

Sudden Valley Community Association

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

	Unaudited** Mar 31, 2026	Unaudited** Dec 31, 2025	Inc / (Dec)
<b>OPERATIONS</b>			
<b>Current Assets</b>			
Operating Cash	\$ 697,870	\$ 493,749	\$ 204,121
Building Completion Deposit Fund	668,900	798,900	(130,000)
Member Receivables - Operations*	-	47,957	(47,957)
Other Receivables	3,250	3,850	(600)
Prepaid Expenses	37,930	91,940	(54,010)
Operating Lease ROU Assets	21,341	23,036	(1,695)
Inventory	9,876	5,704	4,172
<b>Total Current Assets</b>	<b>1,439,167</b>	<b>1,465,136</b>	<b>(25,969)</b>
<b>Current Liabilities</b>			
Accounts Payable	(66,414)	(169,663)	103,249
Accrued Vacation Liability	(93,064)	(78,129)	(14,935)
Accrued Payroll	-	(96,358)	96,358
Prepaid Assessments	(356,496)	(187,700)	(168,796)
Building Completion Deposits	(668,900)	(798,900)	130,000
Other Refundable Deposits	(10,976)	(11,426)	450
Operating Lease Liability	(21,341)	(23,036)	1,695
Prepaid Golf Memberships	-	(156,649)	156,649
<b>Total Current Liabilities</b>	<b>(1,217,191)</b>	<b>(1,521,861)</b>	<b>304,670</b>
<b>Other Liabilities</b>			
Contingent PPP Loan Liability***	(357,700)	(357,700)	-
Deferred Library Lease Revenue	(26,000)	(28,000)	2,000
<b>Total Other Liabilities</b>	<b>(383,700)</b>	<b>(385,700)</b>	<b>2,000</b>
<b>Operating Reserve Funds</b>			
Emergency Operating Cash	364,889	364,709	180
Undesignated Reserves Cash	339,453	314,936	24,517
<b>Total Operating Reserve Funds</b>	<b>704,342</b>	<b>679,645</b>	<b>24,697</b>
<b>Net Operating Assets</b>	<b>\$ 542,618</b>	<b>\$ 237,220</b>	<b>\$ 305,398</b>
<b>CAPITAL</b>			
<b>Capital Current Assets</b>			
CRRRF (Capital Repair & Replacement) Cash Fund	3,822,986	3,757,709	65,277
Roads Reserve Cash Fund	3,198,252	2,992,291	205,961
Board Density Reduction Cash Fund	150,829	150,789	40
Mailbox Cash Fund	185,477	178,900	6,577
CRRRF Capital Reserve Holding Cash	219,424	219,316	108
Mitigation Assignment of Savings Cash	49,923	49,905	18
LWWSD Assignment of Savings Cash	14,957	14,953	4
Member Receivables - Capital**	-	13,020	(13,020)
<b>Total Capital Current Assets</b>	<b>7,641,848</b>	<b>7,376,883</b>	<b>264,965</b>
<b>Capital Fixed Assets</b>			
Fixed Assets	16,913,369	16,881,457	31,912
Finance ROU Assets	24,832	41,258	(16,426)
Lots Held for Sale	188,706	188,706	-
<b>Total Capital Assets</b>	<b>17,126,907</b>	<b>17,111,421</b>	<b>15,486</b>
<b>Long Term Liabilities</b>			
CRRRF Loan 2022	(1,196,796)	(1,267,067)	70,271
Finance Leases	(43,542)	(49,661)	6,119
<b>Total Long Term Liabilities</b>	<b>(1,240,337)</b>	<b>(1,316,728)</b>	<b>76,391</b>
<b>NET ASSETS</b>	<b>\$ 24,071,036</b>	<b>\$ 23,408,796</b>	<b>\$662,240</b>
<b>MEMBER EQUITY</b>			
<b>Member Equity</b>			
Current Year Net Income: Operations	298,118	(55,534)	353,651
Transfers Out from Operations to Capital	-	-	-
Current Year Net Income: Capital**	364,123	1,658,105	(1,293,982)
Transfers Into Capital from Operations	-	-	-
Retained Earnings**	4,141,708	4,197,242	(55,534)
Capital**	19,267,087	17,608,982	1,658,105
<b>TOTAL MEMBER EQUITY</b>	<b>\$ 24,071,036</b>	<b>\$23,408,796</b>	<b>\$662,240</b>

\* 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 March 31, 2026, and December 31, 2025, the balances of receivables written off were \$850,937 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**

<u>UNAUDITED</u>	Current Month - March 2026			Year to Date - 3 Months Ending 3/31/2026			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
<b>REVENUE</b>							
Current Year Dues & Assessments Income							
Dues & Assessments Income	267,874		251,117	803,779			753,352
Bad Debt Reserve	(3,629)		(3,083)	(41,019)			(24,840)
Net Current Year Assessment Income	264,245	10,218	248,034	762,760	681	94.9%	728,512
Bad Debt Recoveries - Prior Years			1,068				10,854
Golf Income	71,621	26,002	-	336,126	45,799		-
Marina Income	21,686	9,764	-	227,011	9,897		-
Rec Center & Pools Income	1,156	467	-	2,849	610		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	8,729	(3,079)	-	29,389	(9,753)		-
Rental Income - Other	-	(411)	-	120	(2,207)		-
Area Z Rental Income	752	480	-	7,549	2,041		-
Lease Income	5,882	-	-	17,645	-		-
New Home Construction Fees	17,200	(25,121)	-	28,150	(24,751)		-
Capital Gain (Loss) on Sale of Assets	-	-	2,500	-	-		2,500
Capital Gain (Loss) on Sale of Lots	-	-	-	-	-		-
Investment Income	536	(214)	3,023	1,481	(769)		8,713
<b>Total Revenue</b>	<b>391,807</b>	<b>18,106</b>	<b>254,625</b>	<b>1,413,080</b>	<b>21,548</b>		<b>750,579</b>
<b>EXPENSES</b>							
Salaries & Benefits	175,725	13,294	-	530,137	39,575		-
Contracted & Professional Services	20,086	3,117	-	57,075	(6,546)		-
CC&Rs/ Mandates	33,457	8,827	-	103,251	21,634		-
Maintenance & Landscaping	53,666	(3,916)	-	119,327	(4,157)		-
Utilities	13,872	1,671	-	57,298	(4,579)		-
Administrative	19,794	3,206	-	57,873	(3,223)		-
Regulatory Compliance	35,769	17,353	-	88,379	17,497		-
Insurance Premiums	19,240	1,965	-	57,720	5,897		-
Other Expenses	-	292	-	-	3,471		-
Depreciation Expense	-	-	120,149	-	-		360,448
Closing Costs - Lot Sales	-	-	-	-	-		-
Interest expense	-	-	4,389	-	-		12,988
<b>Total Expenses</b>	<b>371,609</b>	<b>45,809</b>	<b>124,538</b>	<b>1,071,060</b>	<b>69,569</b>		<b>373,436</b>
<b>Net Income (Loss)</b>	<b>20,198</b>	<b>63,915</b>	<b>130,087</b>	<b>342,020</b>	<b>91,117</b>		<b>377,143</b>
<b>Net UDR Activity for Operations</b>							
Bylaws and Rules & Reg Revisions-WUCIOA	(7,130)			(7,130)			
<b>Net Income (Loss) with Board Approved UDR</b>	<b>13,068</b>	<b>63,915</b>	<b>130,087</b>	<b>334,890</b>	<b>91,117</b>		<b>377,143</b>
<b>Other Activity</b>							
Net Other UDR Activity*	7,245			24,119			
AR Accrual - Prior Year Reversal	-		-	(47,957)			(13,020)
AR Accrual - Current Year	-		-	-			-
Lease Income- Library Prepaid Recognized	667			2,000			
Vacation Liability Accrual	(3,698)			(14,934)			
<b>Total Other Activity</b>	<b>4,214</b>		<b>-</b>	<b>(36,772)</b>			<b>(13,020)</b>
<b>Grand Total Activity</b>	<b>17,282</b>	<b>63,915</b>	<b>130,087</b>	<b>298,118</b>	<b>91,117</b>		<b>364,123</b>

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

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

Sudden Valley Community Association

**Sudden Valley Community Association**  
**Reserve Cash Balance & Activity**  
 3 Months Actuals, 9 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
<b>Net Available Cash 12/31/2025</b>	<b>3,757,709</b>	<b>2,992,291</b>	<b>219,316</b>	<b>150,789</b>	<b>178,900</b>	<b>64,858</b>	<b>\$ 7,363,863</b>	<b>364,709</b>	<b>314,936</b>	<b>\$ 679,645</b>
Dues Received	364,946	363,148		-	6,489		734,583	-	33,100	33,100
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	4,653	3,803	108	40	88	22	8,713	180	153	333
Sale of Assets	2,500						2,500			-
Sale of Lots (Net Proceeds)				-			-			-
Mitigation Release	-	-					-			-
2026 Expenditures	(306,822)	(160,990)	-	-	-		(467,811)		(8,736)	(8,736)
<b>Net Available Cash at 3/31/2026</b>	<b>3,822,986</b>	<b>3,198,252</b>	<b>219,424</b>	<b>150,829</b>	<b>185,477</b>	<b>64,880</b>	<b>\$ 7,641,848</b>	<b>364,889</b>	<b>339,453</b>	<b>\$ 704,342</b>
9 Month Outlook										
Outlook - 2026 Dues (95% collections)	1,066,738	1,058,479			18,916		2,144,133			\$ -
Outlook - Prior Year Collections	14,447	14,335			256		29,038		30,962	30,962
CRRRF Loan Payments for year 2026	(249,780)						(249,780)			-
Obligated Expenses/Holdings	(1,246,113)	(1,570,337)	(219,424)			(64,880)	(3,100,754)		(35,055)	(35,055)
<b>Net Usable Cash Balance 12/31/2026</b>	<b>3,408,279</b>	<b>2,700,729</b>	<b>-</b>	<b>150,829</b>	<b>204,649</b>	<b>-</b>	<b>\$ 6,464,485</b>	<b>364,889</b>	<b>335,360</b>	<b>\$ 700,249</b>
Board Recommended Carryover Balance	(600,000)	(500,000)					(1,100,000)			\$ -
<b>Net Usable Cash 12/31/2026, After Recommendation</b>	<b>\$ 2,808,279</b>	<b>\$ 2,200,729</b>	<b>\$ -</b>	<b>\$ 150,829</b>	<b>\$ 204,649</b>	<b>\$ -</b>	<b>\$ 5,364,485</b>	<b>\$ 364,889</b>	<b>\$ 335,360</b>	<b>\$ 700,249</b>
<b>Net Current Year Cash Increase (Decrease)</b>	<b>(349,430)</b>	<b>(291,562)</b>	<b>(219,316)</b>	<b>40</b>	<b>25,749</b>	<b>(64,858)</b>	<b>\$ (899,377)</b>	<b>180</b>	<b>20,424</b>	<b>\$ 20,604</b>

\*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**  
**March 1, 2026 to March 31, 2026**  
**CURRENT MONTH**

Whole \$

**UNAUDITED**

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary &amp; Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	17,452	(29,042)	7,925	(626)	37,259	22,009	(27,732)	(7,659)
Accounting	3,847	76	30,420	400	3,722	(1,046)	(30,295)	(570)
Administration	1,217	997	35,731	(600)	22,482	(4,989)	(56,996)	(4,592)
Common Costs	3,745	(338)	-	-	58,877	9,181	(55,132)	8,843
Facilities	6,634	313	4,675	(243)	6,876	5,845	(4,917)	5,915
Maintenance	-	-	22,208	362	4,992	2,081	(27,200)	2,443
Subtotal	<b>32,895</b>	<b>(27,994)</b>	<b>100,959</b>	<b>(707)</b>	<b>134,208</b>	<b>33,081</b>	<b>(202,272)</b>	<b>4,380</b>
Golf	71,621	26,002	56,866	12,834	55,775	(6,642)	(41,020)	32,194
Marina	21,886	9,653	-	-	1,004	1,852	20,882	11,505
Rec/ Pools/ Parks	1,160	227	17,900	1,167	4,897	4,224	(21,637)	5,618
Subtotal	<b>94,667</b>	<b>35,882</b>	<b>74,766</b>	<b>14,001</b>	<b>61,676</b>	<b>(566)</b>	<b>(41,775)</b>	<b>49,317</b>
Subtotal Operations before Ops Dues	<b>127,562</b>	<b>7,888</b>	<b>175,725</b>	<b>13,294</b>	<b>195,884</b>	<b>32,515</b>	<b>(244,047)</b>	<b>53,697</b>
Ops Dues Earned	267,874						267,874	
Curr Yr Bad Debts Activity	(3,629)						(3,629)	
Net Ops Dues	<u>264,245</u>	<u>10,218</u>					<u>264,245</u>	<u>10,218</u>
<b>Net Operations</b>	<b><u>391,807</u></b>	<b><u>18,106</u></b>	<b><u>175,725</u></b>	<b><u>13,294</u></b>	<b><u>195,884</u></b>	<b><u>32,515</u></b>	<b><u>20,198</u></b>	<b><u>63,915</u></b>
<b>Net BOD Approved UDR Activity for Operations</b>								
Bylaws and Rules & Reg Revisions-WUCIOA	-		-		7,130		(7,130)	
<b>Net Operations with Board Approved UDR</b>	<b><u>391,807</u></b>	<b><u>18,106</u></b>	<b><u>175,725</u></b>	<b><u>13,294</u></b>	<b><u>203,014</u></b>	<b><u>32,515</u></b>	<b><u>13,068</u></b>	<b><u>63,915</u></b>
<b>Other Operating Activity</b>								
UDR Activity	7,825				580		7,245	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				3,698		(3,698)	
<b>Total Other Operating Activity</b>	<u>8,492</u>				<u>4,278</u>		<u>4,214</u>	
<b>Grand Total Operations Activity</b>	<b><u>400,299</u></b>	<b><u>18,106</u></b>	<b><u>175,725</u></b>	<b><u>13,294</u></b>	<b><u>207,292</u></b>	<b><u>32,515</u></b>	<b><u>17,282</u></b>	<b><u>63,915</u></b>

\* Excludes Depreciation

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

**Sudden Valley Community Association**  
**Operations - By Department**  
**January 1, 2026 to March 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 &amp; 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	38,581	(33,919)	22,543	(1,545)	146,273	20,562	(130,235)	(14,902)
Accounting	7,907	(1,031)	87,273	1,347	14,316	(2,716)	(93,682)	(2,400)
Administration	1,438	1,145	100,846	(1,397)	53,836	(14,234)	(153,244)	(14,486)
Common Costs	10,788	(1,462)	-	-	115,891	23,283	(105,103)	21,821
Facilities	25,194	1,541	13,516	(320)	45,576	3,908	(33,898)	5,129
Maintenance	-	-	95,406	9,571	14,211	6,700	(109,617)	16,271
Subtotal	<b>83,908</b>	<b>(33,726)</b>	<b>319,584</b>	<b>7,656</b>	<b>390,103</b>	<b>37,503</b>	<b>(625,779)</b>	<b>11,433</b>
Golf	336,126	45,799	159,185	26,555	130,589	(16,152)	46,352	56,202
Marina	227,311	9,886	-	-	5,590	2,391	221,721	12,277
Rec/ Pools/ Parks	2,973	(1,093)	51,368	5,364	14,639	6,253	(63,034)	10,524
Subtotal	<b>566,410</b>	<b>54,592</b>	<b>210,553</b>	<b>31,919</b>	<b>150,818</b>	<b>(7,508)</b>	<b>205,039</b>	<b>79,003</b>
Subtotal Operations before Ops Dues	<b>650,318</b>	<b>20,866</b>	<b>530,137</b>	<b>39,575</b>	<b>540,921</b>	<b>29,995</b>	<b>(420,740)</b>	<b>90,436</b>
Ops Dues Earned	803,779						803,779	
Curr Yr Bad Debts Activity	(41,019)						(41,019)	
Net Ops Dues	<u>762,760</u>	<u>681</u>					<u>762,760</u>	<u>681</u>
<b>Net Operations</b>	<b><u>1,413,078</u></b>	<b><u>21,547</u></b>	<b><u>530,137</u></b>	<b><u>39,575</u></b>	<b><u>540,921</u></b>	<b><u>29,995</u></b>	<b><u>342,020</u></b>	<b><u>91,117</u></b>
<b>Net BOD Approved UDR Activity for Operations</b>								
Bylaws and Rules & Reg Revisions-WUCIOA	-		-		7,130		(7,130)	
<b>Net Operations with Board Approved UDR</b>	<b><u>1,413,078</u></b>	<b><u>21,547</u></b>	<b><u>530,137</u></b>	<b><u>39,575</u></b>	<b><u>548,051</u></b>	<b><u>29,995</u></b>	<b><u>334,890</u></b>	<b><u>91,117</u></b>
<b>Other Operating Activity</b>								
UDR Activity	25,750				1,631		24,119	
AR Accrual - Prior Year Reversal	(47,957)				-		(47,957)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	2,000				-		2,000	
Vacation Liability Accrual	-				14,934		(14,934)	
<b>Total Other Operating Activity</b>	<u>(20,207)</u>				<u>16,565</u>		<u>(36,772)</u>	
<b>Grand Total Operations Activity</b>	<b><u>1,392,871</u></b>	<b><u>21,547</u></b>	<b><u>530,137</u></b>	<b><u>39,575</u></b>	<b><u>564,616</u></b>	<b><u>29,995</u></b>	<b><u>298,118</u></b>	<b><u>91,117</u></b>

\* Excludes Depreciation

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

Sudden Valley Community Association

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

**UNAUDITED**

	<u>2026 March</u> <u>Actuals</u>	<u>2026 MTD</u> <u>B / (W) Budget</u>	<u>2026 YTD</u> <u>(3 Months) Actuals</u>	<u>2026 YTD</u> <u>B / (W) Budget</u>
<b>REVENUE</b>				
Dues and Assessment Income- Ops	264,245	10,218	762,761	681
Golf Income	71,621	26,002	336,126	45,799
Marina Income	21,686	9,764	227,011	9,897
Area Z Rental Income	752	480	7,549	2,041
Lease Income	5,882	-	17,645	-
Non-Lease Facility Rentals	-	(411)	120	(2,207)
Rec Center and Pools Income	1,156	467	2,849	610
New Home Construction Fees	17,200	(25,121)	28,150	(24,751)
Other AR Income	7,280	(3,997)	26,712	(11,825)
Other Income	1,449	918	2,676	2,072
Investment Income	536	(214)	1,481	(769)
<b>Total Revenue</b>	<u>391,807</u>	<u>18,106</u>	<u>1,413,080</u>	<u>21,548</u>
<b>EXPENSES</b>				
<b>Salaries &amp; Benefits</b>				
ACC / Security	7,925	(626)	22,543	(1,545)
Accounting	30,420	400	87,273	1,347
Administration	35,731	(600)	100,846	(1,397)
Facilities	4,675	(243)	13,516	(320)
Maintenance	22,208	362	95,406	9,571
Golf	56,866	12,834	159,185	26,555
Rec/ Pools/ Parks	17,900	1,167	51,368	5,364
Marina	-	-	-	-
<b>Total Salaries &amp; Benefits</b>	<u>175,725</u>	<u>13,294</u>	<u>530,137</u>	<u>39,575</u>
<b>Other Expenses</b>				
<b>Administrative</b>				
General Administrative	-	-	40	(40)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	7,000	(1,828)	12,873	(3,570)
Dues & Subscriptions	3,338	135	18,305	(3,602)
Office Supplies	3,132	(607)	8,049	(1,739)
GM Discretionary Funds	535	(82)	1,003	(481)
Advertising Costs	431	4,707	2,011	3,790
Cash Over/Short	-	-	(38)	38
Currency Gain/Loss	-	-	5	(5)
Events Charges	1,032	(1,022)	514	(484)
Printing & Copying	64	1,395	5,426	(765)
Training & Conferences	60	571	485	4,238
Recruiting Expense	572	(440)	704	(399)
Operating Performance Commissions	-	-	-	-
Operating Perf Comm Payroll Taxes	-	-	-	-
Payroll Service Fees	2,240	(518)	6,069	(1,617)
Insurance Claims	-	-	-	-
Uniforms	1,390	895	2,427	1,413
Cashiering Clearing Account	-	-	-	-
<b>Total Administrative</b>	<u>19,794</u>	<u>3,206</u>	<u>57,873</u>	<u>(3,223)</u>
<b>Regulatory Compliance</b>				
Hazardous Tree Removal/ Pruning	1,630	15,870	48,849	15,599
Permits & Licenses	418	794	1,065	1,085
Audit & Tax Services	-	-	-	-
Regulatory Compliance	256	87	763	267
Federal Income Tax	-	-	-	-
State B&O Tax	788	779	5,025	723
Property/Real Estate Tax	32,677	(177)	32,677	(177)
<b>Total Regulator Compliance</b>	<u>35,769</u>	<u>17,353</u>	<u>88,379</u>	<u>17,497</u>
<b>CC&amp;Rs/ Mandates</b>				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	-	741	224	2,673
Postage	427	(10)	1,980	(511)
Postage- Views	1,398	(148)	4,180	(430)
Newsletter Services	5,263	(100)	15,045	444
Legal Services	1,003	7,330	8,374	16,626
Professional Security Services	25,366	1,014	73,448	2,832
<b>Total CC&amp;Rs/ Mandates</b>	<u>33,457</u>	<u>8,827</u>	<u>103,251</u>	<u>21,634</u>

Sudden Valley Community Association

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

**UNAUDITED**

	<u>2026 March</u> <u>Actuals</u>	<u>2026 MTD</u> <u>B / (W) Budget</u>	<u>2026 YTD</u> <u>(3 Months) Actuals</u>	<u>2026 YTD</u> <u>B / (W) Budget</u>
<b>Insurance Premiums</b>	19,240	1,965	57,720	5,897
<b>Utilities</b>				
Utilities	(3,405)	3,405	(2,898)	2,898
Utilities- Natural Gas	1,648	964	5,009	3,652
Utilities- Water & Sewer	-	-	7,848	(6)
Utilities- Electricity	8,627	(2,763)	26,106	(9,093)
Utilities- Trash & Recycling Service	1,599	165	4,964	(325)
Utilities- Communications Service	5,403	(100)	16,269	(1,705)
<b>Total Utilities</b>	<u>13,872</u>	<u>1,671</u>	<u>57,298</u>	<u>(4,579)</u>
<b>Maintenance &amp; Landscaping</b>				
Landscape R&M	1,851	1,092	1,851	9,890
Building R&M- Materials	797	2,957	5,790	1,737
Building R&M- Contract Services	1,182	18	15,221	555
Raw Materials	6,968	(746)	25,777	(17,044)
Raw Materials: Sand & Gravel	22,390	(12,369)	27,077	(14,536)
Janitorial Supplies	1,301	(40)	2,888	(97)
Equipment R&M	12,468	(451)	22,041	4,535
Small Tools & Equipment	382	585	2,749	118
Vehicle R&M	1,153	(597)	3,668	(663)
Vehicle Fuel	4,236	(382)	9,581	920
Other Supplies	938	2,435	2,601	5,430
Other R&M	-	801	-	2,173
Weather Response	-	2,781	83	2,825
<b>Total Maintenance &amp; Landscaping</b>	<u>53,666</u>	<u>(3,916)</u>	<u>119,327</u>	<u>(4,157)</u>
<b>Contracted &amp; Professional Services</b>				
Equipment Lease & Rental	607	7	7,372	2,014
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	4,612	356	19,426	(3,923)
Pool Management	-	1,849	(450)	2,299
Safety & Security Services	3,289	2,004	9,669	(648)
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	5,278	3,056	10,063	(1,730)
Other Professional Services	6,300	(4,155)	10,995	(4,558)
<b>Total Contracted &amp; Professional Services</b>	<u>20,086</u>	<u>3,117</u>	<u>57,075</u>	<u>(6,546)</u>
<b>Other Expenses</b>				
Vandalism	-	-	-	2,596
Other Charges	-	-	-	-
SVCA Committee Support	-	292	-	875
<b>Total Other Expenses</b>	<u>-</u>	<u>292</u>	<u>-</u>	<u>3,471</u>
<b>Total Other Expenses</b>	<u>195,884</u>	<u>32,515</u>	<u>540,923</u>	<u>29,994</u>
<b>Total Operations Expenses</b>	<u>371,609</u>	<u>45,809</u>	<u>1,071,060</u>	<u>69,569</u>
<b>Net Operations Income (Loss)</b>	<u>20,198</u>	<u>63,915</u>	<u>342,020</u>	<u>91,117</u>
<b>Net BOD Approved UDR Activity for Operations (Expense)</b>				
Bylaws and Rules & Reg Revisions-WUCIOA	(7,130)		(7,130)	
<b>Net Operations Income (Loss) with BOD Approved UDR</b>	<u>13,068</u>	<u>63,915</u>	<u>334,890</u>	<u>91,117</u>
<b>Other Operating Activity- Income/(Expense)</b>				
UDR Activity	7,245		24,119	
AR Accrual - Prior Year Reversal	-		(47,957)	
AR Accrual - Current Year	-		-	
Lease Income- Library Prepaid Recognized	667		2,000	
Vacation Liability Accrual	(3,698)		(14,934)	
<b>Total Other Operating Activity</b>	<u>4,214</u>		<u>(36,772)</u>	
<b>Grand Total Operations Activity</b>	<u>17,282</u>	<u>63,915</u>	<u>298,118</u>	<u>91,117</u>
<b>* Excludes Depreciation</b>				

## Income Statement Report

### Sudden Valley Community Association

### Common Costs

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Dues and Assessment Income- Ops</b>								
4003 - BD Expense- 2026 Ops	(3,629.26)	(13,369.83)	9,740.57	(41,018.66)	(40,109.49)	(909.17)	(160,438.00)	(119,419.34)
4005.26 - Member Assessments 2026	267,874.22	267,396.33	477.89	803,779.28	802,188.99	1,590.29	3,208,756.00	2,404,976.72
<b>Total Dues and Assessment Income- Ops</b>	<b>264,244.96</b>	<b>254,026.50</b>	<b>10,218.46</b>	<b>762,760.62</b>	<b>762,079.50</b>	<b>681.12</b>	<b>3,048,318.00</b>	<b>2,285,557.38</b>
<b>Other AR Income</b>								
4830 - Advertising Income	3,094.50	3,333.33	(238.83)	8,054.50	9,999.99	(1,945.49)	40,000.00	31,945.50
4831 - BD Expense- Views Ads	87.00	0.00	87.00	319.00	0.00	319.00	0.00	(319.00)
<b>Total Other AR Income</b>	<b>3,181.50</b>	<b>3,333.33</b>	<b>(151.83)</b>	<b>8,373.50</b>	<b>9,999.99</b>	<b>(1,626.49)</b>	<b>40,000.00</b>	<b>31,626.50</b>
<b>Other Income</b>								
4610 - Timber Income	0.00	0.00	0.00	616.40	0.00	616.40	0.00	(616.40)
4835 - Miscellaneous Income	0.00	0.00	0.00	151.41	0.00	151.41	0.00	(151.41)
4870 - Member Donation Income	27.58	0.00	27.58	165.48	0.00	165.48	0.00	(165.48)
<b>Total Other Income</b>	<b>27.58</b>	<b>0.00</b>	<b>27.58</b>	<b>933.29</b>	<b>0.00</b>	<b>933.29</b>	<b>0.00</b>	<b>(933.29)</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	535.86	750.00	(214.14)	1,481.03	2,250.00	(768.97)	9,000.00	7,518.97
<b>Total Investment Income</b>	<b>535.86</b>	<b>750.00</b>	<b>(214.14)</b>	<b>1,481.03</b>	<b>2,250.00</b>	<b>(768.97)</b>	<b>9,000.00</b>	<b>7,518.97</b>
<b>Total Common Costs Income</b>	<b>267,989.90</b>	<b>258,109.83</b>	<b>9,880.07</b>	<b>773,548.44</b>	<b>774,329.49</b>	<b>(781.05)</b>	<b>3,097,318.00</b>	<b>2,323,769.56</b>
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
7110 - Regulatory Compliance	0.00	41.67	(41.67)	0.00	125.01	(125.01)	500.00	500.00
9005 - State B&O Tax	18.18	25.00	(6.82)	63.05	75.00	(11.95)	300.00	236.95
9015 - Property/Real Estate Tax	32,677.46	32,500.00	177.46	32,677.46	32,500.00	177.46	65,000.00	32,322.54
<b>Total Regulatory Compliance</b>	<b>32,695.64</b>	<b>32,566.67</b>	<b>128.97</b>	<b>32,740.51</b>	<b>32,700.01</b>	<b>40.50</b>	<b>65,800.00</b>	<b>33,059.49</b>
<b>CC&amp;Rs/ Mandates</b>								
5216 - Postage- Views	1,397.74	1,250.00	147.74	4,179.73	3,750.00	429.73	15,000.00	10,820.27
5225 - Newsletter Services	4,882.25	5,000.00	(117.75)	13,902.25	15,000.00	(1,097.75)	60,000.00	46,097.75

## Income Statement Report Sudden Valley Community Association Common Costs

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>CC&amp;Rs/ Mandates</b>								
7020 - Legal Services	1,002.92	8,333.33	(7,330.41)	8,374.24	24,999.99	(16,625.75)	100,000.00	91,625.76
<b>Total CC&amp;Rs/ Mandates</b>	<b>7,282.91</b>	<b>14,583.33</b>	<b>(7,300.42)</b>	<b>26,456.22</b>	<b>43,749.99</b>	<b>(17,293.77)</b>	<b>175,000.00</b>	<b>148,543.78</b>
<b>Insurance</b>								
5400 - Insurance Premiums	18,898.16	20,907.92	(2,009.76)	56,694.48	62,723.76	(6,029.28)	250,895.00	194,200.52
<b>Total Insurance</b>	<b>18,898.16</b>	<b>20,907.92</b>	<b>(2,009.76)</b>	<b>56,694.48</b>	<b>62,723.76</b>	<b>(6,029.28)</b>	<b>250,895.00</b>	<b>194,200.52</b>
<b>Total Common Costs Expense</b>	<b>58,876.71</b>	<b>68,057.92</b>	<b>(9,181.21)</b>	<b>115,891.21</b>	<b>139,173.76</b>	<b>(23,282.55)</b>	<b>491,695.00</b>	<b>375,803.79</b>
<b>Total Common Costs Income / (Loss)</b>	<b>209,113.19</b>	<b>190,051.91</b>	<b>19,061.28</b>	<b>657,657.23</b>	<b>635,155.73</b>	<b>22,501.50</b>	<b>2,605,623.00</b>	<b>1,947,965.77</b>

## Income Statement Report

### Sudden Valley Community Association

### ACC / Security

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>New Home Construction Fees</b>								
4350 - New Home Construction	17,200.00	42,321.00	(25,121.00)	28,150.00	52,901.00	(24,751.00)	185,000.00	156,850.00
<b>Total New Home Construction Fees</b>	<b>17,200.00</b>	<b>42,321.00</b>	<b>(25,121.00)</b>	<b>28,150.00</b>	<b>52,901.00</b>	<b>(24,751.00)</b>	<b>185,000.00</b>	<b>156,850.00</b>
<b>Other AR Income</b>								
4805 - Compliance Fees & Fines - ACC	2,740.00	4,173.00	(1,433.00)	14,080.00	19,599.00	(5,519.00)	60,000.00	45,920.00
4806 - BD Expense- ACC Fines	(2,488.10)	0.00	(2,488.10)	(4,199.00)	0.00	(4,199.00)	0.00	4,199.00
4811 - BD Expense- Sec Fines	0.00	0.00	0.00	550.00	0.00	550.00	0.00	(550.00)
<b>Total Other AR Income</b>	<b>251.90</b>	<b>4,173.00</b>	<b>(3,921.10)</b>	<b>10,431.00</b>	<b>19,599.00</b>	<b>(9,168.00)</b>	<b>60,000.00</b>	<b>49,569.00</b>
<b>Total ACC / Security Income</b>	<b>17,451.90</b>	<b>46,494.00</b>	<b>(29,042.10)</b>	<b>38,581.00</b>	<b>72,500.00</b>	<b>(33,919.00)</b>	<b>245,000.00</b>	<b>206,419.00</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5090 - Office Supplies	0.00	0.00	0.00	144.69	0.00	144.69	0.00	(144.69)
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>144.69</b>	<b>0.00</b>	<b>144.69</b>	<b>0.00</b>	<b>(144.69)</b>
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	1,630.00	17,500.00	(15,870.00)	48,849.20	64,448.00	(15,598.80)	250,000.00	201,150.80
6300 - Permits & Licenses	0.00	173.00	(173.00)	0.00	173.00	(173.00)	187.00	187.00
9005 - State B&O Tax	24.83	286.00	(261.17)	266.37	682.00	(415.63)	1,000.00	733.63
<b>Total Regulatory Compliance</b>	<b>1,654.83</b>	<b>17,959.00</b>	<b>(16,304.17)</b>	<b>49,115.57</b>	<b>65,303.00</b>	<b>(16,187.43)</b>	<b>251,187.00</b>	<b>202,071.43</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	0.00	4.00	(4.00)	0.00	130.00	(130.00)	250.00	250.00
7097 - Professional Security Services	25,365.91	26,380.00	(1,014.09)	73,447.91	76,280.00	(2,832.09)	309,000.00	235,552.09
<b>Total CC&amp;Rs/ Mandates</b>	<b>25,365.91</b>	<b>26,384.00</b>	<b>(1,018.09)</b>	<b>73,447.91</b>	<b>76,410.00</b>	<b>(2,962.09)</b>	<b>309,250.00</b>	<b>235,802.09</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	6,400.54	5,908.00	492.54	18,063.45	16,899.00	1,164.45	77,234.00	59,170.55
5335 - Payroll Taxes- Employer	629.97	536.00	93.97	1,797.11	1,534.00	263.11	7,011.00	5,213.89
5385 - Payroll Benefits - Medical	894.05	855.00	39.05	2,682.15	2,565.00	117.15	10,261.00	7,578.85

## Income Statement Report

### Sudden Valley Community Association

### ACC / Security

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Payroll &amp; Benefits</b>								
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	579.00	579.00
<b>Total Payroll &amp; Benefits</b>	<b>7,924.56</b>	<b>7,299.00</b>	<b>625.56</b>	<b>22,542.71</b>	<b>20,998.00</b>	<b>1,544.71</b>	<b>95,085.00</b>	<b>72,542.29</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	274.16	220.00	54.16	802.50	573.00	229.50	2,800.00	1,997.50
<b>Total Utilities</b>	<b>274.16</b>	<b>220.00</b>	<b>54.16</b>	<b>802.50</b>	<b>573.00</b>	<b>229.50</b>	<b>2,800.00</b>	<b>1,997.50</b>
<b>Maintenance &amp; Landscaping</b>								
6775 - Vehicle R&M	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00	3,000.00
6785 - Vehicle Fuel	1,397.64	871.00	526.64	3,057.95	3,560.00	(502.05)	11,568.00	8,510.05
6795 - Other Supplies	0.00	0.00	0.00	0.00	414.00	(414.00)	414.00	414.00
<b>Total Maintenance &amp; Landscaping</b>	<b>1,397.64</b>	<b>1,121.00</b>	<b>276.64</b>	<b>3,057.95</b>	<b>4,724.00</b>	<b>(1,666.05)</b>	<b>14,982.00</b>	<b>11,924.05</b>
<b>Contracted &amp; Professional Services</b>								
6440 - Safety & Security Services	3,289.16	5,251.00	(1,961.84)	9,642.09	8,896.00	746.09	25,000.00	15,357.91
6460 - ACC Consultant	5,277.50	8,333.00	(3,055.50)	10,062.50	8,333.00	1,729.50	50,000.00	39,937.50
<b>Total Contracted &amp; Professional Services</b>	<b>8,566.66</b>	<b>13,584.00</b>	<b>(5,017.34)</b>	<b>19,704.59</b>	<b>17,229.00</b>	<b>2,475.59</b>	<b>75,000.00</b>	<b>55,295.41</b>
<b>Other Expenses</b>								
9120 - Vandalism & Towing	0.00	0.00	0.00	0.00	2,596.00	(2,596.00)	5,000.00	5,000.00
<b>Total Other Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,596.00</b>	<b>(2,596.00)</b>	<b>5,000.00</b>	<b>5,000.00</b>
<b>Total ACC / Security Expense</b>	<b>45,183.76</b>	<b>66,567.00</b>	<b>(21,383.24)</b>	<b>168,815.92</b>	<b>187,833.00</b>	<b>(19,017.08)</b>	<b>753,304.00</b>	<b>584,488.08</b>
<b>Total ACC / Security Income / (Loss)</b>	<b>(27,731.86)</b>	<b>(20,073.00)</b>	<b>(7,658.86)</b>	<b>(130,234.92)</b>	<b>(115,333.00)</b>	<b>(14,901.92)</b>	<b>(508,304.00)</b>	<b>(378,069.08)</b>

## Income Statement Report

### Sudden Valley Community Association

### Accounting

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Other AR Income</b>								
4240 - Title & Recording Fees	3,300.00	3,510.00	(210.00)	7,350.00	8,250.00	(900.00)	35,000.00	27,650.00
4241 - BD Expense- Title Fees	300.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00
4705 - NSF Service Fees	280.00	261.00	19.00	854.00	688.00	166.00	2,500.00	1,646.00
4706 - BD Expense- NSF Fees	(33.07)	0.00	(33.07)	(297.00)	0.00	(297.00)	0.00	297.00
<b>Total Other AR Income</b>	<b>3,846.93</b>	<b>3,771.00</b>	<b>75.93</b>	<b>7,907.00</b>	<b>8,938.00</b>	<b>(1,031.00)</b>	<b>37,500.00</b>	<b>29,593.00</b>
<b>Total Accounting Income</b>	<b>3,846.93</b>	<b>3,771.00</b>	<b>75.93</b>	<b>7,907.00</b>	<b>8,938.00</b>	<b>(1,031.00)</b>	<b>37,500.00</b>	<b>29,593.00</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5000 - General Administrative	0.00	0.00	0.00	40.24	0.00	40.24	0.00	(40.24)
5015 - Bank Charges & Fees	130.00	49.00	81.00	2,185.77	477.00	1,708.77	1,500.00	(685.77)
5121 - Currency Gain/Loss	0.00	0.00	0.00	5.00	0.00	5.00	0.00	(5.00)
5210 - Printing & Copying	42.48	51.00	(8.52)	571.56	1,021.00	(449.44)	6,500.00	5,928.44
5399 - Payroll Service Fees	2,240.00	1,722.00	518.00	6,069.12	4,452.00	1,617.12	19,000.00	12,930.88
<b>Total Administrative</b>	<b>2,412.48</b>	<b>1,822.00</b>	<b>590.48</b>	<b>8,871.69</b>	<b>5,950.00</b>	<b>2,921.69</b>	<b>27,000.00</b>	<b>18,128.31</b>
<b>Regulatory Compliance</b>								
7000 - Audit & Tax Services	0.00	0.00	0.00	0.00	0.00	0.00	50,500.00	50,500.00
9005 - State B&O Tax	14.47	195.00	(180.53)	99.90	316.00	(216.10)	1,000.00	900.10
<b>Total Regulatory Compliance</b>	<b>14.47</b>	<b>195.00</b>	<b>(180.53)</b>	<b>99.90</b>	<b>316.00</b>	<b>(216.10)</b>	<b>51,500.00</b>	<b>51,400.10</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	112.64	183.00	(70.36)	444.56	556.00	(111.44)	5,000.00	4,555.44
<b>Total CC&amp;Rs/ Mandates</b>	<b>112.64</b>	<b>183.00</b>	<b>(70.36)</b>	<b>444.56</b>	<b>556.00</b>	<b>(111.44)</b>	<b>5,000.00</b>	<b>4,555.44</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	24,436.73	25,140.00	(703.27)	69,594.78	71,899.00	(2,304.22)	328,630.00	259,035.22
5335 - Payroll Taxes- Employer	2,407.49	2,260.00	147.49	6,949.92	6,463.00	486.92	29,541.00	22,591.08
5385 - Payroll Benefits - Medical	3,576.20	3,420.00	156.20	10,728.60	10,258.00	470.60	41,032.00	30,303.40

## Income Statement Report Sudden Valley Community Association Accounting

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Payroll &amp; Benefits</b>								
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	2,465.00	2,465.00
<b>Total Payroll &amp; Benefits</b>	<b>30,420.42</b>	<b>30,820.00</b>	<b>(399.58)</b>	<b>87,273.30</b>	<b>88,620.00</b>	<b>(1,346.70)</b>	<b>401,668.00</b>	<b>314,394.70</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	170.98	182.00	(11.02)	502.93	547.00	(44.07)	2,189.00	1,686.07
<b>Total Utilities</b>	<b>170.98</b>	<b>182.00</b>	<b>(11.02)</b>	<b>502.93</b>	<b>547.00</b>	<b>(44.07)</b>	<b>2,189.00</b>	<b>1,686.07</b>
<b>Contracted &amp; Professional Services</b>								
5125 - IT Support and Services	1,011.20	294.00	717.20	2,852.14	4,231.00	(1,378.86)	10,000.00	7,147.86
7095 - Other Professional Services	0.00	0.00	0.00	1,544.90	0.00	1,544.90	0.00	(1,544.90)
<b>Total Contracted &amp; Professional Services</b>	<b>1,011.20</b>	<b>294.00</b>	<b>717.20</b>	<b>4,397.04</b>	<b>4,231.00</b>	<b>166.04</b>	<b>10,000.00</b>	<b>5,602.96</b>
<b>Total Accounting Expense</b>	<b>34,142.19</b>	<b>33,496.00</b>	<b>646.19</b>	<b>101,589.42</b>	<b>100,220.00</b>	<b>1,369.42</b>	<b>497,357.00</b>	<b>395,767.58</b>
<b>Total Accounting Income / (Loss)</b>	<b>(30,295.26)</b>	<b>(29,725.00)</b>	<b>(570.26)</b>	<b>(93,682.42)</b>	<b>(91,282.00)</b>	<b>(2,400.42)</b>	<b>(459,857.00)</b>	<b>(366,174.58)</b>

## Income Statement Report

### Sudden Valley Community Association

### SVCA Operations- Admin

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Other Income</b>								
4245 - Photocopy Income	16.00	0.00	16.00	76.35	0.00	76.35	0.00	(76.35)
4255 - Maps and Signs	200.00	220.00	(20.00)	311.00	293.00	18.00	1,500.00	1,189.00
4840 - Non-Taxable Income	1.00	0.00	1.00	1.00	0.00	1.00	0.00	(1.00)
4846 - Vendor Space Rentals	1,000.00	0.00	1,000.00	1,050.00	0.00	1,050.00	3,500.00	2,450.00
<b>Total Other Income</b>	<b>1,217.00</b>	<b>220.00</b>	<b>997.00</b>	<b>1,438.35</b>	<b>293.00</b>	<b>1,145.35</b>	<b>5,000.00</b>	<b>3,561.65</b>
<b>Total SVCA Operations- Admin Income</b>	<b>1,217.00</b>	<b>220.00</b>	<b>997.00</b>	<b>1,438.35</b>	<b>293.00</b>	<b>1,145.35</b>	<b>5,000.00</b>	<b>3,561.65</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5015 - Bank Charges & Fees	5,451.08	4,206.00	1,245.08	5,660.74	4,968.00	692.74	10,000.00	4,339.26
5045 - Dues & Subscriptions	0.00	0.00	0.00	1,814.78	312.00	1,502.78	1,500.00	(314.78)
5090 - Office Supplies	2,160.76	2,194.00	(33.24)	6,650.90	4,646.00	2,004.90	20,500.00	13,849.10
5100 - GM Discretionary Funds	535.17	453.00	82.17	1,003.15	522.00	481.15	5,000.00	3,996.85
5120 - Cash Over/Short	0.00	0.00	0.00	0.07	0.00	0.07	0.00	(0.07)
5205 - Events Charges	1,008.96	0.00	1,008.96	397.99	0.00	397.99	8,000.00	7,602.01
5210 - Printing & Copying	21.75	1,045.00	(1,023.25)	2,804.08	3,235.00	(430.92)	12,000.00	9,195.92
5227 - Training & Conferences	0.00	204.00	(204.00)	425.00	1,120.00	(695.00)	1,500.00	1,075.00
5325 - Recruiting Expense	572.00	132.00	440.00	704.00	305.00	399.00	3,000.00	2,296.00
<b>Total Administrative</b>	<b>9,749.72</b>	<b>8,234.00</b>	<b>1,515.72</b>	<b>19,460.71</b>	<b>15,108.00</b>	<b>4,352.71</b>	<b>61,500.00</b>	<b>42,039.29</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	85.75	0.00	85.75	100.75	0.00	100.75	0.00	(100.75)
9005 - State B&O Tax	2.44	0.00	2.44	4.75	0.00	4.75	0.00	(4.75)
<b>Total Regulatory Compliance</b>	<b>88.19</b>	<b>0.00</b>	<b>88.19</b>	<b>105.50</b>	<b>0.00</b>	<b>105.50</b>	<b>0.00</b>	<b>(105.50)</b>
<b>CC&amp;Rs/ Mandates</b>								
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	741.00	(741.00)	223.86	2,222.00	(1,998.14)	5,000.00	4,776.14
5215 - Postage	313.97	106.00	207.97	1,535.60	453.00	1,082.60	1,500.00	(35.60)

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

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>CC&amp;Rs/ Mandates</b>								
5225 - Newsletter Services	380.80	163.00	217.80	1,142.40	489.00	653.40	2,000.00	857.60
<b>Total CC&amp;Rs/ Mandates</b>	<b>694.77</b>	<b>1,010.00</b>	<b>(315.23)</b>	<b>2,901.86</b>	<b>3,164.00</b>	<b>(262.14)</b>	<b>32,500.00</b>	<b>29,598.14</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	29,901.39	29,109.00	792.39	85,086.33	81,871.00	3,215.33	370,762.00	285,675.67
5335 - Payroll Taxes- Employer	3,057.71	2,602.00	455.71	8,964.08	7,320.00	1,644.08	33,151.00	24,186.92
5385 - Payroll Benefits - Medical	2,772.15	3,420.00	(647.85)	6,795.13	10,258.00	(3,462.87)	41,032.00	34,236.87
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	2,781.00	2,781.00
<b>Total Payroll &amp; Benefits</b>	<b>35,731.25</b>	<b>35,131.00</b>	<b>600.25</b>	<b>100,845.54</b>	<b>99,449.00</b>	<b>1,396.54</b>	<b>447,726.00</b>	<b>346,880.46</b>
<b>Utilities</b>								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
6050 - Utilities- Communications Service	1,441.56	1,042.00	399.56	4,419.37	2,533.00	1,886.37	12,074.00	7,654.63
<b>Total Utilities</b>	<b>1,441.56</b>	<b>1,042.00</b>	<b>399.56</b>	<b>4,479.37</b>	<b>2,533.00</b>	<b>1,946.37</b>	<b>12,074.00</b>	<b>7,594.63</b>
<b>Maintenance &amp; Landscaping</b>								
6785 - Vehicle Fuel	0.00	158.00	(158.00)	0.00	400.00	(400.00)	400.00	400.00
<b>Total Maintenance &amp; Landscaping</b>	<b>0.00</b>	<b>158.00</b>	<b>(158.00)</b>	<b>0.00</b>	<b>400.00</b>	<b>(400.00)</b>	<b>400.00</b>	<b>400.00</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	607.10	0.00	607.10	864.96	0.00	864.96	7,000.00	6,135.04
5125 - IT Support and Services	3,600.91	4,674.00	(1,073.09)	16,573.54	11,272.00	5,301.54	45,000.00	28,426.46
7095 - Other Professional Services	6,300.00	2,083.00	4,217.00	9,450.00	6,250.00	3,200.00	25,000.00	15,550.00
<b>Total Contracted &amp; Professional Services</b>	<b>10,508.01</b>	<b>6,757.00</b>	<b>3,751.01</b>	<b>26,888.50</b>	<b>17,522.00</b>	<b>9,366.50</b>	<b>77,000.00</b>	<b>50,111.50</b>

## Income Statement Report

### Sudden Valley Community Association

### SVCA Operations- Admin

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Other Expenses</b>								
9211 - SVCA Committee Support	0.00	292.00	(292.00)	0.00	875.00	(875.00)	3,500.00	3,500.00
<b>Total Other Expenses</b>	<b>0.00</b>	<b>292.00</b>	<b>(292.00)</b>	<b>0.00</b>	<b>875.00</b>	<b>(875.00)</b>	<b>3,500.00</b>	<b>3,500.00</b>
<b>Total SVCA Operations- Admin Expense</b>	<b>58,213.50</b>	<b>52,624.00</b>	<b>5,589.50</b>	<b>154,681.48</b>	<b>139,051.00</b>	<b>15,630.48</b>	<b>634,700.00</b>	<b>480,018.52</b>
<b>Total SVCA Operations- Admin Income / (Loss)</b>	<b>(56,996.50)</b>	<b>(52,404.00)</b>	<b>(4,592.50)</b>	<b>(153,243.13)</b>	<b>(138,758.00)</b>	<b>(14,485.13)</b>	<b>(629,700.00)</b>	<b>(476,456.87)</b>

## Income Statement Report Sudden Valley Community Association Facilities

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Area Z Rental Income</b>								
4410 - Area Z Storage Rental Income	0.00	272.00	(272.00)	7,312.50	5,508.00	1,804.50	24,000.00	16,687.50
4412 - BD Expense- Area Z	752.00	0.00	752.00	236.83	0.00	236.83	0.00	(236.83)
<b>Total Area Z Rental Income</b>	<b>752.00</b>	<b>272.00</b>	<b>480.00</b>	<b>7,549.33</b>	<b>5,508.00</b>	<b>2,041.33</b>	<b>24,000.00</b>	<b>16,450.67</b>
<b>Lease Income</b>								
4430 - Lease Income - Restaurant	3,931.50	3,931.50	0.00	11,794.50	11,794.50	0.00	47,178.00	35,383.50
4435 - Lease Income - Barn 8	1,350.00	1,350.00	0.00	4,050.00	4,050.00	0.00	16,200.00	12,150.00
4439 - Lease Income- Library	600.00	600.00	0.00	1,800.00	1,800.00	0.00	7,800.00	6,000.00
<b>Total Lease Income</b>	<b>5,881.50</b>	<b>5,881.50</b>	<b>0.00</b>	<b>17,644.50</b>	<b>17,644.50</b>	<b>0.00</b>	<b>71,178.00</b>	<b>53,533.50</b>
<b>Non-Lease Facility Rentals</b>								
4400 - Facility Rentals	0.00	167.00	(167.00)	0.00	500.00	(500.00)	2,000.00	2,000.00
<b>Total Non-Lease Facility Rentals</b>	<b>0.00</b>	<b>167.00</b>	<b>(167.00)</b>	<b>0.00</b>	<b>500.00</b>	<b>(500.00)</b>	<b>2,000.00</b>	<b>2,000.00</b>
<b>Total Facilities Income</b>	<b>6,633.50</b>	<b>6,320.50</b>	<b>313.00</b>	<b>25,193.83</b>	<b>23,652.50</b>	<b>1,541.33</b>	<b>97,178.00</b>	<b>71,984.17</b>
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
7110 - Regulatory Compliance	73.42	130.00	(56.58)	220.26	388.00	(167.74)	1,550.00	1,329.74
9005 - State B&O Tax	40.39	233.00	(192.61)	474.06	451.00	23.06	1,200.00	725.94
<b>Total Regulatory Compliance</b>	<b>113.81</b>	<b>363.00</b>	<b>(249.19)</b>	<b>694.32</b>	<b>839.00</b>	<b>(144.68)</b>	<b>2,850.00</b>	<b>2,155.68</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	3,412.19	3,200.00	212.19	9,750.44	9,511.00	239.44	45,567.00	35,816.56
5335 - Payroll Taxes- Employer	368.59	377.00	(8.41)	1,082.72	1,120.00	(37.28)	5,366.00	4,283.28
5385 - Payroll Benefits - Medical	894.22	855.00	39.22	2,682.66	2,565.00	117.66	10,261.00	7,578.34
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	342.00	342.00
<b>Total Payroll &amp; Benefits</b>	<b>4,675.00</b>	<b>4,432.00</b>	<b>243.00</b>	<b>13,515.82</b>	<b>13,196.00</b>	<b>319.82</b>	<b>61,536.00</b>	<b>48,020.18</b>

## Income Statement Report Sudden Valley Community Association Facilities

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Insurance</b>								
5400 - Insurance Premiums	44.13	0.00	44.13	132.39	0.00	132.39	0.00	(132.39)
<b>Total Insurance</b>	<b>44.13</b>	<b>0.00</b>	<b>44.13</b>	<b>132.39</b>	<b>0.00</b>	<b>132.39</b>	<b>0.00</b>	<b>(132.39)</b>
<b>Utilities</b>								
6000 - Utilities	(3,404.94)	0.00	(3,404.94)	(2,898.21)	0.00	(2,898.21)	0.00	2,898.21
6005 - Utilities- Natural Gas	542.51	724.00	(181.49)	1,583.35	3,054.00	(1,470.65)	8,683.00	7,099.65
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	3,187.76	3,158.00	29.76	21,604.00	18,416.24
6033 - Utilities- Electricity	4,526.80	3,114.00	1,412.80	14,011.11	9,105.00	4,906.11	30,409.00	16,397.89
6035 - Utilities- Trash & Recycling Service	885.98	1,086.00	(200.02)	2,797.62	2,655.00	142.62	13,813.00	11,015.38
6050 - Utilities- Communications Service	887.39	1,215.00	(327.61)	2,657.44	3,637.00	(979.56)	15,258.00	12,600.56
<b>Total Utilities</b>	<b>3,437.74</b>	<b>6,139.00</b>	<b>(2,701.26)</b>	<b>21,339.07</b>	<b>21,609.00</b>	<b>(269.93)</b>	<b>89,767.00</b>	<b>68,427.93</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M- Materials	796.70	3,754.00	(2,957.30)	5,301.72	7,527.00	(2,225.28)	40,000.00	34,698.28
6520 - Building R&M- Contract Vendor	1,182.16	1,200.00	(17.84)	15,221.19	15,776.00	(554.81)	45,000.00	29,778.81
6635 - Janitorial Supplies	1,301.44	1,053.00	248.44	2,887.77	2,166.00	721.77	15,000.00	12,112.23
6675 - Equipment R&M	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
6795 - Other Supplies	0.00	212.00	(212.00)	0.00	567.00	(567.00)	1,550.00	1,550.00
6796 - Other R&M	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
<b>Total Maintenance &amp; Landscaping</b>	<b>3,280.30</b>	<b>6,219.00</b>	<b>(2,938.70)</b>	<b>23,410.68</b>	<b>27,036.00</b>	<b>(3,625.32)</b>	<b>112,550.00</b>	<b>89,139.32</b>
<b>Contracted &amp; Professional Services</b>								
7095 - Other Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
<b>Total Contracted &amp; Professional Services</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15,000.00</b>	<b>15,000.00</b>
<b>Total Facilities Expense</b>	<b>11,550.98</b>	<b>17,153.00</b>	<b>(5,602.02)</b>	<b>59,092.28</b>	<b>62,680.00</b>	<b>(3,587.72)</b>	<b>281,703.00</b>	<b>222,610.72</b>
<b>Total Facilities Income / (Loss)</b>	<b>(4,917.48)</b>	<b>(10,832.50)</b>	<b>5,915.02</b>	<b>(33,898.45)</b>	<b>(39,027.50)</b>	<b>5,129.05</b>	<b>(184,525.00)</b>	<b>(150,626.55)</b>

## Income Statement Report Sudden Valley Community Association Maintenance

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Administrative</b>								
5090 - Office Supplies	168.67	0.00	168.67	188.97	0.00	188.97	150.00	(38.97)
5227 - Training & Conferences	0.00	42.00	(42.00)	0.00	125.00	(125.00)	500.00	500.00
6408 - Uniforms	797.86	325.00	472.86	1,125.33	1,186.00	(60.67)	3,000.00	1,874.67
<b>Total Administrative</b>	<b>966.53</b>	<b>367.00</b>	<b>599.53</b>	<b>1,314.30</b>	<b>1,311.00</b>	<b>3.30</b>	<b>3,650.00</b>	<b>2,335.70</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	256.55	922.00	(665.45)	258.53	1,330.00	(1,071.47)	2,200.00	1,941.47
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
<b>Total Regulatory Compliance</b>	<b>256.55</b>	<b>922.00</b>	<b>(665.45)</b>	<b>258.53</b>	<b>1,330.00</b>	<b>(1,071.47)</b>	<b>2,300.00</b>	<b>2,041.47</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	15,935.18	16,623.00	(687.82)	66,737.72	76,074.00	(9,336.28)	332,464.00	265,726.28
5335 - Payroll Taxes- Employer	1,656.75	1,785.00	(128.25)	7,005.20	8,167.00	(1,161.80)	35,692.00	28,686.80
5385 - Payroll Benefits - Medical	4,615.77	4,162.00	453.77	21,662.82	12,486.00	9,176.82	49,946.00	28,283.18
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
<b>Total Payroll &amp; Benefits</b>	<b>22,207.70</b>	<b>22,570.00</b>	<b>(362.30)</b>	<b>95,405.74</b>	<b>104,977.00</b>	<b>(9,571.26)</b>	<b>437,095.00</b>	<b>341,689.26</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	347.95	447.00	(99.05)	1,033.84	1,168.00	(134.16)	5,440.00	4,406.16
<b>Total Utilities</b>	<b>347.95</b>	<b>447.00</b>	<b>(99.05)</b>	<b>1,033.84</b>	<b>1,168.00</b>	<b>(134.16)</b>	<b>5,440.00</b>	<b>4,406.16</b>
<b>Maintenance &amp; Landscaping</b>								
6110 - Landscape R&M	94.81	141.00	(46.19)	94.81	141.00	(46.19)	5,000.00	4,905.19
6447 - Weather Response	0.00	2,781.00	(2,781.00)	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	488.06	0.00	488.06	0.00	(488.06)
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	0.00	0.00	0.00	5,000.00	5,000.00
6675 - Equipment R&M	587.00	946.00	(359.00)	2,769.54	5,793.00	(3,023.46)	15,000.00	12,230.46

## Income Statement Report Sudden Valley Community Association Maintenance

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Maintenance &amp; Landscaping</b>								
6765 - Small Tools & Equipment	23.98	173.00	(149.02)	776.63	197.00	579.63	12,000.00	11,223.37
6775 - Vehicle R&M	1,153.00	306.00	847.00	3,667.82	2,255.00	1,412.82	12,460.00	8,792.18
6785 - Vehicle Fuel	1,497.15	990.00	507.15	3,732.53	3,375.00	357.53	17,412.00	13,679.47
6795 - Other Supplies	64.56	0.00	64.56	(7.66)	2,434.00	(2,441.66)	5,000.00	5,007.66
<b>Total Maintenance &amp; Landscaping</b>	<b>3,420.50</b>	<b>5,337.00</b>	<b>(1,916.50)</b>	<b>11,604.23</b>	<b>17,102.00</b>	<b>(5,497.77)</b>	<b>109,372.00</b>	<b>97,767.77</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00	7,500.00
6440 - Safety & Security Services	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
7095 - Other Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00
<b>Total Contracted &amp; Professional Services</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>33,000.00</b>	<b>33,000.00</b>
<b>Total Maintenance Expense</b>	<b>27,199.23</b>	<b>29,643.00</b>	<b>(2,443.77)</b>	<b>109,616.64</b>	<b>125,888.00</b>	<b>(16,271.36)</b>	<b>590,857.00</b>	<b>481,240.36</b>
<b>Total Maintenance Income / (Loss)</b>	<b>(27,199.23)</b>	<b>(29,643.00)</b>	<b>2,443.77</b>	<b>(109,616.64)</b>	<b>(125,888.00)</b>	<b>16,271.36</b>	<b>(590,857.00)</b>	<b>(481,240.36)</b>

Sudden Valley Community Association

**Income Statement Report**  
**Sudden Valley Community Association**  
**Golf Enterprise**

March 1, 2026 to March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Golf Income</b>								
4150 - Golf Course Annual Greens Fees	\$ 35,819	\$ 19,900	\$ 15,919	\$ 251,730	\$ 229,288	\$ 22,442	\$ 398,000	\$ 146,270
4151 - BD Expense- Golf	5,447	-	5,447	8,850	-	8,850	-	(8,850)
4154 - Golf Course Daily Greens Fees	19,678	16,568	3,110	40,407	31,948	8,459	776,000	735,593
4170 - Driving Range Fees	1,588	1,905	(317)	3,233	3,002	231	40,850	37,617
4174 - Golf Cart Rental	7,107	6,416	691	20,146	16,551	3,595	234,500	214,354
4176 - Golf Club Storage	51	37	14	1,929	1,462	467	1,850	(79)
4178 - Trail Fees	1,932	793	1,139	9,831	8,076	1,755	15,862	6,031
<b>Total Golf Income</b>	<b>71,621</b>	<b>45,619</b>	<b>26,002</b>	<b>336,126</b>	<b>290,327</b>	<b>45,799</b>	<b>1,467,062</b>	<b>1,130,936</b>
<b>Other AR Income</b>								
4830 - Advertising Income	-	-	-	-	-	-	-	-
<b>Total Other AR Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Golf Pro Income</b>	<b>71,621</b>	<b>45,619</b>	<b>26,002</b>	<b>336,126</b>	<b>290,327</b>	<b>45,799</b>	<b>1,467,062</b>	<b>1,130,936</b>
<b>Expense</b>								
<b>Administrative</b>								
5107 - Advertising Costs	431	5,138	(4,707)	2,011	5,801	(3,790)	18,000	15,989
5015 - Bank Charges & Fees	1,419	917	502	5,027	3,858	1,169	35,000	29,973
5120 - Cash Over/Short	-	-	-	(38)	-	(38)	-	38
5045 - Dues & Subscriptions	3,338	3,473	(135)	16,490	14,391	2,099	32,000	15,510
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	52	234	(182)	257	234	23	1,200	943
5205 - Events Charges	-	10	(10)	-	30	(30)	120	120
5210 - Printing & Copying	-	363	(363)	1,855	391	1,464	1,800	(55)
5227 - Training & Conferences	60	385	(325)	60	3,478	(3,418)	7,000	6,940
5326 - Operating Performance Commissions	-	-	-	-	-	-	4,505	4,505
5326.1 - Operating Perf Comm Payroll Taxes	-	-	-	-	-	-	451	451
5399 - Payroll Service Fees	-	-	-	-	-	-	-	-
6408 - Uniforms	592	1,960	(1,368)	1,302	2,654	(1,352)	8,800	7,498
<b>Total Administrative</b>	<b>5,891</b>	<b>12,480</b>	<b>(6,589)</b>	<b>26,962</b>	<b>30,837</b>	<b>(3,875)</b>	<b>108,876</b>	<b>81,912</b>
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	76	117	(42)	705	647	58	750	45
9005 - State B&O Tax	313	318	(5)	811	820	(9)	7,500	6,689
<b>Total Regulatory Compliance</b>	<b>389</b>	<b>435</b>	<b>(46)</b>	<b>1,516</b>	<b>1,467</b>	<b>49</b>	<b>8,250</b>	<b>6,734</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	-	10	(10)	-	30	(30)	370	370
5115 - Web Site Maintenance	-	-	-	-	675	(675)	2,700	2,700
<b>CC&amp;Rs/ Mandates Total</b>	<b>-</b>	<b>10</b>	<b>(10)</b>	<b>-</b>	<b>705</b>	<b>(705)</b>	<b>3,070</b>	<b>3,070</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	45,760	54,893	(9,133)	126,723	143,411	(16,688)	774,937	648,214
5335 - Payroll Taxes- Employer	4,919	5,404	(485)	13,712	14,121	(409)	76,331	62,619
5385 - Payroll Benefits - Medical	6,187	9,403	(3,216)	18,749	28,208	(9,459)	112,836	94,087
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	5,812	5,812
<b>Total Payroll &amp; Benefits</b>	<b>56,866</b>	<b>69,700</b>	<b>(12,834)</b>	<b>159,185</b>	<b>185,740</b>	<b>(26,555)</b>	<b>969,916</b>	<b>810,732</b>

Sudden Valley Community Association

**Income Statement Report**  
**Sudden Valley Community Association**  
**Golf Enterprise**

March 1, 2026 to March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Insurance</b>								
5400 - Insurance Premiums	298	297	1	893	893	0	3,574	2,681
<b>Total Insurance</b>	<b>298</b>	<b>297</b>	<b>1</b>	<b>893</b>	<b>893</b>	<b>0</b>	<b>3,574</b>	<b>2,681</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	890	843	47	2,675	2,350	325	10,038	7,363
6033 - Utilities- Electricity	2,227	1,251	976	6,527	3,769	2,758	20,754	14,227
6005 - Utilities- Natural Gas	478	661	(183)	1,384	2,179	(795)	6,813	5,429
6023 - Utilities- Water & Sewer	-	-	-	2,195	2,142	53	14,167	11,972
6035 - Utilities- Trash & Recycling Service	472	445	27	1,390	1,289	101	5,329	3,940
<b>Total Utilities</b>	<b>4,066</b>	<b>3,200</b>	<b>866</b>	<b>14,170</b>	<b>11,729</b>	<b>2,441</b>	<b>57,101</b>	<b>42,931</b>
<b>Maintenance &amp; Landscaping</b>								
6675 - Equipment R&M	11,479	10,071	1,408	18,511	19,443	(932)	62,000	43,490
6635 - Janitorial Supplies	-	-	-	-	-	-	-	-
6110 - Landscape R&M	1,756	1,302	454	1,756	10,100	(8,344)	44,000	42,244
6796 - Other R&M	-	801	(801)	-	1,173	(1,173)	3,000	3,000
6795 - Other Supplies	839	989	(150)	2,628	1,407	1,221	22,500	19,871
6610 - Raw Materials	6,968	6,222	746	25,777	8,733	17,044	50,000	24,223
6621 - Raw Materials: Sand & Gravel	22,390	10,021	12,369	27,077	12,541	14,536	45,000	17,923
6765 - Small Tools & Equipment	358	794	(436)	1,973	2,670	(697)	5,400	3,427
6785 - Vehicle Fuel	1,341	1,835	(494)	2,791	3,166	(375)	32,293	29,502
6775 - Vehicle R&M	-	-	-	-	-	-	1,200	1,200
<b>Total Maintenance &amp; Landscaping</b>	<b>45,131</b>	<b>32,035</b>	<b>13,096</b>	<b>80,513</b>	<b>59,233</b>	<b>21,280</b>	<b>265,393</b>	<b>184,880</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	-	614	(614)	6,507	9,386	(2,879)	17,000	10,493
6440 - Safety & Security Services	-	-	-	27	-	27	550	523
7095 - Other Professional Services	-	62	(62)	-	187	(187)	750	750
<b>Total Contracted &amp; Professional Services</b>	<b>-</b>	<b>676</b>	<b>(676)</b>	<b>6,534</b>	<b>9,573</b>	<b>(3,039)</b>	<b>18,300</b>	<b>11,766</b>
<b>Total Golf Expense</b>	<b>112,641</b>	<b>118,833</b>	<b>(6,192)</b>	<b>289,774</b>	<b>300,177</b>	<b>(10,403)</b>	<b>1,434,480</b>	<b>1,144,706</b>
<b>Total Golf Income / (Loss)</b>	<b>\$ (41,020)</b>	<b>\$ (73,214)</b>	<b>\$ 32,194</b>	<b>\$ 46,352</b>	<b>\$ (9,850)</b>	<b>\$ 56,202</b>	<b>\$ 32,582</b>	<b>\$ (13,770)</b>

## Income Statement Report Sudden Valley Community Association Marina

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Marina Income</b>								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	9,780.00	9,774.00	6.00	26,560.00	16,780.00
4420 - Marina Dry Slip Income	8,240.00	8,071.00	169.00	80,220.00	80,027.00	193.00	84,954.00	4,734.00
4425 - Marina Wet/Dry Combo Income	13,306.00	3,851.00	9,455.00	136,850.00	127,313.00	9,537.00	131,343.00	(5,507.00)
4426 - BD Expense- Marina	139.50	0.00	139.50	160.50	0.00	160.50	0.00	(160.50)
<b>Total Marina Income</b>	<b>21,685.50</b>	<b>11,922.00</b>	<b>9,763.50</b>	<b>227,010.50</b>	<b>217,114.00</b>	<b>9,896.50</b>	<b>242,857.00</b>	<b>15,846.50</b>
<b>Other Income</b>								
4220 - Marina Gate & Access Cards	200.00	311.00	(111.00)	300.00	311.00	(11.00)	7,000.00	6,700.00
<b>Total Other Income</b>	<b>200.00</b>	<b>311.00</b>	<b>(111.00)</b>	<b>300.00</b>	<b>311.00</b>	<b>(11.00)</b>	<b>7,000.00</b>	<b>6,700.00</b>
<b>Total Marina Income</b>	<b>21,885.50</b>	<b>12,233.00</b>	<b>9,652.50</b>	<b>227,310.50</b>	<b>217,425.00</b>	<b>9,885.50</b>	<b>249,857.00</b>	<b>22,546.50</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5090 - Office Supplies	0.00	0.00	0.00	0.00	663.00	(663.00)	1,250.00	1,250.00
5210 - Printing & Copying	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>663.00</b>	<b>(663.00)</b>	<b>1,550.00</b>	<b>1,550.00</b>
<b>Regulatory Compliance</b>								
7110 - Regulatory Compliance	182.92	172.00	10.92	542.29	517.00	25.29	2,160.00	1,617.71
9005 - State B&O Tax	362.36	455.00	(92.64)	3,214.64	3,308.00	(93.36)	3,700.00	485.36
<b>Total Regulatory Compliance</b>	<b>545.28</b>	<b>627.00</b>	<b>(81.72)</b>	<b>3,756.93</b>	<b>3,825.00</b>	<b>(68.07)</b>	<b>5,860.00</b>	<b>2,103.07</b>
<b>Utilities</b>								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	289.59	311.00	(21.41)	2,036.00	1,746.41
6033 - Utilities- Electricity	111.26	258.00	(146.74)	647.52	674.00	(26.48)	1,816.00	1,168.48
6050 - Utilities- Communications Service	347.13	309.00	38.13	1,041.39	846.00	195.39	3,669.00	2,627.61
<b>Total Utilities</b>	<b>458.39</b>	<b>567.00</b>	<b>(108.61)</b>	<b>1,978.50</b>	<b>1,831.00</b>	<b>147.50</b>	<b>7,521.00</b>	<b>5,542.50</b>
<b>Maintenance &amp; Landscaping</b>								
6110 - Landscape R&M	0.00	1,500.00	(1,500.00)	0.00	1,500.00	(1,500.00)	1,500.00	1,500.00

## Income Statement Report Sudden Valley Community Association Marina

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M- Materials	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
6675 - Equipment R&M	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00	1,250.00
6795 - Other Supplies	0.00	162.00	(162.00)	(145.23)	162.00	(307.23)	1,500.00	1,645.23
6796 - Other R&M	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
<b>Total Maintenance &amp; Landscaping</b>	<b>0.00</b>	<b>1,662.00</b>	<b>(1,662.00)</b>	<b>(145.23)</b>	<b>1,662.00</b>	<b>(1,807.23)</b>	<b>7,250.00</b>	<b>7,395.23</b>
<b>Total Marina Expense</b>	<b>1,003.67</b>	<b>2,856.00</b>	<b>(1,852.33)</b>	<b>5,590.20</b>	<b>7,981.00</b>	<b>(2,390.80)</b>	<b>22,181.00</b>	<b>16,590.80</b>
<b>Total Marina Income / (Loss)</b>	<b>20,881.83</b>	<b>9,377.00</b>	<b>11,504.83</b>	<b>221,720.30</b>	<b>209,444.00</b>	<b>12,276.30</b>	<b>227,676.00</b>	<b>5,955.70</b>

Sudden Valley Community Association

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

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Non-Lease Facility Rentals</b>								
4400 - Facility Rentals	-	244	(244)	120	1,827	(1,707)	12,000	11,880
4411 - Picnic Shelter Rentals	-	-	-	-	-	-	-	-
	<b>-</b>	<b>244</b>	<b>(244)</b>	<b>120</b>	<b>1,827</b>	<b>(1,707)</b>	<b>12,000</b>	<b>11,880</b>
<b>Rec Center and Pools Income</b>								
4510 - Health Club Membership	350	32	318	585	201	384	1,000	415
4223 - Gym and Pool Access Cards	139	243	(104)	548	759	(211)	3,300	2,752
4502 - Instructor & Trainer Fees	667	414	253	1,716	1,279	437	4,500	2,784
4513 - Main Pool Income	-	-	-	-	-	-	25,000	25,000
4515 - Locker Rental	-	-	-	-	-	-	-	-
4516 - Quiet Pool Income	-	-	-	-	-	-	300	300
4010 - Recreation Special Assmt 062018 to052023	-	-	-	-	-	-	-	-
4011 - BD Expense- Rec SA 062018 to 052023	-	-	-	-	-	-	-	-
4840 - Other Income	4	-	4	4	-	4	-	(4)
<b>Total Recreation Income</b>	<b>1,160</b>	<b>689</b>	<b>471</b>	<b>2,853</b>	<b>2,239</b>	<b>614</b>	<b>34,100</b>	<b>31,247</b>
<b>Total Recreation Income</b>	<b>1,160</b>	<b>933</b>	<b>227</b>	<b>2,973</b>	<b>4,066</b>	<b>(1,093)</b>	<b>46,100</b>	<b>43,127</b>
<b>Expense</b>								
<b>Administrative</b>								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	751	97	654	808	767	41	2,500	1,692
5120 - Cash Over/Short	-	-	-	-	-	-	-	-
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	23	-	23	116	-	116	-	(116)
5210 - Printing and Copying	-	-	-	195	14	181	100	(95)
5227 - Training & Conferences	-	-	-	-	-	-	4,750	4,750
6408 - Uniforms	-	-	-	-	-	-	2,250	2,250
<b>Total Administrative</b>	<b>773</b>	<b>97</b>	<b>676</b>	<b>1,119</b>	<b>781</b>	<b>338</b>	<b>9,600</b>	<b>8,481</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	-	-	-	-	-	-	1,000	1,000
9005 - State B&O Tax	11	55	(44)	91	96	(5)	400	309
<b>Total Regulatory Compliance</b>	<b>11</b>	<b>55</b>	<b>(44)</b>	<b>91</b>	<b>96</b>	<b>(5)</b>	<b>1,400</b>	<b>1,309</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	-	114	(114)	-	300	(300)	300	300
<b>CC&amp;Rs/ Mandates Total</b>	<b>-</b>	<b>114</b>	<b>(114)</b>	<b>-</b>	<b>300</b>	<b>(300)</b>	<b>300</b>	<b>300</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	15,328	15,053	275	42,873	44,730	(1,857)	322,952	280,079
5335 - Payroll Taxes- Employer	1,678	1,450	228	4,717	4,310	407	31,338	26,621
5385 - Payroll Benefits - Medical	894	2,564	(1,670)	3,777	7,692	(3,915)	30,771	26,994
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	1,882	1,882
<b>Total Payroll &amp; Benefits</b>	<b>17,900</b>	<b>19,067</b>	<b>(1,167)</b>	<b>51,368</b>	<b>56,732</b>	<b>(5,364)</b>	<b>386,943</b>	<b>335,576</b>

Sudden Valley Community Association

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

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Utilities</b>								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	1,044	1,045	(1)	3,136	2,910	226	12,382	9,246
6033 - Utilities- Electricity	1,762	1,241	521	4,921	3,465	1,456	17,366	12,445
6005 - Utilities- Natural Gas	628	1,227	(599)	2,042	3,428	(1,386)	11,225	9,183
6023 - Utilities- Water & Sewer	-	-	-	2,176	2,231	(55)	14,253	12,077
6035 - Utilities- Trash & Recycling Service	241	233	8	717	695	22	3,269	2,552
<b>Total Utilities</b>	<b>3,674</b>	<b>3,746</b>	<b>(72)</b>	<b>12,992</b>	<b>12,729</b>	<b>263</b>	<b>58,495</b>	<b>45,502</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	402	1,000	(598)	760	1,340	(580)	9,000	8,240
6635 - Janitorial Supplies	-	208	(208)	-	625	(625)	2,500	2,500
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	-	-	-	-	-
6795 - Other Supplies	36	2,010	(1,974)	127	3,047	(2,920)	10,000	9,873
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
<b>Total Maintenance &amp; Landscaping</b>	<b>438</b>	<b>3,218</b>	<b>(2,780)</b>	<b>887</b>	<b>5,012</b>	<b>(4,125)</b>	<b>21,500</b>	<b>20,613</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	-	1,849	(1,849)	(450)	1,849	(2,299)	60,000	60,450
6440 - Safety & Security Services	-	42	(42)	-	125	(125)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
<b>Total Contracted &amp; Professional Services</b>	<b>-</b>	<b>1,891</b>	<b>(1,891)</b>	<b>(450)</b>	<b>1,974</b>	<b>(2,424)</b>	<b>60,500</b>	<b>60,950</b>
<b>Total Recreation Expense</b>	<b>22,797</b>	<b>28,188</b>	<b>(5,391)</b>	<b>66,007</b>	<b>77,624</b>	<b>(11,617)</b>	<b>538,738</b>	<b>472,731</b>
<b>Total Recreation Income / (Loss)</b>	<b>\$ (21,637)</b>	<b>\$ (27,255)</b>	<b>\$ 5,618</b>	<b>\$ (63,034)</b>	<b>\$ (73,558)</b>	<b>\$ 10,524</b>	<b>\$ (492,638)</b>	<b>\$ (429,604)</b>

## Income Statement Report

### Sudden Valley Community Association

### UDR Activity

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Dues and Assessments Income- UDR</b>								
4000 - Member Assessments 2015	0.00	0.00	0.00	(156.62)	0.00	(156.62)	0.00	156.62
4001 - BD Expense- 2025 Ops & prior	2,763.94	0.00	2,763.94	19,978.78	0.00	19,978.78	0.00	(19,978.78)
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
<b>Total Dues and Assessments Income- UDR</b>	<b>2,763.94</b>	<b>0.00</b>	<b>2,763.94</b>	<b>(28,134.68)</b>	<b>0.00</b>	<b>(28,134.68)</b>	<b>0.00</b>	<b>28,134.68</b>
<b>Lease Income</b>								
4439.1 - Lease Income- Library Prepaid Recv	666.67	0.00	666.67	2,000.01	0.00	2,000.01	0.00	(2,000.01)
<b>Total Lease Income</b>	<b>666.67</b>	<b>0.00</b>	<b>666.67</b>	<b>2,000.01</b>	<b>0.00</b>	<b>2,000.01</b>	<b>0.00</b>	<b>(2,000.01)</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	6,370.55	0.00	6,370.55	20,858.23	0.00	20,858.23	0.00	(20,858.23)
4711 - BD Expense- Late Fee & Int	(1,923.96)	0.00	(1,923.96)	(14,481.08)	0.00	(14,481.08)	0.00	14,481.08
4720 - Legal Fees/ Reimbursements	190.00	0.00	190.00	1,785.00	0.00	1,785.00	0.00	(1,785.00)
4721 - BD Expense- Legal	307.40	0.00	307.40	(2,566.58)	0.00	(2,566.58)	0.00	2,566.58
<b>Total Collections Income</b>	<b>4,943.99</b>	<b>0.00</b>	<b>4,943.99</b>	<b>5,595.57</b>	<b>0.00</b>	<b>5,595.57</b>	<b>0.00</b>	<b>(5,595.57)</b>
<b>Investment Income</b>								
4910 - Interest Earned - Reserve Accounts	117.60	0.00	117.60	332.83	0.00	332.83	0.00	(332.83)
<b>Total Investment Income</b>	<b>117.60</b>	<b>0.00</b>	<b>117.60</b>	<b>332.83</b>	<b>0.00</b>	<b>332.83</b>	<b>0.00</b>	<b>(332.83)</b>
<b>Total UDR Activity Income</b>	<b>8,492.20</b>	<b>0.00</b>	<b>8,492.20</b>	<b>(20,206.27)</b>	<b>0.00</b>	<b>(20,206.27)</b>	<b>0.00</b>	<b>20,206.27</b>
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
9005 - State B&O Tax	36.78	0.00	36.78	27.48	0.00	27.48	0.00	(27.48)
<b>Total Regulatory Compliance</b>	<b>36.78</b>	<b>0.00</b>	<b>36.78</b>	<b>27.48</b>	<b>0.00</b>	<b>27.48</b>	<b>0.00</b>	<b>(27.48)</b>
<b>CC&amp;Rs/ Mandates</b>								
5025 - Collection Charges	238.78	0.00	238.78	690.07	0.00	690.07	0.00	(690.07)
5065 - Lien Charges	304.50	0.00	304.50	913.50	0.00	913.50	0.00	(913.50)
<b>Total CC&amp;Rs/ Mandates</b>	<b>543.28</b>	<b>0.00</b>	<b>543.28</b>	<b>1,603.57</b>	<b>0.00</b>	<b>1,603.57</b>	<b>0.00</b>	<b>(1,603.57)</b>

## Income Statement Report Sudden Valley Community Association UDR Activity

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Payroll &amp; Benefits</b>								
5391 - Accrued Vacation Liability	3,698.02	0.00	3,698.02	14,934.26	0.00	14,934.26	0.00	(14,934.26)
<b>Total Payroll &amp; Benefits</b>	<b>3,698.02</b>	<b>0.00</b>	<b>3,698.02</b>	<b>14,934.26</b>	<b>0.00</b>	<b>14,934.26</b>	<b>0.00</b>	<b>(14,934.26)</b>
<b>Reserve UDR Projects</b>								
9626.01 - Bylaws and Rules & Reg Revisions	7,130.00	0.00	7,130.00	7,130.00	0.00	7,130.00	0.00	(7,130.00)
<b>Total Reserve UDR Projects</b>	<b>7,130.00</b>	<b>0.00</b>	<b>7,130.00</b>	<b>7,130.00</b>	<b>0.00</b>	<b>7,130.00</b>	<b>0.00</b>	<b>(7,130.00)</b>
<b>Total UDR Activity Expense</b>	<b>11,408.08</b>	<b>0.00</b>	<b>11,408.08</b>	<b>23,695.31</b>	<b>0.00</b>	<b>23,695.31</b>	<b>0.00</b>	<b>(23,695.31)</b>
<b>Total UDR Activity Income / (Loss)</b>	<b>(2,915.88)</b>	<b>0.00</b>	<b>(2,915.88)</b>	<b>(43,901.58)</b>	<b>0.00</b>	<b>(43,901.58)</b>	<b>0.00</b>	<b>43,901.58</b>

## Income Statement Report

### Sudden Valley Community Association

### SVCA Reserves

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Dues and Assessments Income- Capital</b>								
4043.26 - Capital Rep & Repl Assmt 2026	124,934.77	0.00	124,934.77	374,804.34	0.00	374,804.34	0.00	(374,804.34)
4046 - BD Expense- CRRRF 25 & Prior	515.24	0.00	515.24	5,192.32	0.00	5,192.32	0.00	(5,192.32)
4049 - BD Expense - CRRRF 2026	(1,537.38)	0.00	(1,537.38)	(12,028.68)	0.00	(12,028.68)	0.00	12,028.68
4051 - BD Expense- Roads 25 & Prior	542.35	0.00	542.35	5,562.63	0.00	5,562.63	0.00	(5,562.63)
4053 - BD Expense - Roads 2026	(1,519.08)	0.00	(1,519.08)	(12,593.39)	0.00	(12,593.39)	0.00	12,593.39
4055.26 - Roads Capital Assmt 2026	123,967.44	0.00	123,967.44	371,902.32	0.00	371,902.32	0.00	(371,902.32)
4060.26 - Mailbox Capital Assmt 2026	2,215.38	0.00	2,215.38	6,646.14	0.00	6,646.14	0.00	(6,646.14)
4061 - BD Expense- Mailbox 2026	(27.21)	0.00	(27.21)	(218.44)	0.00	(218.44)	0.00	218.44
4062 - BD Expense- Mailbox 25 & Prior	9.94	0.00	9.94	98.27	0.00	98.27	0.00	(98.27)
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
<b>Total Dues and Assessments Income- Capi</b>	<b>249,101.45</b>	<b>0.00</b>	<b>249,101.45</b>	<b>726,345.00</b>	<b>0.00</b>	<b>726,345.00</b>	<b>0.00</b>	<b>(726,345.00)</b>
<b>Investment Income</b>								
4910 - Interest Earned - Reserve Accounts	3,023.45	0.00	3,023.45	8,713.47	0.00	8,713.47	0.00	(8,713.47)
<b>Total Investment Income</b>	<b>3,023.45</b>	<b>0.00</b>	<b>3,023.45</b>	<b>8,713.47</b>	<b>0.00</b>	<b>8,713.47</b>	<b>0.00</b>	<b>(8,713.47)</b>
<b>Capital Gain (Loss) on Sale of Assets</b>								
4920 - Capital Gain (Loss) on Fixed Assets	2,500.00	0.00	2,500.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
<b>Total Capital Gain (Loss) on Sale of Assets</b>	<b>2,500.00</b>	<b>0.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>(2,500.00)</b>
<b>Total SVCA Reserves Income</b>	<b>254,624.90</b>	<b>0.00</b>	<b>254,624.90</b>	<b>737,558.47</b>	<b>0.00</b>	<b>737,558.47</b>	<b>0.00</b>	<b>(737,558.47)</b>
<b><u>Expense</u></b>								
<b>Depreciation Expense</b>								
6343 - Depr - Finance ROU Assets	5,475.25	0.00	5,475.25	16,425.75	0.00	16,425.75	0.00	(16,425.75)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	23,314.02	0.00	23,314.02	0.00	(23,314.02)
6325 - Depr - Land Improvement	12,517.07	0.00	12,517.07	37,551.21	0.00	37,551.21	0.00	(37,551.21)
6326 - Depr - Mailboxes	27.52	0.00	27.52	82.56	0.00	82.56	0.00	(82.56)
6327 - Depr - Roads and Bridges	62,033.10	0.00	62,033.10	186,099.30	0.00	186,099.30	0.00	(186,099.30)
6328 - Depr - Building Improvements	16,393.59	0.00	16,393.59	49,180.77	0.00	49,180.77	0.00	(49,180.77)

## Income Statement Report Sudden Valley Community Association SVCA Reserves

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Depreciation Expense</b>								
6330 - Depr - Furniture & Fixtures	125.55	0.00	125.55	376.65	0.00	376.65	0.00	(376.65)
6337 - Depr - Computers	545.45	0.00	545.45	1,636.35	0.00	1,636.35	0.00	(1,636.35)
6340 - Depr - Machinery & Equipment	11,949.38	0.00	11,949.38	35,848.14	0.00	35,848.14	0.00	(35,848.14)
6350 - Depr - Vehicles	1,529.58	0.00	1,529.58	4,588.74	0.00	4,588.74	0.00	(4,588.74)
6360 - Amortization	1,781.37	0.00	1,781.37	5,344.11	0.00	5,344.11	0.00	(5,344.11)
<b>Total Depreciation Expense</b>	<b>120,149.20</b>	<b>0.00</b>	<b>120,149.20</b>	<b>360,447.60</b>	<b>0.00</b>	<b>360,447.60</b>	<b>0.00</b>	<b>(360,447.60)</b>
<b>Reserve Expenses/Transfers</b>								
8002 - CRRRF Loan Interest Expense	4,389.01	0.00	4,389.01	12,988.30	0.00	12,988.30	0.00	(12,988.30)
<b>Total Reserve Expenses/Transfers</b>	<b>4,389.01</b>	<b>0.00</b>	<b>4,389.01</b>	<b>12,988.30</b>	<b>0.00</b>	<b>12,988.30</b>	<b>0.00</b>	<b>(12,988.30)</b>
<b>Reserve CRRRF Capital Projects</b>								
9719.18 - Trim Mower- Turf	0.00	0.00	0.00	1,337.52	0.00	1,337.52	0.00	(1,337.52)
9719.19 - Utility Vehicles	0.00	0.00	0.00	3,026.87	0.00	3,026.87	0.00	(3,026.87)
9721.01 - Golf Cart Fleet	0.00	0.00	0.00	39,645.00	0.00	39,645.00	0.00	(39,645.00)
9722.08 - 2022 Area Z Facility Remodel	0.00	0.00	0.00	502,066.84	0.00	502,066.84	0.00	(502,066.84)
9722.09 - Barn 8 Refurbishment	0.00	0.00	0.00	203,436.34	0.00	203,436.34	0.00	(203,436.34)
9723.04 - Golf Austin Creek Repair	33.75	0.00	33.75	16,692.28	0.00	16,692.28	0.00	(16,692.28)
9723.07 - Website Improvements	0.00	0.00	0.00	8,604.52	0.00	8,604.52	0.00	(8,604.52)
9723.17 - 10 Golf Cart Lease	1,325.99	0.00	1,325.99	19,907.64	0.00	19,907.64	0.00	(19,907.64)
9724.012 - Turf Building Remodel - Permit/D	0.00	0.00	0.00	9,736.23	0.00	9,736.23	0.00	(9,736.23)
9724.013 - Turf Building Remodel-Constructi	0.00	0.00	0.00	108,056.42	0.00	108,056.42	0.00	(108,056.42)
9724.05 - Purchase of Sand Trap Rake	0.00	0.00	0.00	32,578.91	0.00	32,578.91	0.00	(32,578.91)
9724.06 - Clubhouse HVAC 20 Ton Design/P	597.57	0.00	597.57	22,701.36	0.00	22,701.36	0.00	(22,701.36)
9724.07 - Adult Center Furnace & Water Hea	0.00	0.00	0.00	42,422.21	0.00	42,422.21	0.00	(42,422.21)
9724.09 - Fencing(Adult Cntr/Area Z/Turfcare	1,958.40	0.00	1,958.40	71,201.67	0.00	71,201.67	0.00	(71,201.67)
9724.11 - Golf Bridge Repair (Bridge #2)	1,080.00	0.00	1,080.00	25,073.83	0.00	25,073.83	0.00	(25,073.83)
9725.01 - Fairway Aerator-replace #1030	0.00	0.00	0.00	57,495.37	0.00	57,495.37	0.00	(57,495.37)

## Income Statement Report Sudden Valley Community Association SVCA Reserves

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Reserve CRRRF Capital Projects</b>								
9725.02 - Golf-Turf trailer	0.00	0.00	0.00	17,843.20	0.00	17,843.20	0.00	(17,843.20)
9725.03 - Golf Course Fairway Top-Dresser r	0.00	0.00	0.00	50,592.00	0.00	50,592.00	0.00	(50,592.00)
9725.04 - Zero Turn Mower	0.00	0.00	0.00	20,601.00	0.00	20,601.00	0.00	(20,601.00)
9725.05 - Marina Directional Signage	0.00	0.00	0.00	1,936.89	0.00	1,936.89	0.00	(1,936.89)
9725.06 - Gate 2 & Welcome Ctr Directional	0.00	0.00	0.00	4,466.40	0.00	4,466.40	0.00	(4,466.40)
9725.07 - Welcome Center Exterior Painting	0.00	0.00	0.00	7,611.21	0.00	7,611.21	0.00	(7,611.21)
9725.08 - Lake Louise Slide Gate Replacemr	0.00	0.00	0.00	57,412.07	0.00	57,412.07	0.00	(57,412.07)
9725.09 - 2025 Asphalt Cart Path Repairs	0.00	0.00	0.00	51,267.00	0.00	51,267.00	0.00	(51,267.00)
9725.10 - Club House Water Heater Replace	0.00	0.00	0.00	7,489.98	0.00	7,489.98	0.00	(7,489.98)
9725.11 - Projector & Screen	0.00	0.00	0.00	1,632.00	0.00	1,632.00	0.00	(1,632.00)
9725.12 - Computer System Replacement	0.00	0.00	0.00	13,680.00	0.00	13,680.00	0.00	(13,680.00)
9725.13 - Snow Removal Equipment	0.00	0.00	0.00	33,447.54	0.00	33,447.54	0.00	(33,447.54)
9725.14 - Replacement of Maintenance Trucl	0.00	0.00	0.00	35,163.10	0.00	35,163.10	0.00	(35,163.10)
9726.01 - NH 42 HP Tractor #TN55 Replacer	0.00	0.00	0.00	48,048.00	0.00	48,048.00	0.00	(48,048.00)
9726.02 - 2026 Golf Bridge Repairs (#1 & #4	49,383.48	0.00	49,383.48	53,808.30	0.00	53,808.30	0.00	(53,808.30)
9726.03 - 2026 Turfcare Equipment Replacer	19,197.77	0.00	19,197.77	19,197.77	0.00	19,197.77	0.00	(19,197.77)
9726.04 - Marina Tennis Court Refurb-Desigr	2,883.75	0.00	2,883.75	2,883.75	0.00	2,883.75	0.00	(2,883.75)
9726.06 - Barn 6 Design and Permitting	4,142.38	0.00	4,142.38	4,142.38	0.00	4,142.38	0.00	(4,142.38)
<b>Total Reserve CRRRF Capital Projects</b>	<b>80,603.09</b>	<b>0.00</b>	<b>80,603.09</b>	<b>1,595,205.60</b>	<b>0.00</b>	<b>1,595,205.60</b>	<b>0.00</b>	<b>(1,595,205.60)</b>
<b>Reserve Roads Capital Projects</b>								
9923.42 - 2023 Roads Project- Pavement Ma	0.00	0.00	0.00	27,365.70	0.00	27,365.70	0.00	(27,365.70)
9924.2 - 2024 Roads: On-Call Engineering	0.00	0.00	0.00	40,305.05	0.00	40,305.05	0.00	(40,305.05)
9924.5 - 2024 Roads: Renewal of 5-yr progra	0.00	0.00	0.00	30,000.00	0.00	30,000.00	0.00	(30,000.00)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	67.50	0.00	67.50	386,041.38	0.00	386,041.38	0.00	(386,041.38)
9925.1 - 2025 Roads:Fast Response	0.00	0.00	0.00	71,935.00	0.00	71,935.00	0.00	(71,935.00)
9925.2 - 2025 Roads:On Call Engineering	0.00	0.00	0.00	33,296.02	0.00	33,296.02	0.00	(33,296.02)
9925.3 - 2025 Roads:Potholes & Minor Road	0.00	0.00	0.00	37,855.04	0.00	37,855.04	0.00	(37,855.04)

## Income Statement Report Sudden Valley Community Association SVCA Reserves

March 01, 2026 thru March 31, 2026

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Reserve Roads Capital Projects</b>								
9925.4 - 2025 Roads:Streetsigns/Pavement I	130.92	0.00	130.92	23,671.96	0.00	23,671.96	0.00	(23,671.96)
9925.5 - 2025 Roads:Design & Prmt 2026 Rc	690.55	0.00	690.55	25,106.80	0.00	25,106.80	0.00	(25,106.80)
9926.1 - 2026 Roads:Fast Response	5,004.80	0.00	5,004.80	5,004.80	0.00	5,004.80	0.00	(5,004.80)
9926.2 - 2026 Roads:On Call Engineering	2,679.12	0.00	2,679.12	15,810.37	0.00	15,810.37	0.00	(15,810.37)
9926.3 - 2026 Roads:Potholes & Minor Road	6,539.13	0.00	6,539.13	10,398.21	0.00	10,398.21	0.00	(10,398.21)
9926.4 - 2026 Bi-Annual Bridge Inspections	4,374.63	0.00	4,374.63	4,374.63	0.00	4,374.63	0.00	(4,374.63)
<b>Total Reserve Roads Capital Projects</b>	<b>19,486.65</b>	<b>0.00</b>	<b>19,486.65</b>	<b>711,164.96</b>	<b>0.00</b>	<b>711,164.96</b>	<b>0.00</b>	<b>(711,164.96)</b>
<b>Reserve Road CVC Capital Project</b>								
9925.7 - 2025 Roads:CVC Supplies & Outsid	0.00	0.00	0.00	107,414.56	0.00	107,414.56	0.00	(107,414.56)
9925.72 - 2025 Roads:CVC Wages/Taxes & B	0.00	0.00	0.00	59,917.92	0.00	59,917.92	0.00	(59,917.92)
9926.7 - 2026 Roads:CVC Supplies & Outsid	5,240.91	0.00	5,240.91	12,795.75	0.00	12,795.75	0.00	(12,795.75)
9926.72 - 2026 Roads:CVC Wages/Taxes & B	12,720.63	0.00	12,720.63	18,460.65	0.00	18,460.65	0.00	(18,460.65)
<b>Total Reserve Road CVC Capital Project</b>	<b>17,961.54</b>	<b>0.00</b>	<b>17,961.54</b>	<b>198,588.88</b>	<b>0.00</b>	<b>198,588.88</b>	<b>0.00</b>	<b>(198,588.88)</b>
<b>Total SVCA Reserves Expense</b>	<b>242,589.49</b>	<b>0.00</b>	<b>242,589.49</b>	<b>2,878,395.34</b>	<b>0.00</b>	<b>2,878,395.34</b>	<b>0.00</b>	<b>(2,878,395.34)</b>
<b>Total SVCA Reserves Income / (Loss)</b>	<b>12,035.41</b>	<b>0.00</b>	<b>12,035.41</b>	<b>(2,140,836.87)</b>	<b>0.00</b>	<b>(2,140,836.87)</b>	<b>0.00</b>	<b>2,140,836.87</b>

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	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
May	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jun	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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