)**	**$ 36,289**	**$ (492,638)**	**$ (312,751)**

Income Statement Report
Sudden Valley Community Association
UDR Activity
June 01, 2026 thru June 30, 2026

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (6 months) Actual	Year to Date (6 months) Budget	Year to Date (6 months) Variance	Annual Budget	Budget Remaining
Income								
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	7,133.52	0.00	7,133.52	31,154.95	0.00	31,154.95	0.00	(31,154.95)
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	**7,133.52**	**0.00**	**7,133.52**	**(16,958.51)**	**0.00**	**(16,958.51)**	**0.00**	**16,958.51**
Lease Income								
4439.1 - Lease Income- Library Prepaid Rec	666.67	0.00	666.67	4,000.02	0.00	4,000.02	0.00	(4,000.02)
Total Lease Income	**666.67**	**0.00**	**666.67**	**4,000.02**	**0.00**	**4,000.02**	**0.00**	**(4,000.02)**
Collections Income								
4710 - Late Fees & Interest	7,118.92	0.00	7,118.92	43,217.74	0.00	43,217.74	0.00	(43,217.74)
4711 - BD Expense- Late Fee & Int	(5,666.18)	0.00	(5,666.18)	(19,477.12)	0.00	(19,477.12)	0.00	19,477.12
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	1,776.47	0.00	1,776.47	(1,668.24)	0.00	(1,668.24)	0.00	1,668.24
Total Collections Income	**3,229.21**	**0.00**	**3,229.21**	**24,532.38**	**0.00**	**24,532.38**	**0.00**	**(24,532.38)**
Investment Income								
4910 - Interest Earned - Reserve Accounts	115.22	0.00	115.22	679.74	0.00	679.74	0.00	(679.74)
Total Investment Income	**115.22**	**0.00**	**115.22**	**679.74**	**0.00**	**679.74**	**0.00**	**(679.74)**
Total UDR Activity Income	**11,144.62**	**0.00**	**11,144.62**	**12,253.63**	**0.00**	**12,253.63**	**0.00**	**(12,253.63)**
Expense								
Regulatory Compliance								
9005 - State B&O Tax	101.19	0.00	101.19	226.52	0.00	226.52	0.00	(226.52)
Total Regulatory Compliance	**101.19**	**0.00**	**101.19**	**226.52**	**0.00**	**226.52**	**0.00**	**(226.52)**
CC&Rs/ Mandates								
5025 - Collection Charges	99.88	0.00	99.88	1,034.87	0.00	1,034.87	0.00	(1,034.87)

Income Statement Report
Sudden Valley Community Association
UDR Activity
June 01, 2026 thru June 30, 2026

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
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	**99.88**	**0.00**	**99.88**	**1,948.37**	**0.00**	**1,948.37**	**0.00**	**(1,948.37)**
Payroll & Benefits								
5391 - Accrued Vacation Liability	595.43	0.00	595.43	22,231.42	0.00	22,231.42	0.00	(22,231.42)
Total Payroll & Benefits	**595.43**	**0.00**	**595.43**	**22,231.42**	**0.00**	**22,231.42**	**0.00**	**(22,231.42)**
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 Commuity Survey & Su	9,200.00	0.00	9,200.00	18,400.00	0.00	18,400.00	0.00	(18,400.00)
Total Reserve UDR Projects	**9,200.00**	**0.00**	**9,200.00**	**25,530.00**	**0.00**	**25,530.00**	**0.00**	**(25,530.00)**
Total UDR Activity Expense	**9,996.50**	**0.00**	**9,996.50**	**49,936.31**	**0.00**	**49,936.31**	**0.00**	**(49,936.31)**
Total UDR Activity Income / (Loss)	**1,148.12**	**0.00**	**1,148.12**	**(37,682.68)**	**0.00**	**(37,682.68)**	**0.00**	**37,682.68**

Income Statement Report
Sudden Valley Community Association
SVCA Reserves
June 01, 2026 thru June 30, 2026

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Dues and Assessments Income- Capital								
4043.26 - Capital Rep & Repl Assmt 2026	125,415.25	0.00	125,415.25	750,089.13	0.00	750,089.13	0.00	(750,089.13)
4046 - BD Expense- CRRRF 25 & Prior	323.39	0.00	323.39	6,432.42	0.00	6,432.42	0.00	(6,432.42)
4049 - BD Expense - CRRRF 2026	(1,787.83)	0.00	(1,787.83)	(19,234.67)	0.00	(19,234.67)	0.00	19,234.67
4051 - BD Expense- Roads 25 & Prior	312.64	0.00	312.64	6,861.27	0.00	6,861.27	0.00	(6,861.27)
4053 - BD Expense - Roads 2026	(2,147.87)	0.00	(2,147.87)	(20,278.68)	0.00	(20,278.68)	0.00	20,278.68
4055.26 - Roads Capital Assmt 2026	124,444.20	0.00	124,444.20	744,281.40	0.00	744,281.40	0.00	(744,281.40)
4060.26 - Mailbox Capital Assmt 2026	2,223.90	0.00	2,223.90	13,300.80	0.00	13,300.80	0.00	(13,300.80)
4061 - BD Expense- Mailbox 2026	(39.57)	0.00	(39.57)	(356.16)	0.00	(356.16)	0.00	356.16
4062 - BD Expense- Mailbox 25 & Prior	5.60	0.00	5.60	120.16	0.00	120.16	0.00	(120.16)
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	**248,749.71**	**0.00**	**248,749.71**	**1,468,195.16**	**0.00**	**1,468,195.16**	**0.00**	**(1,468,195.16)**
Investment Income								
4910 - Interest Earned - Reserve Accounts	3,042.35	0.00	3,042.35	17,853.69	0.00	17,853.69	0.00	(17,853.69)
Total Investment Income	**3,042.35**	**0.00**	**3,042.35**	**17,853.69**	**0.00**	**17,853.69**	**0.00**	**(17,853.69)**
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	504.00	0.00	504.00	3,004.00	0.00	3,004.00	0.00	(3,004.00)
Total Capital Gain (Loss) on Sale of Assets	**504.00**	**0.00**	**504.00**	**3,004.00**	**0.00**	**3,004.00**	**0.00**	**(3,004.00)**
Total SVCA Reserves Income	**252,296.06**	**0.00**	**252,296.06**	**1,489,052.85**	**0.00**	**1,489,052.85**	**0.00**	**(1,489,052.85)**
Expense								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	(21,673.58)	0.00	(21,673.58)	6,711.00	0.00	6,711.00	0.00	(6,711.00)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	46,628.04	0.00	46,628.04	0.00	(46,628.04)
6325 - Depr - Land Improvement	21,147.38	0.00	21,147.38	79,579.56	0.00	79,579.56	0.00	(79,579.56)
6326 - Depr - Mailboxes	(1,924.15)	0.00	(1,924.15)	165.12	0.00	165.12	0.00	(165.12)
6327 - Depr - Roads and Bridges	72,034.49	0.00	72,034.49	375,652.02	0.00	375,652.02	0.00	(375,652.02)
6328 - Depr - Building Improvements	23,812.05	0.00	23,812.05	105,451.15	0.00	105,451.15	0.00	(105,451.15)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves
June 01, 2026 thru June 30, 2026

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (6 months) Actual	Year to Date (6 months) Budget	Year to Date (6 months) Variance	Annual Budget	Budget Remaining
Expense								
Depreciation Expense								
6330 - Depr - Furniture & Fixtures	(394.40)	0.00	(394.40)	753.30	0.00	753.30	0.00	(753.30)
6335 - Depr - Communication Equipment	(123.45)	0.00	(123.45)	0.00	0.00	0.00	0.00	0.00
6337 - Depr - Computers	(1,688.89)	0.00	(1,688.89)	1,807.68	0.00	1,807.68	0.00	(1,807.68)
6340 - Depr - Machinery & Equipment	33,946.32	0.00	33,946.32	91,543.85	0.00	91,543.85	0.00	(91,543.85)
6350 - Depr - Vehicles	8,575.50	0.00	8,575.50	14,693.82	0.00	14,693.82	0.00	(14,693.82)
6360 - Amortization	2,884.27	0.00	2,884.27	10,688.22	0.00	10,688.22	0.00	(10,688.22)
Total Depreciation Expense	**144,366.88**	**0.00**	**144,366.88**	**733,673.76**	**0.00**	**733,673.76**	**0.00**	**(733,673.76)**
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	3,991.19	0.00	3,991.19	25,349.28	0.00	25,349.28	0.00	(25,349.28)
Total Reserve Expenses/Transfers	**3,991.19**	**0.00**	**3,991.19**	**25,349.28**	**0.00**	**25,349.28**	**0.00**	**(25,349.28)**
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	1,710.00	0.00	1,710.00	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	7,955.94	0.00	7,955.94	0.00	(7,955.94)
9724.012 - Turf Building Remodel - Permit/De	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)
9724.06 - Clubhouse HVAC 20 Ton Design/P	472.50	0.00	472.50	191,842.82	0.00	191,842.82	0.00	(191,842.82)
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	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	74,484.48	0.00	74,484.48	93,682.25	0.00	93,682.25	0.00	(93,682.25)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

June 01, 2026 thru June 30, 2026

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Reserve CRRRF Capital Projects								
9726.04 - Marina Tennis Court Refurb-Desigr	1,773.21	0.00	1,773.21	23,418.21	0.00	23,418.21	0.00	(23,418.21)
9726.05 - Marina Security Upgrade	776.53	0.00	776.53	19,799.57	0.00	19,799.57	0.00	(19,799.57)
9726.06 - Barn 6 Design and Permitting	4,550.71	0.00	4,550.71	43,980.50	0.00	43,980.50	0.00	(43,980.50)
9726.07 - Off-Leash Dog Park Fence	1,908.21	0.00	1,908.21	11,353.21	0.00	11,353.21	0.00	(11,353.21)
9726.08 - Marina Coummunity 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	14,709.76	0.00	14,709.76	22,385.93	0.00	22,385.93	0.00	(22,385.93)
9726.10 - Rplc 2 Security Vhcls with2 Ford B	58,923.98	0.00	58,923.98	58,923.98	0.00	58,923.98	0.00	(58,923.98)
Total Reserve CRRRF Capital Projects	**160,635.37**	**0.00**	**160,635.37**	**1,340,174.55**	**0.00**	**1,340,174.55**	**0.00**	**(1,340,174.55)**
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	7,538.75	0.00	7,538.75	412,044.96	0.00	412,044.96	0.00	(412,044.96)
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	4,995.00	0.00	4,995.00	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	5,315.05	0.00	5,315.05	28,920.30	0.00	28,920.30	0.00	(28,920.30)
9926.3 - 2026 Roads:Potholes & Minor Road	3,061.98	0.00	3,061.98	22,336.53	0.00	22,336.53	0.00	(22,336.53)
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	323,576.55	0.00	323,576.55	328,759.86	0.00	328,759.86	0.00	(328,759.86)
9926.6 - 2026 Roads:Design/Pmt Culverts 22	12,415.51	0.00	12,415.51	26,475.97	0.00	26,475.97	0.00	(26,475.97)
Total Reserve Roads Capital Projects	**356,902.84**	**0.00**	**356,902.84**	**1,036,506.13**	**0.00**	**1,036,506.13**	**0.00**	**(1,036,506.13)**
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	0.00	0.00	0.00	12,795.75	0.00	12,795.75	0.00	(12,795.75)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

June 01, 2026 thru June 30, 2026

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Reserve Road CVC Capital Project								
9926.72 - 2026 Roads:CVC Wages/Taxes & B	9,582.48	0.00	9,582.48	44,338.73	0.00	44,338.73	0.00	(44,338.73)
Total Reserve Road CVC Capital Project	**9,582.48**	**0.00**	**9,582.48**	**224,466.96**	**0.00**	**224,466.96**	**0.00**	**(224,466.96)**
Total SVCA Reserves Expense	**675,478.76**	**0.00**	**675,478.76**	**3,360,170.68**	**0.00**	**3,360,170.68**	**0.00**	**(3,360,170.68)**
Total SVCA Reserves Income / (Loss)	**(423,182.70)**	**0.00**	**(423,182.70)**	**(1,871,117.83)**	**0.00**	**(1,871,117.83)**	**0.00**	**1,871,117.83**

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2026

	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans	
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev
Jan	15	84	99	265	2,534	2,799	18	93	4	20	3	9	19	40	2	12
Feb	18	90	108	265	2,521	2,786	10	85	7	29	4	12	20	43	2	12
Mar	19	91	110	260	2,540	2,800	18	70	1	22	3	13	23	43	2	13
Apr	19	96	115	266	2,564	2,830	11	53	3	10	2	10	23	46	2	13
May	19	102	121	263	2,564	2,827	10	44	5	15	2	4	25	50	2	13
Jun	22	116	138	258	2,517	2,775	13	73	4	17	1	9	25	47	2	13
Jul	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
Sep	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
Nov	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

	Total Prepaid & Current			Total Not Current			Total Billable Lots			SVCA Owned Lots: Restricted				LLE & CTB	Dues Exempt	Total Non Billable Lots	Total All Lots
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10	Avail.	Total				
Jan	280	2,618	2,898	46	174	220	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641
Feb	283	2,611	2,894	43	181	224	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641
Mar	279	2,631	2,910	47	161	208	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641
Apr	285	2,660	2,945	41	132	173	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641
May	282	2,666	2,948	44	126	170	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641
Jun	280	2,633	2,913	45	159	204	325	2,792	3,117	775	1	1	777	741	6	1,524	4,641
Jul	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
Sep	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
Nov	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

LLE = Lot Line Eraser
CTB = Covenant to Bind