



# Sudden Valley Community Association

1850 Lake Whatcom Blvd Bellingham, WA 98229

[www.suddenvalley.com](http://www.suddenvalley.com)

360-734-6430

## Board of Directors Meeting

January 8, 2026, 7:00 PM, 8 Barn View Ct. Multipurpose Room A

### Call to Order

### Roll Call

#### 1) Adoption of Agenda

#### 2) Announcements

#### 3) Property Owner Comments – 15 Minutes Total

*Please note that comments are limited to 3 minutes per person.*

#### 4) Consent Agenda

- a) Approval of Minutes – December 11, 2025

#### 5) Reports

- a) GM Report
- b) Financial Statements, September & October
- c) Committee Reports:
  - (i) Architectural Control
  - (ii) Document Review
  - (iii) Executive
  - (iv) Finance
  - (v) Long Range Planning
  - (vi) Nominations & Elections
  - (vii) Safety

#### 6) Continuing Business

- a) Request for Appointment of Committee Members
- b) Discussion of N&E Recommendation to Use Unilect for the 2026 Election

#### 7) Executive Session – Legal

#### 8) New Business

- a) Request for Approval – Stormwater Easement for 101 Polo Park Dr.
- b) Security Proposals

### Adjournment



## BOARD OF DIRECTORS REGULAR MEETING

Thursday, December 11, 2025, 6:00 PM

8 Barn View Ct, Multipurpose Room A

### Minutes

**CALLED TO ORDER AT: 6:00 PM**

**AUDIENCE MEMBERS:** Not Recorded

#### BOARD MEMBERS PRESENT:

1. Keith McLean, President	4. Taimi Van de Polder, Secretary	7. Daniel Rodriguez, ACC Chair
2. Tom Henning, Vice President	5. Joseph Adams	8. Rob Gibbs, N&E Chair
3. Jean Maixner, Treasurer	6. Sean Chaffee	9. Linda Bradley

#### ATTENDING:

**Staff Members:** Jo Anne Jensen, General Manager  
Spencer Huston, IT

#### Call to Order:

Keith McLean, President, called the meeting to order at 6:00 PM.

#### 1. President called for motion to adopt the agenda

**Motion:** Move to adopt the agenda.

<b>Motion By:</b> President McLean	<b>Seconded By:</b> Director Maixner		
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained</b>	

#### 2. Announcements

- Breakfast with Santa is Saturday December 13<sup>th</sup> from 9:00 AM to 11:30 AM at El Agave. Free breakfast and pictures with Santa for all community members.

#### 3. Property Owner Comments

- A member requested the Board approve repainting the shoulder lines on the roads.

#### 4. Board Orientation Presentation

4a. 6:07PM – Legal – Presented by Richard Davis: CSD Law  
7:01PM – Questions

4b. 7:11PM – Parliamentary Basics – Presented by Jo Anne Jensen, General Manager

## 5. Consent Agenda

**Motion:** Move to approve the minutes for November 4, 2025 and November 13, 2025 meetings.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> N/A	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained:</b>	

## 6. Reports

**6a.** November General Manager Report

**6b.** Capital Projects Status

## 7. Continuing Business

**7a.** Board Vacancy – Candidate Interviews and Voting

i. The Board interviewed two candidates.

Linda Bradley received seven (6) votes

John Gingrich received two (2) votes

Linda Bradley is voted to serve on the Board of Directors.

**7b.** Request for Approval – 2026 Marina License Agreement

**Motion:** Move that the SVCA Board approve the proposed Marina Moorage/Storage License Agreement.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Director Bradley	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained:</b>	

## 8. New Business

**8a.** Resolution for Association Signing Authority

**Motion:** Move that the SVCA Board adopt the resolution for signing authority.

<b>Motion By:</b> President McLean		<b>Seconded By:</b> Director Bradley	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained:</b>	

**8b.** Resolution for Credit Card Borrowing

**Motion:** Move to amend the motion by changing the word “borrowing” to “usage” in all locations.

<b>Motion By:</b> Director Adams		<b>Seconded By:</b> Director Bradley	
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> Unanimous	<b>Against:</b>	<b>Abstained:</b>	

**Motion:** Move to remove the last three signatures (Vice President, Treasurer, and Secretary) and only require BOD President's signature for credit card usage approval.

<b>Motion By:</b> President McLean	<b>Seconded By:</b> Director Bradley		
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> <b>Unanimous</b>	<b>Against:</b>	<b>Abstained:</b>	

**Motion:** Move that the SVCA Board approve the proposed resolution for the credit card usage with the proposed changes.

<b>Motion By:</b> President McLean	<b>Seconded By:</b> N/A		
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> <b>Unanimous</b>	<b>Against:</b>	<b>Abstained:</b>	

#### 8c. Committee Assignments

Only two (2) Board members may serve on the LRPC. Because four (4) members wanted to serve, a vote was held.

Secretary Van de Polder received 5 votes

Director Meador received 5 votes

Director Chaffee received 9 votes

Director Adams received 1 vote

Director Chaffee was selected to serve on the Long-Range Planning Committee

A runoff vote was conducted for the second seat.

Secretary Van de Polder received 5 votes

Director Meador received 4 votes

Secretary Van de Polder was elected to serve on the Long-Range Planning Committee

**Motion:** Move that the SVCA Board appoint Directors Gibbs and Bradley to the Nominations & Elections Committee; Secretary Van de Polder and Director Bradley to the Document Review Committee; Secretary Van de Polder and Director Chaffee to the Long-Range Planning Committee; Treasurer Maixner and Directors Robinson, Gibbs, and Meador to the Finance Committee; President McLean, Vice President Henning, Treasurer Maixner, and Secretary Van de Polder to the Executive Committee; and Vice President Henning and Director Adams to the Safety Committee.

<b>Motion By:</b> President McLean	<b>Seconded By:</b> N/A		
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> <b>Unanimous</b>	<b>Against:</b>	<b>Abstained:</b>	

#### 8d. Approval of ACC Committee Members

**Motion:** Move that the SVCA Board appoint Daniel Rodriguez, Jo Jean Kos, Patrick Zwolenski, Dan Vink, and Terry Niblack to the Architectural Control Committee.

<b>Motion By:</b> President McLean	<b>Seconded By:</b> Director Gibbs		
<b>Approved:</b> X	<b>Not Approved:</b>	<b>Tabled:</b>	<b>Died:</b>
<b>In Favor:</b> <b>Unanimous</b>	<b>Against:</b>	<b>Abstained:</b>	

**Meeting adjourned at 9:31 PM**

Approved by: \_\_\_\_\_  
Taimi Van de Polder, Board of Directors Secretary

DRAFT

# Sudden Valley Community Association

## Sudden Valley Community Association Balance Sheet September 30, 2025 and December 31, 2024

	<u>Unaudited**</u>		<u>See Note**</u>	Inc / (Dec)
	<u>Sep 30, 2025</u>	<u>Dec 31, 2024</u>		
<b>OPERATIONS</b>				
<b>Current Assets</b>				
Operating Cash	\$ 445,277	\$ 579,484	\$ (134,207)	
Building Completion Deposit Fund	859,900	749,910	109,990	
Member Receivables - Operations*	-	53,456	(53,456)	
Other Receivables	3,250	3,350	(100)	
Prepaid Expenses	142,758	82,148	60,610	
Operating Lease ROU Assets	24,704	29,554	(4,850)	
Inventory	5,742	5,824	(82)	
<b>Total Current Assets</b>	<b>1,481,631</b>	<b>1,503,726</b>	<b>(22,095)</b>	
<b>Current Liabilities</b>				
Accounts Payable	(98,747)	(159,772)	61,025	
Accrued Vacation Liability	(90,029)	(76,335)	(13,694)	
Accrued Payroll	-	(115,575)	115,575	
Prepaid Assessments	(222,739)	(241,080)	18,341	
Building Completion Deposits	(859,900)	(749,910)	(109,990)	
Other Refundable Deposits	(10,246)	(9,956)	(290)	
Operating Lease Liability	(24,704)	(29,554)	4,850	
Prepaid Golf Memberships	-	(112,307)	112,307	
<b>Total Current Liabilities</b>	<b>(1,306,365)</b>	<b>(1,494,489)</b>	<b>188,124</b>	
<b>Other Liabilities</b>				
Contingent PPP Loan Liability***	(357,700)	(357,700)	-	
Deferred Library Lease Revenue	(30,000)	(36,000)	6,000	
<b>Total Other Liabilities</b>	<b>(387,700)</b>	<b>(393,700)</b>	<b>6,000</b>	
<b>Operating Reserve Funds</b>				
Emergency Operating Cash	364,526	363,815	711	
Undesignated Reserves Cash	323,814	302,135	21,679	
<b>Total Operating Reserve Funds</b>	<b>688,340</b>	<b>665,950</b>	<b>22,390</b>	
<b>Net Operating Assets</b>	<b>\$ 475,906</b>	<b>\$ 281,487</b>	<b>\$ 194,419</b>	
<b>CAPITAL</b>				
<b>Capital Current Assets</b>				
CRRRF (Capital Repair & Replacement) Cash Fund	3,729,886	3,172,197	557,689	
Roads Reserve Cash Fund	2,786,393	2,102,138	684,255	
Board Density Reduction Cash Fund	87,999	87,889	110	
Mailbox Cash Fund	172,171	151,970	20,201	
CRRRF Capital Reserve Holding Cash	219,205	219,618	(413)	
Mitigation Assignment of Savings Cash	49,887	49,821	66	
LWWS Assignment of Savings Cash	14,950	14,939	11	
Member Receivables - Capital**	-	13,625	(13,625)	
<b>Total Capital Current Assets</b>	<b>7,060,491</b>	<b>5,812,197</b>	<b>1,248,294</b>	
<b>Capital Fixed Assets</b>				
Fixed Assets	16,776,835	17,006,025	(229,190)	
Finance ROU Assets	60,709	119,060	(58,351)	
Lots Held for Sale	231,826	231,826	-	
<b>Total Capital Assets</b>	<b>17,069,370</b>	<b>17,356,911</b>	<b>(287,541)</b>	
<b>Long Term Liabilities</b>				
CRRRF Loan 2022	(1,335,383)	(1,539,073)	203,690	
Finance Leases	(61,777)	(104,457)	42,680	
<b>Total Long Term Liabilities</b>	<b>(1,397,160)</b>	<b>(1,643,530)</b>	<b>246,370</b>	
<b>NET ASSETS</b>	<b>\$ 23,208,607</b>	<b>\$ 21,807,065</b>	<b>\$ 1,401,542</b>	
<b>MEMBER EQUITY</b>				
<b>Member Equity</b>				
Current Year Net Income: Operations	187,132	(374,591)	561,723	
Transfers Out from Operations to Capital	-	(145,600)	145,600	
Current Year Net Income: Capital**	1,215,251	1,294,054	(78,803)	
Transfers Into Capital from Operations	-	145,600	(145,600)	
Retained Earnings**	4,858,301	5,232,892	(374,591)	
Capital**	16,947,923	15,654,710	1,293,213	
<b>TOTAL MEMBER EQUITY</b>	<b>\$ 23,208,607</b>	<b>\$ 21,807,065</b>	<b>\$ 1,401,542</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 September 30, 2025, and December 31, 2024, the balances of receivables written off were \$792,645 and \$699,426, respectively.

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

**Sudden Valley Community Association**  
**Income Statement Summary**

<u>UNAUDITED</u>	Current Month - September 2025			Year to Date - 9 Months Ending 9/30/2025		
	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	238,089		246,560	2,145,507		2,222,057
Bad Debt Reserve	85		191	(48,421)		(34,942)
Net Current Year Assessment Income	<u>238,174</u>	<u>12,067</u>	<u>246,751</u>	<u>2,097,086</u>	<u>62,124</u>	<u>97.7%</u>
Bad Debt Recoveries - Prior Years			1,090			38,738
Golf Income	163,384	(4,742)	-	1,291,225	(11,308)	-
Marina Income	-	-	-	236,829	6,528	-
Rec Center & Pools Income	812	(160)	-	39,075	7,857	-
Legal & Collections Income	-	-	-	-	-	-
Other Income	10,052	582	-	120,697	25,534	-
Rental Income - Other	60	(107)	-	13,780	5,368	-
Area Z Rental Income	379	543	-	20,393	1,659	-
Lease Income	5,832	949	-	51,884	8,534	-
New Home Construction Fees	(2,950)	(4,850)	-	102,200	25,850	-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-	1,200
Investment Income	477	(106)	3,057	5,335	88	26,302
<b>Total Revenue</b>	<b>416,220</b>	<b>4,176</b>	<b>250,898</b>	<b>3,978,504</b>	<b>132,234</b>	<b>2,253,355</b>
<b>EXPENSES</b>						
Salaries & Benefits	199,740	23,245	-	1,918,796	47,400	-
Contracted & Professional Services	18,723	(1,999)	-	261,936	(102,290)	-
CC&Rs/ Mandates	39,651	(2,023)	-	420,479	(78,928)	-
Maintenance & Landscaping	28,299	8,379	-	394,146	(99)	-
Utilities	12,873	1,115	-	170,800	5,600	-
Administrative	13,747	(1,235)	-	155,689	(12,875)	-
Regulatory Compliance	51,173	(10,144)	-	249,985	(63,393)	-
Insurance Premiums	20,796	(3,274)	-	161,492	(3,900)	-
Other Expenses	201	216	-	418	3,332	-
Depreciation Expense	-	-	108,710	-	-	978,390
Interest expense	-	-	4,734	-	-	46,089
<b>Total Expenses</b>	<b>385,203</b>	<b>14,280</b>	<b>113,444</b>	<b>3,733,741</b>	<b>(205,153)</b>	<b>1,024,479</b>
<b>Net Income (Loss)</b>	<b>31,017</b>	<b>18,456</b>	<b>137,454</b>	<b>244,763</b>	<b>(72,919)</b>	<b>1,228,876</b>
<b>Net UDR Activity for Operations</b>						
GM Recruiting Expense	(2,872)			(3,271)		
Legal Expenses - Past Due Account Collections	-			(9,984)		
Hazardous Tree Removal	(14,906)			(74,943)		
<b>Net Income (Loss) with Board Approved UDR</b>	<b>13,239</b>	<b>18,456</b>	<b>137,454</b>	<b>156,565</b>	<b>(72,919)</b>	<b>1,228,876</b>
<b>Other Activity</b>						
Net Other UDR Activity*	8,844			91,717		
AR Accrual - Prior Year Reversal	-			(53,456)		(13,625)
AR Accrual - Current Year	-			-		-
Lease Income- Library Prepaid Recognized	667			6,000		
Vacation Liability Accrual	(604)			(13,694)		
<b>Total Other Activity</b>	<b>8,907</b>		<b>-</b>	<b>30,567</b>		<b>(13,625)</b>
<b>Grand Total Activity</b>	<b>22,146</b>	<b>18,456</b>	<b>137,454</b>	<b>187,132</b>	<b>(72,919)</b>	<b>1,215,251</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**

9 Months Actual, 3 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2024	3,172,197	2,102,138	219,618	87,889	151,970	64,760	\$ 5,798,572	363,815	302,135	\$ 665,950
Dues Received	1,079,615	1,114,302			19,891		2,213,808		114,195	114,195
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	14,621	10,755	429	111	310	77	26,302		627	1,337
Sale of Assets	1,200			-			1,200			-
Mitigation Release	-	-					-			-
2025 Expenditures	(537,747)	(440,802)	(841)	-	-		(979,390)		(93,142)	(93,142)
Net Available Cash at 9/30/2025	3,729,886	2,786,393	219,205	87,999	172,171	64,837	\$ 7,060,491	364,526	323,814	\$ 688,340
3 Month Outlook										
Outlook - 2025 Dues (95% collections)	343,498	353,279			6,313		\$ 703,090			\$ -
Outlook - Prior Year Collections	4,973	5,115			91		10,179		9,821	9,821
CRRRF Loan Payments for year 2025	(83,260)						(83,260)			-
Obligated Expenses/Holdings	(1,147,736)	(1,150,663)	(219,205)			(64,837)	(2,582,441)		(38,842)	(38,842)
Net Usable Cash Balance 12/31/2025	2,847,361	1,994,124	-	87,999	178,575	-	\$ 5,108,060	364,526	294,793	\$ 659,318
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2025, After Recommendation	\$ 2,247,361	\$ 1,494,124	\$ -	\$ 87,999	\$ 178,575	\$ -	\$ 4,008,060	\$ 364,526	\$ 294,793	\$ 659,318
Net Current Year Cash Increase (Decrease)	(324,836)	(108,014)	(219,618)	111	26,605	(64,760)	\$ (690,512)	711	(7,342)	\$ (6,632)

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

Sudden Valley Community Association

**Sudden Valley Community Association**  
**Operations - By Department**  
**September 1, 2025 to September 30, 2025**  
**CURRENT MONTH**

Whole \$

<u>UNAUDITED</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>
<u>Department</u>								
ACC / Security	(2,950)	(7,646)	7,412	(297)	34,110	(3,208)	(44,472)	(11,151)
Accounting	3,447	228	28,878	1,164	22,979	(16,081)	(48,410)	(14,689)
Administration	932	810	32,705	3,720	11,655	(2,824)	(43,428)	1,706
Common Costs	6,100	2,184	-	-	65,334	(4,739)	(59,234)	(2,555)
Facilities	6,211	1,325	5,291	(660)	6,123	6,134	(5,203)	6,799
Maintenance	-	-	25,815	7,921	7,532	2,355	(33,347)	10,276
<b>Subtotal</b>	<b>13,740</b>	<b>(3,099)</b>	<b>100,101</b>	<b>11,848</b>	<b>147,733</b>	<b>(18,363)</b>	<b>(234,094)</b>	<b>(9,614)</b>
Golf	163,384	(4,742)	69,649	25,894	29,033	5,442	64,702	26,594
Marina	50	50	-	-	723	(152)	(673)	(102)
Rec/ Pools/ Parks	872	(100)	29,990	(14,497)	7,974	4,108	(37,092)	(10,489)
<b>Subtotal</b>	<b>164,306</b>	<b>(4,792)</b>	<b>99,639</b>	<b>11,397</b>	<b>37,730</b>	<b>9,398</b>	<b>26,937</b>	<b>16,003</b>
<b>Subtotal Operations before Ops Dues</b>	<b>178,046</b>	<b>(7,891)</b>	<b>199,740</b>	<b>23,245</b>	<b>185,463</b>	<b>(8,965)</b>	<b>(207,157)</b>	<b>6,389</b>
Ops Dues Earned	238,089						238,089	
Curr Yr Bad Debts Activity	85						85	
<b>Net Ops Dues</b>	<b>238,174</b>	<b>12,067</b>					<b>238,174</b>	<b>12,067</b>
<b>Net Operations</b>	<b>416,220</b>	<b>4,176</b>	<b>199,740</b>	<b>23,245</b>	<b>185,463</b>	<b>(8,965)</b>	<b>31,017</b>	<b>18,456</b>
<b>Net BOD Approved UDR Activity for Operations</b>								
GM Recruiting Expense	-		-		2,872		(2,872)	
Legal Expenses - Past Due Account Collections	-		-		-		-	
Hazardous Tree Removal	-		-		14,906		(14,906)	
<b>Net Operations with Board Approved UDR</b>	<b>416,220</b>	<b>4,176</b>	<b>199,740</b>	<b>23,245</b>	<b>203,241</b>	<b>(8,965)</b>	<b>13,239</b>	<b>18,456</b>
<b>Other Operating Activity</b>								
UDR Activity	8,001				(843)		8,844	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				604		(604)	
<b>Total Other Operating Activity</b>	<b>8,668</b>				<b>(239)</b>		<b>8,907</b>	
<b>Grand Total Operations Activity</b>	<b>424,888</b>	<b>4,176</b>	<b>199,740</b>	<b>23,245</b>	<b>203,001</b>	<b>(8,965)</b>	<b>22,146</b>	<b>18,456</b>

\* Excludes Depreciation

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

**Sudden Valley Community Association**  
**Operations - By Department**  
**January 1, 2025 to September 30, 2025**  
**YEAR TO DATE**

Whole \$**UNAUDITED****Department**

	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	143,499	42,810	70,364	(3,810)	447,335	(123,649)	(374,200)	(84,649)
Accounting	23,761	(9,879)	271,971	9,117	72,633	(4,093)	(320,843)	(4,855)
Administration	6,387	5,600	306,674	34,094	142,735	(50,711)	(443,022)	(11,017)
Common Costs	47,570	12,326	-	-	415,336	(89,978)	(367,766)	(77,652)
Facilities	72,277	8,693	45,462	(2,260)	127,598	38,984	(100,783)	45,417
Maintenance	-	-	273,398	34,837	76,218	11,751	(349,616)	46,588
<b>Subtotal</b>	<b>293,494</b>	<b>59,550</b>	<b>967,869</b>	<b>71,978</b>	<b>1,281,855</b>	<b>(217,696)</b>	<b>(1,956,230)</b>	<b>(86,168)</b>
Golf	1,291,225	(11,308)	654,676	52,125	392,705	(36,805)	243,844	4,012
Marina	243,843	7,142	-	-	17,050	(966)	226,793	6,176
Rec/ Pools/ Parks	52,855	14,725	296,251	(76,703)	123,334	2,915	(366,730)	(59,063)
<b>Subtotal</b>	<b>1,587,923</b>	<b>10,559</b>	<b>950,927</b>	<b>(24,578)</b>	<b>533,089</b>	<b>(34,856)</b>	<b>103,907</b>	<b>(48,875)</b>
<b>Subtotal Operations before Ops Dues</b>	<b>1,881,417</b>	<b>70,109</b>	<b>1,918,796</b>	<b>47,400</b>	<b>1,814,944</b>	<b>(252,552)</b>	<b>(1,852,323)</b>	<b>(135,043)</b>
Ops Dues Earned	2,145,507						2,145,507	
Curr Yr Bad Debts Activity	(48,421)						(48,421)	
<b>Net Ops Dues</b>	<b>2,097,086</b>	<b>62,124</b>					<b>2,097,086</b>	<b>62,124</b>
<b>Net Operations</b>	<b>3,978,503</b>	<b>132,233</b>	<b>1,918,796</b>	<b>47,400</b>	<b>1,814,944</b>	<b>(252,552)</b>	<b>244,763</b>	<b>(72,919)</b>
<b>Net BOD Approved UDR Activity for Operations</b>								
GM Recruiting Expense	-		-		3,271		(3,271)	
Legal Expenses - Past Due Account Collections	-		-		9,984		(9,984)	
Hazardous Tree Removal	-		-		74,943		(74,943)	
<b>Net Operations with Board Approved UDR</b>	<b>3,978,503</b>	<b>132,233</b>	<b>1,918,796</b>	<b>47,400</b>	<b>1,903,142</b>	<b>(252,552)</b>	<b>156,565</b>	<b>(72,919)</b>
<b>Other Operating Activity</b>								
UDR Activity	99,102				7,385		91,717	
AR Accrual - Prior Year Reversal	(53,456)				-		(53,456)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	6,000				-		6,000	
Vacation Liability Accrual	-				13,694		(13,694)	
<b>Total Other Operating Activity</b>	<b>51,646</b>				<b>21,079</b>		<b>30,567</b>	
<b>Grand Total Operations Activity</b>	<b>4,030,149</b>	<b>132,233</b>	<b>1,918,796</b>	<b>47,400</b>	<b>1,924,221</b>	<b>(252,552)</b>	<b>187,132</b>	<b>(72,919)</b>

\* Excludes Depreciation

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

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2025

LLE = Lot Line Eraser

EEE = Erase Eraser

# Sudden Valley Community Association

**Sudden Valley Community Association**  
**Balance Sheet**  
**October 31, 2025 and December 31, 2024**

	<u>Unaudited**</u>		<u>See Note**</u>	Inc / (Dec)
	<u>Oct 31, 2025</u>	<u>Dec 31, 2024</u>		
<b>OPERATIONS</b>				
<b>Current Assets</b>				
Operating Cash	\$ 382,314	\$ 579,484	\$ (197,170)	
Building Completion Deposit Fund	818,900	749,910	68,990	
Member Receivables - Operations*	-	53,456	(53,456)	
Other Receivables	3,250	3,350	(100)	
Prepaid Expenses	130,356	82,148	48,208	
Operating Lease ROU Assets	24,151	29,554	(5,403)	
Inventory	5,285	5,824	(539)	
<b>Total Current Assets</b>	<b>1,364,256</b>	<b>1,503,726</b>	<b>(139,470)</b>	
<b>Current Liabilities</b>				
Accounts Payable	(54,282)	(159,772)	105,490	
Accrued Vacation Liability	(87,108)	(76,335)	(10,773)	
Accrued Payroll	-	(115,575)	115,575	
Prepaid Assessments	(212,122)	(241,080)	28,958	
Building Completion Deposits	(818,900)	(749,910)	(68,990)	
Other Refundable Deposits	(9,696)	(9,956)	260	
Operating Lease Liability	(24,151)	(29,554)	5,403	
Prepaid Golf Memberships	(8,845)	(112,307)	103,462	
<b>Total Current Liabilities</b>	<b>(1,215,104)</b>	<b>(1,494,489)</b>	<b>279,385</b>	
<b>Other Liabilities</b>				
Contingent PPP Loan Liability***	(357,700)	(357,700)	-	
Deferred Library Lease Revenue	(29,333)	(36,000)	6,667	
<b>Total Other Liabilities</b>	<b>(387,033)</b>	<b>(393,700)</b>	<b>6,667</b>	
<b>Operating Reserve Funds</b>				
Emergency Operating Cash	364,587	363,815	772	
Undesignated Reserves Cash	301,563	302,135	(572)	
<b>Total Operating Reserve Funds</b>	<b>666,150</b>	<b>665,950</b>	<b>200</b>	
<b>Net Operating Assets</b>	<b>\$ 428,269</b>	<b>\$ 281,487</b>	<b>\$ 146,782</b>	
<b>CAPITAL</b>				
<b>Capital Current Assets</b>				
CRRRF (Capital Repair & Replacement) Cash Fund	3,811,525	3,172,197	639,328	
Roads Reserve Cash Fund	2,797,636	2,102,138	695,498	
Board Density Reduction Cash Fund	128,474	87,889	40,585	
Mailbox Cash Fund	174,433	151,970	22,463	
CRRRF Capital Reserve Holding Cash	219,243	219,618	(375)	
Mitigation Assignment of Savings Cash	49,893	49,821	72	
LWWS Assignment of Savings Cash	14,950	14,939	11	
Member Receivables - Capital**	-	13,625	(13,625)	
<b>Total Capital Current Assets</b>	<b>7,196,154</b>	<b>5,812,197</b>	<b>1,383,957</b>	
<b>Capital Fixed Assets</b>				
Fixed Assets	16,798,929	17,006,025	(207,096)	
Finance ROU Assets	54,225	119,060	(64,835)	
Lots Held for Sale	211,534	231,826	(20,292)	
<b>Total Capital Assets</b>	<b>17,064,688</b>	<b>17,356,911</b>	<b>(292,223)</b>	
<b>Long Term Liabilities</b>				
CRRRF Loan 2022	(1,312,440)	(1,539,073)	226,633	
Finance Leases	(57,754)	(104,457)	46,703	
<b>Total Long Term Liabilities</b>	<b>(1,370,194)</b>	<b>(1,643,530)</b>	<b>273,336</b>	
<b>NET ASSETS</b>	<b>\$ 23,318,917</b>	<b>\$ 21,807,065</b>	<b>\$ 1,511,852</b>	
<b>MEMBER EQUITY</b>				
<b>Member Equity</b>				
Current Year Net Income: Operations	137,685	(374,591)	512,276	
Transfers Out from Operations to Capital	-	(145,600)	145,600	
Current Year Net Income: Capital**	1,375,008	1,294,054	80,954	
Transfers Into Capital from Operations	-	145,600	(145,600)	
Retained Earnings**	4,858,301	5,232,892	(374,591)	
Capital**	16,947,923	15,654,710	1,293,213	
<b>TOTAL MEMBER EQUITY</b>	<b>\$ 23,318,917</b>	<b>\$ 21,807,065</b>	<b>\$ 1,511,852</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 October 31, 2025, and December 31, 2024, the balances of receivables written off were \$785,696 and \$699,426, respectively.

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

**Sudden Valley Community Association**  
**Income Statement Summary**

UNAUDITED

	Current Month - October 2025			Year to Date - 10 Months Ending 10/31/2025		
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**
					Coll %	
<b>REVENUE</b>						
Current Year Dues & Assessments Income						
Dues & Assessments Income	238,316		247,087	2,383,822		2,469,144
Bad Debt Reserve	950		325	(47,470)		(34,619)
Net Current Year Assessment Income	<u>239,266</u>	<u>13,159</u>	<u>247,412</u>	<u>2,336,352</u>	<u>75,283</u>	<u>98.0%</u>
Bad Debt Recoveries - Prior Years			2,825			41,564
Golf Income	46,479	(9,126)	-	1,337,703	(20,435)	-
Marina Income	-	-	-	236,829	6,528	-
Rec Center & Pools Income	1,327	1,118	-	40,403	8,976	-
Legal & Collections Income	-	-	-	-	-	-
Other Income	26,043	15,619	-	146,741	41,154	-
Rental Income - Other	700	(1,402)	-	14,480	3,966	-
Area Z Rental Income	5,625	438	-	26,018	2,097	-
Lease Income	5,832	949	-	57,715	9,482	-
New Home Construction Fees	10,000	7,620	-	112,200	33,470	-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-	1,200
Capital Gain (Loss) on Sale of Lots	-	-	24,708	-	-	24,708
Investment Income	499	(84)	2,870	5,834	4	29,173
<b>Total Revenue</b>	<b>335,771</b>	<b>28,291</b>	<b>277,815</b>	<b>4,314,275</b>	<b>160,525</b>	<b>2,531,170</b>
<b>EXPENSES</b>						
Salaries & Benefits	183,255	23,623	-	2,102,052	71,022	-
Contracted & Professional Services	12,413	(1,812)	-	274,348	(104,102)	-
CC&Rs/ Mandates	47,987	2,179	-	468,467	(76,750)	-
Maintenance & Landscaping	44,795	3,442	-	438,937	3,349	-
Utilities	30,075	(6,062)	-	200,875	(462)	-
Administrative	15,997	1,092	-	171,689	(11,786)	-
Regulatory Compliance	7,762	15,347	-	257,747	(48,046)	-
Insurance Premiums	19,240	(1,719)	-	180,732	(5,619)	-
Other Expenses	-	417	-	418	3,749	-
Depreciation Expense	-	-	108,710	-	-	1,087,100
Closing Costs - Lot Sales	-	-	4,538	-	-	4,538
Interest expense	-	-	4,810	-	-	50,899
<b>Total Expenses</b>	<b>361,524</b>	<b>36,507</b>	<b>118,058</b>	<b>4,095,265</b>	<b>(168,645)</b>	<b>1,142,537</b>
<b>Net Income (Loss)</b>	<b>(25,753)</b>	<b>64,798</b>	<b>159,757</b>	<b>219,010</b>	<b>(8,120)</b>	<b>1,388,633</b>
<b>Net UDR Activity for Operations</b>						
GM Recruiting Expense	-			(3,271)		
Legal Expenses - Past Due Account Collections	-			(9,984)		
Hazardous Tree Removal	(25,057)			(100,000)		
<b>Net Income (Loss) with Board Approved UDR</b>	<b>(50,810)</b>	<b>64,798</b>	<b>159,757</b>	<b>105,755</b>	<b>(8,120)</b>	<b>1,388,633</b>
<b>Other Activity</b>						
Net Other UDR Activity*	(2,225)			89,492		
AR Accrual - Prior Year Reversal	-			(53,456)		(13,625)
AR Accrual - Current Year	-			-		-
Lease Income- Library Prepaid Recognized	667			6,667		
Vacation Liability Accrual	2,921			(10,773)		
<b>Total Other Activity</b>	<b>1,363</b>		<b>-</b>	<b>31,929</b>		<b>(13,625)</b>
<b>Grand Total Activity</b>	<b>(49,447)</b>	<b>64,798</b>	<b>159,757</b>	<b>137,685</b>	<b>(8,120)</b>	<b>1,375,008</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**  
10 Months Actual, 2 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	Operating Reserve Funds	
								Emergency Ops	UDR
<b>Net Available Cash 12/31/2024</b>	<b>3,172,197</b>	<b>2,102,138</b>	<b>219,618</b>	<b>87,889</b>	<b>151,970</b>	<b>64,760</b>	<b>\$ 5,798,572</b>	<b>363,815</b>	<b>302,135</b>
Dues Received	1,200,755	1,239,353			22,124		2,462,232		121,894
Storm Water Mitigation Plan Fee		-							-
Investment Income	16,199	11,963	466	123	339	83	29,173		
Sale of Assets	1,200						1,200	772	682
Sale of Lots (Net Proceeds)				40,462			40,462		-
Mitigation Release									-
2025 Expenditures	(581,226)	(555,818)	(841)	-	-		(1,137,885)		(123,148)
<b>Net Available Cash at 10/31/2025</b>	<b>3,811,525</b>	<b>2,797,636</b>	<b>219,243</b>	<b>128,474</b>	<b>174,433</b>	<b>64,843</b>	<b>\$ 7,196,154</b>	<b>364,587</b>	<b>301,563</b>
2 Month Outlook									
Outlook - 2025 Dues (95% collections)	228,999	235,520			4,209		468,728		
Outlook - Prior Year Collections	3,315	3,410			61		6,786		
CRRRF Loan Payments for year 2025	(55,507)						(55,507)		
Obligated Expenses/Holdings	(1,266,544)	(1,035,645)	(219,243)				(2,586,274)		
<b>Net Usable Cash Balance 12/31/2025</b>	<b>2,721,789</b>	<b>2,000,921</b>	<b>-</b>	<b>128,474</b>	<b>178,703</b>	<b>-</b>	<b>\$ 5,029,887</b>	<b>364,587</b>	<b>294,325</b>
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)		
<b>Net Usable Cash 12/31/2025, After Recommendation</b>	<b>\$ 2,121,789</b>	<b>\$ 1,500,921</b>	<b>\$ -</b>	<b>\$ 128,474</b>	<b>\$ 178,703</b>	<b>\$ -</b>	<b>\$ 3,929,887</b>	<b>\$ 364,587</b>	<b>\$ 294,325</b>
<b>Net Current Year Cash Increase (Decrease)</b>	<b>(450,408)</b>	<b>(101,217)</b>	<b>(219,618)</b>	<b>40,585</b>	<b>26,733</b>	<b>(64,760)</b>	<b>\$ (768,684)</b>	<b>772</b>	<b>(7,810)</b>

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

Sudden Valley Community Association

**Sudden Valley Community Association**  
**Operations - By Department**  
**October 1, 2025 to October 31, 2025**  
**CURRENT MONTH**

Whole \$

<u>UNAUDITED</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>
<u>Department</u>								
ACC / Security	14,350	7,776	7,422	(307)	29,080	18,270	(22,152)	25,739
Accounting	3,489	736	28,655	1,386	10,333	687	(35,499)	2,809
Administration	1,497	1,353	32,503	3,923	13,532	6,125	(44,538)	11,401
Common Costs	17,206	13,290	-	-	41,401	(12,306)	(24,195)	984
Facilities	11,457	1,220	4,726	(96)	27,524	(7,319)	(20,793)	(6,195)
Maintenance	-	-	23,269	9,902	20,494	5,624	(43,763)	15,526
<b>Subtotal</b>	<b>47,999</b>	<b>24,375</b>	<b>96,575</b>	<b>14,808</b>	<b>142,364</b>	<b>11,081</b>	<b>(190,940)</b>	<b>50,264</b>
Golf	46,479	(9,126)	64,108	11,838	24,074	5,587	(41,703)	8,299
Marina	-	-	-	-	1,564	(597)	(1,564)	(597)
Rec/ Pools/ Parks	2,027	(117)	22,572	(3,023)	10,267	(3,187)	(30,812)	(6,327)
<b>Subtotal</b>	<b>48,506</b>	<b>(9,243)</b>	<b>86,680</b>	<b>8,815</b>	<b>35,905</b>	<b>1,803</b>	<b>(74,079)</b>	<b>1,375</b>
<b>Subtotal Operations before Ops Dues</b>	<b>96,505</b>	<b>15,132</b>	<b>183,255</b>	<b>23,623</b>	<b>178,269</b>	<b>12,884</b>	<b>(265,019)</b>	<b>51,639</b>
Ops Dues Earned	238,316						238,316	
Curr Yr Bad Debts Activity	950						950	
<b>Net Ops Dues</b>	<b>239,266</b>	<b>13,159</b>					<b>239,266</b>	<b>13,159</b>
<b>Net Operations</b>	<b>335,771</b>	<b>28,291</b>	<b>183,255</b>	<b>23,623</b>	<b>178,269</b>	<b>12,884</b>	<b>(25,753)</b>	<b>64,798</b>
<b>Net BOD Approved UDR Activity for Operations</b>								
GM Recruiting Expense	-		-		-		-	
Legal Expenses - Past Due Account Collections	-		-		-		-	
Hazardous Tree Removal	-		-		25,057		(25,057)	
<b>Net Operations with Board Approved UDR</b>	<b>335,771</b>	<b>28,291</b>	<b>183,255</b>	<b>23,623</b>	<b>203,326</b>	<b>12,884</b>	<b>(50,809)</b>	<b>64,798</b>
<b>Other Operating Activity</b>								
UDR Activity	100				2,325		(2,225)	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				(2,921)		2,921	
<b>Total Other Operating Activity</b>	<b>767</b>				<b>(596)</b>		<b>1,363</b>	
<b>Grand Total Operations Activity</b>	<b>336,538</b>	<b>28,291</b>	<b>183,255</b>	<b>23,623</b>	<b>202,730</b>	<b>12,884</b>	<b>(49,447)</b>	<b>64,798</b>

\* Excludes Depreciation

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

Sudden Valley Community Association

**Sudden Valley Community Association**  
**Operations - By Department**  
**January 1, 2025 to October 31, 2025**  
**YEAR TO DATE**

Whole \$

<u>UNAUDITED</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>
<b>Department</b>								
ACC / Security	157,849	50,586	77,786	(4,117)	476,414	(105,378)	(396,351)	(58,909)
Accounting	27,250	(9,143)	300,627	10,502	82,966	(3,405)	(356,343)	(2,046)
Administration	7,884	6,953	339,176	38,018	156,267	(44,586)	(487,559)	385
Common Costs	64,776	25,616	-	-	456,736	(102,283)	(391,960)	(76,667)
Facilities	83,733	9,912	50,188	(2,356)	155,121	31,666	(121,576)	39,222
Maintenance	-	-	296,667	44,739	96,711	17,376	(393,378)	62,115
<b>Subtotal</b>	<b>341,492</b>	<b>83,924</b>	<b>1,064,444</b>	<b>86,786</b>	<b>1,424,215</b>	<b>(206,610)</b>	<b>(2,147,167)</b>	<b>(35,900)</b>
Golf	1,337,703	(20,435)	718,785	63,962	416,780	(31,219)	202,138	12,308
Marina	243,843	7,142	-	-	18,614	(1,563)	225,229	5,579
Rec/ Pools/ Parks	54,883	14,609	318,823	(79,726)	133,602	(273)	(397,542)	(65,390)
<b>Subtotal</b>	<b>1,636,429</b>	<b>1,316</b>	<b>1,037,608</b>	<b>(15,764)</b>	<b>568,996</b>	<b>(33,055)</b>	<b>29,825</b>	<b>(47,503)</b>
<b>Subtotal Operations before Ops Dues</b>	<b>1,977,921</b>	<b>85,240</b>	<b>2,102,052</b>	<b>71,022</b>	<b>1,993,211</b>	<b>(239,665)</b>	<b>(2,117,342)</b>	<b>(83,403)</b>
Ops Dues Earned	2,383,822						2,383,822	
Curr Yr Bad Debts Activity	(47,470)						(47,470)	
<b>Net Ops Dues</b>	<b>2,336,352</b>	<b>75,283</b>					<b>2,336,352</b>	<b>75,283</b>
<b>Net Operations</b>	<b>4,314,273</b>	<b>160,523</b>	<b>2,102,052</b>	<b>71,022</b>	<b>1,993,211</b>	<b>(239,665)</b>	<b>219,010</b>	<b>(8,120)</b>
<b>Net BOD Approved UDR Activity for Operations</b>								
GM Recruiting Expense	-		-		3,271		(3,271)	
Legal Expenses - Past Due Account Collections	-		-		9,984		(9,984)	
Hazardous Tree Removal	-		-		100,000		(100,000)	
<b>Net Operations with Board Approved UDR</b>	<b>4,314,273</b>	<b>160,523</b>	<b>2,102,052</b>	<b>71,022</b>	<b>2,106,465</b>	<b>(239,665)</b>	<b>105,755</b>	<b>(8,120)</b>
<b>Other Operating Activity</b>								
UDR Activity	99,202				9,710		89,492	
AR Accrual - Prior Year Reversal	(53,456)				-		(53,456)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	6,667				-		6,667	
Vacation Liability Accrual	-				10,773		(10,773)	
<b>Total Other Operating Activity</b>	<b>52,413</b>				<b>20,483</b>		<b>31,929</b>	
<b>Grand Total Operations Activity</b>	<b>4,366,685</b>	<b>160,523</b>	<b>2,102,052</b>	<b>71,022</b>	<b>2,126,949</b>	<b>(239,665)</b>	<b>137,685</b>	<b>(8,120)</b>

\* Excludes Depreciation

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

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2025

LLE = Lot Line Eraser

CTB = Covenant to Bind

		Sudden Valley Community Association - Capital Project Report													
		CRRRF Projects Open in 2025													
		Updated as of			10/31/2025										
		BOARD APPROVED PROJECT						A		B		A-B			
Cost Manager		BOARD APPROVED PROJECT						BUDGETED				Acctg Funds Obligated			
Turf Manager	1/23/20	9719.18	Trim Mower-Turf	CRRRF	Open	●	44,050	40,198		3,852	LE				
Turf Manager	1/23/20	9719.19	Utility Vehicles	CRRRF	Open	●	104,248	104,702		(454)	LE & X				
Golf Director	11/5/20	9721.01	Golf Cart Fleet	CRRRF	Open	●	183,900	174,905		8,995	LE				
Maint Manager	10/27/22 & 10/12/23 & 8/22/24	9722.08	Area Z Maintenance Facility Remodel	CRRRF	Open	●	503,898	499,719		4,180					
GM	10/27/22 & 9/28/23 & 11/2/23	9722.09	Barn 8 Refurbishment	CRRRF	Open	●	824,530	199,499		625,031					
GM	1/12/23 & 4/25/24 & 5/22/25	9723.04	Austin Creek Repair Design & Permitting	CRRRF	Open	●	34,585	9,703		24,882					
GM	3/9/23	9723.07	Website Improvements	CRRRF	Open	●	10,483	5,605		4,878					
Golf Director	12/14/23	9723.17	10 Additional Golf Carts Lease	CRRRF	Open	●	81,600	22,609		58,991	LE				
Maint Manager	1/25/24	9724.012	Turf Building Remodel-Permit/Design	CRRRF	Open	●	9,755	9,095		660					
Maint Manager	5/22/25 & 8/28/25	9724.013	Turf Building Remodel-Construction	CRRRF	Open	●	115,691	-		115,691					
Turf Manager	2/22/24	9724.05	Sand Trap Rake	CRRRF	Closed	●	32,579	32,579		-					
Maint Manager	2/22/24 & 8/28/25	9724.06	Club House HVAC 20 Ton Design/permitting/Construction	CRRRF	Open	●	169,928	17,730		152,198					
Maint Manager	4/25/24 & 7/25/24	9724.07	Adult Center Furnace & Water Heater Replacement	CRRRF	Open	●	42,422	44,588		(2,166)	X				
Maint Manager	7/25/24	9724.09	Fencing (Adult Cntr/Area Z/Turfcare) & Area Z RV Storage	CRRRF	Open	●	71,851	69,243		2,608					
Turf Manager	9/26/24	9724.11	#2 Golf Bridge Repair	CRRRF	Open	●	25,460	23,994		1,466					
Turf Manager	1/9/25	9725.01	Fairway Aerator- Wiedenmann Terra Spike XF6	CRRRF	Closed	●	57,495	57,495		-					
Turf Manager	1/23/25	9725.02	Turfcare Trailer	CRRRF	Closed	●	17,843	17,843		-					
Turf Manager	2/27/25	9725.03	Golf Course Fairway Top-Dresser Replacement	CRRRF	Open	●	50,592	-		50,592					
Maint Manager	3/27/25	9725.04	Zero-Turn Mower (Kubota ZD1211R)	CRRRF	Closed	●	21,146	20,601		-					
Maint Manager	4/10/25	9725.05	Marina Directional Signage	CRRRF	Open	●	15,000	1,937		13,063					
Maint Manager	4/10/25	9725.06	Gate 2 & Welcome Center Directional Signage	CRRRF	Open	●	20,000	3,907		16,093					
Maint Manager	4/24/25	9725.07	Welcome Center Exterior Painting	CRRRF	Open	●	7,611	7,611		-					
GM	6/12/25 & 10/23/25	9725.08	Lake Louise Slide Gate Replacement (Phase 1 & 2)	CRRRF	Open	●	71,786	-		71,786					
Turf Manager	6/26/25	9725.09	2025 Asphalt Cart Path Repairs	CRRRF	Open	●	54,080	51,267		2,813					
GM	9/25/25	9725.10	Clubhouse Water Heater Replacement	CRRRF	Open	●	11,587	7,490		4,097					
GM	9/25/25	9725.11	2025 AV Projector & Screen	CRRRF	Open	●	4,397	1,632		2,765					
GM	9/25/25	9725.12	2025 Computer System Replacements	CRRRF	Open	●	13,680	3,021		10,659					
Maint Manager	10/23/25	9725.13	Snow Removal Equipment - Snow Plow & Sander x 2	CRRRF	Open	●	35,000	-		35,000					
Maint Manager	10/23/25	9725.14	Maintenance Truck Replacement (OP-23)	CRRRF	Open	●	56,243	-		56,243					
					Open Projects Total, CRRRF		\$ 2,691,442	\$ 1,426,972		\$ 1,263,924					
			LE	These line items represent five-year finance leases, which means the obligated costs will be spread out over five-year periods.											
			X	Overbudget amount will be charged to operations.								Adjusted Balance			
												\$ 1,266,544			

		Sudden Valley Community Association - Capital Project Report													
		Roads Projects Open in 2025													
		Updated as of		10/31/2025											
		BOARD APPROVED PROJECT					A		B		A-B				
Cost Manager								BUDGETED				Acctg Funds Obligated			
	Approval Date		GL		Project Name		Fund		Status		Board Approved				
GM	5/11/23 & 6/8/23		9923.42	2023 Street Pavement Markings		ROADS	Open		●	31,803	27,366		4,437		
GM	2/22/24		9924.2	2024 On- Call Engineering		ROADS	Open		●	41,600	40,305		1,295		
GM	2/22/24		9924.5	2024 Renewal of 5-yr programmatic Permits		ROADS	Open		●	30,000	30,000		-		
GM	2/22/24 & 3/27/25		9924.6	Area Z Access Bridge & Culvert #4 Replacement with Bridge (2024 Design/Permitting & 2025 Construction)		ROADS	Open		●	1,219,468	380,539		838,929		
GM	2/27/25		9925.1	2025 Fast Response		ROADS	Open		●	91,936	25,179		66,758		
GM	2/27/25		9925.2	2025 On-Call Engineering		ROADS	Open		●	44,559	24,487		20,072		
GM	2/27/25		9925.3	2025 Pot Holes & Minor Road Repairs		ROADS	Open		●	37,856	34,793		3,063		
Maint Manager	2/27/25 & 4/24/25		9925.4	2025 Street signs & Pavement Markings		ROADS	Open		●	23,731	22,426		1,305		
Maint Manager	2/27/25		9925.5	Design/Permits for 2026 Road Projects		ROADS	Open		●	41,888	-		41,888		
							Subtotal Roads Open Projects		\$	1,562,841	\$	585,095	\$	977,746	
Maint Manager	2/27/25		9925.7	2025 CVC Supplies & Outside Contractor		ROADS	Open		●	99,559	49,516		50,043		
Maint Manager	2/27/25		9925.72	2025 CVC Wages, Taxes, & Benefits		ROADS	Open		●	67,774	59,918		7,856		
							Subtotal 2024 Roads CVC Project		\$	167,333	\$	109,434	\$	57,899	
											Open Project Totals, Roads		\$ 1,730,174		
											\$ 694,529	\$ 1,035,645			

		Sudden Valley Community Association - Capital Project Report														
		UDR Projects Open in 2025														
		Updated as of		10/31/2025					A		B		A-B			
		BOARD APPROVED PROJECT								BUDGETED						
Cost Manager		GL			Project Name		Fund		Status		Board Approved		Total Invoiced		Acctg Funds Obligated	
GM	12/19/16	9902	Area Z Mitigation		UDR	Open	●	186,290		179,053		7,237				
GM	4/13/23	9623	Firewise		UDR	Open	●	4,000		12,457		(8,457) A				
GM	4/13/23	9623.02	Firewise Wages, Taxes, & Benefits		UDR	Open	●	27,600		17,046		10,554 A				
						Total Firewise		\$ 31,600		\$ 29,503		\$ 2,097				
GM	6/13/24	9624.02	2024 GM Search		UDR	Open	●	32,850		28,399		4,451				
GM	8/22/24	9624.04	Legal Exp. for Past Due Accts Collections		UDR	Closed	●	20,000		20,000		-				
GM	6/12/25	9625.01	2025 Hazardous Tree Removal		UDR	Open	●	100,000		100,000		-				
						Open Project Totals, UDR		\$ 370,740		\$ 356,955		\$ 13,785				
			A			9623 and 9623.02 are the same project.										



# Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

[www.suddenvalley.com](http://www.suddenvalley.com)

## APPROVAL REQUEST MEMO

**To:** Sudden Valley Community Association Board of Directors  
**From:** Allen Helvajian, Compliance Manager  
**Date:** January 9, 2026  
**Subject:** Stormwater System Easement

---

### Purpose

To request approval for granting a Storm-water System Easement across Right-Of-Way (ROW) space owned by the Sudden Valley Community Association (SVCA).

### Background

The owner of 101 Polo Park Dr has requested an easement to install a storm-water connection across SVCA-owned space. The owner is making this application at the request of Whatcom County who wishes to preserve access to the system for future inspection purposes. It is in the Association's best interest to facilitate inspection opportunities to Storm-water Systems and to avoid conflicts with LWWSD, I recommend that the Board of Directors approve the proposed easement at the established fee for drafting and recording the agreements. SVCA's counsel, Aaron Haynes, has drafted an agreement allowing for the easement.

### Analysis

The proposed Storm-water Easement is attached for review. I propose a fee of \$1,500 to draft and record the easement.

### Request

Request that the SVCA Board of Directors approve the proposed easement for 101 Polo Park Dr and approve the proposed fee of \$1,500.00 to cover legal fees, recording fees and administrative costs.



## Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

[www.suddenvalley.com](http://www.suddenvalley.com)

### Motion

Move that the SVCA Board of Directors approve the proposed easements for 101 Polo Park Dr and the proposed fee of \$1,500.00 to cover recording fees and administrative costs.

### Approvals

Approved: \_\_\_\_\_ Not Approved: \_\_\_\_\_ SVCA Board of Directors

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Keith McLean, SVCA Board President

**GENERAL CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN  
(SWPPP)**

РУССКАЯ

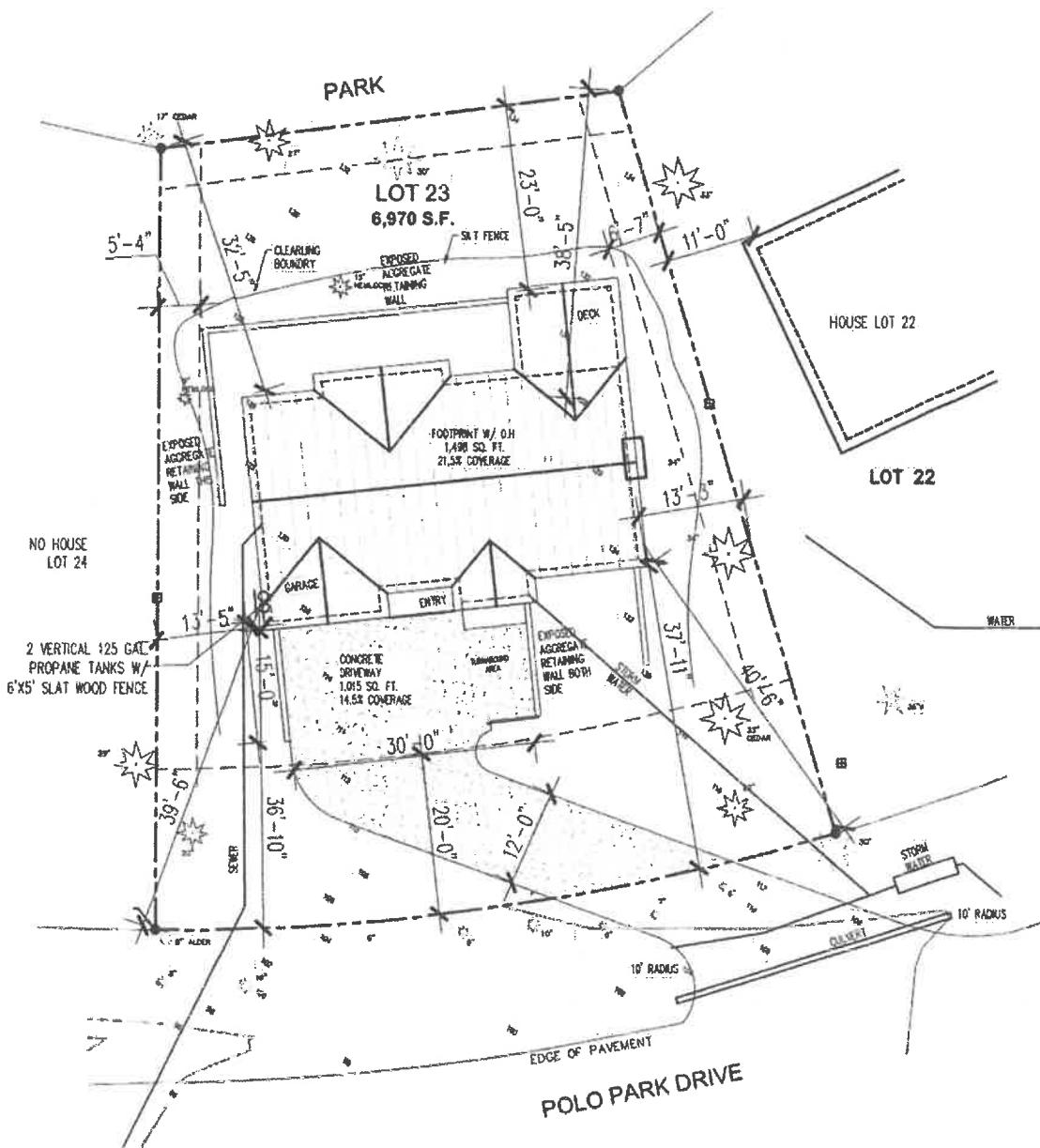
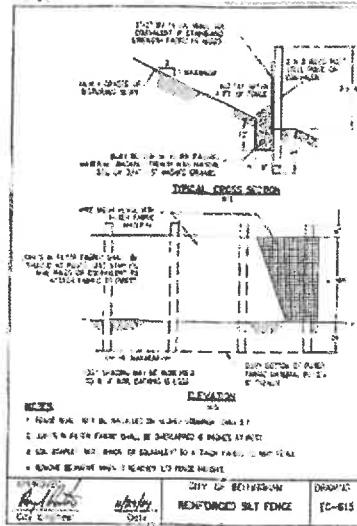
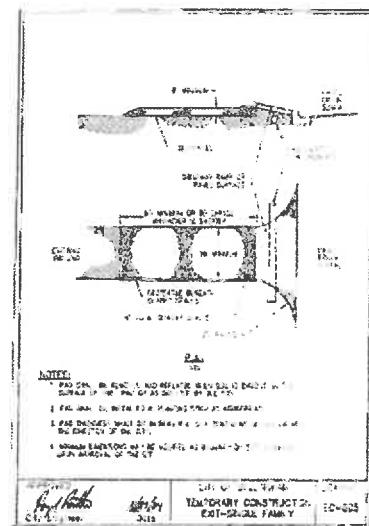
To prevent the discharge of significant and other pollutants in the water, than those less practicable for small construction projects.

### Design and implementation

Turn and the smart about clearing and grading of the site. It is most important only to clear the areas needed, keeping bushes, trees & shrubs. Please figure in that only those areas that are actively being worked are cleared.

New Case 3174: Shattered by the Raging Waves of the Shining Channel

- For a **new** project, in April 2001, no due date shall remain, even to a date selected for more than 180 days. From May 1 to September 30, the due date shall remain expected and unchanged for more than 60 days.
- Each shall be managed in a manner that does not permanently impact or disintegrate the organization's mission, its culture, and its leadership style. It shall not be a disruption, either the intent must be considered at the end of the conduct of activity. These areas include restoration of six days per year, performance, by law, patient organ transplant. Consideration of the patient's right to privacy, to change or to correct the content of personal information, or to protect a life.
- Urgent, any part, 30 days from the date of an emergency, for any reason, can be targeted to complete within the time as a matter of priority. This shall be defined as the **urgent**, "short term" and not the **critical** or **extending** years.
- Each shall conduct on behalf as soon as possible and publish the law. This will be timely and much more which any **urgent**, **critical**, or **extending** years prepares that will be temporary, even when **critical** or **extending** potential.
- Each shall submit to the **state** as soon as possible after publishing. This will be monthly, and submitted lots from public Bill.
- The **conduct** shall be **public**. Be **stated** where **public** will be leaving the **conduct** site and leaving the **public** area or **other** **public** surfaces.
- Provide **information** about **disability** to anyone who has been **disabled**. And there should be provided by someone as a simple and careful project in a suitable display area where it will be **extending**. Such as a **sign** to **public** area, **public** telephone, **private** **sign**, **public** **area**, **public** **area**.





Filed for Record at the Request of:

SUDDEN VALLEY COMMUNITY ASSOCIATION  
ATTN: SVCA PRESIDENT  
4 CLUBHOUSE CIRCLE  
BELLINGHAM, WA 98229

**TITLE OF DOCUMENT:**

EASEMENT FOR STORMWATER SYSTEM

**GRANTOR(S):**

SUDDEN VALLEY COMMUNITY ASSOCIATION, a Washington nonprofit corporation

**GRANTEE(S):**

J HANSEN INVESTMENTS LLC, a Washington limited liability company

**ABBREVIATED LEGAL DESCRIPTION(S):**

PLAT OF SUDDEN VALLEY DIV NO. 9 PRIVATE ROADS  
LOT 23, PLAT OF SUDDEN VALLEY DIV NO. 9

**TAX PARCEL NUMBER(S):**

370301 501148 0000 P/ 20987  
370301 560223 0000 P/ 21093

**REFERENCE NUMBERS OF DOCUMENTS ASSIGNED/RELEASED:**

N/A

## EASEMENT FOR STORMWATER SYSTEM

This **EASEMENT FOR STORMWATER SYSTEM** ("Agreement") is entered into this \_\_\_\_\_ day of October 2025 ("Effective Date"), by and between **SUDDEN VALLEY COMMUNITY ASSOCIATION**, a Washington nonprofit corporation, hereinafter referred to as (the "Grantor") or (the "Association"), and **J HANSEN INVESTMENTS, LLC**, a Washington limited liability company, hereinafter referred to as (the "Grantee"). Grantor and Grantee shall be collectively referred to hereinafter as (the "Parties") and individually as (a "Party").

### I. RECITALS

**WHEREAS**, Grantor owns the real property commonly known as the Polo Park Drive Right-of-Way legally described, in part, in **Exhibit "A"**, attached hereto ("Burdened Lot");

**WHEREAS**, Grantee owns the real property commonly known as 101 Polo Park Drive and legally described as follows ("Benefited Lot"):

LOT 23, PLAT OF SUDDEN VALLEY, DIVISION NO. 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGES 83 THROUGH 85, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

**WHEREAS**, the Parties desire to formalize an easement stormwater drainage across the Burdened Lot for the benefit of the Benefited Lot, according to the terms and conditions in this Agreement; and

**WHEREAS**, Grantor is willing to grant an easement for stormwater drainage to Grantee.

### II. TERMS AND CONDITIONS

**NOW, THEREFORE**, Grantor hereby conveys to Grantee, and Grantee's successors and assigns, a revocable easement for stormwater drainage across, along, and upon Grantor's Burdened Lot as described in **Exhibit "A"** and as shown on **Exhibit "B"**, ("Easement Area"), attached hereto and by this reference made a part hereof, for the purpose of stormwater drainage from 101 Polo Park Drive, subject to the following terms and conditions:

- 1. CONSTRUCTION, MAINTENANCE AND REPAIR.** Grantee is solely responsible for all costs of inspection, maintenance, improvement, repair, construction or reconstruction to the Easement Area. Grantee shall keep any stormwater drainage in proper operating condition and in the same condition as permitted and approved by the Association and Whatcom County upon its initial construction and installation. Any maintenance, improvement, repair, construction, or reconstruction to the Easement Area is subject to the following requirements:

- a. Review and approval by SVCA or its designee of plans, materials and methods for maintenance, improvement, repair, construction or reconstruction.
  - b. Compliance with SVCA's Architectural Control Committee ("ACC") Policies.
  - c. Compliance with Whatcom County standards and any applicable state and federal standards. Any maintenance, improvement, repair, construction or reconstruction requiring a permit from Whatcom County shall not be commenced until such permit has been issued.
2. **INDEMNIFICATION.** Grantee assumes any and all risk and liability associated with the use of this Easement and agrees to indemnify and hold Grantor, and its employees, officers, and board members, harmless against all liabilities, claims, judgments, or demands for damages arising from this Easement, and Grantee shall defend any and all suits that may be brought against the Association, and/or its employees, officers, and board members, arising from this Easement and will make good and reimburse the Association, and/or its employees, officers, and board members, for any expenditures the Association may make by reason of such suits. This indemnification shall not apply to any construction or disturbance caused by Grantor within the Easement Area, nor to any gross negligence of Grantor.
3. **CONFORMANCE WITH LAWS.** The Grantee shall conform with and abide by the rules, codes, laws, and regulations in connection with the use of the Easement Area. Except as otherwise provided for in this Agreement, the Grantee shall keep the Easement Area free and clear of all liens and charges whatsoever arising from the maintenance and/or use of the Easement.
4. **REMEDIES.** In the event that Grantee is in default of the terms or conditions of this Easement, the Association shall have the option to notify Grantee, in writing, of the default and specify the steps which must be taken to cure the same. Grantee shall have thirty (30) days from the date of mailing of the written notice to take the steps necessary to cure the default provided that if the steps may not be reasonably completed within thirty (30) days, Grantee shall initiate the cure and diligently pursue it, considering time is of the essence, to conclusion. If Grantee fails to cure any default, the Association may in addition to any other remedies available in law or equity:
  - 4.1 Revoke this Easement upon written notice to the Grantee, which revocation shall become effective upon the unilateral recording by the Association of a Revocation of Easement in the Office of the Auditor in and for Whatcom County, Washington.
  - 4.2 Perform the cure at the Association's expense and bill such charges, plus an administrative fee of 10% thereon, to Grantee, which invoice shall incur interest at the rate of twelve percent (12%) per annum from the date issued until paid in full. The Association shall record a lien against the Grantee Lot to secure payment of such charges. Such lien shall run with the land and may be foreclosed in the same manner as a mortgage.
5. **NOTICES.** Any notice or communication required or permitted by this Agreement shall be deemed to have been duly given if delivered personally to the Party to whom the notice or communication is directed, or if mailed by registered or certified mail, with postage and charges prepaid. Such notice or communication shall be deemed to be given when personally delivered  
EASEMENT FOR STORMWATER DRAINAGE –

to the Grantee or the Association, or, if mailed, five (5) business days after the date of mailing. Any notice required under the Agreement shall be mailed to the Grantee at the mailing address on file with the Association.

**6. BINDING EFFECT.** This Easement, and all rights associated therewith, shall be perpetual in existence and duration, considered and construed as covenants running with the land, and shall be binding upon, inure, and extend to the benefit of the heirs, executors, administrators, successors, and assigns of the Parties hereto.

**7. NOT A PUBLIC DEDICATION.** Nothing herein contained shall be deemed to be a gift or dedication of any portion of the real property described herein to the general public or for any public use or purpose whatsoever.

**8. SEVERABILITY.** In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

**9. LITIGATION.** If a legal action is instituted by reason of any default or breach on the part of any Party in the performance of any of the provisions of this Agreement, the substantially prevailing Party shall be entitled to an award of its attorneys' fees and costs incurred in connection therewith. It is agreed that the jurisdiction and venue of any legal actions brought under the terms of this Agreement shall be exclusively in the Superior Court for Whatcom County, Washington. The Parties expressly waive their rights to a trial by jury.

**10. AMENDMENTS.** Except as otherwise set forth herein, this Agreement may not be modified, amended, or terminated except by the written agreement of all Parties, or their respective successors and assigns.

**11. WAIVER OF JURY TRIAL.** GRANTOR AND GRANTEE, AND EACH OF THEIR RESPECTIVE HEIRS, SUCCESSORS, AND ASSIGNS, HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHTS THEY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED ON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH, THIS AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY, RELATED TO THIS AGREEMENT. THIS PROVISION IS A MATERIAL INDUCEMENT FOR EACH PARTY TO ENTER INTO THIS AGREEMENT.

**12. ENTIRE AGREEMENT.** This Agreement contains all of the understandings between the Parties. Each Party represents that no promises, representations, or commitments have been made by the other as a basis for this Agreement, which have not been reduced to writing herein. No oral promises or representations shall be binding upon any Party, whether made in the past or to be made in the future, unless such promises or representations are reduced to writing in the form of a modification to this Agreement.

**IN WITNESS WHEREOF,** the Parties have set their hands and signed this Agreement on the day and year first above written.

EASEMENT FOR STORMWATER DRAINAGE -

**GRANTOR:**

**SUDDEN VALLEY COMMUNITY ASSOCIATION**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF WASHINGTON    )  
                                  ) ss.  
COUNTY OF WHATCOM    )

On this day personally appeared before me \_\_\_\_\_, to me known to be the \_\_\_\_\_ of **SUDDEN VALLEY COMMUNITY ASSOCIATION**, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument on behalf of the corporation.

**GIVEN** under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the  
State of Washington, Residing at \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

*[Additional Signatures and Notaries on Subsequent Pages]*

EASEMENT FOR STORMWATER DRAINAGE –

GRANTEE:

J HANSEN INVESTMENTS LLC

By Jon Hansen  
Its: Governor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

On this day personally appeared before me Jon Hansen, to me known to be the Governor of J HANSEN INVESTMENTS LLC, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument on behalf of the limited liability company.

GIVEN under my hand and official seal this 4<sup>th</sup> day of November, 2025.



  
Print Name: Katherine Pulver  
NOTARY PUBLIC in and for the  
State of Washington, Residing at Bellingham WA  
My Commission Expires: 11-25-2028

EASEMENT FOR STORMWATER DRAINAGE –

**EXHIBIT A  
LEGAL DESCRIPTION  
GRANTOR'S PROPERTY / THE "BURDENED LOT"**

**EASEMENT FOR STORMWATER DRAINAGE –**

## EXHIBIT "A"

### DESCRIPTION OF STORMWATER EASEMENT

AN EASEMENT OVER, UNDER AND ACROSS A PORTION OF POLO PARK DRIVE RIGHT-OF-WAY LYING WITHIN SUDDEN VALLEY DIVISION 9, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 23, PLAT OF SUDDEN VALLEY, DIVISION No. 9, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGES 83 THROUGH 85, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON.  
SITUATE IN WHATCOM COUNTY, WASHINGTON. ; THENCE THE FOLLOWING NINE (9) COURSES:

Course	Bearing	Distance
E1	RADIUS=295.00' LENGTH=2.74' CENTRAL ANGLE=0°31'54"	
E2	S 49°04'16" E	6.22'
E3	N 67°10'15" E	13.01'
E4	S 62°31'21" E	11.17'
E5	S 27°28'39" W	10.00'
E6	N 62°31'21" W	6.47'
E7	S 67°10'15" W	14.53'
E8	N 49°04'16" W	19.01'
E9	RADIUS=295.00' LENGTH=9.23' CENTRAL ANGLE=1°47'35"	

AS DEPICTED ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SITUATE IN WHATCOM COUNTY WASHINGTON.

**EXHIBIT B**  
**EASEMENT AREA**

**EASEMENT FOR STORMWATER DRAINAGE -**

## EXHIBIT "B"

DEPICTING STORMWATER EASEMENT  
PORTION OF THE NE 1/4 SE 1/4, SECTION 1,  
TOWNSHIP 37 NORTH, RANGE 3 EAST OF W.M.  
WHATCOM COUNTY, WASHINGTON

### EASEMENT NOTE:

THIS 10' WIDE EASEMENT IS CENTERED OVER THE  
EXISTING STORM DRAIN LINE AS CONSTRUCTED OR TO BE  
CONSTRUCTED. NO FIELD WORK WAS PERFORMED BY THIS  
EASEMENT.

