

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

	Unaudited** May 31, 2026	Unaudited** Dec 31, 2025	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 834,682	\$ 496,968	\$ 337,714
Building Completion Deposit Fund	628,900	798,900	(170,000)
Member Receivables - Operations*	-	47,957	(47,957)
Other Receivables	2,860	3,445	(585)
Prepaid Expenses	17,762	91,940	(74,178)
Operating Lease ROU Assets	20,196	23,036	(2,840)
Inventory	9,237	5,704	3,533
Total Current Assets	1,513,637	1,467,950	45,687
Current Liabilities			
Accounts Payable	(57,743)	(173,503)	115,760
Accrued Vacation Liability	(99,765)	(78,129)	(21,636)
Accrued Payroll	-	(96,358)	96,358
Prepaid Assessments	(311,440)	(183,275)	(128,165)
Building Completion Deposits	(628,900)	(798,900)	170,000
Other Refundable Deposits	(13,226)	(11,426)	(1,800)
Operating Lease Liability	(20,196)	(23,036)	2,840
Prepaid Golf Memberships	-	(156,649)	156,649
Total Current Liabilities	(1,131,270)	(1,521,276)	390,006
Other Liabilities			
Contingent PPP Loan Liability***	(357,700)	(357,700)	-
Deferred Library Lease Revenue	(24,667)	(28,000)	3,333
Total Other Liabilities	(382,367)	(385,700)	3,333
Operating Reserve Funds			
Emergency Operating Cash	365,011	364,709	302
Undesignated Reserves Cash	342,337	314,936	27,401
Total Operating Reserve Funds	707,348	679,645	27,703
Net Operating Assets	\$ 707,348	\$ 240,619	\$ 466,729
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,736,649	3,754,490	(17,841)
Roads Reserve Cash Fund	3,355,864	2,992,291	363,573
Board Density Reduction Cash Fund	150,856	150,789	67
Mailbox Cash Fund	189,879	178,900	10,979
CRRRF Capital Reserve Holding Cash	219,497	219,316	181
Mitigation Assignment of Savings Cash	49,934	49,905	29
LWWSD Assignment of Savings Cash	14,957	14,953	4
Member Receivables - Capital**	-	13,020	(13,020)
Total Capital Current Assets	7,717,636	7,373,664	343,972
Capital Fixed Assets			
Fixed Assets	16,856,959	16,681,607	175,352
Finance ROU Assets	18,592	46,977	(28,385)
Lots Held for Sale	188,858	188,858	-
Total Capital Assets	17,064,409	16,917,442	146,967
Long Term Liabilities			
CRRRF Loan 2022	(1,149,659)	(1,267,067)	117,408
Finance Leases	(43,414)	(51,608)	8,194
Total Long Term Liabilities	(1,193,073)	(1,318,675)	125,602
NET ASSETS	\$ 24,296,320	\$ 23,213,050	\$1,083,270
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	457,180	(52,135)	509,314
Transfers Out from Operations to Capital	-	-	-
Current Year Net Income: Capital**	626,092	1,458,960	(832,868)
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	\$ 24,296,320	\$23,213,050	\$1,083,270

* 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 May 31, 2026, and December 31, 2025, the balances of receivables written off were \$866,690 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 transferee 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 - May 2026			Year to Date - 5 Months Ending 5/31/2026		
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll % Capital Reserves**
REVENUE						
Current Year Dues & Assessments Income						
Dues & Assessments Income	267,874		251,117	1,339,528		1,255,588
Bad Debt Reserve	(9,499)		(8,532)	(54,080)		(35,895)
Net Current Year Assessment Income	258,375	4,349	242,585	1,285,448	15,315	96.0% 1,219,693
Bad Debt Recoveries - Prior Years			275			12,773
Golf Income	171,089	34,891	-	626,134	107,289	-
Marina Income	7,216	1,316	-	245,321	7,970	-
Rec Center & Pools Income	2,953	704	-	6,263	1,231	-
Legal & Collections Income	-	-	-	-	-	-
Other Income	41,404	31,504	-	84,811	20,079	-
Rental Income - Other	1,515	396	-	2,955	(1,154)	-
Area Z Rental Income	1,068	1,068	-	13,910	2,205	-
Lease Income	5,882	-	-	29,408	-	-
New Home Construction Fees	28,721	(10,577)	-	70,871	(31,908)	-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-	2,500
Capital Gain (Loss) on Sale of Lots	-	-	-	-	-	-
Investment Income	520	(230)	3,123	2,540	(1,210)	14,811
Total Revenue	518,743	63,421	245,983	2,367,661	119,817	1,249,777
EXPENSES						
Salaries & Benefits	207,376	12,537	-	928,758	68,757	-
Contracted & Professional Services	43,580	(7,589)	-	122,406	(13,717)	-
CC&Rs/ Mandates	43,471	(1,459)	-	186,545	21,891	-
Maintenance & Landscaping	39,739	28,459	-	226,208	18,025	-
Utilities	11,632	3,307	-	97,443	(7,093)	-
Administrative	26,298	(1,082)	-	96,855	(5,125)	-
Regulatory Compliance	7,343	7,509	-	117,235	32,220	-
Insurance Premiums	19,240	1,966	-	96,200	9,828	-
Other Expenses	-	291	-	-	4,054	-
Depreciation Expense	-	-	108,710	-	-	589,307
Closing Costs - Lot Sales	-	-	-	-	-	-
Interest expense	-	-	4,212	-	-	21,358
Total Expenses	398,679	43,939	112,922	1,871,650	128,840	610,665
Net Income (Loss)	120,064	107,360	133,061	496,011	248,657	639,112
Net UDR Activity for Operations						
Bylaws and Rules & Reg Revisions-WUCIOA	-			(7,130)		
2026 Community Survey & Support	-			(9,200)		
Net Income (Loss) with Board Approved UDR	120,064	107,360	133,061	479,681	248,657	639,112
Other Activity						
Net Other UDR Activity*	14,503			43,758		
AR Accrual - Prior Year Reversal	-		-	(47,957)		(13,020)
AR Accrual - Current Year	-		-	-		-
Lease Income- Library Prepaid Recognized	667			3,333		
Vacation Liability Accrual	(2,208)			(21,636)		
Total Other Activity	12,962		-	(22,501)		(13,020)
Grand Total Activity	133,026	107,360	133,061	457,180	248,657	626,092

*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
5 Months Actuals, 7 Months Projected

UNAUDITED

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2025	3,754,490	2,992,291	219,316	150,789	178,900	64,858	\$ 7,360,644	364,709	314,936	\$ 679,645
Dues Received	608,733	606,352		-	10,829		1,225,914	-	45,401	45,401
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	7,834	6,546	181	67	150	33	14,811	302	263	565
Sale of Assets	2,500						2,500			-
Sale of Lots (Net Proceeds)				-			-			-
Mitigation Release	-	-				-	-			-
2026 Expenditures	(636,908)	(249,325)	-	-	-		(886,233)		(18,263)	(18,263)
Net Available Cash at 5/31/2026	3,736,649	3,355,864	219,497	150,856	189,879	64,891	\$ 7,717,636	365,011	342,337	\$ 707,348
7 Month Outlook										
Outlook - 2026 Dues (95% collections)	829,685	823,261			14,712		\$ 1,667,658			\$ -
Outlook - Prior Year Collections	11,236	11,149			199		22,585		24,082	24,082
CRRRF Loan Payments for year 2026	(194,273)						(194,273)			-
Obligated Expenses/Holdings	(1,186,147)	(1,649,499)	(219,497)			(64,891)	(3,120,034)		(12,070)	(12,070)
Net Usable Cash Balance 12/31/2026	3,197,150	2,540,775	-	150,856	204,790	-	\$ 6,093,572	365,011	354,349	\$ 719,359
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2026, After Recommendation	\$ 2,597,150	\$ 2,040,775	\$ -	\$ 150,856	\$ 204,790	\$ -	\$ 4,993,572	\$ 365,011	\$ 354,349	\$ 719,359
Net Current Year Cash Increase (Decrease)	(557,340)	(451,516)	(219,316)	67	25,890	(64,858)	\$ (1,267,072)	302	39,413	\$ 39,714

*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

May 1, 2026 to May 31, 2026

Whole \$

CURRENT MONTH

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	35,921	(3,377)	7,970	(764)	42,955	6,855	(15,004)	2,714
Accounting	2,652	(1,441)	30,918	(497)	4,569	(2,579)	(32,835)	(4,517)
Administration	27,043	25,837	38,070	(4,201)	20,393	(6,374)	(31,420)	15,262
Common Costs	3,572	(511)	-	-	30,665	4,893	(27,093)	4,382
Facilities	6,949	902	4,678	193	10,045	1,800	(7,774)	2,895
Maintenance	-	-	30,587	3,855	12,586	(413)	(43,173)	3,442
Subtotal	76,137	21,410	112,223	(1,414)	121,213	4,182	(157,299)	24,178
Golf	171,089	34,891	74,043	8,708	39,686	30,270	57,360	73,869
Marina	8,672	1,504	-	-	1,121	2,169	7,551	3,673
Rec/ Pools/ Parks	4,468	1,266	21,110	5,243	29,281	(5,218)	(45,923)	1,291
Subtotal	184,229	37,661	95,153	13,951	70,088	27,221	18,988	78,833
Subtotal Operations before Ops Dues	260,366	59,071	207,376	12,537	191,301	31,403	(138,311)	103,011
Ops Dues Earned	267,874						267,874	
Curr Yr Bad Debts Activity	(9,499)						(9,499)	
Net Ops Dues	258,375	4,349					258,375	4,349
Net Operations	518,741	63,420	207,376	12,537	191,301	31,403	120,064	107,360
Net BOD Approved UDR Activity for Operations								
Bylaws and Rules & Reg Revisions-WUCIOA	-		-		-		-	
2026 Community Survey & Support	-		-		-		-	
Net Operations with Board Approved UDR	518,741	63,420	207,376	12,537	191,301	31,403	120,064	107,360
Other Operating Activity								
UDR Activity	14,687				184		14,503	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				2,208		(2,208)	
Total Other Operating Activity	15,354				2,392		12,962	
Grand Total Operations Activity	534,095	63,420	207,376	12,537	193,693	31,403	133,026	107,360

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2026 to May 31, 2026
YEAR TO DATE

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	91,663	(39,199)	38,453	(2,872)	238,953	31,632	(185,743)	(10,439)
Accounting	13,134	(1,861)	148,872	1,315	29,075	(3,986)	(164,813)	(4,532)
Administration	33,649	31,867	174,900	(6,895)	87,966	(21,927)	(229,217)	3,045
Common Costs	17,620	(2,796)	-	-	176,801	33,489	(159,181)	30,693
Facilities	43,317	1,372	22,924	(490)	74,962	6,748	(54,569)	7,630
Maintenance	-	-	148,079	16,860	34,971	3,648	(183,050)	20,508
Subtotal	199,383	(10,617)	533,228	7,918	642,728	49,604	(976,573)	46,905
Golf	626,134	107,289	305,033	41,852	237,222	5,137	83,879	154,278
Marina	247,477	6,920	-	-	8,224	6,289	239,253	13,209
Rec/ Pools/ Parks	9,218	910	90,497	18,987	54,717	(947)	(135,996)	18,950
Subtotal	882,829	115,119	395,530	60,839	300,163	10,479	187,136	186,437
Subtotal Operations before Ops Dues	1,082,212	104,502	928,758	68,757	942,891	60,083	(789,437)	233,342
Ops Dues Earned	1,339,528						1,339,528	
Curr Yr Bad Debts Activity	(54,080)						(54,080)	
Net Ops Dues	<u>1,285,448</u>	<u>15,315</u>					<u>1,285,448</u>	<u>15,315</u>
Net Operations	2,367,660	119,817	928,758	68,757	942,891	60,083	496,011	248,657
Net BOD Approved UDR Activity for Operations								
Bylaws and Rules & Reg Revisions-WUCIOA	-		-		7,130		(7,130)	
2026 Community Survey & Support	-		-		9,200		(9,200)	
Net Operations with Board Approved UDR	2,367,660	119,817	928,758	68,757	959,221	60,083	479,681	248,657
Other Operating Activity								
UDR Activity	45,732				1,974		43,758	
AR Accrual - Prior Year Reversal	(47,957)				-		(47,957)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	3,333				-		3,333	
Vacation Liability Accrual	-				21,636		(21,636)	
Total Other Operating Activity	<u>1,109</u>				<u>23,610</u>		<u>(22,501)</u>	
Grand Total Operations Activity	2,368,769	119,817	928,758	68,757	982,831	60,083	457,180	248,657

* Excludes Depreciation

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

Sudden Valley Community Association

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

UNAUDITED

	2026 May Actuals	2026 MTD B / (W) Budget	2026 YTD (5 Months) Actuals	2026 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	258,376	4,349	1,285,447	15,315
Golf Income	171,089	34,891	626,134	107,289
Marina Income	7,216	1,316	245,321	7,970
Area Z Rental Income	1,068	1,068	13,910	2,205
Lease Income	5,882	-	29,408	-
Non-Lease Facility Rentals	1,515	396	2,955	(1,154)
Rec Center and Pools Income	2,953	704	6,263	1,231
New Home Construction Fees	28,721	(10,577)	70,871	(31,908)
Other AR Income	12,904	5,479	48,073	(11,672)
Other Income	28,499	26,025	36,739	31,751
Investment Income	520	(230)	2,540	(1,210)
Total Revenue	518,743	63,421	2,367,661	119,817
EXPENSES				
Salaries & Benefits				
ACC / Security	7,970	(764)	38,453	(2,872)
Accounting	30,918	(497)	148,872	1,315
Administration	38,070	(4,201)	174,900	(6,895)
Facilities	4,678	193	22,924	(490)
Maintenance	30,587	3,855	148,079	16,860
Golf	74,043	8,708	305,033	41,852
Rec/ Pools/ Parks	21,110	5,243	90,497	18,987
Marina	-	-	-	-
Total Salaries & Benefits	207,376	12,537	928,758	68,757
Other Expenses				
Administrative				
General Administrative	-	-	751	(751)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	4,142	(745)	20,291	(4,786)
Dues & Subscriptions	5,151	1,503	25,260	(3,148)
Office Supplies	1,571	226	10,289	(1,152)
GM Discretionary Funds	1,867	(1,807)	2,931	(2,067)
Advertising Costs	2,063	(2,063)	5,952	511
Cash Over/Short	(1)	1	(9)	9
Currency Gain/Loss	-	-	5	(5)
Events Charges	546	(101)	1,166	(236)
Printing & Copying	2,849	(2,173)	8,308	(479)
Training & Conferences	3,733	4,325	4,338	8,485
Recruiting Expense	1,170	(17)	2,457	(263)
Operating Performance Commissions	-	-	-	-
Operating Perf Comm Payroll Taxes	-	-	-	-
Payroll Service Fees	1,842	(469)	9,469	(2,485)
Insurance Claims	-	-	-	-
Uniforms	1,365	238	5,647	1,242
Cashiering Clearing Account	-	-	-	-
Total Administrative	26,298	(1,082)	96,855	(5,125)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	2,720	9,780	64,908	29,540
Permits & Licenses	1,756	(569)	3,463	151
Audit & Tax Services	-	-	5,258	4,224
Regulatory Compliance	256	86	1,275	441
Federal Income Tax	-	-	-	-
State B&O Tax	1,615	(792)	7,943	(248)
Property/Real Estate Tax	996	(996)	34,388	(1,888)
Total Regulator Compliance	7,343	7,509	117,235	32,220
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	767	(113)	1,411	3,185
Postage	3,270	(2,910)	6,899	(4,536)
Postage- Views	1,395	(145)	6,968	(718)
Newsletter Services	5,568	(404)	25,862	(46)
Legal Services	4,166	4,168	16,889	24,778
Professional Security Services	28,305	(2,055)	128,516	(772)
Total CC&Rs/ Mandates	43,471	(1,459)	186,545	21,891

Sudden Valley Community Association

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

UNAUDITED

	2026 May Actuals	2026 MTD B / (W) Budget	2026 YTD (5 Months) Actuals	2026 YTD B / (W) Budget
Insurance Premiums	<u>19,240</u>	<u>1,966</u>	<u>96,200</u>	<u>9,828</u>
Utilities				
Utilities	(4,311)	4,311	(3,604)	3,604
Utilities- Natural Gas	1,180	1,610	7,909	5,666
Utilities- Water & Sewer	-	-	16,033	(87)
Utilities- Electricity	7,647	(2,234)	41,725	(13,596)
Utilities- Trash & Recycling Service	1,641	(201)	8,218	(662)
Utilities- Communications Service	5,475	(179)	27,162	(2,018)
Total Utilities	<u>11,632</u>	<u>3,307</u>	<u>97,443</u>	<u>(7,093)</u>
Maintenance & Landscaping				
Landscape R&M	1,567	(1,291)	17,819	13,642
Building R&M- Materials	681	3,613	8,327	5,489
Building R&M- Contract Services	5,938	(5,175)	23,833	(4,207)
Raw Materials	1,365	28,356	50,185	(6,125)
Raw Materials: Sand & Gravel	5,418	(5,418)	33,641	(8,956)
Janitorial Supplies	2,385	8	6,257	701
Equipment R&M	7,266	3,484	41,083	2,310
Small Tools & Equipment	1,323	621	4,169	1,088
Vehicle R&M	297	913	4,835	134
Vehicle Fuel	9,039	(3,447)	25,869	(4,227)
Other Supplies	4,460	6,138	9,325	12,597
Other R&M	-	657	782	2,754
Weather Response	-	-	83	2,825
Total Maintenance & Landscaping	<u>39,739</u>	<u>28,459</u>	<u>226,208</u>	<u>18,025</u>
Contracted & Professional Services				
Equipment Lease & Rental	5,294	4,272	13,880	5,072
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	5,164	(2,133)	29,864	(8,064)
Pool Management	19,833	(8,811)	23,669	(8,931)
Safety & Security Services	2,816	(924)	15,040	(2,569)
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	7,323	1,011	22,658	2,341
Other Professional Services	3,150	(1,004)	17,295	(1,566)
Total Contracted & Professional Services	<u>43,580</u>	<u>(7,589)</u>	<u>122,406</u>	<u>(13,717)</u>
Other Expenses				
Vandalism	-	-	-	2,596
Other Charges	-	-	-	-
SVCA Committee Support	-	291	-	1,458
Total Other Expenses	<u>-</u>	<u>291</u>	<u>-</u>	<u>4,054</u>
Total Other Expenses	<u>191,303</u>	<u>31,402</u>	<u>942,892</u>	<u>60,083</u>
Total Operations Expenses	<u>398,679</u>	<u>43,939</u>	<u>1,871,650</u>	<u>128,840</u>
Net Operations Income (Loss)	<u>120,064</u>	<u>107,360</u>	<u>496,011</u>	<u>248,657</u>
Net BOD Approved UDR Activity for Operations (Expense)				
Bylaws and Rules & Reg Revisions-WUCIOA	-	-	(7,130)	-
2026 Community Survey & Support	-	-	(9,200)	-
Net Operations Income (Loss) with BOD Approved UDR	<u>120,064</u>	<u>107,360</u>	<u>479,681</u>	<u>248,657</u>
Other Operating Activity- Income/(Expense)				
UDR Activity	14,503	-	43,758	-
AR Accrual - Prior Year Reversal	-	-	(47,957)	-
AR Accrual - Current Year	-	-	-	-
Lease Income- Library Prepaid Recognized	667	-	3,333	-
Vacation Liability Accrual	(2,208)	-	(21,636)	-
Total Other Operating Activity	<u>12,962</u>	<u>-</u>	<u>(22,501)</u>	<u>-</u>
Grand Total Operations Activity	<u>133,026</u>	<u>107,360</u>	<u>457,180</u>	<u>248,657</u>
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2026 Ops	(9,498.51)	(13,369.83)	3,871.32	(54,080.35)	(66,849.15)	12,768.80	(160,438.00)	(106,357.65)
4005.26 - Member Assessments 2026	267,874.22	267,396.33	477.89	1,339,527.72	1,336,981.65	2,546.07	3,208,756.00	1,869,228.28
Total Dues and Assessment Income- Ops	258,375.71	254,026.50	4,349.21	1,285,447.37	1,270,132.50	15,314.87	3,048,318.00	1,762,870.63
Other AR Income								
4830 - Advertising Income	3,513.50	3,333.33	180.17	14,785.50	16,666.65	(1,881.15)	40,000.00	25,214.50
4831 - BD Expense- Views Ads	(461.00)	0.00	(461.00)	(638.00)	0.00	(638.00)	0.00	638.00
Total Other AR Income	3,052.50	3,333.33	(280.83)	14,147.50	16,666.65	(2,519.15)	40,000.00	25,852.50
Other Income								
4610 - Timber Income	0.00	0.00	0.00	616.40	0.00	616.40	0.00	(616.40)
4835 - Miscellaneous Income	0.00	0.00	0.00	151.41	0.00	151.41	0.00	(151.41)
4870 - Member Donation Income	0.00	0.00	0.00	165.48	0.00	165.48	0.00	(165.48)
Total Other Income	0.00	0.00	0.00	933.29	0.00	933.29	0.00	(933.29)
Investment Income								
4900 - Interest Earned - Operating Accounts	519.51	750.00	(230.49)	2,539.62	3,750.00	(1,210.38)	9,000.00	6,460.38
Total Investment Income	519.51	750.00	(230.49)	2,539.62	3,750.00	(1,210.38)	9,000.00	6,460.38
Total Common Costs Income	261,947.72	258,109.83	3,837.89	1,303,067.78	1,290,549.15	12,518.63	3,097,318.00	1,794,250.22
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	41.67	(41.67)	0.00	208.35	(208.35)	500.00	500.00
9005 - State B&O Tax	23.07	25.00	(1.93)	107.27	125.00	(17.73)	300.00	192.73
9015 - Property/Real Estate Tax	996.00	0.00	996.00	34,388.27	32,500.00	1,888.27	65,000.00	30,611.73
Total Regulatory Compliance	1,019.07	66.67	952.40	34,495.54	32,833.35	1,662.19	65,800.00	31,304.46
CC&Rs/ Mandates								
5216 - Postage- Views	1,395.35	1,250.00	145.35	6,967.51	6,250.00	717.51	15,000.00	8,032.49
5225 - Newsletter Services	5,186.75	5,000.00	186.75	23,957.75	25,000.00	(1,042.25)	60,000.00	36,042.25

Income Statement Report

Sudden Valley Community Association

Common Costs

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
CC&Rs/ Mandates								
7020 - Legal Services	4,165.74	8,333.33	(4,167.59)	16,889.10	41,666.65	(24,777.55)	100,000.00	83,110.90
Total CC&Rs/ Mandates	10,747.84	14,583.33	(3,835.49)	47,814.36	72,916.65	(25,102.29)	175,000.00	127,185.64
Insurance								
5400 - Insurance Premiums	18,898.16	20,907.92	(2,009.76)	94,490.80	104,539.60	(10,048.80)	250,895.00	156,404.20
Total Insurance	18,898.16	20,907.92	(2,009.76)	94,490.80	104,539.60	(10,048.80)	250,895.00	156,404.20
Total Common Costs Expense	30,665.07	35,557.92	(4,892.85)	176,800.70	210,289.60	(33,488.90)	491,695.00	314,894.30
Total Common Costs Income / (Loss)	231,282.65	222,551.91	8,730.74	1,126,267.08	1,080,259.55	46,007.53	2,605,623.00	1,479,355.92

Income Statement Report

Sudden Valley Community Association

ACC / Security

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	28,721.21	39,298.00	(10,576.79)	70,871.21	102,779.00	(31,907.79)	185,000.00	114,128.79
Total New Home Construction Fees	28,721.21	39,298.00	(10,576.79)	70,871.21	102,779.00	(31,907.79)	185,000.00	114,128.79
Other AR Income								
4805 - Compliance Fees & Fines - ACC	7,200.00	0.00	7,200.00	21,280.00	28,083.00	(6,803.00)	60,000.00	38,720.00
4806 - BD Expense- ACC Fines	0.00	0.00	0.00	(1,038.64)	0.00	(1,038.64)	0.00	1,038.64
4811 - BD Expense- Sec Fines	0.00	0.00	0.00	550.00	0.00	550.00	0.00	(550.00)
Total Other AR Income	7,200.00	0.00	7,200.00	20,791.36	28,083.00	(7,291.64)	60,000.00	39,208.64
Total ACC / Security Income	35,921.21	39,298.00	(3,376.79)	91,662.57	130,862.00	(39,199.43)	245,000.00	153,337.43
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	0.00	0.00	144.69	0.00	144.69	0.00	(144.69)
Total Administrative	0.00	0.00	0.00	144.69	0.00	144.69	0.00	(144.69)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	2,720.00	12,500.00	(9,780.00)	64,907.60	94,448.00	(29,540.40)	250,000.00	185,092.40
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	173.00	(173.00)	187.00	187.00
9005 - State B&O Tax	43.92	23.00	20.92	344.21	773.00	(428.79)	1,000.00	655.79
Total Regulatory Compliance	2,763.92	12,523.00	(9,759.08)	65,251.81	95,394.00	(30,142.19)	251,187.00	185,935.19
CC&Rs/ Mandates								
5215 - Postage	0.00	90.00	(90.00)	0.00	244.00	(244.00)	250.00	250.00
7097 - Professional Security Services	28,305.18	26,250.00	2,055.18	128,515.57	127,744.00	771.57	309,000.00	180,484.43
Total CC&Rs/ Mandates	28,305.18	26,340.00	1,965.18	128,515.57	127,988.00	527.57	309,250.00	180,734.43
Payroll & Benefits								
5300 - Salaries	6,442.31	5,823.00	619.31	30,920.23	28,701.00	2,219.23	77,234.00	46,313.77
5335 - Payroll Taxes- Employer	634.05	528.00	106.05	3,062.48	2,605.00	457.48	7,011.00	3,948.52
5385 - Payroll Benefits - Medical	894.05	855.00	39.05	4,470.25	4,275.00	195.25	10,261.00	5,790.75

Income Statement Report

Sudden Valley Community Association

ACC / Security

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Payroll & Benefits								
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	579.00	579.00
Total Payroll & Benefits	7,970.41	7,206.00	764.41	38,452.96	35,581.00	2,871.96	95,085.00	56,632.04
Utilities								
6050 - Utilities- Communications Service	287.63	219.00	68.63	1,364.18	1,011.00	353.18	2,800.00	1,435.82
Total Utilities	287.63	219.00	68.63	1,364.18	1,011.00	353.18	2,800.00	1,435.82
Maintenance & Landscaping								
6775 - Vehicle R&M	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	3,000.00	3,000.00
6785 - Vehicle Fuel	1,460.00	630.00	830.00	6,005.20	5,004.00	1,001.20	11,568.00	5,562.80
6795 - Other Supplies	0.00	0.00	0.00	0.00	414.00	(414.00)	414.00	414.00
Total Maintenance & Landscaping	1,460.00	880.00	580.00	6,005.20	6,668.00	(662.80)	14,982.00	8,976.80
Contracted & Professional Services								
6440 - Safety & Security Services	2,815.62	1,516.00	1,299.62	15,012.88	11,928.00	3,084.88	25,000.00	9,987.12
6460 - ACC Consultant	7,322.50	8,333.00	(1,010.50)	22,658.17	24,999.00	(2,340.83)	50,000.00	27,341.83
Total Contracted & Professional Services	10,138.12	9,849.00	289.12	37,671.05	36,927.00	744.05	75,000.00	37,328.95
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	50,925.26	57,017.00	(6,091.74)	277,405.46	306,165.00	(28,759.54)	753,304.00	475,898.54
Total ACC / Security Income / (Loss)	(15,004.05)	(17,719.00)	2,714.95	(185,742.89)	(175,303.00)	(10,439.89)	(508,304.00)	(322,561.11)

Income Statement Report

Sudden Valley Community Association

Accounting

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	2,250.00	3,879.00	(1,629.00)	11,850.00	13,975.00	(2,125.00)	35,000.00	23,150.00
4241 - BD Expense- Title Fees	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
4705 - NSF Service Fees	226.00	213.00	13.00	1,296.00	1,020.00	276.00	2,500.00	1,204.00
4706 - BD Expense- NSF Fees	175.50	0.00	175.50	(162.00)	0.00	(162.00)	0.00	162.00
Total Other AR Income	2,651.50	4,092.00	(1,440.50)	13,134.00	14,995.00	(1,861.00)	37,500.00	24,366.00
Total Accounting Income	2,651.50	4,092.00	(1,440.50)	13,134.00	14,995.00	(1,861.00)	37,500.00	24,366.00
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	750.53	0.00	750.53	0.00	(750.53)
5015 - Bank Charges & Fees	996.23	165.00	831.23	4,569.51	748.00	3,821.51	1,500.00	(3,069.51)
5121 - Currency Gain/Loss	0.00	0.00	0.00	5.00	0.00	5.00	0.00	(5.00)
5210 - Printing & Copying	511.30	32.00	479.30	1,115.90	1,391.00	(275.10)	6,500.00	5,384.10
5399 - Payroll Service Fees	1,841.78	1,373.00	468.78	9,468.87	6,984.00	2,484.87	19,000.00	9,531.13
Total Administrative	3,349.31	1,570.00	1,779.31	15,909.81	9,123.00	6,786.81	27,000.00	11,090.19
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	27.12	18.00	9.12	152.72	373.00	(220.28)	1,000.00	847.28
Total Regulatory Compliance	27.12	18.00	9.12	5,410.54	9,855.00	(4,444.46)	51,500.00	46,089.46
CC&Rs/ Mandates								
5215 - Postage	145.60	220.00	(74.40)	767.91	970.00	(202.09)	5,000.00	4,232.09
Total CC&Rs/ Mandates	145.60	220.00	(74.40)	767.91	970.00	(202.09)	5,000.00	4,232.09
Payroll & Benefits								
5300 - Salaries	24,902.77	24,775.00	127.77	119,071.66	122,114.00	(3,042.34)	328,630.00	209,558.34
5335 - Payroll Taxes- Employer	2,439.37	2,227.00	212.37	11,797.77	10,977.00	820.77	29,541.00	17,743.23
5385 - Payroll Benefits - Medical	3,576.20	3,419.00	157.20	18,002.24	17,096.00	906.24	41,032.00	23,029.76

Income Statement Report

Sudden Valley Community Association

Accounting

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Payroll & Benefits								
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	2,465.00	2,465.00
Total Payroll & Benefits	30,918.34	30,421.00	497.34	148,871.67	150,187.00	(1,315.33)	401,668.00	252,796.33
Utilities								
6050 - Utilities- Communications Service	175.99	182.00	(6.01)	849.89	912.00	(62.11)	2,189.00	1,339.11
Total Utilities	175.99	182.00	(6.01)	849.89	912.00	(62.11)	2,189.00	1,339.11
Contracted & Professional Services								
5125 - IT Support and Services	870.40	0.00	870.40	4,592.94	4,231.00	361.94	10,000.00	5,407.06
7095 - Other Professional Services	0.00	0.00	0.00	1,544.90	0.00	1,544.90	0.00	(1,544.90)
Total Contracted & Professional Services	870.40	0.00	870.40	6,137.84	4,231.00	1,906.84	10,000.00	3,862.16
Total Accounting Expense	35,486.76	32,411.00	3,075.76	177,947.66	175,278.00	2,669.66	497,357.00	319,409.34
Total Accounting Income / (Loss)	(32,835.26)	(28,319.00)	(4,516.26)	(164,813.66)	(160,283.00)	(4,530.66)	(459,857.00)	(295,043.34)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Other Income								
4244 - Annual Rental Registration Fees	26,600.00	0.00	26,600.00	31,150.00	0.00	31,150.00	0.00	(31,150.00)
4245 - Photocopy Income	15.00	0.00	15.00	91.35	0.00	91.35	0.00	(91.35)
4255 - Maps and Signs	68.00	20.00	48.00	803.00	596.00	207.00	1,500.00	697.00
4840 - Non-Taxable Income	10.00	0.00	10.00	155.00	0.00	155.00	0.00	(155.00)
4846 - Vendor Space Rentals	350.00	1,186.00	(836.00)	1,450.00	1,186.00	264.00	3,500.00	2,050.00
Total Other Income	27,043.00	1,206.00	25,837.00	33,649.35	1,782.00	31,867.35	5,000.00	(28,649.35)
Total SVCA Operations- Admin Income	27,043.00	1,206.00	25,837.00	33,649.35	1,782.00	31,867.35	5,000.00	(28,649.35)
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	0.00	674.00	(674.00)	5,660.74	6,849.00	(1,188.26)	10,000.00	4,339.26
5045 - Dues & Subscriptions	0.00	352.00	(352.00)	1,814.78	664.00	1,150.78	1,500.00	(314.78)
5090 - Office Supplies	1,312.34	1,118.00	194.34	8,407.96	6,287.00	2,120.96	20,500.00	12,092.04
5100 - GM Discretionary Funds	1,866.67	60.00	1,806.67	2,930.67	864.00	2,066.67	5,000.00	2,069.33
5120 - Cash Over/Short	1.58	0.00	1.58	32.04	0.00	32.04	0.00	(32.04)
5205 - Events Charges	545.50	435.00	110.50	1,049.70	880.00	169.70	8,000.00	6,950.30
5210 - Printing & Copying	1,441.17	478.00	963.17	4,245.25	5,617.00	(1,371.75)	12,000.00	7,754.75
5227 - Training & Conferences	0.00	380.00	(380.00)	425.00	1,500.00	(1,075.00)	1,500.00	1,075.00
5325 - Recruiting Expense	1,170.00	1,153.00	17.00	2,457.00	2,194.00	263.00	3,000.00	543.00
Total Administrative	6,337.26	4,650.00	1,687.26	27,023.14	24,855.00	2,168.14	61,500.00	34,476.86
Regulatory Compliance								
6300 - Permits & Licenses	172.53	0.00	172.53	273.28	0.00	273.28	0.00	(273.28)
9005 - State B&O Tax	69.82	0.00	69.82	89.78	0.00	89.78	0.00	(89.78)
Total Regulatory Compliance	242.35	0.00	242.35	363.06	0.00	363.06	0.00	(363.06)
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	767.31	654.00	113.31	1,411.17	3,246.00	(1,834.83)	5,000.00	3,588.83

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
CC&Rs/ Mandates								
5215 - Postage	3,124.74	40.00	3,084.74	6,131.36	600.00	5,531.36	1,500.00	(4,631.36)
5225 - Newsletter Services	380.80	164.00	216.80	1,904.00	816.00	1,088.00	2,000.00	96.00
Total CC&Rs/ Mandates	4,272.85	858.00	3,414.85	9,446.53	4,662.00	4,784.53	32,500.00	23,053.47
Payroll & Benefits								
5300 - Salaries	29,883.51	27,951.00	1,932.51	145,322.61	138,523.00	6,799.61	370,762.00	225,439.39
5335 - Payroll Taxes- Employer	2,854.67	2,499.00	355.67	14,767.99	12,386.00	2,381.99	33,151.00	18,383.01
5385 - Payroll Benefits - Medical	5,331.90	3,419.00	1,912.90	14,809.18	17,096.00	(2,286.82)	41,032.00	26,222.82
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	38,070.08	33,869.00	4,201.08	174,899.78	168,005.00	6,894.78	447,726.00	272,826.22
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
6050 - Utilities- Communications Service	1,482.42	1,039.00	443.42	7,359.52	4,612.00	2,747.52	12,074.00	4,714.48
Total Utilities	1,482.42	1,039.00	443.42	7,419.52	4,612.00	2,807.52	12,074.00	4,654.48
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	614.09	2,066.00	(1,451.91)	2,693.25	2,066.00	627.25	7,000.00	4,306.75
5125 - IT Support and Services	4,293.46	3,031.00	1,262.46	25,270.93	17,569.00	7,701.93	45,000.00	19,729.07
7095 - Other Professional Services	3,150.00	2,084.00	1,066.00	15,750.00	10,417.00	5,333.00	25,000.00	9,250.00
Total Contracted & Professional Services	8,057.55	7,181.00	876.55	43,714.18	30,052.00	13,662.18	77,000.00	33,285.82

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

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Other Expenses								
9211 - SVCA Committee Support	0.00	291.00	(291.00)	0.00	1,458.00	(1,458.00)	3,500.00	3,500.00
Total Other Expenses	0.00	291.00	(291.00)	0.00	1,458.00	(1,458.00)	3,500.00	3,500.00
Total SVCA Operations- Admin Expense	58,462.51	47,888.00	10,574.51	262,866.21	234,044.00	28,822.21	634,700.00	371,833.79
Total SVCA Operations- Admin Income / (Loss)	(31,419.51)	(46,682.00)	15,262.49	(229,216.86)	(232,262.00)	3,045.14	(629,700.00)	(400,483.14)

Income Statement Report

Sudden Valley Community Association

Facilities

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	216.50	0.00	216.50	14,695.00	11,705.00	2,990.00	24,000.00	9,305.00
4412 - BD Expense- Area Z	851.00	0.00	851.00	(785.17)	0.00	(785.17)	0.00	785.17
Total Area Z Rental Income	1,067.50	0.00	1,067.50	13,909.83	11,705.00	2,204.83	24,000.00	10,090.17
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	3,931.50	0.00	19,657.50	19,657.50	0.00	47,178.00	27,520.50
4435 - Lease Income - Barn 8	1,350.00	1,350.00	0.00	6,750.00	6,750.00	0.00	16,200.00	9,450.00
4439 - Lease Income- Library	600.00	600.00	0.00	3,000.00	3,000.00	0.00	7,800.00	4,800.00
Total Lease Income	5,881.50	5,881.50	0.00	29,407.50	29,407.50	0.00	71,178.00	41,770.50
Non-Lease Facility Rentals								
4400 - Facility Rentals	0.00	166.00	(166.00)	0.00	833.00	(833.00)	2,000.00	2,000.00
Total Non-Lease Facility Rentals	0.00	166.00	(166.00)	0.00	833.00	(833.00)	2,000.00	2,000.00
Total Facilities Income	6,949.00	6,047.50	901.50	43,317.33	41,945.50	1,371.83	97,178.00	53,860.67
<u>Expense</u>								
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	129.00	(55.58)	367.10	646.00	(278.90)	1,550.00	1,182.90
9005 - State B&O Tax	83.97	24.00	59.97	643.00	535.00	108.00	1,200.00	557.00
Total Regulatory Compliance	157.39	153.00	4.39	1,010.10	1,281.00	(270.90)	2,850.00	1,839.90
Payroll & Benefits								
5300 - Salaries	3,406.71	3,593.00	(186.29)	16,618.61	16,246.00	372.61	45,567.00	28,948.39
5335 - Payroll Taxes- Employer	377.22	423.00	(45.78)	1,834.15	1,913.00	(78.85)	5,366.00	3,531.85
5385 - Payroll Benefits - Medical	894.22	855.00	39.22	4,471.10	4,275.00	196.10	10,261.00	5,789.90
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	342.00	342.00
Total Payroll & Benefits	4,678.15	4,871.00	(192.85)	22,923.86	22,434.00	489.86	61,536.00	38,612.14

Income Statement Report

Sudden Valley Community Association

Facilities

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	44.13	0.00	44.13	220.65	0.00	220.65	0.00	(220.65)
Total Insurance	44.13	0.00	44.13	220.65	0.00	220.65	0.00	(220.65)
Utilities								
6000 - Utilities	(4,310.70)	0.00	(4,310.70)	(3,604.24)	0.00	(3,604.24)	0.00	3,604.24
6005 - Utilities- Natural Gas	464.70	632.00	(167.30)	2,645.93	4,414.00	(1,768.07)	8,683.00	6,037.07
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	6,541.08	6,431.00	110.08	21,604.00	15,062.92
6033 - Utilities- Electricity	2,807.11	2,353.00	454.11	20,876.00	14,376.00	6,500.00	30,409.00	9,533.00
6035 - Utilities- Trash & Recycling Service	915.96	762.00	153.96	4,613.76	4,217.00	396.76	13,813.00	9,199.24
6050 - Utilities- Communications Service	887.30	1,215.00	(327.70)	4,432.06	6,066.00	(1,633.94)	15,258.00	10,825.94
Total Utilities	764.37	4,962.00	(4,197.63)	35,504.59	35,504.00	0.59	89,767.00	54,262.41
Maintenance & Landscaping								
6515 - Building R&M- Materials	540.23	3,783.00	(3,242.77)	7,672.85	12,816.00	(5,143.15)	40,000.00	32,327.15
6520 - Building R&M- Contract Vendor	5,938.02	763.00	5,175.02	23,833.26	19,626.00	4,207.26	45,000.00	21,166.74
6635 - Janitorial Supplies	2,317.28	2,184.00	133.28	6,189.23	5,916.00	273.23	15,000.00	8,810.77
6675 - Equipment R&M	283.79	0.00	283.79	531.60	0.00	531.60	10,000.00	9,468.40
6795 - Other Supplies	0.00	0.00	0.00	0.00	567.00	(567.00)	1,550.00	1,550.00
6796 - Other R&M	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
Total Maintenance & Landscaping	9,079.32	6,730.00	2,349.32	38,226.94	39,925.00	(1,698.06)	112,550.00	74,323.06
Contracted & Professional Services								
7095 - Other Professional Services	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	15,000.00	15,000.00
Total Contracted & Professional Services	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	15,000.00	15,000.00
Total Facilities Expense	14,723.36	16,716.00	(1,992.64)	97,886.14	104,144.00	(6,257.86)	281,703.00	183,816.86
Total Facilities Income / (Loss)	(7,774.36)	(10,668.50)	2,894.14	(54,568.81)	(62,198.50)	7,629.69	(184,525.00)	(129,956.19)

Income Statement Report

Sudden Valley Community Association

Maintenance

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	0.00	0.00	188.97	0.00	188.97	150.00	(38.97)
5227 - Training & Conferences	0.00	41.00	(41.00)	0.00	208.00	(208.00)	500.00	500.00
6408 - Uniforms	742.79	18.00	724.79	2,942.79	2,197.00	745.79	3,000.00	57.21
Total Administrative	742.79	59.00	683.79	3,131.76	2,405.00	726.76	3,650.00	518.24
Regulatory Compliance								
6300 - Permits & Licenses	673.38	187.00	486.38	1,573.72	1,694.00	(120.28)	2,200.00	626.28
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	673.38	187.00	486.38	1,573.72	1,694.00	(120.28)	2,300.00	726.28
Payroll & Benefits								
5300 - Salaries	23,455.55	27,345.00	(3,889.45)	106,008.54	122,706.00	(16,697.46)	332,464.00	226,455.46
5335 - Payroll Taxes- Employer	2,476.12	2,935.00	(458.88)	11,078.10	13,173.00	(2,094.90)	35,692.00	24,613.90
5385 - Payroll Benefits - Medical	4,655.01	4,162.00	493.01	30,992.46	20,810.00	10,182.46	49,946.00	18,953.54
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	30,586.68	34,442.00	(3,855.32)	148,079.10	164,939.00	(16,859.90)	437,095.00	289,015.90
Utilities								
6050 - Utilities- Communications Service	358.31	446.00	(87.69)	1,739.95	2,060.00	(320.05)	5,440.00	3,700.05
Total Utilities	358.31	446.00	(87.69)	1,739.95	2,060.00	(320.05)	5,440.00	3,700.05
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	276.00	(276.00)	1,264.91	838.00	426.91	5,000.00	3,735.09
6447 - Weather Response	0.00	0.00	0.00	82.50	2,907.00	(2,824.50)	35,000.00	34,917.50
6515 - Building R&M- Materials	0.00	0.00	0.00	513.92	0.00	513.92	0.00	(513.92)
6610 - Raw Materials	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
6621 - Raw Materials: Sand & Gravel	1,158.42	0.00	1,158.42	2,304.25	0.00	2,304.25	5,000.00	2,695.75
6675 - Equipment R&M	1,750.07	45.00	1,705.07	5,106.33	6,923.00	(1,816.67)	15,000.00	9,893.67

Income Statement Report

Sudden Valley Community Association

Maintenance

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Maintenance & Landscaping								
6765 - Small Tools & Equipment	717.87	841.00	(123.13)	1,591.36	1,092.00	499.36	12,000.00	10,408.64
6775 - Vehicle R&M	296.77	960.00	(663.23)	4,835.06	3,719.00	1,116.06	12,460.00	7,624.94
6785 - Vehicle Fuel	2,100.00	1,639.00	461.00	7,975.80	6,715.00	1,260.80	17,412.00	9,436.20
6795 - Other Supplies	108.79	220.00	(111.21)	171.18	2,766.00	(2,594.82)	5,000.00	4,828.82
Total Maintenance & Landscaping	6,131.92	3,981.00	2,150.92	23,845.31	24,960.00	(1,114.69)	109,372.00	85,526.69
Contracted & Professional Services								
5085 - Equipment Lease & Rental	4,679.86	7,500.00	(2,820.14)	4,679.86	7,500.00	(2,820.14)	7,500.00	2,820.14
6440 - Safety & Security Services	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
7095 - Other Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00
Total Contracted & Professional Services	4,679.86	7,500.00	(2,820.14)	4,679.86	7,500.00	(2,820.14)	33,000.00	28,320.14
Total Maintenance Expense	43,172.94	46,615.00	(3,442.06)	183,049.70	203,558.00	(20,508.30)	590,857.00	407,807.30
Total Maintenance Income / (Loss)	(43,172.94)	(46,615.00)	3,442.06	(183,049.70)	(203,558.00)	20,508.30	(590,857.00)	(407,807.30)

Sudden Valley Community Association

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

		Current Period			Year to Date (5 months)				
		Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Budget Remaining
Income									
Golf Income									
4150	- Golf Course Annual Greens Fees	\$ 36,103	\$ 26,331	\$ 9,772	\$ 324,475	\$ 275,519	\$ 48,956	\$ 398,000	\$ 73,525
4151	- BD Expense- Golf	(6,230)	-	(6,230)	10,185	-	10,185	-	(10,185)
4154	- Golf Course Daily Greens Fees	103,365	80,634	22,731	195,947	163,969	31,978	776,000	580,053
4170	- Driving Range Fees	6,335	5,020	1,315	14,927	12,292	2,635	40,850	25,923
4174	- Golf Cart Rental	30,271	22,650	7,621	65,994	54,699	11,295	234,500	168,506
4176	- Golf Club Storage	(1)	37	(38)	2,037	1,536	501	1,850	(187)
4178	- Trail Fees	1,247	1,526	(279)	12,569	10,830	1,739	15,862	3,293
Total Golf Income		171,089	136,198	34,891	626,134	518,845	107,289	1,467,062	840,928
Other AR Income									
4830	- Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income		-	-	-	-	-	-	-	-
Total Golf Pro Income		171,089	136,198	34,891	626,134	518,845	107,289	1,467,062	840,928
Expense									
Administrative									
5107	- Advertising Costs	2,063	-	2,063	5,952	6,463	(511)	18,000	12,048
5015	- Bank Charges & Fees	3,146	2,558	588	10,061	7,908	2,153	35,000	24,939
5120	- Cash Over/Short	(3)	-	(3)	(41)	-	(41)	-	41
5045	- Dues & Subscriptions	5,151	6,302	(1,151)	23,446	21,448	1,998	32,000	8,554
5000	- General Administrative	-	-	-	-	-	-	-	-
5090	- Office Supplies	53	86	(33)	390	655	(265)	1,200	810
5205	- Events Charges	-	10	(10)	-	50	(50)	120	120
5210	- Printing & Copying	35	166	(131)	1,890	784	1,106	1,800	(90)
5227	- Training & Conferences	-	3,137	(3,137)	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	622	835	(213)	2,704	3,942	(1,238)	8,800	6,096
Total Administrative		11,067	13,094	(2,027)	44,581	47,865	(3,284)	108,876	64,294
Regulatory Compliance									
6165	- Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110	- Regulatory Compliance	-	-	-	-	-	-	-	-
6300	- Permits & Licenses	-	-	-	705	647	58	750	45
9005	- State B&O Tax	843	723	120	2,179	2,068	111	7,500	5,321
TotalRegulatory Compliance		843	723	120	2,885	2,715	170	8,250	5,366
CC&Rs/ Mandates									
5215	- Postage	-	10	(10)	-	249	(249)	370	370
5115	- Web Site Maintenance	-	-	-	-	1,350	(1,350)	2,700	2,700
CC&Rs/ Mandates Total		-	10	(10)	-	1,599	(1,599)	3,070	3,070
Payroll & Benefits									
5300	- Salaries	61,023	66,772	(5,749)	246,845	272,988	(26,143)	774,937	528,092
5335	- Payroll Taxes- Employer	6,784	6,577	207	26,966	26,884	82	76,331	49,365
5385	- Payroll Benefits - Medical	6,237	9,402	(3,165)	31,223	47,013	(15,790)	112,836	81,613
5395	- Payroll Benefits - 401(k)	-	-	-	-	-	-	5,812	5,812
Total Payroll & Benefits		74,043	82,751	(8,708)	305,033	346,885	(41,852)	969,916	664,882

Sudden Valley Community Association

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

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	298	298	(0)	1,489	1,489	(0)	3,574	2,085
Total Insurance	298	298	(0)	1,489	1,489	(0)	3,574	2,085
Utilities								
6050 - Utilities- Communications Service	889	842	47	4,454	4,029	425	10,038	5,584
6033 - Utilities- Electricity	2,881	1,520	1,361	11,599	6,524	5,075	20,754	9,155
6005 - Utilities- Natural Gas	426	552	(126)	2,301	3,405	(1,104)	6,813	4,512
6023 - Utilities- Water & Sewer	-	-	-	4,515	4,358	157	14,167	9,652
6035 - Utilities- Trash & Recycling Service	483	445	38	2,344	2,178	166	5,329	2,985
Total Utilities	4,678	3,359	1,319	25,213	20,494	4,719	57,101	31,888
Maintenance & Landscaping								
6675 - Equipment R&M	5,233	9,290	(4,057)	34,684	33,090	1,594	62,000	27,317
6635 - Janitorial Supplies	68	-	68	68	-	68	-	(68)
6110 - Landscape R&M	1,567	-	1,567	16,554	29,123	(12,569)	44,000	27,447
6796 - Other R&M	-	-	-	782	1,221	(439)	3,000	2,218
6795 - Other Supplies	4,223	8,638	(4,415)	8,446	12,297	(3,851)	22,500	14,054
6610 - Raw Materials	1,365	29,721	(28,356)	50,185	44,060	6,125	50,000	(185)
6621 - Raw Materials: Sand & Gravel	4,259	-	4,259	31,337	24,685	6,652	45,000	13,663
6765 - Small Tools & Equipment	605	1,103	(498)	2,578	4,165	(1,587)	5,400	2,822
6785 - Vehicle Fuel	5,479	3,323	2,156	11,888	9,523	2,365	32,293	20,406
6775 - Vehicle R&M	-	-	-	-	-	-	1,200	1,200
Total Maintenance & Landscaping	22,799	52,075	(29,276)	156,521	158,164	(1,643)	265,393	108,874
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	-	-	6,507	9,386	(2,879)	17,000	10,493
6440 - Safety & Security Services	-	335	(335)	27	335	(308)	550	523
7095 - Other Professional Services	-	62	(62)	-	312	(312)	750	750
Total Contracted & Professional Services	-	397	(397)	6,534	10,033	(3,499)	18,300	11,766
Total Golf Expense	113,729	152,707	(38,978)	542,255	589,244	(46,989)	1,434,480	892,225
Total Golf Income / (Loss)	\$ 57,360	\$ (16,509)	\$ 73,869	\$ 83,879	\$ (70,399)	\$ 154,278	\$ 32,582	\$ (51,297)

Income Statement Report

Sudden Valley Community Association

Marina

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	0.00	2,656.00	(2,656.00)	9,780.00	23,904.00	(14,124.00)	26,560.00	16,780.00
4420 - Marina Dry Slip Income	3,620.00	935.00	2,685.00	87,400.00	82,104.00	5,296.00	84,954.00	(2,446.00)
4425 - Marina Wet/Dry Combo Income	3,596.00	2,309.00	1,287.00	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	7,216.00	5,900.00	1,316.00	245,321.00	237,351.00	7,970.00	242,857.00	(2,464.00)
Other Income								
4220 - Marina Gate & Access Cards	1,456.00	1,268.00	188.00	2,156.00	3,206.00	(1,050.00)	7,000.00	4,844.00
Total Other Income	1,456.00	1,268.00	188.00	2,156.00	3,206.00	(1,050.00)	7,000.00	4,844.00
Total Marina Income	8,672.00	7,168.00	1,504.00	247,477.00	240,557.00	6,920.00	249,857.00	2,380.00
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	587.00	(587.00)	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	587.00	(587.00)	0.00	1,250.00	(1,250.00)	1,550.00	1,550.00
Regulatory Compliance								
7110 - Regulatory Compliance	182.92	172.00	10.92	908.13	862.00	46.13	2,160.00	1,251.87
9005 - State B&O Tax	495.71	0.00	495.71	4,285.81	3,700.00	585.81	3,700.00	(585.81)
Total Regulatory Compliance	678.63	172.00	506.63	5,193.94	4,562.00	631.94	5,860.00	666.06
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	590.72	635.00	(44.28)	2,036.00	1,445.28
6033 - Utilities- Electricity	92.37	166.00	(73.63)	845.63	1,113.00	(267.37)	1,816.00	970.37
6050 - Utilities- Communications Service	350.47	308.00	42.47	1,738.82	1,462.00	276.82	3,669.00	1,930.18
Total Utilities	442.84	474.00	(31.16)	3,175.17	3,210.00	(34.83)	7,521.00	4,345.83
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

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	511.00	(511.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6675 - Equipment R&M	0.00	625.00	(625.00)	0.00	1,250.00	(1,250.00)	1,250.00	1,250.00
6795 - Other Supplies	0.00	264.00	(264.00)	(145.23)	426.00	(571.23)	1,500.00	1,645.23
6796 - Other R&M	0.00	657.00	(657.00)	0.00	1,315.00	(1,315.00)	2,000.00	2,000.00
Total Maintenance & Landscaping	0.00	2,057.00	(2,057.00)	(145.23)	5,491.00	(5,636.23)	7,250.00	7,395.23
Total Marina Expense	1,121.47	3,290.00	(2,168.53)	8,223.88	14,513.00	(6,289.12)	22,181.00	13,957.12
Total Marina Income / (Loss)	7,550.53	3,878.00	3,672.53	239,253.12	226,044.00	13,209.12	227,676.00	(11,577.12)

Sudden Valley Community Association

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

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	825	953	(128)	1,925	3,276	(1,351)	12,000	10,075
4411 - Picnic Shelter Rentals	690	-	690	1,030	-	1,030	-	(1,030)
	1,515	953	562	2,955	3,276	(321)	12,000	9,045
Rec Center and Pools Income								
4510 - Health Club Membership	130	63	67	740	365	375	1,000	260
4223 - Gym and Pool Access Cards	509	334	175	1,220	1,317	(97)	3,300	2,080
4502 - Instructor & Trainer Fees	596	289	307	2,585	1,787	798	4,500	1,915
4513 - Main Pool Income	1,718	1,563	155	1,718	1,563	155	25,000	23,282
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	-	-	-	-	-	-	-	-
Total Recreation Income	2,953	2,249	704	6,263	5,032	1,231	34,100	27,837
Total Recreation Income	4,468	3,202	1,266	9,218	8,308	910	46,100	36,882
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	206	6	200	1,158	945	213	2,500	1,342
5120 - Cash Over/Short	-	-	-	-	-	-	-	-
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	116	-	116	-	(116)
5210 - Printing and Copying	861	-	861	1,056	37	1,019	100	(956)
5227 - Training & Conferences	3,733	4,500	(767)	3,733	4,500	(767)	4,750	1,017
6408 - Uniforms	-	750	(750)	-	750	(750)	2,250	2,250
Total Administrative	4,800	5,256	(456)	6,063	6,232	(169)	9,600	3,537
Regulatory Compliance								
6300 - Permits & Licenses	910	1,000	(90)	910	1,000	(90)	1,000	90
9005 - State B&O Tax	28	10	18	141	121	20	400	259
Total Regulatory Compliance	938	1,010	(72)	1,051	1,121	(70)	1,400	349
CC&Rs/ Mandates								
5215 - Postage	-	-	-	-	300	(300)	300	300
CC&Rs/ Mandates Total	-	-	-	-	300	(300)	300	300
Payroll & Benefits								
5300 - Salaries	18,204	21,689	(3,485)	76,514	88,158	(11,644)	322,952	246,438
5335 - Payroll Taxes- Employer	2,012	2,100	(88)	8,418	8,505	(87)	31,338	22,920
5385 - Payroll Benefits - Medical	894	2,564	(1,670)	5,566	12,821	(7,255)	30,771	25,205
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	1,882	1,882
Total Payroll & Benefits	21,110	26,353	(5,243)	90,497	109,484	(18,987)	386,943	296,445

Sudden Valley Community Association

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

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	1,044	1,045	(1)	5,224	4,992	232	12,382	7,158
6033 - Utilities- Electricity	1,867	1,374	493	8,404	6,116	2,288	17,366	8,962
6005 - Utilities- Natural Gas	289	1,606	(1,317)	2,962	5,756	(2,794)	11,225	8,263
6023 - Utilities- Water & Sewer	-	-	-	4,386	4,522	(136)	14,253	9,867
6035 - Utilities- Trash & Recycling Service	243	233	10	1,200	1,161	39	3,269	2,069
Total Utilities	3,443	4,258	(815)	22,177	22,547	(370)	58,495	36,319
Maintenance & Landscaping								
6515 - Building R&M- Materials	141	-	141	141	-	141	-	(141)
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	-	790	(790)	760	2,130	(1,370)	9,000	8,240
6635 - Janitorial Supplies	-	209	(209)	-	1,042	(1,042)	2,500	2,500
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	-	-	-	-	-
6795 - Other Supplies	127	1,477	(1,350)	856	5,452	(4,596)	10,000	9,144
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	268	2,476	(2,208)	1,757	8,624	(6,867)	21,500	19,743
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	19,833	11,022	8,811	23,669	14,738	8,931	60,000	36,331
6440 - Safety & Security Services	-	41	(41)	-	208	(208)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	19,833	11,063	8,770	23,669	14,946	8,723	60,500	36,831
Total Recreation Expense	50,391	50,416	(25)	145,214	163,254	(18,040)	538,738	393,524
Total Recreation Income / (Loss)	\$ (45,923)	\$ (47,214)	\$ 1,291	\$ (135,996)	\$ (154,946)	\$ 18,950	\$ (492,638)	\$ (356,642)

Income Statement Report

Sudden Valley Community Association

UDR Activity

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	0.00	0.00	0.00	(156.62)	0.00	(156.62)	0.00	156.62
4001 - BD Expense- 2025 Ops & prior	1,498.00	0.00	1,498.00	24,021.43	0.00	24,021.43	0.00	(24,021.43)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(47,956.84)	0.00	(47,956.84)	0.00	47,956.84
Total Dues and Assessments Income- UDR	1,498.00	0.00	1,498.00	(24,092.03)	0.00	(24,092.03)	0.00	24,092.03
Lease Income								
4439.1 - Lease Income- Library Prepaid Recr	666.67	0.00	666.67	3,333.35	0.00	3,333.35	0.00	(3,333.35)
Total Lease Income	666.67	0.00	666.67	3,333.35	0.00	3,333.35	0.00	(3,333.35)
Collections Income								
4710 - Late Fees & Interest	7,609.25	0.00	7,609.25	36,098.82	0.00	36,098.82	0.00	(36,098.82)
4711 - BD Expense- Late Fee & Int	5,620.46	0.00	5,620.46	(13,810.94)	0.00	(13,810.94)	0.00	13,810.94
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	(158.27)	0.00	(158.27)	(3,444.71)	0.00	(3,444.71)	0.00	3,444.71
Total Collections Income	13,071.44	0.00	13,071.44	21,303.17	0.00	21,303.17	0.00	(21,303.17)
Investment Income								
4910 - Interest Earned - Reserve Accounts	117.95	0.00	117.95	564.52	0.00	564.52	0.00	(564.52)
Total Investment Income	117.95	0.00	117.95	564.52	0.00	564.52	0.00	(564.52)
Total UDR Activity Income	15,354.06	0.00	15,354.06	1,109.01	0.00	1,109.01	0.00	(1,109.01)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	53.20	0.00	53.20	125.33	0.00	125.33	0.00	(125.33)
Total Regulatory Compliance	53.20	0.00	53.20	125.33	0.00	125.33	0.00	(125.33)
CC&Rs/ Mandates								
5025 - Collection Charges	130.60	0.00	130.60	934.99	0.00	934.99	0.00	(934.99)

Income Statement Report

Sudden Valley Community Association

UDR Activity

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
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	130.60	0.00	130.60	1,848.49	0.00	1,848.49	0.00	(1,848.49)
Payroll & Benefits								
5391 - Accrued Vacation Liability	2,207.97	0.00	2,207.97	21,635.99	0.00	21,635.99	0.00	(21,635.99)
Total Payroll & Benefits	2,207.97	0.00	2,207.97	21,635.99	0.00	21,635.99	0.00	(21,635.99)
Reserve UDR Projects								
9626.01 - Bylaws and Rules & Reg Revisions	0.00	0.00	0.00	7,130.00	0.00	7,130.00	0.00	(7,130.00)
9626.02 - UDR 2026 Community Survey & Su	0.00	0.00	0.00	9,200.00	0.00	9,200.00	0.00	(9,200.00)
Total Reserve UDR Projects	0.00	0.00	0.00	16,330.00	0.00	16,330.00	0.00	(16,330.00)
Total UDR Activity Expense	2,391.77	0.00	2,391.77	39,939.81	0.00	39,939.81	0.00	(39,939.81)
Total UDR Activity Income / (Loss)	12,962.29	0.00	12,962.29	(38,830.80)	0.00	(38,830.80)	0.00	38,830.80

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Dues and Assessments Income- Capital								
4043.26 - Capital Rep & Repl Assmt 2026	124,934.77	0.00	124,934.77	624,673.88	0.00	624,673.88	0.00	(624,673.88)
4046 - BD Expense- CRRRF 25 & Prior	115.89	0.00	115.89	6,109.03	0.00	6,109.03	0.00	(6,109.03)
4049 - BD Expense - CRRRF 2026	(4,113.34)	0.00	(4,113.34)	(17,446.84)	0.00	(17,446.84)	0.00	17,446.84
4051 - BD Expense- Roads 25 & Prior	156.40	0.00	156.40	6,548.63	0.00	6,548.63	0.00	(6,548.63)
4053 - BD Expense - Roads 2026	(4,343.09)	0.00	(4,343.09)	(18,130.81)	0.00	(18,130.81)	0.00	18,130.81
4055.26 - Roads Capital Assmt 2026	123,967.44	0.00	123,967.44	619,837.20	0.00	619,837.20	0.00	(619,837.20)
4060.26 - Mailbox Capital Assmt 2026	2,215.38	0.00	2,215.38	11,076.90	0.00	11,076.90	0.00	(11,076.90)
4061 - BD Expense- Mailbox 2026	(76.01)	0.00	(76.01)	(316.59)	0.00	(316.59)	0.00	316.59
4062 - BD Expense- Mailbox 25 & Prior	2.13	0.00	2.13	114.56	0.00	114.56	0.00	(114.56)
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	242,859.57	0.00	242,859.57	1,219,445.45	0.00	1,219,445.45	0.00	(1,219,445.45)
Investment Income								
4910 - Interest Earned - Reserve Accounts	3,123.09	0.00	3,123.09	14,811.34	0.00	14,811.34	0.00	(14,811.34)
Total Investment Income	3,123.09	0.00	3,123.09	14,811.34	0.00	14,811.34	0.00	(14,811.34)
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
Total Capital Gain (Loss) on Sale of Assets	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
Total SVCA Reserves Income	245,982.66	0.00	245,982.66	1,236,756.79	0.00	1,236,756.79	0.00	(1,236,756.79)
<u>Expense</u>								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.58	0.00	6,483.58	28,384.58	0.00	28,384.58	0.00	(28,384.58)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	38,856.70	0.00	38,856.70	0.00	(38,856.70)
6325 - Depr - Land Improvement	8,363.90	0.00	8,363.90	58,432.18	0.00	58,432.18	0.00	(58,432.18)
6326 - Depr - Mailboxes	1,979.19	0.00	1,979.19	2,089.27	0.00	2,089.27	0.00	(2,089.27)
6327 - Depr - Roads and Bridges	55,485.13	0.00	55,485.13	303,617.53	0.00	303,617.53	0.00	(303,617.53)
6328 - Depr - Building Improvements	16,064.74	0.00	16,064.74	81,639.10	0.00	81,639.10	0.00	(81,639.10)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Depreciation Expense								
6330 - Depr - Furniture & Fixtures	645.50	0.00	645.50	1,147.70	0.00	1,147.70	0.00	(1,147.70)
6335 - Depr - Communication Equipment	123.45	0.00	123.45	123.45	0.00	123.45	0.00	(123.45)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	3,496.57	0.00	3,496.57	0.00	(3,496.57)
6340 - Depr - Machinery & Equipment	9,800.01	0.00	9,800.01	57,597.53	0.00	57,597.53	0.00	(57,597.53)
6350 - Depr - Vehicles	0.00	0.00	0.00	6,118.32	0.00	6,118.32	0.00	(6,118.32)
6360 - Amortization	678.47	0.00	678.47	7,803.95	0.00	7,803.95	0.00	(7,803.95)
Total Depreciation Expense	108,710.08	0.00	108,710.08	589,306.88	0.00	589,306.88	0.00	(589,306.88)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	4,211.67	0.00	4,211.67	21,358.09	0.00	21,358.09	0.00	(21,358.09)
Total Reserve Expenses/Transfers	4,211.67	0.00	4,211.67	21,358.09	0.00	21,358.09	0.00	(21,358.09)
Reserve CRRRF Capital Projects								
9721.01 - Golf Cart Fleet	0.00	0.00	0.00	2,865.00	0.00	2,865.00	0.00	(2,865.00)
9722.08 - 2022 Area Z Facility Remodel	0.00	0.00	0.00	502,066.84	0.00	502,066.84	0.00	(502,066.84)
9723.04 - Golf Austin Creek Repair	0.00	0.00	0.00	16,827.28	0.00	16,827.28	0.00	(16,827.28)
9723.07 - Website Improvements	854.25	0.00	854.25	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	6,629.95	0.00	6,629.95	0.00	(6,629.95)
9724.012 - Turf Building Remodel - Permit/Design	0.00	0.00	0.00	9,736.23	0.00	9,736.23	0.00	(9,736.23)
9724.013 - Turf Building Remodel-Construction	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/Permit	124,730.46	0.00	124,730.46	191,370.32	0.00	191,370.32	0.00	(191,370.32)
9724.09 - Fencing(Adult Cntr/Area Z/Turfcare)	0.00	0.00	0.00	71,201.67	0.00	71,201.67	0.00	(71,201.67)
9724.11 - Golf Bridge Repair (Bridge #2)	0.00	0.00	0.00	25,673.29	0.00	25,673.29	0.00	(25,673.29)
9725.05 - Marina Directional Signage	0.00	0.00	0.00	1,936.89	0.00	1,936.89	0.00	(1,936.89)
9725.06 - Gate 2 & Welcome Ctr Directional Signage	0.00	0.00	0.00	4,466.40	0.00	4,466.40	0.00	(4,466.40)
9726.01 - NH 42 HP Tractor #TN55 Replacement	0.00	0.00	0.00	48,048.00	0.00	48,048.00	0.00	(48,048.00)
9726.02 - 2026 Golf Bridge Repairs (#1 & #4)	2,310.00	0.00	2,310.00	59,055.35	0.00	59,055.35	0.00	(59,055.35)
9726.03 - 2026 Turfcare Equipment Replacement	0.00	0.00	0.00	19,197.77	0.00	19,197.77	0.00	(19,197.77)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Reserve CRRRF Capital Projects								
9726.04 - Marina Tennis Court Refurb-Desigr	16,466.25	0.00	16,466.25	21,645.00	0.00	21,645.00	0.00	(21,645.00)
9726.05 - Marina Security Upgrade	12,026.88	0.00	12,026.88	19,023.04	0.00	19,023.04	0.00	(19,023.04)
9726.06 - Barn 6 Design and Permitting	25,331.41	0.00	25,331.41	39,429.79	0.00	39,429.79	0.00	(39,429.79)
9726.07 - Off-Leash Dog Park Fence	9,445.00	0.00	9,445.00	9,445.00	0.00	9,445.00	0.00	(9,445.00)
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	0.00	0.00	0.00	7,676.17	0.00	7,676.17	0.00	(7,676.17)
Total Reserve CRRRF Capital Projects	192,490.24	0.00	192,490.24	1,179,539.18	0.00	1,179,539.18	0.00	(1,179,539.18)
Reserve Roads Capital Projects								
9923.42 - 2023 Roads Project- Pavement Ma	3,615.43	0.00	3,615.43	30,981.13	0.00	30,981.13	0.00	(30,981.13)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	18,329.83	0.00	18,329.83	404,506.21	0.00	404,506.21	0.00	(404,506.21)
9925.1 - 2025 Roads:Fast Response	0.00	0.00	0.00	71,935.00	0.00	71,935.00	0.00	(71,935.00)
9925.3 - 2025 Roads:Potholes & Minor Road	0.00	0.00	0.00	37,855.04	0.00	37,855.04	0.00	(37,855.04)
9925.4 - 2025 Roads:Streetsigns/Pavement I	0.00	0.00	0.00	23,671.96	0.00	23,671.96	0.00	(23,671.96)
9925.5 - 2025 Roads:Design & Prmt 2026 Rc	5,400.00	0.00	5,400.00	36,549.58	0.00	36,549.58	0.00	(36,549.58)
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	2,901.13	0.00	2,901.13	23,605.25	0.00	23,605.25	0.00	(23,605.25)
9926.3 - 2026 Roads:Potholes & Minor Road	2,338.96	0.00	2,338.96	19,274.55	0.00	19,274.55	0.00	(19,274.55)
9926.4 - 2026 Bi-Annual Bridge Inspections	2,601.37	0.00	2,601.37	6,976.00	0.00	6,976.00	0.00	(6,976.00)
9926.5 - 2026 Road Repairs & Culvert Repla	5,183.31	0.00	5,183.31	5,183.31	0.00	5,183.31	0.00	(5,183.31)
9926.6 - 2026 Roads:Design/Pmt Culverts 22	1,215.00	0.00	1,215.00	14,060.46	0.00	14,060.46	0.00	(14,060.46)
Total Reserve Roads Capital Projects	41,585.03	0.00	41,585.03	679,603.29	0.00	679,603.29	0.00	(679,603.29)
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

May 01, 2026 thru May 31, 2026

	Actual	Current Period Budget	Variance	Actual	Year to Date (5 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Reserve Road CVC Capital Project								
9926.72 - 2026 Roads:CVC Wages/Taxes & B	8,693.18	0.00	8,693.18	34,756.25	0.00	34,756.25	0.00	(34,756.25)
Total Reserve Road CVC Capital Project	8,693.18	0.00	8,693.18	214,884.48	0.00	214,884.48	0.00	(214,884.48)
Total SVCA Reserves Expense	355,690.20	0.00	355,690.20	2,684,691.92	0.00	2,684,691.92	0.00	(2,684,691.92)
Total SVCA Reserves Income / (Loss)	(109,707.54)	0.00	(109,707.54)	(1,447,935.13)	0.00	(1,447,935.13)	0.00	1,447,935.13

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2026

	SVCA Owned Lots																											LLE & CTB	Dues Exempt	Total Non Billable Lots	Total All Lots		
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots			Restricted							
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10					Avail.	Total
Jan	15	84	99	265	2,534	2,799	18	93	4	20	3	9	19	40	2	12	280	2,618	2,898	46	174	220	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641
Feb	18	90	108	265	2,521	2,786	10	85	7	29	4	12	20	43	2	12	283	2,611	2,894	43	181	224	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641
Mar	19	91	110	260	2,540	2,800	18	70	1	22	3	13	23	43	2	13	279	2,631	2,910	47	161	208	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641
Apr	19	96	115	266	2,564	2,830	11	53	3	10	2	10	23	46	2	13	285	2,660	2,945	41	132	173	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641
May	21	100	121	263	2,560	2,823	12	58	3	9	2	8	23	44	2	13	284	2,660	2,944	42	132	174	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641
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	
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	
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	
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	
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	
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	
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	

LLE = Lot Line Eraser
CTB = Covenant to Bind