

Sudden Valley Community Association

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

	Unaudited** Jan 31, 2026	Unaudited** Dec 31, 2025	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 594,221	\$ 493,749	\$ 100,472
Building Completion Deposit Fund	718,900	798,900	(80,000)
Member Receivables - Operations*	-	47,957	(47,957)
Other Receivables	3,250	3,850	(600)
Prepaid Expenses	77,086	91,940	(14,854)
Operating Lease ROU Assets	22,474	23,036	(562)
Inventory	6,415	5,704	711
Total Current Assets	1,422,346	1,465,136	(42,790)
Current Liabilities			
Accounts Payable	(140,206)	(169,663)	29,457
Accrued Vacation Liability	(86,985)	(78,129)	(8,856)
Accrued Payroll	-	(96,358)	96,358
Prepaid Assessments	(433,605)	(187,700)	(245,905)
Building Completion Deposits	(718,900)	(798,900)	80,000
Other Refundable Deposits	(11,076)	(11,426)	350
Operating Lease Liability	(22,474)	(23,036)	562
Prepaid Golf Memberships	-	(156,649)	156,649
Total Current Liabilities	(1,413,246)	(1,521,861)	108,615
Other Liabilities			
Contingent PPP Loan Liability***	(357,700)	(357,700)	-
Deferred Library Lease Revenue	(27,333)	(28,000)	667
Total Other Liabilities	(385,033)	(385,700)	667
Operating Reserve Funds			
Emergency Operating Cash	364,771	364,709	62
Undesignated Reserves Cash	330,339	314,936	15,403
Total Operating Reserve Funds	695,110	679,645	15,465
Net Operating Assets	\$ 319,177	\$ 237,220	\$ 81,957
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,838,144	3,757,709	80,435
Roads Reserve Cash Fund	3,033,126	2,992,291	40,835
Board Density Reduction Cash Fund	150,802	150,789	13
Mailbox Cash Fund	181,064	178,900	2,164
CRRRF Capital Reserve Holding Cash	219,353	219,316	37
Mitigation Assignment of Savings Cash	49,911	49,905	6
LWWSD Assignment of Savings Cash	14,953	14,953	-
Member Receivables - Capital**	-	13,020	(13,020)
Total Capital Current Assets	7,487,353	7,376,883	110,470
Capital Fixed Assets			
Fixed Assets	16,868,499	16,881,457	(12,958)
Finance ROU Assets	34,775	41,258	(6,483)
Lots Held for Sale	188,706	188,706	-
Total Capital Assets	17,091,980	17,111,421	(19,441)
Long Term Liabilities			
CRRRF Loan 2022	(1,243,871)	(1,267,067)	23,196
Finance Leases	(45,591)	(49,661)	4,070
Total Long Term Liabilities	(1,289,462)	(1,316,728)	27,266
NET ASSETS	\$ 23,609,048	\$ 23,408,796	\$200,252
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	79,713	(55,534)	135,247
Transfers Out from Operations to Capital	-	-	-
Current Year Net Income: Capital**	120,540	1,658,105	(1,537,565)
Transfers Into Capital from Operations	-	-	-
Retained Earnings**	4,141,708	4,197,242	(55,534)
Capital**	19,267,087	17,608,982	1,658,105
TOTAL MEMBER EQUITY	\$ 23,609,048	\$23,408,796	\$200,252

* 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 January 31, 2026, and December 31, 2025, the balances of receivables written off were \$828,154 and \$743,506, respectively.

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

*** At 2024 year end, the Association recorded a contingent liability relating to Paycheck Protection Program (PPP) loan funds that were received in May 2020 and then forgiven by the Small Business Administration (SBA) in September 2021, which are funds that the SBA has since subsequently deemed that the Association did not qualify for because of its 501(C)(4) tax exempt status, which was communicated to the Association by the government in April 2025. This contingency was classified by the Association as probable. And upon final resolution with the SBA, the Association believes that the estimated amount of liability will be limited to the original amount of the PPP loan funds received (\$357,700) because of the fact that the Association fully disclosed its tax exempt status to the SBA during the PPP loan application process, which the government has especially acknowledged.

**Sudden Valley Community Association
Income Statement Summary**

<u>UNAUDITED</u>	Current Month - January 2026			Year to Date - 1 Month Ending 1/31/2026			
	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	268,031		251,117	268,031			251,117
Bad Debt Reserve	(22,233)		(15,258)	(22,233)			(15,258)
Net Current Year Assessment Income	245,798	(8,228)	235,859	245,798	(8,228)	91.7%	235,859
Bad Debt Recoveries - Prior Years			8,005				8,005
Golf Income	215,686	460	-	215,686	460		-
Marina Income	151	151	-	151	151		-
Rec Center & Pools Income	681	(128)	-	681	(128)		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	4,880	(5,254)	-	4,880	(5,254)		-
Rental Income - Other	60	(1,194)	-	60	(1,194)		-
Area Z Rental Income	5,432	196	-	5,432	196		-
Lease Income	5,882	-	-	5,882	-		-
New Home Construction Fees	750	750	-	750	750		-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		-
Capital Gain (Loss) on Sale of Lots	-	-	-	-	-		-
Investment Income	481	(269)	2,963	481	(269)		2,963
Total Revenue	479,801	(13,516)	246,827	479,801	(13,516)		246,827
EXPENSES							
Salaries & Benefits	170,010	14,662	-	170,010	14,662		-
Contracted & Professional Services	26,495	(7,240)	-	26,495	(7,240)		-
CC&Rs/ Mandates	36,938	6,431	-	36,938	6,431		-
Maintenance & Landscaping	41,756	(4,368)	-	41,756	(4,368)		-
Utilities	14,577	(732)	-	14,577	(732)		-
Administrative	12,987	7,796	-	12,987	7,796		-
Regulatory Compliance	34,951	(4,063)	-	34,951	(4,063)		-
Insurance Premiums	19,240	1,966	-	19,240	1,966		-
Other Expenses	-	292	-	-	292		-
Depreciation Expense	-	-	108,710	-	-		108,710
Closing Costs - Lot Sales	-	-	-	-	-		-
Interest expense	-	-	4,557	-	-		4,557
Total Expenses	356,954	14,744	113,267	356,954	14,744		113,267
Net Income (Loss)	122,847	1,228	133,560	122,847	1,228		133,560
Other Activity							
Net Other UDR Activity*	13,012			13,012			
AR Accrual - Prior Year Reversal	(47,957)		(13,020)	(47,957)			(13,020)
AR Accrual - Current Year	-		-	-			-
Lease Income- Library Prepaid Recognized	667			667			
Vacation Liability Accrual	(8,856)			(8,856)			
Total Other Activity	(43,134)		(13,020)	(43,134)			(13,020)
Grand Total Activity	79,713	1,228	120,540	79,713	1,228		120,540

*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
 1 Month Actual, 11 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2025	3,757,709	2,992,291	219,316	150,789	178,900	64,858	\$ 7,363,863	364,709	314,936	\$ 679,645
Dues Received	120,148	119,338		-	2,134		241,620	-	15,550	15,550
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	1,597	1,279	37	14	30	6	2,963	62	51	112
Sale of Assets	-						-			-
Sale of Lots (Net Proceeds)				-			-			-
Mitigation Release	-	-				-	-			-
2026 Expenditures	(43,710)	(79,782)	-	-	-		(123,492)		(197)	(197)
Net Available Cash at 1/31/2026	3,838,144	3,033,126	219,353	150,802	181,064	64,864	\$ 7,487,353	364,771	330,339	\$ 695,110
11 Month Outlook										
Outlook - 2026 Dues (95% collections)	1,303,791	1,293,696			23,119		\$ 2,620,606			\$ -
Outlook - Prior Year Collections	17,657	17,520			313		35,491		37,843	37,843
CRRRF Loan Payments for year 2026	(305,286)						(305,286)			-
Obligated Expenses/Holdings	(1,058,298)	(1,215,857)	(219,353)			(64,864)	(2,558,372)		(13,785)	(13,785)
Net Usable Cash Balance 12/31/2026	3,796,008	3,128,485	-	150,802	204,496	-	\$ 7,279,792	364,771	354,397	\$ 719,168
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2026, After Recommendation	\$ 3,196,008	\$ 2,628,485	\$ -	\$ 150,802	\$ 204,496	\$ -	\$ 6,179,792	\$ 364,771	\$ 354,397	\$ 719,168
Net Current Year Cash Increase (Decrease)	38,299	136,194	(219,316)	14	25,596	(64,858)	\$ (84,071)	62	39,461	\$ 39,523

*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
January 1, 2026 to January 31, 2026
CURRENT MONTH

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & 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	1,250	(2,860)	6,735	(372)	66,641	(6,742)	(72,126)	(9,974)
Accounting	1,359	(1,272)	26,524	315	4,037	2,550	(29,202)	1,593
Administration	113	54	32,457	(2,628)	19,439	(6,543)	(51,783)	(9,117)
Common Costs	3,388	(695)	-	-	29,313	6,245	(25,925)	5,550
Facilities	11,313	29	4,141	(45)	14,055	2,612	(6,883)	2,596
Maintenance	-	-	36,258	1,965	4,022	2,378	(40,280)	4,343
Subtotal	17,423	(4,744)	106,115	(765)	137,507	500	(226,199)	(5,009)
Golf	215,686	460	47,977	12,676	44,483	(604)	123,226	12,532
Marina	151	151	-	-	823	(231)	(672)	(80)
Rec/ Pools/ Parks	741	(1,155)	15,918	2,751	4,129	417	(19,306)	2,013
Subtotal	216,578	(544)	63,895	15,427	49,435	(418)	103,248	14,465
Subtotal Operations before Ops Dues	234,001	(5,288)	170,010	14,662	186,942	82	(122,951)	9,456
Ops Dues Earned	268,031						268,031	
Curr Yr Bad Debts Activity	(22,233)						(22,233)	
Net Ops Dues	245,798	(8,228)					245,798	(8,228)
Net Operations	479,799	(13,516)	170,010	14,662	186,942	82	122,847	1,228
Other Operating Activity								
UDR Activity	13,145				133		13,012	
AR Accrual - Prior Year Reversal	(47,957)				-		(47,957)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				8,856		(8,856)	
Total Other Operating Activity	(34,145)				8,989		(43,134)	
Grand Total Operations Activity	445,654	(13,516)	170,010	14,662	195,931	82	79,713	1,228

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2026 to January 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	1,250	(2,860)	6,735	(372)	66,641	(6,742)	(72,126)	(9,974)
Accounting	1,359	(1,272)	26,524	315	4,037	2,550	(29,202)	1,593
Administration	113	54	32,457	(2,628)	19,439	(6,543)	(51,783)	(9,117)
Common Costs	3,388	(695)	-	-	29,313	6,245	(25,925)	5,550
Facilities	11,313	29	4,141	(45)	14,055	2,612	(6,883)	2,596
Maintenance	-	-	36,258	1,965	4,022	2,378	(40,280)	4,343
Subtotal	17,423	(4,744)	106,115	(765)	137,507	500	(226,199)	(5,009)
Golf	215,686	460	47,977	12,676	44,483	(604)	123,226	12,532
Marina	151	151	-	-	823	(231)	(672)	(80)
Rec/ Pools/ Parks	741	(1,155)	15,918	2,751	4,129	417	(19,306)	2,013
Subtotal	216,578	(544)	63,895	15,427	49,435	(418)	103,248	14,465
Subtotal Operations before Ops Dues	234,001	(5,288)	170,010	14,662	186,942	82	(122,951)	9,456
Ops Dues Earned	268,031						268,031	
Curr Yr Bad Debts Activity	(22,233)						(22,233)	
Net Ops Dues	245,798	(8,228)					245,798	(8,228)
Net Operations	479,799	(13,516)	170,010	14,662	186,942	82	122,847	1,228
Other Operating Activity								
UDR Activity	13,145				133		13,012	
AR Accrual - Prior Year Reversal	(47,957)				-		(47,957)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				8,856		(8,856)	
Total Other Operating Activity	(34,145)				8,989		(43,134)	
Grand Total Operations Activity	445,654	(13,516)	170,010	14,662	195,931	82	79,713	1,228

* Excludes Depreciation

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

Sudden Valley Community Association

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

UNAUDITED

	2026 January Actuals	2026 MTD B / (W) Budget	2026 YTD (1 Month) Actuals	2026 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	245,798	(8,228)	245,798	(8,228)
Golf Income	215,686	460	215,686	460
Marina Income	151	151	151	151
Area Z Rental Income	5,432	196	5,432	196
Lease Income	5,882	-	5,882	-
Non-Lease Facility Rentals	60	(1,194)	60	(1,194)
Rec Center and Pools Income	681	(128)	681	(128)
New Home Construction Fees	750	750	750	750
Other AR Income	4,629	(5,446)	4,629	(5,446)
Other Income	251	192	251	192
Investment Income	481	(269)	481	(269)
Total Revenue	479,801	(13,516)	479,801	(13,516)
EXPENSES				
Salaries & Benefits				
ACC / Security	6,735	(372)	6,735	(372)
Accounting	26,524	315	26,524	315
Administration	32,457	(2,628)	32,457	(2,628)
Facilities	4,141	(45)	4,141	(45)
Maintenance	36,258	1,965	36,258	1,965
Golf	47,977	12,676	47,977	12,676
Rec/ Pools/ Parks	15,918	2,751	15,918	2,751
Marina	-	-	-	-
Total Salaries & Benefits	170,010	14,662	170,010	14,662
Other Expenses				
Administrative				
General Administrative	40	(40)	40	(40)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	2,181	(563)	2,181	(563)
Dues & Subscriptions	2,004	7,677	2,004	7,677
Office Supplies	1,032	1,229	1,032	1,229
GM Discretionary Funds	563	(494)	563	(494)
Advertising Costs	1,149	(486)	1,149	(486)
Cash Over/Short	(39)	39	(39)	39
Currency Gain/Loss	-	-	-	-
Events Charges	-	10	-	10
Printing & Copying	2,831	347	2,831	347
Training & Conferences	425	533	425	533
Recruiting Expense	66	54	66	54
Operating Performance Commissions	-	-	-	-
Operating Perf Comm Payroll Taxes	-	-	-	-
Payroll Service Fees	2,328	(619)	2,328	(619)
Insurance Claims	-	-	-	-
Uniforms	407	109	407	109
Cashiering Clearing Account	-	-	-	-
Total Administrative	12,987	7,796	12,987	7,796
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	33,619	(4,171)	33,619	(4,171)
Permits & Licenses	466	(251)	466	(251)
Audit & Tax Services	-	-	-	-
Regulatory Compliance	250	94	250	94
Federal Income Tax	-	-	-	-
State B&O Tax	616	265	616	265
Property/Real Estate Tax	-	-	-	-
Total Regulator Compliance	34,951	(4,063)	34,951	(4,063)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	224	1,340	224	1,340
Postage	824	(135)	824	(135)
Postage- Views	1,389	(139)	1,389	(139)
Newsletter Services	4,891	272	4,891	272
Legal Services	4,497	3,836	4,497	3,836
Professional Security Services	25,113	1,257	25,113	1,257
Total CC&Rs/ Mandates	36,938	6,431	36,938	6,431

Sudden Valley Community Association

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

UNAUDITED

	2026 January Actuals	2026 MTD B / (W) Budget	2026 YTD (1 Month) Actuals	2026 YTD B / (W) Budget
Insurance Premiums	19,240	1,966	19,240	1,966
Utilities				
Utilities	(3,076)	3,076	(3,076)	3,076
Utilities- Natural Gas	1,700	1,416	1,700	1,416
Utilities- Water & Sewer	-	-	-	-
Utilities- Electricity	8,777	(3,483)	8,777	(3,483)
Utilities- Trash & Recycling Service	1,745	(269)	1,745	(269)
Utilities- Communications Service	5,431	(1,472)	5,431	(1,472)
Total Utilities	<u>14,577</u>	<u>(732)</u>	<u>14,577</u>	<u>(732)</u>
Maintenance & Landscaping				
Landscape R&M	-	8,138	-	8,138
Building R&M- Materials	3,870	(876)	3,870	(876)
Building R&M- Contract Services	5,661	(985)	5,661	(985)
Raw Materials	19,204	(16,798)	19,204	(16,798)
Raw Materials: Sand & Gravel	2,496	(2,496)	2,496	(2,496)
Janitorial Supplies	140	1,181	140	1,181
Equipment R&M	4,289	6,370	4,289	6,370
Small Tools & Equipment	961	194	961	194
Vehicle R&M	1,587	(894)	1,587	(894)
Vehicle Fuel	2,651	(94)	2,651	(94)
Other Supplies	814	864	814	864
Other R&M	-	1,111	-	1,111
Weather Response	83	(83)	83	(83)
Total Maintenance & Landscaping	<u>41,756</u>	<u>(4,368)</u>	<u>41,756</u>	<u>(4,368)</u>
Contracted & Professional Services				
Equipment Lease & Rental	6,338	2,070	6,338	2,070
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	10,247	(3,670)	10,247	(3,670)
Pool Management	-	-	-	-
Safety & Security Services	5,060	(2,935)	5,060	(2,935)
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	1,700	(1,700)	1,700	(1,700)
Other Professional Services	3,150	(1,005)	3,150	(1,005)
Total Contracted & Professional Services	<u>26,495</u>	<u>(7,240)</u>	<u>26,495</u>	<u>(7,240)</u>
Other Expenses				
Vandalism	-	-	-	-
Other Charges	-	-	-	-
SVCA Committee Support	-	292	-	292
Total Other Expenses	<u>-</u>	<u>292</u>	<u>-</u>	<u>292</u>
Total Other Expenses	<u>186,944</u>	<u>82</u>	<u>186,944</u>	<u>82</u>
Total Operations Expenses	<u>356,954</u>	<u>14,744</u>	<u>356,954</u>	<u>14,744</u>
Net Operations Income (Loss)	<u>122,847</u>	<u>1,228</u>	<u>122,847</u>	<u>1,228</u>
Other Operating Activity- Income/(Expense)				
UDR Activity	13,012		13,012	
AR Accrual - Prior Year Reversal	(47,957)		(47,957)	
AR Accrual - Current Year	-		-	
Lease Income- Library Prepaid Recognized	667		667	
Vacation Liability Accrual	(8,856)		(8,856)	
Total Other Operating Activity	<u>(43,134)</u>		<u>(43,134)</u>	
Grand Total Operations Activity	<u>79,713</u>	<u>1,228</u>	<u>79,713</u>	<u>1,228</u>
* Excludes Depreciation				

Income Statement Report Sudden Valley Community Association Common Costs

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2026 Ops	(22,232.50)	(13,369.83)	(8,862.67)	(22,232.50)	(13,369.83)	(8,862.67)	(160,438.00)	(138,205.50)
4005.26 - Member Assessments 2026	268,030.84	267,396.33	634.51	268,030.84	267,396.33	634.51	3,208,756.00	2,940,725.16
Total Dues and Assessment Income- Ops	245,798.34	254,026.50	(8,228.16)	245,798.34	254,026.50	(8,228.16)	3,048,318.00	2,802,519.66
Other AR Income								
4830 - Advertising Income	2,472.50	3,333.33	(860.83)	2,472.50	3,333.33	(860.83)	40,000.00	37,527.50
4831 - BD Expense- Views Ads	297.00	0.00	297.00	297.00	0.00	297.00	0.00	(297.00)
Total Other AR Income	2,769.50	3,333.33	(563.83)	2,769.50	3,333.33	(563.83)	40,000.00	37,230.50
Other Income								
4870 - Member Donation Income	137.90	0.00	137.90	137.90	0.00	137.90	0.00	(137.90)
Total Other Income	137.90	0.00	137.90	137.90	0.00	137.90	0.00	(137.90)
Investment Income								
4900 - Interest Earned - Operating Accounts	480.71	750.00	(269.29)	480.71	750.00	(269.29)	9,000.00	8,519.29
Total Investment Income	480.71	750.00	(269.29)	480.71	750.00	(269.29)	9,000.00	8,519.29
Total Common Costs Income	249,186.45	258,109.83	(8,923.38)	249,186.45	258,109.83	(8,923.38)	3,097,318.00	2,848,131.55
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00	500.00
9005 - State B&O Tax	19.18	25.00	(5.82)	19.18	25.00	(5.82)	300.00	280.82
9015 - Property/Real Estate Tax	0.00	0.00	0.00	0.00	0.00	0.00	65,000.00	65,000.00
Total Regulatory Compliance	19.18	66.67	(47.49)	19.18	66.67	(47.49)	65,800.00	65,780.82
CC&Rs/ Mandates								
5216 - Postage- Views	1,388.87	1,250.00	138.87	1,388.87	1,250.00	138.87	15,000.00	13,611.13
5225 - Newsletter Services	4,510.00	5,000.00	(490.00)	4,510.00	5,000.00	(490.00)	60,000.00	55,490.00
7020 - Legal Services	4,497.08	8,333.33	(3,836.25)	4,497.08	8,333.33	(3,836.25)	100,000.00	95,502.92
Total CC&Rs/ Mandates	10,395.95	14,583.33	(4,187.38)	10,395.95	14,583.33	(4,187.38)	175,000.00	164,604.05

Income Statement Report

Sudden Valley Community Association

Common Costs

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	18,898.16	20,907.92	(2,009.76)	18,898.16	20,907.92	(2,009.76)	250,895.00	231,996.84
Total Insurance	18,898.16	20,907.92	(2,009.76)	18,898.16	20,907.92	(2,009.76)	250,895.00	231,996.84
Total Common Costs Expense	29,313.29	35,557.92	(6,244.63)	29,313.29	35,557.92	(6,244.63)	491,695.00	462,381.71
Total Common Costs Income / (Loss)	219,873.16	222,551.91	(2,678.75)	219,873.16	222,551.91	(2,678.75)	2,605,623.00	2,385,749.84

Income Statement Report

Sudden Valley Community Association

ACC / Security

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	750.00	0.00	750.00	750.00	0.00	750.00	185,000.00	184,250.00
Total New Home Construction Fees	750.00	0.00	750.00	750.00	0.00	750.00	185,000.00	184,250.00
Other AR Income								
4805 - Compliance Fees & Fines - ACC	650.00	4,110.00	(3,460.00)	650.00	4,110.00	(3,460.00)	60,000.00	59,350.00
4806 - BD Expense- ACC Fines	(150.00)	0.00	(150.00)	(150.00)	0.00	(150.00)	0.00	150.00
Total Other AR Income	500.00	4,110.00	(3,610.00)	500.00	4,110.00	(3,610.00)	60,000.00	59,500.00
Total ACC / Security Income	1,250.00	4,110.00	(2,860.00)	1,250.00	4,110.00	(2,860.00)	245,000.00	243,750.00
<u>Expense</u>								
Administrative								
5090 - Office Supplies	144.69	0.00	144.69	144.69	0.00	144.69	0.00	(144.69)
Total Administrative	144.69	0.00	144.69	144.69	0.00	144.69	0.00	(144.69)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	33,619.20	29,448.00	4,171.20	33,619.20	29,448.00	4,171.20	250,000.00	216,380.80
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	187.00	187.00
9005 - State B&O Tax	84.00	291.00	(207.00)	84.00	291.00	(207.00)	1,000.00	916.00
Total Regulatory Compliance	33,703.20	29,739.00	3,964.20	33,703.20	29,739.00	3,964.20	251,187.00	217,483.80
CC&Rs/ Mandates								
5215 - Postage	0.00	123.00	(123.00)	0.00	123.00	(123.00)	250.00	250.00
7097 - Professional Security Services	25,113.05	26,370.00	(1,256.95)	25,113.05	26,370.00	(1,256.95)	309,000.00	283,886.95
Total CC&Rs/ Mandates	25,113.05	26,493.00	(1,379.95)	25,113.05	26,493.00	(1,379.95)	309,250.00	284,136.95
Payroll & Benefits								
5300 - Salaries	5,299.51	5,050.00	249.51	5,299.51	5,050.00	249.51	77,234.00	71,934.49
5335 - Payroll Taxes- Employer	541.62	458.00	83.62	541.62	458.00	83.62	7,011.00	6,469.38
5385 - Payroll Benefits - Medical	894.05	855.00	39.05	894.05	855.00	39.05	10,261.00	9,366.95

Income Statement Report

Sudden Valley Community Association

ACC / Security

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	579.00	579.00
Total Payroll & Benefits	6,735.18	6,363.00	372.18	6,735.18	6,363.00	372.18	95,085.00	88,349.82
Utilities								
6050 - Utilities- Communications Service	264.24	134.00	130.24	264.24	134.00	130.24	2,800.00	2,535.76
Total Utilities	264.24	134.00	130.24	264.24	134.00	130.24	2,800.00	2,535.76
Maintenance & Landscaping								
6775 - Vehicle R&M	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
6785 - Vehicle Fuel	682.49	786.00	(103.51)	682.49	786.00	(103.51)	11,568.00	10,885.51
6795 - Other Supplies	0.00	414.00	(414.00)	0.00	414.00	(414.00)	414.00	414.00
Total Maintenance & Landscaping	682.49	1,450.00	(767.51)	682.49	1,450.00	(767.51)	14,982.00	14,299.51
Contracted & Professional Services								
6440 - Safety & Security Services	5,032.91	2,083.00	2,949.91	5,032.91	2,083.00	2,949.91	25,000.00	19,967.09
6460 - ACC Consultant	1,700.00	0.00	1,700.00	1,700.00	0.00	1,700.00	50,000.00	48,300.00
Total Contracted & Professional Services	6,732.91	2,083.00	4,649.91	6,732.91	2,083.00	4,649.91	75,000.00	68,267.09
Other Expenses								
9120 - Vandalism & Towing	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
Total ACC / Security Expense	73,375.76	66,262.00	7,113.76	73,375.76	66,262.00	7,113.76	753,304.00	679,928.24
Total ACC / Security Income / (Loss)	(72,125.76)	(62,152.00)	(9,973.76)	(72,125.76)	(62,152.00)	(9,973.76)	(508,304.00)	(436,178.24)

Income Statement Report

Sudden Valley Community Association

Accounting

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	1,200.00	2,370.00	(1,170.00)	1,200.00	2,370.00	(1,170.00)	35,000.00	33,800.00
4705 - NSF Service Fees	213.00	261.00	(48.00)	213.00	261.00	(48.00)	2,500.00	2,287.00
4706 - BD Expense- NSF Fees	(54.00)	0.00	(54.00)	(54.00)	0.00	(54.00)	0.00	54.00
Total Other AR Income	1,359.00	2,631.00	(1,272.00)	1,359.00	2,631.00	(1,272.00)	37,500.00	36,141.00
Total Accounting Income	1,359.00	2,631.00	(1,272.00)	1,359.00	2,631.00	(1,272.00)	37,500.00	36,141.00
<u>Expense</u>								
Administrative								
5000 - General Administrative	40.24	0.00	40.24	40.24	0.00	40.24	0.00	(40.24)
5015 - Bank Charges & Fees	116.29	307.00	(190.71)	116.29	307.00	(190.71)	1,500.00	1,383.71
5210 - Printing & Copying	488.96	946.00	(457.04)	488.96	946.00	(457.04)	6,500.00	6,011.04
5399 - Payroll Service Fees	2,328.44	1,709.00	619.44	2,328.44	1,709.00	619.44	19,000.00	16,671.56
Total Administrative	2,973.93	2,962.00	11.93	2,973.93	2,962.00	11.93	27,000.00	24,026.07
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	0.00	0.00	0.00	0.00	0.00	50,500.00	50,500.00
9005 - State B&O Tax	21.20	71.00	(49.80)	21.20	71.00	(49.80)	1,000.00	978.80
Total Regulatory Compliance	21.20	71.00	(49.80)	21.20	71.00	(49.80)	51,500.00	51,478.80
CC&Rs/ Mandates								
5215 - Postage	183.56	223.00	(39.44)	183.56	223.00	(39.44)	5,000.00	4,816.44
Total CC&Rs/ Mandates	183.56	223.00	(39.44)	183.56	223.00	(39.44)	5,000.00	4,816.44
Payroll & Benefits								
5300 - Salaries	20,820.26	21,487.00	(666.74)	20,820.26	21,487.00	(666.74)	328,630.00	307,809.74
5335 - Payroll Taxes- Employer	2,127.04	1,932.00	195.04	2,127.04	1,932.00	195.04	29,541.00	27,413.96
5385 - Payroll Benefits - Medical	3,576.20	3,419.00	157.20	3,576.20	3,419.00	157.20	41,032.00	37,455.80
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	26,523.50	26,838.00	(314.50)	26,523.50	26,838.00	(314.50)	401,668.00	375,144.50

Income Statement Report Sudden Valley Community Association Accounting

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	165.99	182.00	(16.01)	165.99	182.00	(16.01)	2,189.00	2,023.01
Total Utilities	165.99	182.00	(16.01)	165.99	182.00	(16.01)	2,189.00	2,023.01
Contracted & Professional Services								
5125 - IT Support and Services	691.94	3,150.00	(2,458.06)	691.94	3,150.00	(2,458.06)	10,000.00	9,308.06
Total Contracted & Professional Services	691.94	3,150.00	(2,458.06)	691.94	3,150.00	(2,458.06)	10,000.00	9,308.06
Total Accounting Expense	30,560.12	33,426.00	(2,865.88)	30,560.12	33,426.00	(2,865.88)	497,357.00	466,796.88
Total Accounting Income / (Loss)	(29,201.12)	(30,795.00)	1,593.88	(29,201.12)	(30,795.00)	1,593.88	(459,857.00)	(430,655.88)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4245 - Photocopy Income	30.35	0.00	30.35	30.35	0.00	30.35	0.00	(30.35)
4255 - Maps and Signs	83.00	59.00	24.00	83.00	59.00	24.00	1,500.00	1,417.00
4846 - Vendor Space Rentals	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00	3,500.00
Total Other Income	113.35	59.00	54.35	113.35	59.00	54.35	5,000.00	4,886.65
Total SVCA Operations- Admin Income	113.35	59.00	54.35	113.35	59.00	54.35	5,000.00	4,886.65
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	209.66	119.00	90.66	209.66	119.00	90.66	10,000.00	9,790.34
5045 - Dues & Subscriptions	0.00	185.00	(185.00)	0.00	185.00	(185.00)	1,500.00	1,500.00
5090 - Office Supplies	661.66	1,706.00	(1,044.34)	661.66	1,706.00	(1,044.34)	20,500.00	19,838.34
5100 - GM Discretionary Funds	563.46	69.00	494.46	563.46	69.00	494.46	5,000.00	4,436.54
5120 - Cash Over/Short	(0.93)	0.00	(0.93)	(0.93)	0.00	(0.93)	0.00	0.93
5205 - Events Charges	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	8,000.00
5210 - Printing & Copying	2,002.30	2,190.00	(187.70)	2,002.30	2,190.00	(187.70)	12,000.00	9,997.70
5227 - Training & Conferences	425.00	916.00	(491.00)	425.00	916.00	(491.00)	1,500.00	1,075.00
5325 - Recruiting Expense	66.00	120.00	(54.00)	66.00	120.00	(54.00)	3,000.00	2,934.00
Total Administrative	3,927.15	5,305.00	(1,377.85)	3,927.15	5,305.00	(1,377.85)	61,500.00	57,572.85
Regulatory Compliance								
6300 - Permits & Licenses	15.00	0.00	15.00	15.00	0.00	15.00	0.00	(15.00)
9005 - State B&O Tax	0.56	0.00	0.56	0.56	0.00	0.56	0.00	(0.56)
Total Regulatory Compliance	15.56	0.00	15.56	15.56	0.00	15.56	0.00	(15.56)
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	223.86	889.00	(665.14)	223.86	889.00	(665.14)	5,000.00	4,776.14
5215 - Postage	640.34	148.00	492.34	640.34	148.00	492.34	1,500.00	859.66

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5225 - Newsletter Services	380.80	163.00	217.80	380.80	163.00	217.80	2,000.00	1,619.20
Total CC&Rs/ Mandates	1,245.00	1,200.00	45.00	1,245.00	1,200.00	45.00	32,500.00	31,255.00
Payroll & Benefits								
5300 - Salaries	25,477.11	24,242.00	1,235.11	25,477.11	24,242.00	1,235.11	370,762.00	345,284.89
5335 - Payroll Taxes- Employer	2,834.87	2,168.00	666.87	2,834.87	2,168.00	666.87	33,151.00	30,316.13
5385 - Payroll Benefits - Medical	4,144.61	3,419.00	725.61	4,144.61	3,419.00	725.61	41,032.00	36,887.39
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	32,456.59	29,829.00	2,627.59	32,456.59	29,829.00	2,627.59	447,726.00	415,269.41
Utilities								
6035 - Utilities- Trash & Recycling Service	60.00	0.00	60.00	60.00	0.00	60.00	0.00	(60.00)
6050 - Utilities- Communications Service	1,486.89	450.00	1,036.89	1,486.89	450.00	1,036.89	12,074.00	10,587.11
Total Utilities	1,546.89	450.00	1,096.89	1,546.89	450.00	1,096.89	12,074.00	10,527.11
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	140.00	(140.00)	0.00	140.00	(140.00)	400.00	400.00
Total Maintenance & Landscaping	0.00	140.00	(140.00)	0.00	140.00	(140.00)	400.00	400.00
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	7,000.00
5125 - IT Support and Services	9,554.82	3,427.00	6,127.82	9,554.82	3,427.00	6,127.82	45,000.00	35,445.18
7095 - Other Professional Services	3,150.00	2,083.00	1,067.00	3,150.00	2,083.00	1,067.00	25,000.00	21,850.00
Total Contracted & Professional Services	12,704.82	5,510.00	7,194.82	12,704.82	5,510.00	7,194.82	77,000.00	64,295.18

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Other Expenses								
9211 - SVCA Committee Support	0.00	292.00	(292.00)	0.00	292.00	(292.00)	3,500.00	3,500.00
Total Other Expenses	0.00	292.00	(292.00)	0.00	292.00	(292.00)	3,500.00	3,500.00
Total SVCA Operations- Admin Expense	51,896.01	42,726.00	9,170.01	51,896.01	42,726.00	9,170.01	634,700.00	582,803.99
Total SVCA Operations- Admin Income / (Loss)	(51,782.66)	(42,667.00)	(9,115.66)	(51,782.66)	(42,667.00)	(9,115.66)	(629,700.00)	(577,917.34)

Income Statement Report Sudden Valley Community Association Facilities

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	7,312.50	5,236.00	2,076.50	7,312.50	5,236.00	2,076.50	24,000.00	16,687.50
4412 - BD Expense- Area Z	(1,881.00)	0.00	(1,881.00)	(1,881.00)	0.00	(1,881.00)	0.00	1,881.00
Total Area Z Rental Income	5,431.50	5,236.00	195.50	5,431.50	5,236.00	195.50	24,000.00	18,568.50
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	3,931.50	0.00	3,931.50	3,931.50	0.00	47,178.00	43,246.50
4435 - Lease Income - Barn 8	1,350.00	1,350.00	0.00	1,350.00	1,350.00	0.00	16,200.00	14,850.00
4439 - Lease Income- Library	600.00	600.00	0.00	600.00	600.00	0.00	7,800.00	7,200.00
Total Lease Income	5,881.50	5,881.50	0.00	5,881.50	5,881.50	0.00	71,178.00	65,296.50
Non-Lease Facility Rentals								
4400 - Facility Rentals	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00
Total Non-Lease Facility Rentals	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00
Total Facilities Income	11,313.00	11,284.50	28.50	11,313.00	11,284.50	28.50	97,178.00	85,865.00
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
7110 - Regulatory Compliance	73.42	129.00	(55.58)	73.42	129.00	(55.58)	1,550.00	1,476.58
9005 - State B&O Tax	187.66	140.00	47.66	187.66	140.00	47.66	1,200.00	1,012.34
Total Regulatory Compliance	261.08	269.00	(7.92)	261.08	269.00	(7.92)	2,850.00	2,588.92
Payroll & Benefits								
5300 - Salaries	2,915.12	2,885.00	30.12	2,915.12	2,885.00	30.12	45,567.00	42,651.88
5335 - Payroll Taxes- Employer	331.87	356.00	(24.13)	331.87	356.00	(24.13)	5,366.00	5,034.13
5385 - Payroll Benefits - Medical	894.22	855.00	39.22	894.22	855.00	39.22	10,261.00	9,366.78
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	342.00	342.00
Total Payroll & Benefits	4,141.21	4,096.00	45.21	4,141.21	4,096.00	45.21	61,536.00	57,394.79

Income Statement Report Sudden Valley Community Association Facilities

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Insurance								
5400 - Insurance Premiums	44.13	0.00	44.13	44.13	0.00	44.13	0.00	(44.13)
Total Insurance	44.13	0.00	44.13	44.13	0.00	44.13	0.00	(44.13)
Utilities								
6000 - Utilities	(3,076.00)	0.00	(3,076.00)	(3,076.00)	0.00	(3,076.00)	0.00	3,076.00
6005 - Utilities- Natural Gas	534.91	1,483.00	(948.09)	534.91	1,483.00	(948.09)	8,683.00	8,148.09
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	0.00	0.00	0.00	21,604.00	21,604.00
6033 - Utilities- Electricity	4,747.65	2,722.00	2,025.65	4,747.65	2,722.00	2,025.65	30,409.00	25,661.35
6035 - Utilities- Trash & Recycling Service	989.37	848.00	141.37	989.37	848.00	141.37	13,813.00	12,823.63
6050 - Utilities- Communications Service	882.48	1,207.00	(324.52)	882.48	1,207.00	(324.52)	15,258.00	14,375.52
Total Utilities	4,078.41	6,260.00	(2,181.59)	4,078.41	6,260.00	(2,181.59)	89,767.00	85,688.59
Maintenance & Landscaping								
6515 - Building R&M- Materials	3,869.91	2,994.00	875.91	3,869.91	2,994.00	875.91	40,000.00	36,130.09
6520 - Building R&M- Contract Vendor	5,661.43	4,676.00	985.43	5,661.43	4,676.00	985.43	45,000.00	39,338.57
6635 - Janitorial Supplies	140.23	1,113.00	(972.77)	140.23	1,113.00	(972.77)	15,000.00	14,859.77
6675 - Equipment R&M	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
6795 - Other Supplies	0.00	355.00	(355.00)	0.00	355.00	(355.00)	1,550.00	1,550.00
6796 - Other R&M	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
Total Maintenance & Landscaping	9,671.57	10,138.00	(466.43)	9,671.57	10,138.00	(466.43)	112,550.00	102,878.43
Contracted & Professional Services								
7095 - Other Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
Total Contracted & Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
Total Facilities Expense	18,196.40	20,763.00	(2,566.60)	18,196.40	20,763.00	(2,566.60)	281,703.00	263,506.60
Total Facilities Income / (Loss)	(6,883.40)	(9,478.50)	2,595.10	(6,883.40)	(9,478.50)	2,595.10	(184,525.00)	(177,641.60)

Income Statement Report Sudden Valley Community Association Maintenance

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5090 - Office Supplies	20.30	0.00	20.30	20.30	0.00	20.30	150.00	129.70
5227 - Training & Conferences	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
6408 - Uniforms	18.91	143.00	(124.09)	18.91	143.00	(124.09)	3,000.00	2,981.09
Total Administrative	39.21	185.00	(145.79)	39.21	185.00	(145.79)	3,650.00	3,610.79
Regulatory Compliance								
6300 - Permits & Licenses	0.99	215.00	(214.01)	0.99	215.00	(214.01)	2,200.00	2,199.01
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	0.99	215.00	(214.01)	0.99	215.00	(214.01)	2,300.00	2,299.01
Payroll & Benefits								
5300 - Salaries	21,468.95	30,420.00	(8,951.05)	21,468.95	30,420.00	(8,951.05)	332,464.00	310,995.05
5335 - Payroll Taxes- Employer	2,357.71	3,641.00	(1,283.29)	2,357.71	3,641.00	(1,283.29)	35,692.00	33,334.29
5385 - Payroll Benefits - Medical	12,431.28	4,162.00	8,269.28	12,431.28	4,162.00	8,269.28	49,946.00	37,514.72
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	0.00	0.00	15,000.00	15,000.00
6447.2 - Weather Response Payroll Taxes	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
Total Payroll & Benefits	36,257.94	38,223.00	(1,965.06)	36,257.94	38,223.00	(1,965.06)	437,095.00	400,837.06
Utilities								
6050 - Utilities- Communications Service	342.96	274.00	68.96	342.96	274.00	68.96	5,440.00	5,097.04
Total Utilities	342.96	274.00	68.96	342.96	274.00	68.96	5,440.00	5,097.04
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
6447 - Weather Response	82.50	0.00	82.50	82.50	0.00	82.50	35,000.00	34,917.50
6610 - Raw Materials	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
6675 - Equipment R&M	935.85	4,300.00	(3,364.15)	935.85	4,300.00	(3,364.15)	15,000.00	14,064.15
6765 - Small Tools & Equipment	94.88	0.00	94.88	94.88	0.00	94.88	12,000.00	11,905.12

Income Statement Report Sudden Valley Community Association Maintenance

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6775 - Vehicle R&M	1,586.55	443.00	1,143.55	1,586.55	443.00	1,143.55	12,460.00	10,873.45
6785 - Vehicle Fuel	1,011.41	974.00	37.41	1,011.41	974.00	37.41	17,412.00	16,400.59
6795 - Other Supplies	(72.22)	9.00	(81.22)	(72.22)	9.00	(81.22)	5,000.00	5,072.22
Total Maintenance & Landscaping	3,638.97	5,726.00	(2,087.03)	3,638.97	5,726.00	(2,087.03)	109,372.00	105,733.03
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00	7,500.00
6440 - Safety & Security Services	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
7095 - Other Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00
Total Contracted & Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	33,000.00	33,000.00
Total Maintenance Expense	40,280.07	44,623.00	(4,342.93)	40,280.07	44,623.00	(4,342.93)	590,857.00	550,576.93
Total Maintenance Income / (Loss)	(40,280.07)	(44,623.00)	4,342.93	(40,280.07)	(44,623.00)	4,342.93	(590,857.00)	(550,576.93)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

January 1, 2026 to January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 189,522	\$ 189,488	\$ 34	\$ 189,522	\$ 189,488	\$ 34	\$ 398,000	\$ 208,478
4151 - BD Expense- Golf	413	-	413	413	-	413	-	(413)
4154 - Golf Course Daily Greens Fees	8,660	8,536	124	8,660	8,536	124	776,000	767,340
4170 - Driving Range Fees	625	726	(101)	625	726	(101)	40,850	40,225
4174 - Golf Cart Rental	8,040	8,426	(386)	8,040	8,426	(386)	234,500	226,460
4176 - Golf Club Storage	1,694	1,388	306	1,694	1,388	306	1,850	156
4178 - Trail Fees	6,732	6,662	70	6,732	6,662	70	15,862	9,130
Total Golf Income	215,686	215,226	460	215,686	215,226	460	1,467,062	1,251,376
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	215,686	215,226	460	215,686	215,226	460	1,467,062	1,251,376
Expense								
Administrative								
5107 - Advertising Costs	1,149	663	486	1,149	663	486	18,000	16,851
5015 - Bank Charges & Fees	1,855	1,192	663	1,855	1,192	663	35,000	33,145
5120 - Cash Over/Short	(38)	-	(38)	(38)	-	(38)	-	38
5045 - Dues & Subscriptions	2,004	9,496	(7,492)	2,004	9,496	(7,492)	32,000	29,996
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	205	-	205	205	-	205	1,200	995
5205 - Events Charges	-	10	(10)	-	10	(10)	120	120
5210 - Printing & Copying	145	28	117	145	28	117	1,800	1,655
5227 - Training & Conferences	-	-	-	-	-	-	7,000	7,000
5326 - Operating Performance Commissions	-	-	-	-	-	-	4,505	4,505
5326.1 - Operating Perf Comm Payroll Taxes	-	-	-	-	-	-	451	451
5399 - Payroll Service Fees	-	-	-	-	-	-	-	-
6408 - Uniforms	388	373	15	388	373	15	8,800	8,412
Total Administrative	5,707	11,762	(6,055)	5,707	11,762	(6,055)	108,876	103,168
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	450	-	450	450	-	450	750	300
9005 - State B&O Tax	278	330	(52)	278	330	(52)	7,500	7,222
Total Regulatory Compliance	728	330	398	728	330	398	8,250	7,522
CC&Rs/ Mandates								
5215 - Postage	-	10	(10)	-	10	(10)	370	370
5115 - Web Site Maintenance	-	675	(675)	-	675	(675)	2,700	2,700
CC&Rs/ Mandates Total	-	685	(685)	-	685	(685)	3,070	3,070
Payroll & Benefits								
5300 - Salaries	37,554	46,494	(8,940)	37,554	46,494	(8,940)	774,937	737,383
5335 - Payroll Taxes- Employer	4,141	4,757	(616)	4,141	4,757	(616)	76,331	72,190
5385 - Payroll Benefits - Medical	6,281	9,402	(3,121)	6,281	9,402	(3,121)	112,836	106,555
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	5,812	5,812
Total Payroll & Benefits	47,977	60,653	(12,676)	47,977	60,653	(12,676)	969,916	921,940

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

January 1, 2026 to January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	298	298	(0)	298	298	(0)	3,574	3,276
Total Insurance	298	298	(0)	298	298	(0)	3,574	3,276
Utilities								
6050 - Utilities- Communications Service	896	665	231	896	665	231	10,038	9,142
6033 - Utilities- Electricity	2,171	1,257	914	2,171	1,257	914	20,754	18,583
6005 - Utilities- Natural Gas	474	768	(294)	474	768	(294)	6,813	6,339
6023 - Utilities- Water & Sewer	-	-	-	-	-	-	14,167	14,167
6035 - Utilities- Trash & Recycling Service	458	400	58	458	400	58	5,329	4,871
Total Utilities	3,998	3,090	908	3,998	3,090	908	57,101	53,102
Maintenance & Landscaping								
6675 - Equipment R&M	2,994	6,359	(3,365)	2,994	6,359	(3,365)	62,000	59,007
6635 - Janitorial Supplies	-	-	-	-	-	-	-	-
6110 - Landscape R&M	-	8,138	(8,138)	-	8,138	(8,138)	44,000	44,000
6796 - Other R&M	-	111	(111)	-	111	(111)	3,000	3,000
6795 - Other Supplies	870	418	452	870	418	452	22,500	21,630
6610 - Raw Materials	19,204	2,406	16,798	19,204	2,406	16,798	50,000	30,796
6621 - Raw Materials: Sand & Gravel	2,496	-	2,496	2,496	-	2,496	45,000	42,504
6765 - Small Tools & Equipment	866	1,155	(289)	866	1,155	(289)	5,400	4,534
6785 - Vehicle Fuel	957	657	300	957	657	300	32,293	31,336
6775 - Vehicle R&M	-	-	-	-	-	-	1,200	1,200
Total Maintenance & Landscaping	27,387	19,244	8,143	27,387	19,244	8,143	265,393	238,007
Contracted & Professional Services								
5085 - Equipment Lease & Rental	6,338	8,408	(2,070)	6,338	8,408	(2,070)	17,000	10,662
6440 - Safety & Security Services	27	-	27	27	-	27	550	523
7095 - Other Professional Services	-	62	(62)	-	62	(62)	750	750
Total Contracted & Professional Services	6,364	8,470	(2,106)	6,364	8,470	(2,106)	18,300	11,935
Total Golf Expense	92,459	104,532	(12,073)	92,459	104,532	(12,073)	1,434,480	1,342,020
Total Golf Income / (Loss)	\$ 123,226	\$ 110,694	\$ 12,532	\$ 123,226	\$ 110,694	\$ 12,532	\$ 32,582	\$ (90,644)

Income Statement Report Sudden Valley Community Association Marina

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	0.00	0.00	0.00	26,560.00	26,560.00
4420 - Marina Dry Slip Income	0.00	0.00	0.00	0.00	0.00	0.00	84,954.00	84,954.00
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	0.00	0.00	0.00	131,343.00	131,343.00
4426 - BD Expense- Marina	150.50	0.00	150.50	150.50	0.00	150.50	0.00	(150.50)
Total Marina Income	150.50	0.00	150.50	150.50	0.00	150.50	242,857.00	242,706.50
Other Income								
4220 - Marina Gate & Access Cards	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	7,000.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	7,000.00
Total Marina Income	150.50	0.00	150.50	150.50	0.00	150.50	249,857.00	249,706.50
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00	1,250.00
5210 - Printing & Copying	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00
Total Administrative	0.00	0.00	0.00	0.00	0.00	0.00	1,550.00	1,550.00
Regulatory Compliance								
7110 - Regulatory Compliance	176.45	173.00	3.45	176.45	173.00	3.45	2,160.00	1,983.55
9005 - State B&O Tax	0.01	0.00	0.01	0.01	0.00	0.01	3,700.00	3,699.99
Total Regulatory Compliance	176.46	173.00	3.46	176.46	173.00	3.46	5,860.00	5,683.54
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	0.00	0.00	0.00	2,036.00	2,036.00
6033 - Utilities- Electricity	282.25	191.00	91.25	282.25	191.00	91.25	1,816.00	1,533.75
6050 - Utilities- Communications Service	347.13	228.00	119.13	347.13	228.00	119.13	3,669.00	3,321.87
Total Utilities	629.38	419.00	210.38	629.38	419.00	210.38	7,521.00	6,891.62
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00

Income Statement Report Sudden Valley Community Association Marina

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
6675 - Equipment R&M	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00	1,250.00
6795 - Other Supplies	16.92	0.00	16.92	16.92	0.00	16.92	1,500.00	1,483.08
6796 - Other R&M	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Total Maintenance & Landscaping	16.92	0.00	16.92	16.92	0.00	16.92	7,250.00	7,233.08
Total Marina Expense	822.76	592.00	230.76	822.76	592.00	230.76	22,181.00	21,358.24
Total Marina Income / (Loss)	(672.26)	(592.00)	(80.26)	(672.26)	(592.00)	(80.26)	227,676.00	228,348.26

Sudden Valley Community Association

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

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	60	1,087	(1,027)	60	1,087	(1,027)	12,000	11,940
4411 - Picnic Shelter Rentals	-	-	-	-	-	-	-	-
	60	1,087	(1,027)	60	1,087	(1,027)	12,000	11,940
Rec Center and Pools Income								
4510 - Health Club Membership	130	79	51	130	79	51	1,000	870
4223 - Gym and Pool Access Cards	308	232	76	308	232	76	3,300	2,992
4502 - Instructor & Trainer Fees	243	498	(255)	243	498	(255)	4,500	4,257
4513 - Main Pool Income	-	-	-	-	-	-	25,000	25,000
4515 - Locker Rental	-	-	-	-	-	-	-	-
4516 - Quiet Pool Income	-	-	-	-	-	-	300	300
4010 - Recreation Special Assmt 062018 to052023	-	-	-	-	-	-	-	-
4011 - BD Expense- Rec SA 062018 to 052023	-	-	-	-	-	-	-	-
4840 - Other Income	-	-	-	-	-	-	-	-
Total Recreation Income	681	809	(128)	681	809	(128)	34,100	33,419
Total Recreation Income	741	1,896	(1,155)	741	1,896	(1,155)	46,100	45,359
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	-	555	(555)	-	555	(555)	2,500	2,500
5120 - Cash Over/Short	-	-	-	-	-	-	-	-
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	195	14	181	195	14	181	100	(95)
5227 - Training & Conferences	-	-	-	-	-	-	4,750	4,750
6408 - Uniforms	-	-	-	-	-	-	2,250	2,250
Total Administrative	195	569	(374)	195	569	(374)	9,600	9,405
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	-	-	-	1,000	1,000
9005 - State B&O Tax	25	24	1	25	24	1	400	375
Total Regulatory Compliance	25	24	1	25	24	1	1,400	1,375
CC&Rs/ Mandates								
5215 - Postage	-	185	(185)	-	185	(185)	300	300
CC&Rs/ Mandates Total	-	185	(185)	-	185	(185)	300	300
Payroll & Benefits								
5300 - Salaries	12,523	14,649	(2,126)	12,523	14,649	(2,126)	322,952	310,429
5335 - Payroll Taxes- Employer	1,406	1,456	(50)	1,406	1,456	(50)	31,338	29,932
5385 - Payroll Benefits - Medical	1,989	2,564	(575)	1,989	2,564	(575)	30,771	28,782
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	1,882	1,882
Total Payroll & Benefits	15,918	18,669	(2,751)	15,918	18,669	(2,751)	386,943	371,025

Sudden Valley Community Association

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

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	1,046	819	227	1,046	819	227	12,382	11,336
6033 - Utilities- Electricity	1,576	1,124	452	1,576	1,124	452	17,366	15,790
6005 - Utilities- Natural Gas	691	865	(174)	691	865	(174)	11,225	10,534
6023 - Utilities- Water & Sewer	-	-	-	-	-	-	14,253	14,253
6035 - Utilities- Trash & Recycling Service	237	228	9	237	228	9	3,269	3,032
Total Utilities	3,550	3,036	514	3,550	3,036	514	58,495	54,944
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	357	-	357	357	-	357	9,000	8,642
6635 - Janitorial Supplies	-	208	(208)	-	208	(208)	2,500	2,500
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	-	-	-	-	-
6795 - Other Supplies	-	482	(482)	-	482	(482)	10,000	10,000
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	357	690	(333)	357	690	(333)	21,500	21,142
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	-	-	-	-	-	-	60,000	60,000
6440 - Safety & Security Services	-	42	(42)	-	42	(42)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	-	42	(42)	-	42	(42)	60,500	60,500
Total Recreation Expense	20,046	23,215	(3,169)	20,046	23,215	(3,169)	538,738	518,691
Total Recreation Income / (Loss)	\$ (19,306)	\$ (21,319)	\$ 2,013	\$ (19,306)	\$ (21,319)	\$ 2,013	\$ (492,638)	\$ (473,332)

Income Statement Report

Sudden Valley Community Association

UDR Activity

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	(156.62)	0.00	(156.62)	(156.62)	0.00	(156.62)	0.00	156.62
4001 - BD Expense- 2025 Ops & prior	12,270.25	0.00	12,270.25	12,270.25	0.00	12,270.25	0.00	(12,270.25)
4993 - BD Expense- 60day accrual OPS	(47,956.84)	0.00	(47,956.84)	(47,956.84)	0.00	(47,956.84)	0.00	47,956.84
Total Dues and Assessments Income- UDR	(35,843.21)	0.00	(35,843.21)	(35,843.21)	0.00	(35,843.21)	0.00	35,843.21
Lease Income								
4439.1 - Lease Income- Library Prepaid Recv	666.67	0.00	666.67	666.67	0.00	666.67	0.00	(666.67)
Total Lease Income	666.67	0.00	666.67	666.67	0.00	666.67	0.00	(666.67)
Collections Income								
4710 - Late Fees & Interest	6,055.37	0.00	6,055.37	6,055.37	0.00	6,055.37	0.00	(6,055.37)
4711 - BD Expense- Late Fee & Int	(4,874.22)	0.00	(4,874.22)	(4,874.22)	0.00	(4,874.22)	0.00	4,874.22
4720 - Legal Fees/ Reimbursements	95.00	0.00	95.00	95.00	0.00	95.00	0.00	(95.00)
4721 - BD Expense- Legal	(357.12)	0.00	(357.12)	(357.12)	0.00	(357.12)	0.00	357.12
Total Collections Income	919.03	0.00	919.03	919.03	0.00	919.03	0.00	(919.03)
Investment Income								
4910 - Interest Earned - Reserve Accounts	112.36	0.00	112.36	112.36	0.00	112.36	0.00	(112.36)
Total Investment Income	112.36	0.00	112.36	112.36	0.00	112.36	0.00	(112.36)
Total UDR Activity Income	(34,145.15)	0.00	(34,145.15)	(34,145.15)	0.00	(34,145.15)	0.00	34,145.15
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	(51.71)	0.00	(51.71)	(51.71)	0.00	(51.71)	0.00	51.71
Total Regulatory Compliance	(51.71)	0.00	(51.71)	(51.71)	0.00	(51.71)	0.00	51.71
CC&Rs/ Mandates								
5025 - Collection Charges	185.05	0.00	185.05	185.05	0.00	185.05	0.00	(185.05)
Total CC&Rs/ Mandates	185.05	0.00	185.05	185.05	0.00	185.05	0.00	(185.05)

Income Statement Report Sudden Valley Community Association UDR Activity

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5391 - Accrued Vacation Liability	8,855.59	0.00	8,855.59	8,855.59	0.00	8,855.59	0.00	(8,855.59)
Total Payroll & Benefits	8,855.59	0.00	8,855.59	8,855.59	0.00	8,855.59	0.00	(8,855.59)
Total UDR Activity Expense	8,988.93	0.00	8,988.93	8,988.93	0.00	8,988.93	0.00	(8,988.93)
Total UDR Activity Income / (Loss)	(43,134.08)	0.00	(43,134.08)	(43,134.08)	0.00	(43,134.08)	0.00	43,134.08

Income Statement Report Sudden Valley Community Association SVCA Reserves

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- Capital								
4043.26 - Capital Rep & Repl Assmt 2026	124,934.80	0.00	124,934.80	124,934.80	0.00	124,934.80	0.00	(124,934.80)
4046 - BD Expense- CRRRF 25 & Prior	3,821.54	0.00	3,821.54	3,821.54	0.00	3,821.54	0.00	(3,821.54)
4049 - BD Expense - CRRRF 2026	(7,299.28)	0.00	(7,299.28)	(7,299.28)	0.00	(7,299.28)	0.00	7,299.28
4051 - BD Expense- Roads 25 & Prior	4,112.61	0.00	4,112.61	4,112.61	0.00	4,112.61	0.00	(4,112.61)
4053 - BD Expense - Roads 2026	(7,824.16)	0.00	(7,824.16)	(7,824.16)	0.00	(7,824.16)	0.00	7,824.16
4055.26 - Roads Capital Assmt 2026	123,967.44	0.00	123,967.44	123,967.44	0.00	123,967.44	0.00	(123,967.44)
4060.26 - Mailbox Capital Assmt 2026	2,215.38	0.00	2,215.38	2,215.38	0.00	2,215.38	0.00	(2,215.38)
4061 - BD Expense- Mailbox 2026	(135.06)	0.00	(135.06)	(135.06)	0.00	(135.06)	0.00	135.06
4062 - BD Expense- Mailbox 25 & Prior	72.00	0.00	72.00	72.00	0.00	72.00	0.00	(72.00)
4995 - BD Expense- 60day accrual CAP	(13,020.51)	0.00	(13,020.51)	(13,020.51)	0.00	(13,020.51)	0.00	13,020.51
Total Dues and Assessments Income- Capi	230,844.76	0.00	230,844.76	230,844.76	0.00	230,844.76	0.00	(230,844.76)
Investment Income								
4910 - Interest Earned - Reserve Accounts	2,962.77	0.00	2,962.77	2,962.77	0.00	2,962.77	0.00	(2,962.77)
Total Investment Income	2,962.77	0.00	2,962.77	2,962.77	0.00	2,962.77	0.00	(2,962.77)
Total SVCA Reserves Income	233,807.53	0.00	233,807.53	233,807.53	0.00	233,807.53	0.00	(233,807.53)
<u>Expense</u>								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.58	0.00	6,483.58	6,483.58	0.00	6,483.58	0.00	(6,483.58)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	7,771.34	0.00	7,771.34	0.00	(7,771.34)
6325 - Depr - Land Improvement	8,363.90	0.00	8,363.90	8,363.90	0.00	8,363.90	0.00	(8,363.90)
6326 - Depr - Mailboxes	1,979.19	0.00	1,979.19	1,979.19	0.00	1,979.19	0.00	(1,979.19)
6327 - Depr - Roads and Bridges	55,485.13	0.00	55,485.13	55,485.13	0.00	55,485.13	0.00	(55,485.13)
6328 - Depr - Building Improvements	16,064.74	0.00	16,064.74	16,064.74	0.00	16,064.74	0.00	(16,064.74)
6330 - Depr - Furniture & Fixtures	645.50	0.00	645.50	645.50	0.00	645.50	0.00	(645.50)
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	1,314.77	0.00	1,314.77	0.00	(1,314.77)

Income Statement Report Sudden Valley Community Association SVCA Reserves

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6340 - Depr - Machinery & Equipment	9,800.01	0.00	9,800.01	9,800.01	0.00	9,800.01	0.00	(9,800.01)
6360 - Amortization	678.47	0.00	678.47	678.47	0.00	678.47	0.00	(678.47)
Total Depreciation Expense	108,710.08	0.00	108,710.08	108,710.08	0.00	108,710.08	0.00	(108,710.08)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	4,557.20	0.00	4,557.20	4,557.20	0.00	4,557.20	0.00	(4,557.20)
Total Reserve Expenses/Transfers	4,557.20	0.00	4,557.20	4,557.20	0.00	4,557.20	0.00	(4,557.20)
Reserve CRRRF Capital Projects								
9719.18 - Trim Mower- Turf	1,337.52	0.00	1,337.52	1,337.52	0.00	1,337.52	0.00	(1,337.52)
9719.19 - Utility Vehicles	3,026.87	0.00	3,026.87	3,026.87	0.00	3,026.87	0.00	(3,026.87)
9721.01 - Golf Cart Fleet	39,845.00	0.00	39,845.00	39,845.00	0.00	39,845.00	0.00	(39,845.00)
9722.08 - 2022 Area Z Facility Remodel	500,752.20	0.00	500,752.20	500,752.20	0.00	500,752.20	0.00	(500,752.20)
9722.09 - Barn 8 Refurbishment	203,436.34	0.00	203,436.34	203,436.34	0.00	203,436.34	0.00	(203,436.34)
9723.04 - Golf Austin Creek Repair	10,653.33	0.00	10,653.33	10,653.33	0.00	10,653.33	0.00	(10,653.33)
9723.07 - Website Improvements	5,604.52	0.00	5,604.52	5,604.52	0.00	5,604.52	0.00	(5,604.52)
9723.17 - 10 Golf Cart Lease	17,255.66	0.00	17,255.66	17,255.66	0.00	17,255.66	0.00	(17,255.66)
9724.012 - Turf Building Remodel - Permit/D	9,736.23	0.00	9,736.23	9,736.23	0.00	9,736.23	0.00	(9,736.23)
9724.013 - Turf Building Remodel-Constructi	42,999.50	0.00	42,999.50	42,999.50	0.00	42,999.50	0.00	(42,999.50)
9724.05 - Purchase of Sand Trap Rake	32,578.91	0.00	32,578.91	32,578.91	0.00	32,578.91	0.00	(32,578.91)
9724.06 - Clubhouse HVAC 20 Ton Design/P	19,803.79	0.00	19,803.79	19,803.79	0.00	19,803.79	0.00	(19,803.79)
9724.07 - Adult Center Furnace & Water Hea	42,422.21	0.00	42,422.21	42,422.21	0.00	42,422.21	0.00	(42,422.21)
9724.09 - Fencing(Adult Cntr/Area Z/Turfcare	69,243.27	0.00	69,243.27	69,243.27	0.00	69,243.27	0.00	(69,243.27)
9724.11 - Golf Bridge Repair (Bridge #2)	23,993.83	0.00	23,993.83	23,993.83	0.00	23,993.83	0.00	(23,993.83)
9725.01 - Fairway Aerator-replace #1030	57,495.37	0.00	57,495.37	57,495.37	0.00	57,495.37	0.00	(57,495.37)
9725.02 - Golf-Turf trailer	17,843.20	0.00	17,843.20	17,843.20	0.00	17,843.20	0.00	(17,843.20)
9725.03 - Golf Course Fairway Top-Dresser r	50,592.00	0.00	50,592.00	50,592.00	0.00	50,592.00	0.00	(50,592.00)
9725.04 - Zero Turn Mower	20,601.00	0.00	20,601.00	20,601.00	0.00	20,601.00	0.00	(20,601.00)

Income Statement Report Sudden Valley Community Association SVCA Reserves

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve CRRRF Capital Projects								
9725.05 - Marina Directional Signage	1,936.89	0.00	1,936.89	1,936.89	0.00	1,936.89	0.00	(1,936.89)
9725.06 - Gate 2 & Welcome Ctr Directional	4,466.40	0.00	4,466.40	4,466.40	0.00	4,466.40	0.00	(4,466.40)
9725.07 - Welcome Center Exterior Painting	7,611.21	0.00	7,611.21	7,611.21	0.00	7,611.21	0.00	(7,611.21)
9725.08 - Lake Louise Slide Gate Replacemr	57,412.07	0.00	57,412.07	57,412.07	0.00	57,412.07	0.00	(57,412.07)
9725.09 - 2025 Asphalt Cart Path Repairs	51,267.00	0.00	51,267.00	51,267.00	0.00	51,267.00	0.00	(51,267.00)
9725.10 - Club House Water Heater Replace	7,489.98	0.00	7,489.98	7,489.98	0.00	7,489.98	0.00	(7,489.98)
9725.11 - Projector & Screen	1,632.00	0.00	1,632.00	1,632.00	0.00	1,632.00	0.00	(1,632.00)
9725.12 - Computer System Replacement	13,680.00	0.00	13,680.00	13,680.00	0.00	13,680.00	0.00	(13,680.00)
9725.13 - Snow Removal Equipment	33,447.54	0.00	33,447.54	33,447.54	0.00	33,447.54	0.00	(33,447.54)
9725.14 - Replacement of Maintenance Trucl	35,163.10	0.00	35,163.10	35,163.10	0.00	35,163.10	0.00	(35,163.10)
9726.02 - Golf Bridge #1 & #4 Repair	4,374.63	0.00	4,374.63	4,374.63	0.00	4,374.63	0.00	(4,374.63)
Total Reserve CRRRF Capital Projects	1,387,701.57	0.00	1,387,701.57	1,387,701.57	0.00	1,387,701.57	0.00	(1,387,701.57)
Reserve Roads Capital Projects								
9923.42 - 2023 Roads Project- Pavement Me	27,365.70	0.00	27,365.70	27,365.70	0.00	27,365.70	0.00	(27,365.70)
9924.2 - 2024 Roads: On-Call Engineering	40,305.05	0.00	40,305.05	40,305.05	0.00	40,305.05	0.00	(40,305.05)
9924.5 - 2024 Roads: Renewal of 5-yr progra	30,000.00	0.00	30,000.00	30,000.00	0.00	30,000.00	0.00	(30,000.00)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	385,906.38	0.00	385,906.38	385,906.38	0.00	385,906.38	0.00	(385,906.38)
9925.1 - 2025 Roads:Fast Response	71,935.00	0.00	71,935.00	71,935.00	0.00	71,935.00	0.00	(71,935.00)
9925.2 - 2025 Roads:On Call Engineering	33,296.02	0.00	33,296.02	33,296.02	0.00	33,296.02	0.00	(33,296.02)
9925.3 - 2025 Roads:Potholes & Minor Road	37,043.61	0.00	37,043.61	37,043.61	0.00	37,043.61	0.00	(37,043.61)
9925.4 - 2025 Roads:Streetsigns/Pavement I	23,166.28	0.00	23,166.28	23,166.28	0.00	23,166.28	0.00	(23,166.28)
9925.5 - 2025 Roads:Design & Prmt 2026 Rc	2,970.00	0.00	2,970.00	2,970.00	0.00	2,970.00	0.00	(2,970.00)
9926.2 - 2026 Roads:On Call Engineering	6,381.25	0.00	6,381.25	6,381.25	0.00	6,381.25	0.00	(6,381.25)
9926.3 - 2026 Roads:Potholes & Minor Road	2,029.10	0.00	2,029.10	2,029.10	0.00	2,029.10	0.00	(2,029.10)
Total Reserve Roads Capital Projects	660,398.39	0.00	660,398.39	660,398.39	0.00	660,398.39	0.00	(660,398.39)

Income Statement Report Sudden Valley Community Association SVCA Reserves

January 01, 2026 thru January 31, 2026

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve Road CVC Capital Project								
9925.7 - 2025 Roads:CVC Supplies & Outsid	104,233.56	0.00	104,233.56	104,233.56	0.00	104,233.56	0.00	(104,233.56)
9925.72 - 2025 Roads:CVC Wages/Taxes & B	59,917.92	0.00	59,917.92	59,917.92	0.00	59,917.92	0.00	(59,917.92)
9926.72 - 2026 Roads:CVC Wages/Taxes & B	3,994.94	0.00	3,994.94	3,994.94	0.00	3,994.94	0.00	(3,994.94)
Total Reserve Road CVC Capital Project	168,146.42	0.00	168,146.42	168,146.42	0.00	168,146.42	0.00	(168,146.42)
Total SVCA Reserves Expense	2,329,513.66	0.00	2,329,513.66	2,329,513.66	0.00	2,329,513.66	0.00	(2,329,513.66)
Total SVCA Reserves Income / (Loss)	(2,095,706.13)	0.00	(2,095,706.13)	(2,095,706.13)	0.00	(2,095,706.13)	0.00	2,095,706.13

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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jun	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser
 CTB = Covenant to Bind