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

	Unaudited** Oct 31, 2025	See Note** Dec 31, 2024	Inc / (Dec)
OPERATIONS			
Current Assets			
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)
Total Current Assets	1,364,256	1,503,726	(139,470)
Current Liabilities			
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
Total Current Liabilities	(1,215,104)	(1,494,489)	279,385
Other Liabilities			
Contingent PPP Loan Liability***	(357,700)	(357,700)	-
Deferred Library Lease Revenue	(29,333)	(36,000)	6,667
Total Other Liabilities	(387,033)	(393,700)	6,667
Operating Reserve Funds			
Emergency Operating Cash	364,587	363,815	772
Undesignated Reserves Cash	301,563	302,135	(572)
Total Operating Reserve Funds	666,150	665,950	200
Net Operating Assets	**$ 428,269**	**$ 281,487**	**$ 146,782**
CAPITAL			
Capital Current Assets			
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
LWWSD Assignment of Savings Cash	14,950	14,939	11
Member Receivables - Capital**	-	13,625	(13,625)
Total Capital Current Assets	7,196,154	5,812,197	1,383,957
Capital Fixed Assets			
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)
Total Capital Assets	17,064,688	17,356,911	(292,223)
Long Term Liabilities			
CRRRF Loan 2022	(1,312,440)	(1,539,073)	226,633
Finance Leases	(57,754)	(104,457)	46,703
Total Long Term Liabilities	(1,370,194)	(1,643,530)	273,336
NET ASSETS	***$ 23,318,917***	***$ 21,807,065***	***$1,511,852***
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	137,685	(374,591)	512,276
Transfers Out from Operations to Capital	-	(145,600)	145,600
Current Year Net Income: Capital**	1,375,008	1,294,054	80,954
Transfers Into Capital from Operations	-	145,600	(145,600)
Retained Earnings**	4,858,301	5,232,892	(374,591)
Capital**	16,947,923	15,654,710	1,293,213
TOTAL MEMBER EQUITY	***$ 23,318,917***	***$21,807,065***	***$1,511,852***

***** 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 Principals (GAAP).

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

Sudden Valley Community Association
Income Statement Summary

UNAUDITED	Current Month - 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	Coll %	Capital Reserves**
REVENUE							
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	239,266	13,159	247,412	2,336,352	75,283	98.0%	2,434,525
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
Total Revenue	**335,771**	**28,291**	**277,815**	**4,314,275**	**160,525**		**2,531,170**
EXPENSES							
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
Total Expenses	**361,524**	**36,507**	**118,058**	**4,095,265**	**(168,645)**		**1,142,537**
Net Income (Loss)	**(25,753)**	**64,798**	**159,757**	**219,010**	**(8,120)**		**1,388,633**
Net UDR Activity for Operations							
GM Recruiting Expense	-			(3,271)			
Legal Expenses - Past Due Account Collections	-			(9,984)			
Hazardous Tree Removal	(25,057)			(100,000)			
Net Income (Loss) with Board Approved UDR	**(50,810)**	**64,798**	**159,757**	**105,755**	**(8,120)**		**1,388,633**
Other Activity							
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)			
Total Other Activity	**1,363**		**-**	**31,929**			**(13,625)**
Grand Total Activity	**(49,447)**	**64,798**	**159,757**	**137,685**	**(8,120)**		**1,375,008**

*Prior year recoveries for operations are deposited into the Undesignated Reserve Account (UDR).
**Refer to the last footnote on the Balance Sheet (prior page) for a discussion of Accounting Standards Codification (ASC) 606 and capital dues revenue collections.

Sudden Valley Community Association
Reserve Cash Balance & Activity
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**	**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	1,200,755	1,239,353		-	22,124		**2,462,232**	-	121,894	**121,894**
Storm Water Mitigation Plan Fee		-					**-**			**-**
Investment Income	16,199	11,963	466	123	339	83	**29,173**	772	682	**1,454**
Sale of Assets	1,200						**1,200**			**-**
Sale of Lots (Net Proceeds)				40,462			**40,462**			**-**
Mitigation Release	-	-				-	**-**			**-**
2025 Expenditures	(581,226)	(555,818)	(841)	-	-		**(1,137,885)**		(123,148)	**(123,148)**
Net Available Cash at 10/31/2025	**3,811,525**	**2,797,636**	**219,243**	**128,474**	**174,433**	**64,843**	**$ 7,196,154**	**364,587**	**301,563**	**$ 666,150**
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**		6,547	**6,547**
CRRRF Loan Payments for year 2025	(55,507)						**(55,507)**			**-**
Obligated Expenses/Holdings	(1,266,544)	(1,035,645)	(219,243)			(64,843)	**(2,586,274)**		(13,785)	**(13,785)**
Net Usable Cash Balance 12/31/2025	**2,721,789**	**2,000,921**	**-**	**128,474**	**178,703**	**-**	**$ 5,029,887**	**364,587**	**294,325**	**$ 658,912**
Board Recommended Carryover Balance	(600,000)	(500,000)					**$ (1,100,000)**			**$ -**
Net Usable Cash 12/31/2025, After Recommendation	**$ 2,121,789**	**$ 1,500,921**	**$ -**	**$ 128,474**	**$ 178,703**	**$ -**	**$ 3,929,887**	**$ 364,587**	**$ 294,325**	**$ 658,912**
Net Current Year Cash Increase (Decrease)	(450,408)	(101,217)	(219,618)	40,585	26,733	(64,760)	$ (768,684)	772	(7,810)	$ (7,038)

*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
October 1, 2025 to October 31, 2025
CURRENT MONTH

Whole $

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	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
Subtotal	**47,999**	**24,375**	**96,575**	**14,808**	**142,364**	**11,081**	**(190,940)**	**50,264**
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)
Subtotal	**48,506**	**(9,243)**	**86,680**	**8,815**	**35,905**	**1,803**	**(74,079)**	**1,375**
Subtotal Operations before Ops Dues	**96,505**	**15,132**	**183,255**	**23,623**	**178,269**	**12,884**	**(265,019)**	**51,639**
Ops Dues Earned	238,316						238,316	
Curr Yr Bad Debts Activity	950						950	
Net Ops Dues	239,266	13,159					239,266	13,159
Net Operations	**335,771**	**28,291**	**183,255**	**23,623**	**178,269**	**12,884**	**(25,753)**	**64,798**
Net BOD Approved UDR Activity for Operations								
GM Recruiting Expense	-		-		-		-	
Legal Expenses - Past Due Account Collections	-		-		-		-	
Hazardous Tree Removal	-		-		25,057		(25,057)	
Net Operations with Board Approved UDR	**335,771**	**28,291**	**183,255**	**23,623**	**203,326**	**12,884**	**(50,809)**	**64,798**
Other Operating Activity								
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	
Total Other Operating Activity	767				(596)		1,363	
Grand Total Operations Activity	**336,538**	**28,291**	**183,255**	**23,623**	**202,730**	**12,884**	**(49,447)**	**64,798**

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

Sudden Valley Community Association
Operations - By Department
January 1, 2025 to October 31, 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	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
Subtotal	**341,492**	**83,924**	**1,064,444**	**86,786**	**1,424,215**	**(206,610)**	**(2,147,167)**	**(35,900)**
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)
Subtotal	**1,636,429**	**1,316**	**1,037,608**	**(15,764)**	**568,996**	**(33,055)**	**29,825**	**(47,503)**
Subtotal Operations before Ops Dues	**1,977,921**	**85,240**	**2,102,052**	**71,022**	**1,993,211**	**(239,665)**	**(2,117,342)**	**(83,403)**
Ops Dues Earned	2,383,822						2,383,822	
Curr Yr Bad Debts Activity	(47,470)						(47,470)	
Net Ops Dues	2,336,352	75,283					2,336,352	75,283
Net Operations	**4,314,273**	**160,523**	**2,102,052**	**71,022**	**1,993,211**	**(239,665)**	**219,010**	**(8,120)**
Net BOD Approved UDR Activity for Operations								
GM Recruiting Expense	-		-		3,271		(3,271)	
Legal Expenses - Past Due Account Collections	-		-		9,984		(9,984)	
Hazardous Tree Removal	-		-		100,000		(100,000)	
Net Operations with Board Approved UDR	**4,314,273**	**160,523**	**2,102,052**	**71,022**	**2,106,465**	**(239,665)**	**105,755**	**(8,120)**
Other Operating Activity								
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)	
Total Other Operating Activity	52,413				20,483		31,929	
Grand Total Operations Activity	**4,366,685**	**160,523**	**2,102,052**	**71,022**	**2,126,949**	**(239,665)**	**137,685**	**(8,120)**

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

Sudden Valley Community Association
Operations Income Statement
October 1, 2025 to October 31, 2025

UNAUDITED

	2025 October Actuals	2025 MTD B / (W) Budget	(10 Months) Actuals	2025 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	239,266	13,159	2,336,352	75,283
Golf Income	46,479	(9,126)	1,337,703	(20,435)
Marina Income	-	-	236,829	6,528
Area Z Rental Income	5,625	438	26,018	2,097
Lease Income	5,832	949	57,715	9,482
Non-Lease Facility Rentals	700	(1,402)	14,480	3,966
Rec Center and Pools Income	1,327	1,118	40,403	8,976
New Home Construction Fees	10,000	7,620	112,200	33,470
Other AR Income	24,546	14,266	116,001	17,745
Other Income	1,497	1,353	30,740	23,409
Investment Income	499	(84)	5,834	4
Total Revenue	**335,771**	**28,291**	**4,314,275**	**160,525**
EXPENSES				
Salaries & Benefits				
ACC / Security	7,422	(307)	77,786	(4,117)
Accounting	28,655	1,386	300,627	10,502
Administration	32,503	3,923	339,176	38,018
Facilities	4,726	(96)	50,188	(2,356)
Maintenance	23,269	9,902	296,667	44,739
Golf	64,108	11,838	718,785	63,962
Rec/ Pools/ Parks	22,572	(3,023)	318,823	(79,726)
Marina	-	-	-	-
Total Salaries & Benefits	183,255	23,623	2,102,052	71,022
Other Expenses				
Administrative				
General Administrative	-	-	50	(50)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	5,089	(1,242)	44,925	(10,225)
Dues & Subscriptions	1,649	258	31,752	(4,321)
Office Supplies	794	1,398	17,501	4,536
GM Discretionary Funds	332	(332)	1,928	1,596
Advertising Costs	1,121	1,435	13,021	1,303
Cash Over/Short	8	(8)	419	(419)
Currency Gain/Loss	-	-	20	(20)
Events Charges	451	81	7,149	(486)
Printing & Copying	4,013	(153)	16,658	(2,725)
Training & Conferences	-	125	8,570	2,560
Recruiting Expense	61	(1)	2,662	175
Operating Performance Commissions	-	-	-	-
Operating Perf Comm Payroll Taxes	-	-	-	-
Payroll Service Fees	1,593	(523)	19,053	(5,701)
Insurance Claims	-	-	-	-
Uniforms	886	54	7,981	1,991
Cashiering Clearing Account	-	-	-	-
Total Administrative	15,997	1,092	171,689	(11,786)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	1,383	12,339	40,244	37,722
Nov 2024 Storm ComArea Tree Removal	-	-	88,237	(88,237)
Permits & Licenses	92	(32)	3,841	(681)
Audit & Tax Services	5,500	2,815	47,470	1,530
Regulatory Compliance	250	69	3,400	258
Federal Income Tax	-	-	-	-
State B&O Tax	579	114	12,940	(23)
Property/Real Estate Tax	(42)	42	61,615	1,385
Total Regulator Compliance	7,762	15,347	257,747	(48,046)
CC&Rs/ Mandates				
Annual General Meeting	-	12,000	189	12,291
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	135	708	1,647	5,438
Postage	449	(130)	3,359	(26)
Postage- Views	1,520	(270)	13,619	(1,119)
Newsletter Services	5,145	(36)	51,467	(818)
Legal Services	16,341	(10,716)	155,460	(99,210)
Professional Security Services	24,397	623	242,726	6,694
Total CC&Rs/ Mandates	47,987	2,179	468,467	(76,750)

Sudden Valley Community Association
Operations Income Statement
October 1, 2025 to October 31, 2025

UNAUDITED

	2025 October Actuals	2025 MTD B / (W) Budget	(10 Months) Actuals	2025 YTD B / (W) Budget
Insurance Premiums	19,240	(1,719)	180,732	(5,619)
Utilities				
Utilities	4,431	(4,431)	882	(882)
Utilities- Natural Gas	1,068	70	24,857	(3,259)
Utilities- Water & Sewer	9,072	1,092	36,554	9,545
Utilities- Electricity	6,048	(1,336)	67,894	(11,331)
Utilities- Trash & Recycling Service	2,054	254	19,944	(695)
Utilities- Communications Service	7,402	(1,711)	50,744	6,160
Total Utilities	30,075	(6,062)	200,875	(462)
Maintenance & Landscaping				
Landscape R&M	865	(209)	46,991	(1,075)
Building R&M- Materials	6,013	(1,097)	27,445	6,863
Building R&M- Contract Services	5,140	(2,575)	27,918	7,700
Raw Materials	-	2,037	50,155	(10,139)
Raw Materials: Sand & Gravel	2,680	1,392	34,734	2,954
Janitorial Supplies	1,569	167	12,782	133
Equipment R&M	6,290	(2,570)	107,289	(30,176)
Small Tools & Equipment	2,189	1,865	11,017	3,756
Vehicle R&M	4,186	97	15,437	(336)
Vehicle Fuel	5,236	(138)	52,609	1,165
Other Supplies	874	831	33,683	1,123
Other R&M	-	-	7,423	(1,770)
Weather Response	9,753	3,642	11,454	23,151
Total Maintenance & Landscaping	44,795	3,442	438,937	3,349
Contracted & Professional Services				
Equipment Lease & Rental	-	-	17,210	9,142
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	5,078	(1,838)	40,582	1,854
Pool Management	2,276	(2,276)	56,952	(1,952)
Safety & Security Services	196	1,256	20,057	1,600
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	1,863	4,046	75,324	(66,900)
Other Professional Services	3,000	(3,000)	64,223	(47,846)
Total Contracted & Professional Services	12,413	(1,812)	274,348	(104,102)
Other Expenses				
Vandalism	-	417	418	3,749
Other Charges	-	-	-	-
Total Other Expenses	-	417	418	3,749
Total Other Expenses	**178,269**	**12,884**	**1,993,213**	**(239,667)**
Total Operations Expenses	**361,524**	**36,507**	**4,095,265**	**(168,645)**
Net Operations Income (Loss)	**(25,753)**	**64,798**	**219,010**	**(8,120)**
Net BOD Approved UDR Activity for Operations (Expense)				
GM Recruiting Expense	-		(3,271)	
Legal Expenses - Past Due Account Collections	-		(9,984)	
Hazardous Tree Removal	(25,057)		(100,000)	
Net Operations Income (Loss) with BOD Approved UDR	**(50,810)**	**64,798**	**105,755**	**(8,120)**
Other Operating Activity- Income/(Expense)				
UDR Activity	(2,225)		89,492	
AR Accrual - Prior Year Reversal	-		(53,456)	
AR Accrual - Current Year	-		-	
Lease Income- Library Prepaid Recognized	667		6,667	
Vacation Liability Accrual	2,921		(10,773)	
Total Other Operating Activity	1,363		31,929	
Grand Total Operations Activity	**(49,447)**	**64,798**	**137,685**	**(8,120)**

*** Excludes Depreciation**

Income Statement Report
Sudden Valley Community Association
Common Costs

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2025 Ops	950.44	(11,900.00)	12,850.44	(47,470.45)	(119,000.00)	71,529.55	(142,804.00)	(95,333.55)
4005.25 - Member Assessments 2025	238,315.79	238,007.00	308.79	2,383,822.46	2,380,069.00	3,753.46	2,856,083.00	472,260.54
Total Dues and Assessment Income- Ops	**239,266.23**	**226,107.00**	**13,159.23**	**2,336,352.01**	**2,261,069.00**	**75,283.01**	**2,713,279.00**	**376,926.99**
Other AR Income								
4820 - Insurance Settlement Gains	14,930.07	0.00	14,930.07	14,930.07	0.00	14,930.07	0.00	(14,930.07)
4830 - Advertising Income	2,436.66	3,333.00	(896.34)	28,162.66	33,330.00	(5,167.34)	40,000.00	11,837.34
4831 - BD Expense- Views Ads	(659.66)	0.00	(659.66)	603.00	0.00	603.00	0.00	(603.00)
Total Other AR Income	**16,707.07**	**3,333.00**	**13,374.07**	**43,695.73**	**33,330.00**	**10,365.73**	**40,000.00**	**(3,695.73)**
Other Income								
4610 - Timber Income	0.00	0.00	0.00	10,944.40	0.00	10,944.40	0.00	(10,944.40)
4846 - Vendor Space Rentals	0.00	0.00	0.00	360.00	0.00	360.00	0.00	(360.00)
4870 - Member Donation Income	0.00	0.00	0.00	3,941.79	0.00	3,941.79	0.00	(3,941.79)
Total Other Income	**0.00**	**0.00**	**0.00**	**15,246.19**	**0.00**	**15,246.19**	**0.00**	**(15,246.19)**
Investment Income								
4900 - Interest Earned - Operating Accounts	499.37	583.00	(83.63)	5,834.08	5,830.00	4.08	7,000.00	1,165.92
Total Investment Income	**499.37**	**583.00**	**(83.63)**	**5,834.08**	**5,830.00**	**4.08**	**7,000.00**	**1,165.92**
Total Common Costs Income	**256,472.67**	**230,023.00**	**26,449.67**	**2,401,128.01**	**2,300,229.00**	**100,899.01**	**2,760,279.00**	**359,150.99**
Expense								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	0.00	0.00	900.14	500.00	400.14	500.00	(400.14)
9005 - State B&O Tax	19.46	19.00	0.46	271.26	190.00	81.26	225.00	(46.26)
9015 - Property/Real Estate Tax	(42.41)	0.00	(42.41)	61,615.16	63,000.00	(1,384.84)	63,000.00	1,384.84
Total Regulatory Compliance	**(22.95)**	**19.00**	**(41.95)**	**62,786.56**	**63,690.00**	**(903.44)**	**63,725.00**	**938.44**
CC&Rs/ Mandates								
5216 - Postage- Views	1,520.14	1,250.00	270.14	13,618.63	12,500.00	1,118.63	15,000.00	1,381.37

Income Statement Report
Sudden Valley Community Association
Common Costs

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual	Budget
	Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**	**Remaining**
Expense								
CC&Rs/ Mandates								
5225 - Newsletter Services	4,664.00	5,000.00	(336.00)	47,559.00	50,000.00	(2,441.00)	60,000.00	12,441.00
7020 - Legal Services	16,341.47	5,625.00	10,716.47	155,459.89	56,250.00	99,209.89	67,500.00	(87,959.89)
Total CC&Rs/ Mandates	**22,525.61**	**11,875.00**	**10,650.61**	**216,637.52**	**118,750.00**	**97,887.52**	**142,500.00**	**(74,137.52)**
Insurance								
5400 - Insurance Premiums	18,898.16	17,201.00	1,697.16	177,312.50	172,013.00	5,299.50	206,416.00	29,103.50
Total Insurance	**18,898.16**	**17,201.00**	**1,697.16**	**177,312.50**	**172,013.00**	**5,299.50**	**206,416.00**	**29,103.50**
Total Common Costs Expense	**41,400.82**	**29,095.00**	**12,305.82**	**456,736.58**	**354,453.00**	**102,283.58**	**412,641.00**	**(44,095.58)**
Total Common Costs Income / (Loss)	**215,071.85**	**200,928.00**	**14,143.85**	**1,944,391.43**	**1,945,776.00**	**(1,384.57)**	**2,347,638.00**	**403,246.57**

Income Statement Report
Sudden Valley Community Association
ACC / Security

October 01, 2025 thru October 31, 2025

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (10 months) Actual	Year to Date (10 months) Budget	Year to Date (10 months) Variance	Annual Budget	Budget Remaining
Income								
New Home Construction Fees								
4350 - New Home Construction	10,000.00	2,380.00	7,620.00	112,200.00	78,730.00	33,470.00	100,000.00	(12,200.00)
Total New Home Construction Fees	**10,000.00**	**2,380.00**	**7,620.00**	**112,200.00**	**78,730.00**	**33,470.00**	**100,000.00**	**(12,200.00)**
Other AR Income								
4805 - Compliance Fees & Fines - ACC	476.35	4,194.00	(3,717.65)	60,526.35	28,533.00	31,993.35	30,000.00	(30,526.35)
4806 - BD Expense- ACC Fines	3,873.65	0.00	3,873.65	(15,021.88)	0.00	(15,021.88)	0.00	15,021.88
4811 - BD Expense- Sec Fines	0.00	0.00	0.00	(450.00)	0.00	(450.00)	0.00	450.00
Total Other AR Income	**4,350.00**	**4,194.00**	**156.00**	**45,054.47**	**28,533.00**	**16,521.47**	**30,000.00**	**(15,054.47)**
Other Income								
4295 - Security House Checks	0.00	0.00	0.00	45.00	0.00	45.00	0.00	(45.00)
4835 - Miscellaneous Income	0.00	0.00	0.00	550.00	0.00	550.00	0.00	(550.00)
Total Other Income	**0.00**	**0.00**	**0.00**	**595.00**	**0.00**	**595.00**	**0.00**	**(595.00)**
Total ACC / Security Income	**14,350.00**	**6,574.00**	**7,776.00**	**157,849.47**	**107,263.00**	**50,586.47**	**130,000.00**	**(27,849.47)**
Expense								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	1,383.20	13,722.00	(12,338.80)	40,243.60	77,966.00	(37,722.40)	100,000.00	59,756.40
6166 - Nov 2024 Storm ComArea Tree Remc	0.00	0.00	0.00	88,236.80	0.00	88,236.80	0.00	(88,236.80)
6300 - Permits & Licenses	0.00	0.00	0.00	184.50	200.00	(15.50)	200.00	15.50
9005 - State B&O Tax	7.14	70.00	(62.86)	908.58	476.00	432.58	500.00	(408.58)
Total Regulatory Compliance	**1,390.34**	**13,792.00**	**(12,401.66)**	**129,573.48**	**78,642.00**	**50,931.48**	**100,700.00**	**(28,873.48)**
CC&Rs/ Mandates								
5215 - Postage	0.00	0.00	0.00	122.62	50.00	72.62	50.00	(72.62)
7097 - Professional Security Services	24,396.52	25,020.00	(623.48)	242,726.41	249,420.00	(6,693.59)	300,000.00	57,273.59
Total CC&Rs/ Mandates	**24,396.52**	**25,020.00**	**(623.48)**	**242,849.03**	**249,470.00**	**(6,620.97)**	**300,050.00**	**57,200.97**
Payroll & Benefits								
5300 - Salaries	6,047.39	5,766.00	281.39	63,694.44	59,973.00	3,721.44	74,984.00	11,289.56

Income Statement Report
Sudden Valley Community Association
ACC / Security

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Payroll & Benefits								
5335 - Payroll Taxes- Employer	597.43	524.00	73.43	6,320.40	5,446.00	874.40	6,809.00	488.60
5385 - Payroll Benefits - Medical	777.09	825.00	(47.91)	7,770.90	8,250.00	(479.10)	9,900.00	2,129.10
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	562.00	562.00
Total Payroll & Benefits	**7,421.91**	**7,115.00**	**306.91**	**77,785.74**	**73,669.00**	**4,116.74**	**92,255.00**	**14,469.26**
Utilities								
6050 - Utilities- Communications Service	251.89	120.00	131.89	2,133.68	1,200.00	933.68	1,440.00	(693.68)
Total Utilities	**251.89**	**120.00**	**131.89**	**2,133.68**	**1,200.00**	**933.68**	**1,440.00**	**(693.68)**
Maintenance & Landscaping								
6785 - Vehicle Fuel	982.53	683.00	299.53	9,335.25	8,006.00	1,329.25	9,704.00	368.75
6795 - Other Supplies	0.00	0.00	0.00	44.23	437.00	(392.77)	482.00	437.77
Total Maintenance & Landscaping	**982.53**	**683.00**	**299.53**	**9,379.48**	**8,443.00**	**936.48**	**10,186.00**	**806.52**
Contracted & Professional Services								
6440 - Safety & Security Services	195.84	1,410.00	(1,214.16)	16,736.71	20,690.00	(3,953.29)	25,000.00	8,263.29
6460 - ACC Consultant	1,862.50	5,908.00	(4,045.50)	75,324.18	8,424.00	66,900.18	10,000.00	(65,324.18)
Total Contracted & Professional Services	**2,058.34**	**7,318.00**	**(5,259.66)**	**92,060.89**	**29,114.00**	**62,946.89**	**35,000.00**	**(57,060.89)**
Other Expenses								
9120 - Vandalism & Towing	0.00	417.00	(417.00)	417.94	4,167.00	(3,749.06)	5,000.00	4,582.06
Total Other Expenses	**0.00**	**417.00**	**(417.00)**	**417.94**	**4,167.00**	**(3,749.06)**	**5,000.00**	**4,582.06**
Total ACC / Security Expense	**36,501.53**	**54,465.00**	**(17,963.47)**	**554,200.24**	**444,705.00**	**109,495.24**	**544,631.00**	**(9,569.24)**
Total ACC / Security Income / (Loss)	**(22,151.53)**	**(47,891.00)**	**25,739.47**	**(396,350.77)**	**(337,442.00)**	**(58,908.77)**	**(414,631.00)**	**(18,280.23)**

Income Statement Report
Sudden Valley Community Association
Accounting

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Other AR Income								
4240 - Title & Recording Fees	3,450.00	2,644.00	806.00	24,975.00	35,124.00	(10,149.00)	40,000.00	15,025.00
4241 - BD Expense- Title Fees	(150.00)	0.00	(150.00)	75.00	0.00	75.00	0.00	(75.00)
4705 - NSF Service Fees	405.00	109.00	296.00	2,305.00	1,269.00	1,036.00	1,500.00	(805.00)
4706 - BD Expense- NSF Fees	(215.99)	0.00	(215.99)	(104.68)	0.00	(104.68)	0.00	104.68
Total Other AR Income	**3,489.01**	**2,753.00**	**736.01**	**27,250.32**	**36,393.00**	**(9,142.68)**	**41,500.00**	**14,249.68**
Total Accounting Income	**3,489.01**	**2,753.00**	**736.01**	**27,250.32**	**36,393.00**	**(9,142.68)**	**41,500.00**	**14,249.68**
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	109.97	0.00	109.97	0.00	(109.97)
5015 - Bank Charges & Fees	311.46	(352.00)	663.46	940.95	1,234.00	(293.05)	1,500.00	559.05
5121 - Currency Gain/Loss	0.00	0.00	0.00	20.04	0.00	20.04	0.00	(20.04)
5210 - Printing & Copying	1,667.40	825.00	842.40	3,297.20	2,436.00	861.20	5,000.00	1,702.80
5399 - Payroll Service Fees	1,593.26	1,070.00	523.26	19,053.39	13,352.00	5,701.39	16,000.00	(3,053.39)
Total Administrative	**3,572.12**	**1,543.00**	**2,029.12**	**23,421.55**	**17,022.00**	**6,399.55**	**22,500.00**	**(921.55)**
Regulatory Compliance								
7000 - Audit & Tax Services	5,500.00	8,315.00	(2,815.00)	47,470.00	49,000.00	(1,530.00)	49,000.00	1,530.00
9005 - State B&O Tax	57.83	67.00	(9.17)	409.20	875.00	(465.80)	1,000.00	590.80
Total Regulatory Compliance	**5,557.83**	**8,382.00**	**(2,824.17)**	**47,879.20**	**49,875.00**	**(1,995.80)**	**50,000.00**	**2,120.80**
CC&Rs/ Mandates								
5215 - Postage	237.56	232.00	5.56	1,599.53	1,818.00	(218.47)	5,000.00	3,400.47
Total CC&Rs/ Mandates	**237.56**	**232.00**	**5.56**	**1,599.53**	**1,818.00**	**(218.47)**	**5,000.00**	**3,400.47**
Payroll & Benefits								
5300 - Salaries	23,421.45	24,534.00	(1,112.55)	245,750.21	255,174.00	(9,423.79)	319,043.00	73,292.79
5335 - Payroll Taxes- Employer	2,125.58	2,207.00	(81.42)	23,792.71	22,955.00	837.71	28,701.00	4,908.29
5385 - Payroll Benefits - Medical	3,108.36	3,300.00	(191.64)	31,083.60	33,000.00	(1,916.40)	39,600.00	8,516.40

Income Statement Report
Sudden Valley Community Association
Accounting

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Payroll & Benefits								
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	2,393.00	2,393.00
Total Payroll & Benefits	**28,655.39**	**30,041.00**	**(1,385.61)**	**300,626.52**	**311,129.00**	**(10,502.48)**	**389,737.00**	**89,110.48**
Utilities								
6050 - Utilities- Communications Service	165.93	231.00	(65.07)	1,659.05	2,318.00	(658.95)	2,782.00	1,122.95
Total Utilities	**165.93**	**231.00**	**(65.07)**	**1,659.05**	**2,318.00**	**(658.95)**	**2,782.00**	**1,122.95**
Maintenance & Landscaping								
6795 - Other Supplies	0.00	0.00	0.00	91.10	0.00	91.10	0.00	(91.10)
Total Maintenance & Landscaping	**0.00**	**0.00**	**0.00**	**91.10**	**0.00**	**91.10**	**0.00**	**(91.10)**
Contracted & Professional Services								
5125 - IT Support and Services	800.00	632.00	168.00	8,299.00	8,528.00	(229.00)	10,000.00	1,701.00
7095 - Other Professional Services	0.00	0.00	0.00	17.52	0.00	17.52	0.00	(17.52)
Total Contracted & Professional Services	**800.00**	**632.00**	**168.00**	**8,316.52**	**8,528.00**	**(211.48)**	**10,000.00**	**1,683.48**
Total Accounting Expense	**38,988.83**	**41,061.00**	**(2,072.17)**	**383,593.47**	**390,690.00**	**(7,096.53)**	**480,019.00**	**96,425.53**
Total Accounting Income / (Loss)	**(35,499.82)**	**(38,308.00)**	**2,808.18**	**(356,343.15)**	**(354,297.00)**	**(2,046.15)**	**(438,519.00)**	**(82,175.85)**

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
October 01, 2025 thru October 31, 2025

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (10 months) Actual	Year to Date (10 months) Budget	Year to Date (10 months) Variance	Annual Budget	Budget Remaining
Income								
Other Income								
4245 - Photocopy Income	30.00	0.00	30.00	562.48	0.00	562.48	0.00	(562.48)
4255 - Maps and Signs	102.00	144.00	(42.00)	1,975.32	931.00	1,044.32	1,000.00	(975.32)
4835 - Miscellaneous Income	50.00	0.00	50.00	50.00	0.00	50.00	0.00	(50.00)
4840 - Non-Taxable Income	0.00	0.00	0.00	387.00	0.00	387.00	0.00	(387.00)
4844 - Consessions Income (Taxable)	0.00	0.00	0.00	1,216.65	0.00	1,216.65	0.00	(1,216.65)
4846 - Vendor Space Rentals	1,315.00	0.00	1,315.00	3,693.00	0.00	3,693.00	0.00	(3,693.00)
Total Other Income	**1,497.00**	**144.00**	**1,353.00**	**7,884.45**	**931.00**	**6,953.45**	**1,000.00**	**(6,884.45)**
Total SVCA Operations- Admin Income	**1,497.00**	**144.00**	**1,353.00**	**7,884.45**	**931.00**	**6,953.45**	**1,000.00**	**(6,884.45)**
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	(60.00)	0.00	(60.00)	0.00	60.00
5015 - Bank Charges & Fees	213.45	128.00	85.45	13,139.77	4,765.00	8,374.77	5,000.00	(8,139.77)
5045 - Dues & Subscriptions	510.12	208.00	302.12	1,622.32	892.00	730.32	1,000.00	(622.32)
5090 - Office Supplies	615.27	1,001.00	(385.73)	11,462.13	18,173.00	(6,710.87)	21,000.00	9,537.87
5100 - GM Discretionary Funds	331.63	0.00	331.63	1,927.86	3,524.00	(1,596.14)	5,000.00	3,072.14
5120 - Cash Over/Short	0.05	0.00	0.05	293.78	0.00	293.78	0.00	(293.78)
5205 - Events Charges	451.28	522.00	(70.72)	7,148.61	6,563.00	585.61	7,500.00	351.39
5210 - Printing & Copying	1,772.22	1,721.00	51.22	12,053.36	9,620.00	2,433.36	10,000.00	(2,053.36)
5227 - Training & Conferences	0.00	125.00	(125.00)	1,171.40	1,250.00	(78.60)	1,500.00	328.60
5325 - Recruiting Expense	61.00	60.00	1.00	2,662.00	2,837.00	(175.00)	3,000.00	338.00
Total Administrative	**3,955.02**	**3,765.00**	**190.02**	**51,421.23**	**47,624.00**	**3,797.23**	**54,000.00**	**2,578.77**
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	61.29	0.00	61.29	0.00	(61.29)
9005 - State B&O Tax	20.89	0.00	20.89	91.47	0.00	91.47	0.00	(91.47)
Total Regulatory Compliance	**20.89**	**0.00**	**20.89**	**152.76**	**0.00**	**152.76**	**0.00**	**(152.76)**

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	12,000.00	(12,000.00)	188.60	12,480.00	(12,291.40)	24,000.00	23,811.40
5115 - Web Site Maintenance	135.00	618.00	(483.00)	1,646.56	4,836.00	(3,189.44)	5,000.00	3,353.44
5215 - Postage	211.38	57.00	154.38	1,372.78	857.00	515.78	1,000.00	(372.78)
5225 - Newsletter Services	480.79	109.00	371.79	3,907.99	649.00	3,258.99	1,200.00	(2,707.99)
Total CC&Rs/ Mandates	**827.17**	**12,784.00**	**(11,956.83)**	**7,115.93**	**18,822.00**	**(11,706.07)**	**31,200.00**	**24,084.07**
Payroll & Benefits								
5300 - Salaries	28,192.81	29,640.00	(1,447.19)	294,295.00	308,269.00	(13,974.00)	385,427.00	91,132.00
5335 - Payroll Taxes- Employer	2,460.42	2,661.00	(200.58)	27,197.30	27,675.00	(477.70)	34,602.00	7,404.70
5385 - Payroll Benefits - Medical	1,849.62	4,125.00	(2,275.38)	17,684.17	41,250.00	(23,565.83)	49,500.00	31,815.83
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	2,891.00	2,891.00
Total Payroll & Benefits	**32,502.85**	**36,426.00**	**(3,923.15)**	**339,176.47**	**377,194.00**	**(38,017.53)**	**472,420.00**	**133,243.53**
Utilities								
6035 - Utilities- Trash & Recycling Service	60.00	0.00	60.00	240.00	0.00	240.00	0.00	(240.00)
6050 - Utilities- Communications Service	1,390.76	500.00	890.76	12,990.08	5,000.00	7,990.08	6,000.00	(6,990.08)
Total Utilities	**1,450.76**	**500.00**	**950.76**	**13,230.08**	**5,000.00**	**8,230.08**	**6,000.00**	**(7,230.08)**
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
Total Maintenance & Landscaping	**0.00**	**0.00**	**0.00**	**0.00**	**500.00**	**(500.00)**	**500.00**	**500.00**
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	812.58	5,827.00	(5,014.42)	7,000.00	6,187.42
5125 - IT Support and Services	4,278.13	2,608.00	1,670.13	32,283.41	33,908.00	(1,624.59)	40,000.00	7,716.59
6440 - Safety & Security Services	0.00	0.00	0.00	750.57	0.00	750.57	0.00	(750.57)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Contracted & Professional Services								
7095 - Other Professional Services	3,000.00	0.00	3,000.00	50,500.00	0.00	50,500.00	0.00	(50,500.00)
Total Contracted & Professional Services	**7,278.13**	**2,608.00**	**4,670.13**	**84,346.56**	**39,735.00**	**44,611.56**	**47,000.00**	**(37,346.56)**
Total SVCA Operations- Admin Expense	**46,034.82**	**56,083.00**	**(10,048.18)**	**495,443.03**	**488,875.00**	**6,568.03**	**611,120.00**	**115,676.97**
Total SVCA Operations- Admin Income / (L	**(44,537.82)**	**(55,939.00)**	**11,401.18**	**(487,558.58)**	**(487,944.00)**	**385.42**	**(610,120.00)**	**(122,561.42)**

Income Statement Report
Sudden Valley Community Association
Facilities

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	7,125.00	5,187.00	1,938.00	27,504.50	23,921.00	3,583.50	24,000.00	(3,504.50)
4412 - BD Expense- Area Z	(1,500.00)	0.00	(1,500.00)	(1,486.50)	0.00	(1,486.50)	0.00	1,486.50
Total Area Z Rental Income	**5,625.00**	**5,187.00**	**438.00**	**26,018.00**	**23,921.00**	**2,097.00**	**24,000.00**	**(2,018.00)**
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	3,083.00	848.50	39,315.00	30,833.00	8,482.00	37,000.00	(2,315.00)
4435 - Lease Income - Barn 8	1,300.00	1,200.00	100.00	13,000.00	12,000.00	1,000.00	14,400.00	1,400.00
4439 - Lease Income- Library	600.00	600.00	0.00	5,400.00	5,400.00	0.00	6,600.00	1,200.00
Total Lease Income	**5,831.50**	**4,883.00**	**948.50**	**57,715.00**	**48,233.00**	**9,482.00**	**58,000.00**	**285.00**
Non-Lease Facility Rentals								
4400 - Facility Rentals	0.00	167.00	(167.00)	0.00	1,667.00	(1,667.00)	2,000.00	2,000.00
Total Non-Lease Facility Rentals	**0.00**	**167.00**	**(167.00)**	**0.00**	**1,667.00**	**(1,667.00)**	**2,000.00**	**2,000.00**
Total Facilities Income	**11,456.50**	**10,237.00**	**1,219.50**	**83,733.00**	**73,821.00**	**9,912.00**	**84,000.00**	**267.00**
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	15.00	0.00	15.00	15.00	100.00	(85.00)	100.00	85.00
7110 - Regulatory Compliance	73.42	129.00	(55.58)	734.20	1,292.00	(557.80)	1,550.00	815.80
9005 - State B&O Tax	184.84	125.00	59.84	1,183.29	857.00	326.29	1,000.00	(183.29)
Total Regulatory Compliance	**273.26**	**254.00**	**19.26**	**1,932.49**	**2,249.00**	**(316.51)**	**2,650.00**	**717.51**
Payroll & Benefits								
5300 - Salaries	3,555.20	3,402.00	153.20	38,142.84	35,384.00	2,758.84	44,241.00	6,098.16
5335 - Payroll Taxes- Employer	393.80	403.00	(9.20)	4,274.69	4,198.00	76.69	5,249.00	974.31
5385 - Payroll Benefits - Medical	777.08	825.00	(47.92)	7,770.80	8,250.00	(479.20)	9,900.00	2,129.20
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	332.00	332.00
Total Payroll & Benefits	**4,726.08**	**4,630.00**	**96.08**	**50,188.33**	**47,832.00**	**2,356.33**	**59,722.00**	**9,533.67**

Income Statement Report
Sudden Valley Community Association
Facilities

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Insurance								
5400 - Insurance Premiums	44.17	0.00	44.17	441.43	0.00	441.43	0.00	(441.43)
Total Insurance	**44.17**	**0.00**	**44.17**	**441.43**	**0.00**	**441.43**	**0.00**	**(441.43)**
Utilities								
6000 - Utilities	4,430.92	0.00	4,430.92	882.37	0.00	882.37	0.00	(882.37)
6005 - Utilities- Natural Gas	553.15	551.00	2.15	8,160.21	7,247.00	913.21	8,683.00	522.79
6023 - Utilities- Water & Sewer	3,823.78	3,787.00	36.78	17,090.00	16,449.00	641.00	19,441.00	2,351.00
6033 - Utilities- Electricity	2,760.10	2,315.00	445.10	29,480.60	23,682.00	5,798.60	29,448.00	(32.60)
6035 - Utilities- Trash & Recycling Service	1,301.13	1,660.00	(358.87)	12,510.96	12,462.00	48.96	15,000.00	2,489.04
6050 - Utilities- Communications Service	1,615.64	2,500.00	(884.36)	8,651.54	25,000.00	(16,348.46)	30,000.00	21,348.46
Total Utilities	**14,484.72**	**10,813.00**	**3,671.72**	**76,775.68**	**84,840.00**	**(8,064.32)**	**102,572.00**	**25,796.32**
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	163.39	0.00	163.39	0.00	(163.39)
6515 - Building R&M- Materials	6,013.38	4,916.00	1,097.38	26,004.82	33,308.00	(7,303.18)	40,000.00	13,995.18
6520 - Building R&M- Contract Vendor	5,139.57	2,565.00	2,574.57	27,917.64	35,618.00	(7,700.36)	45,000.00	17,082.36
6635 - Janitorial Supplies	1,569.01	1,528.00	41.01	12,782.03	10,832.00	1,950.03	12,000.00	(782.03)
6675 - Equipment R&M	0.00	0.00	0.00	817.83	10,000.00	(9,182.17)	10,000.00	9,182.17
6795 - Other Supplies	0.00	129.00	(129.00)	285.33	1,291.00	(1,005.67)	1,550.00	1,264.67
6796 - Other R&M	0.00	0.00	0.00	511.34	1,000.00	(488.66)	1,000.00	488.66
Total Maintenance & Landscaping	**12,721.96**	**9,138.00**	**3,583.96**	**68,482.38**	**92,049.00**	**(23,566.62)**	**109,550.00**	**41,067.62**
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	0.00	0.00	2,570.00	0.00	2,570.00	0.00	(2,570.00)
7095 - Other Professional Services	0.00	0.00	0.00	4,920.00	7,649.00	(2,729.00)	15,000.00	10,080.00
Total Contracted & Professional Services	**0.00**	**0.00**	**0.00**	**7,490.00**	**7,649.00**	**(159.00)**	**15,000.00**	**7,510.00**
Total Facilities Expense	**32,250.19**	**24,835.00**	**7,415.19**	**205,310.31**	**234,619.00**	**(29,308.69)**	**289,494.00**	**84,183.69**
Total Facilities Income / (Loss)	**(20,793.69)**	**(14,598.00)**	**(6,195.69)**	**(121,577.31)**	**(160,798.00)**	**39,220.69**	**(205,494.00)**	**(83,916.69)**

Income Statement Report
Sudden Valley Community Association
Maintenance

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Administrative								
5090 - Office Supplies	99.99	0.00	99.99	99.99	150.00	(50.01)	150.00	50.01
6408 - Uniforms	18.44	18.00	0.44	2,727.01	1,855.00	872.01	2,500.00	(227.01)
Total Administrative	**118.43**	**18.00**	**100.43**	**2,827.00**	**2,005.00**	**822.00**	**2,650.00**	**(177.00)**
Regulatory Compliance								
6300 - Permits & Licenses	76.98	60.00	16.98	2,101.62	1,727.00	374.62	2,200.00	98.38
9005 - State B&O Tax	0.00	50.00	(50.00)	0.00	100.00	(100.00)	100.00	100.00
Total Regulatory Compliance	**76.98**	**110.00**	**(33.02)**	**2,101.62**	**1,827.00**	**274.62**	**2,300.00**	**198.38**
Payroll & Benefits								
5300 - Salaries	20,966.11	26,326.00	(5,359.89)	229,781.40	264,570.00	(34,788.60)	331,728.00	101,946.60
5335 - Payroll Taxes- Employer	1,910.14	2,828.00	(917.86)	24,347.35	28,413.00	(4,065.65)	35,627.00	11,279.65
5385 - Payroll Benefits - Medical	392.42	4,017.00	(3,624.58)	31,987.41	40,173.00	(8,185.59)	48,208.00	16,220.59
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	2,488.00	2,488.00
6447.1 - Weather Response Payroll	0.00	0.00	0.00	9,757.41	7,500.00	2,257.41	15,000.00	5,242.59
6447.2 - Weather Response Payroll Taxes	0.00	0.00	0.00	793.46	750.00	43.46	1,500.00	706.54
Total Payroll & Benefits	**23,268.67**	**33,171.00**	**(9,902.33)**	**296,667.03**	**341,406.00**	**(44,738.97)**	**434,551.00**	**137,883.97**
Utilities								
6050 - Utilities- Communications Service	335.44	344.00	(8.56)	3,302.21	3,433.00	(130.79)	4,119.00	816.79
Total Utilities	**335.44**	**344.00**	**(8.56)**	**3,302.21**	**3,433.00**	**(130.79)**	**4,119.00**	**816.79**
Maintenance & Landscaping								
6110 - Landscape R&M	59.40	656.00	(596.60)	2,229.47	5,000.00	(2,770.53)	5,000.00	2,770.53
6447 - Weather Response	9,753.28	13,395.00	(3,641.72)	11,454.36	34,605.00	(23,150.64)	35,000.00	23,545.64
6610 - Raw Materials	0.00	0.00	0.00	2,302.94	2,016.00	286.94	2,500.00	197.06
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	3,908.57	0.00	3,908.57	5,000.00	1,091.43
6675 - Equipment R&M	1,749.86	816.00	933.86	13,172.88	10,649.00	2,523.88	15,000.00	1,827.12
6765 - Small Tools & Equipment	2,189.37	4,054.00	(1,864.63)	6,517.62	10,172.00	(3,654.38)	12,000.00	5,482.38
6775 - Vehicle R&M	4,185.62	4,283.00	(97.38)	15,081.22	13,901.00	1,180.22	17,500.00	2,418.78

Income Statement Report
Sudden Valley Community Association
Maintenance

October 01, 2025 thru October 31, 2025

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (10 months) Actual	Year to Date (10 months) Budget	Year to Date (10 months) Variance	Annual Budget	Budget Remaining
Expense								
Maintenance & Landscaping								
6785 - Vehicle Fuel	1,789.04	1,086.00	703.04	15,880.02	12,232.00	3,648.02	14,683.00	(1,197.02)
6795 - Other Supplies	236.23	1,356.00	(1,119.77)	3,527.15	4,409.00	(881.85)	5,000.00	1,472.85
Total Maintenance & Landscaping	**19,962.80**	**25,646.00**	**(5,683.20)**	**74,074.23**	**92,984.00**	**(18,909.77)**	**111,683.00**	**37,608.77**
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	5,621.20	5,860.00	(238.80)	7,500.00	1,878.80
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	8,785.00	7,978.00	807.00	25,000.00	16,215.00
Total Contracted & Professional Services	**0.00**	**0.00**	**0.00**	**14,406.20**	**13,838.00**	**568.20**	**33,000.00**	**18,593.80**
Total Maintenance Expense	**43,762.32**	**59,289.00**	**(15,526.68)**	**393,378.29**	**455,493.00**	**(62,114.71)**	**588,303.00**	**194,924.71**
Total Maintenance Income / (Loss)	**(43,762.32)**	**(59,289.00)**	**15,526.68**	**(393,378.29)**	**(455,493.00)**	**62,114.71**	**(588,303.00)**	**(194,924.71)**

Income Statement Report
Sudden Valley Community Association
Golf Enterprise
October 1, 2025 to October 31, 2025

	Current Period			Year to Date (10 months)				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Budget Remaining
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	$ 14,940	$ 11,377	$ 3,563	$ 378,236	$ 365,792	$ 12,444	$ 387,000	$ 8,764
4151 - BD Expense- Golf	1,998	-	1,998	(5,280)	-	(5,280)	-	5,280
4154 - Golf Course Daily Greens Fees	20,139	30,694	(10,555)	691,649	718,800	(27,151)	754,171	62,522
4170 - Driving Range Fees	1,341	2,454	(1,113)	42,879	37,248	5,631	38,900	(3,979)
4174 - Golf Cart Rental	7,683	10,678	(2,995)	213,560	219,824	(6,264)	227,679	14,119
4176 - Golf Club Storage	14	24	(10)	1,700	1,662	38	1,850	150
4178 - Trail Fees	364	378	(14)	14,959	14,812	147	15,400	441
Total Golf Income	**46,479**	**55,605**	**(9,126)**	**1,337,703**	**1,358,138**	**(20,435)**	**1,425,000**	**87,297**
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Golf Pro Income	**46,479**	**55,605**	**(9,126)**	**1,337,703**	**1,358,138**	**(20,435)**	**1,425,000**	**87,297**
Expense								
Administrative								
5107 - Advertising Costs	1,121	2,556	(1,435)	13,021	14,324	(1,303)	15,000	1,979
5015 - Bank Charges & Fees	4,564	4,071	493	30,844	28,701	2,143	32,000	1,156
5120 - Cash Over/Short	8	-	8	110	-	110	-	(110)
5045 - Dues & Subscriptions	1,139	1,699	(560)	30,130	26,539	3,591	29,393	(737)
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	79	221	(142)	688	1,100	(412)	1,100	412
5205 - Events Charges	-	10	(10)	-	100	(100)	120	120
5210 - Printing & Copying	105	1,314	(1,210)	286	1,677	(1,391)	1,800	1,514
5227 - Training & Conferences	-	-	-	4,592	5,380	(788)	6,300	1,708
5326 - Operating Performance Commissions	-	-	-	-	-	-	7,059	7,059
5326.1 - Operating Perf Comm Payroll Taxes	-	-	-	-	-	-	706	706
5399 - Payroll Service Fees	-	-	-	-	-	-	-	-
6408 - Uniforms	867	922	(55)	5,081	6,117	(1,036)	7,100	2,019
Total Administrative	**7,884**	**10,793**	**(2,909)**	**84,752**	**83,938**	**814**	**100,578**	**15,826**
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Requlatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	-	-	568	133	435	400	(168)
9005 - State B&O Tax	250	348	(98)	5,859	6,644	(785)	7,500	1,641
TotalRegulatory Compliance	**250**	**348**	**(98)**	**6,427**	**6,777**	**(350)**	**7,900**	**1,473**
CC&Rs/ Mandates								
5215 - Postage	-	30	(30)	32	308	(276)	370	338
5115 - Web Site Maintenance	-	225	(225)	-	2,249	(2,249)	2,700	2,700
CC&Rs/ Mandates Total	**-**	**255**	**(255)**	**32**	**2,557**	**(2,525)**	**3,070**	**3,038**
Payroll & Benefits								
5300 - Salaries	53,365	61,618	(8,253)	593,598	637,318	(43,720)	760,037	166,439
5335 - Payroll Taxes- Employer	5,407	6,078	(671)	64,593	62,929	1,664	75,032	10,439
5385 - Payroll Benefits - Medical	5,337	8,250	(2,913)	60,593	82,500	(21,907)	99,000	38,407
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	5,700	5,700
Total Payroll & Benefits	**64,108**	**75,946**	**(11,838)**	**718,785**	**782,747**	**(63,962)**	**939,769**	**220,985**

Income Statement Report
Sudden Valley Community Association
Golf Enterprise
October 1, 2025 to October 31, 2025

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (10 months) Actual	Year to Date (10 months) Budget	Year to Date (10 months) Variance	Annual Budget	Budget Remaining
Insurance								
5400 - Insurance Premiums	298	320	(22)	2,978	3,100	(122)	3,740	762
Total Insurance	**298**	**320**	**(22)**	**2,978**	**3,100**	**(122)**	**3,740**	**762**
Utilities								
6050 - Utilities- Communications Service	1,371	854	517	8,498	8,533	(35)	10,239	1,741
6033 - Utilities- Electricity	1,736	1,247	489	19,619	18,328	1,291	20,968	1,349
6005 - Utilities- Natural Gas	432	471	(39)	5,754	4,973	781	6,171	417
6023 - Utilities- Water & Sewer	2,420	2,395	25	11,112	11,443	(331)	13,629	2,517
6035 - Utilties- Trash & Recycling Service	457	415	42	4,478	4,140	338	4,968	490
Total Utilities	**6,416**	**5,382**	**1,034**	**49,461**	**47,417**	**2,044**	**55,975**	**6,514**
Maintenance & Landscaping								
6675 - Equipment R&M	2,987	2,904	83	79,455	48,594	30,861	50,000	(29,455)
6635 - Janitorial Supplies	-	-	-	-	-	-	-	-
6110 - Landscape R&M	805	-	805	43,836	39,416	4,420	40,000	(3,836)
6796 - Other R&M	-	-	-	4,769	2,853	1,916	2,980	(1,789)
6795 - Other Supplies	290	221	69	23,366	20,419	2,947	21,500	(1,866)
6610 - Raw Materials	-	2,037	(2,037)	47,852	38,000	9,852	38,000	(9,852)
6621 - Raw Materials: Sand & Gravel	2,680	4,072	(1,392)	30,826	37,688	(6,862)	40,000	9,174
6765 - Small Tools & Equipment	-	-	-	4,500	4,601	(101)	5,400	900
6785 - Vehicle Fuel	2,464	3,329	(865)	27,394	33,036	(5,642)	35,761	8,366
6775 - Vehicle R&M	-	-	-	356	1,200	(844)	1,200	844
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	**9,226**	**12,563**	**(3,337)**	**262,353**	**225,807**	**36,546**	**234,841**	**(27,514)**
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	-	-	10,776	14,665	(3,889)	15,000	4,224
6440 - Safety & Security Services	-	-	-	-	550	(550)	550	550
7095 - Other Professional Services	-	-	-	-	750	(750)	750	750
Total Contracted & Professional Services	**-**	**-**	**-**	**10,776**	**15,965**	**(5,189)**	**16,300**	**5,524**
Total Golf Expense	**88,182**	**105,607**	**(17,425)**	**1,135,565**	**1,168,308**	**(32,743)**	**1,362,173**	**226,608**
Total Golf Income / (Loss)	**$ (41,703)**	**$ (50,002)**	**$ 8,299**	**$ 202,138**	**$ 189,830**	**$ 12,308**	**$ 62,827**	**$ (139,311)**

Income Statement Report
Sudden Valley Community Association
Marina

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	18,942.40	24,828.00	(5,885.60)	24,828.00	5,885.60
4420 - Marina Dry Slip Income	0.00	0.00	0.00	78,641.00	75,929.00	2,712.00	75,929.00	(2,712.00)
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	139,876.00	129,544.00	10,332.00	129,544.00	(10,332.00)
4426 - BD Expense- Marina	0.00	0.00	0.00	(630.00)	0.00	(630.00)	0.00	630.00
Total Marina Income	**0.00**	**0.00**	**0.00**	**236,829.40**	**230,301.00**	**6,528.40**	**230,301.00**	**(6,528.40)**
Other Income								
4220 - Marina Gate & Access Cards	0.00	0.00	0.00	7,014.00	6,400.00	614.00	6,400.00	(614.00)
Total Other Income	**0.00**	**0.00**	**0.00**	**7,014.00**	**6,400.00**	**614.00**	**6,400.00**	**(614.00)**
Total Marina Income	**0.00**	**0.00**	**0.00**	**243,843.40**	**236,701.00**	**7,142.40**	**236,701.00**	**(7,142.40)**
Expense								
Administrative								
5090 - Office Supplies	0.00	83.00	(83.00)	186.37	833.00	(646.63)	1,000.00	813.63
5210 - Printing & Copying	255.40	0.00	255.40	255.40	200.00	55.40	200.00	(55.40)
Total Administrative	**255.40**	**83.00**	**172.40**	**441.77**	**1,033.00**	**(591.23)**	**1,200.00**	**758.23**
Regulatory Compliance								
7110 - Regulatory Compliance	176.45	190.00	(13.55)	1,765.87	1,866.00	(100.13)	2,160.00	394.13
9005 - State B&O Tax	0.52	0.00	0.52	3,624.16	3,507.00	117.16	3,500.00	(124.16)
Total Regulatory Compliance	**176.97**	**190.00**	**(13.03)**	**5,390.03**	**5,373.00**	**17.03**	**5,660.00**	**269.97**
Utilities								
6023 - Utilities- Water & Sewer	337.56	430.00	(92.44)	1,532.67	1,587.00	(54.33)	1,868.00	335.33
6033 - Utilities- Electricity	92.82	102.00	(9.18)	1,749.53	1,392.00	357.53	1,766.00	16.47
6050 - Utilities- Communications Service	538.68	162.00	376.68	3,248.93	1,616.00	1,632.93	1,939.00	(1,309.93)
Total Utilities	**969.06**	**694.00**	**275.06**	**6,531.13**	**4,595.00**	**1,936.13**	**5,573.00**	**(958.13)**
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	763.00	1,500.00	(737.00)	1,500.00	737.00

Income Statement Report
Sudden Valley Community Association
Marina

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	0.00	0.00	1,440.61	1,000.00	440.61	1,000.00	(440.61)
6675 - Equipment R&M	0.00	0.00	0.00	1,408.96	1,250.00	158.96	1,250.00	(158.96)
6795 - Other Supplies	162.15	0.00	162.15	495.74	500.00	(4.26)	500.00	4.26
6796 - Other R&M	0.00	0.00	0.00	2,142.79	1,800.00	342.79	1,800.00	(342.79)
Total Maintenance & Landscaping	**162.15**	**0.00**	**162.15**	**6,251.10**	**6,050.00**	**201.10**	**6,050.00**	**(201.10)**
Total Marina Expense	**1,563.58**	**967.00**	**596.58**	**18,614.03**	**17,051.00**	**1,563.03**	**18,483.00**	**(131.03)**
Total Marina Income / (Loss)	**(1,563.58)**	**(967.00)**	**(596.58)**	**225,229.37**	**219,650.00**	**5,579.37**	**218,218.00**	**(7,011.37)**

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
October 1, 2025 to October 31, 2025

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (10 months) Actual	Year to Date (10 months) Budget	Year to Date (10 months) Variance	Annual Budget	Budget Remaining
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	700	1,935	(1,235)	12,380	8,847	3,533	10,000	(2,380)
4411 - Picnic Shelter Rentals	-	-	-	2,100	-	2,100	-	(2,100)
	700	**1,935**	**(1,235)**	**14,480**	**8,847**	**5,633**	**10,000**	**(4,480)**
Rec Center and Pools Income								
4510 - Health Club Membership	-	70	(70)	2,116	748	1,368	1,000	(1,116)
4223 - Gym and Pool Access Cards	228	60	168	3,654	2,769	885	3,000	(654)
4502 - Instructor & Trainer Fees	435	79	356	4,342	2,610	1,732	3,000	(1,342)
4513 - Main Pool Income	-	-	-	28,150	25,000	3,150	25,000	(3,150)
4515 - Locker Rental	-	-	-	130	-	130	-	(130)
4516 - Quiet Pool Income	-	-	-	28	300	(272)	300	272
4010 - Recreation Special Assmt 062018 to052023	-	-	-	-	-	-	-	-
4011 - BD Expense- Rec SA 062018 to 052023	664	-	664	1,983	-	1,983	-	(1,983)
4840 - Other Income	-	-	-	-	-	-	-	-
Total Recreation Income	**1,327**	**209**	**1,118**	**40,402**	**31,427**	**8,975**	**32,300**	**(8,103)**
Total Recreation Income	**2,027**	**2,144**	**(117)**	**54,882**	**40,274**	**14,608**	**42,300**	**(12,583)**
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	-	887	(887)	5,064	1,781	3,283	2,100	(2,964)
5120 - Cash Over/Short	-	-	-	15	-	15	-	(15)
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	214	-	214	767	-	767	-	(767)
5227 - Training & Conferences	-	-	-	2,807	4,500	(1,694)	4,500	1,694
6408 - Uniforms	-	-	-	172	2,000	(1,828)	2,000	1,828
Total Administrative	**214**	**887**	**(673)**	**8,824**	**8,281**	**543**	**8,600**	**(224)**
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	910	1,000	(90)	1,000	90
9005 - State B&O Tax	38	14	24	593	268	325	300	(293)
Total Regulatory Compliance	**38**	**14**	**24**	**1,504**	**1,268**	**236**	**1,300**	**(203)**
CC&Rs/ Mandates								
5215 - Postage	-	-	-	232	300	(68)	300	68
CC&Rs/ Mandates Total	**-**	**-**	**-**	**232**	**300**	**(68)**	**300**	**68**
Payroll & Benefits								
5300 - Salaries	18,983	16,297	2,686	273,176	202,559	70,617	229,126	(44,050)
5335 - Payroll Taxes- Employer	2,035	1,602	433	30,101	20,038	10,063	22,649	(7,452)
5385 - Payroll Benefits - Medical	1,554	1,650	(96)	15,546	16,500	(954)	19,800	4,254
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	1,215	1,215
Total Payroll & Benefits	**22,572**	**19,549**	**3,023**	**318,823**	**239,097**	**79,726**	**272,790**	**(46,033)**

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
October 1, 2025 to October 31, 2025

	Current Period			Year to Date (10 months)				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Budget Remaining
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	1,732	980	752	10,260	9,804	456	11,765	1,505
6033 - Utilities- Electricity	1,459	1,048	411	17,045	13,161	3,884	15,364	(1,681)
6005 - Utilities- Natural Gas	83	116	(33)	10,943	9,378	1,565	10,813	(130)
6023 - Utilities- Water & Sewer	2,491	3,552	(1,061)	6,820	16,620	(9,800)	16,620	9,800
6035 - Utilities- Trash & Recycling Service	236	233	3	2,715	2,647	68	3,114	399
Total Utilities	**6,002**	**5,929**	**73**	**47,783**	**51,610**	**(3,827)**	**57,676**	**9,893**
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	1,553	-	1,553	12,435	6,620	5,815	7,500	(4,935)
6635 - Janitorial Supplies	-	208	(208)	-	2,083	(2,083)	2,500	2,500
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	-	-	-	-	-
6795 - Other Supplies	186	-	186	5,873	7,750	(1,877)	7,750	1,877
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	**1,738**	**208**	**1,530**	**18,308**	**16,453**	**1,855**	**17,750**	**(558)**
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	2,276	-	2,276	56,952	55,000	1,952	55,000	(1,952)
6440 - Safety & Security Services	-	42	(42)	-	417	(417)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	**2,276**	**42**	**2,234**	**56,952**	**55,417**	**1,535**	**55,500**	**(1,452)**
Total Recreation Expense	**32,839**	**26,629**	**6,210**	**452,424**	**372,426**	**79,998**	**413,916**	**(38,509)**
Total Recreation Income / (Loss)	**$ (30,812)**	**$ (24,485)**	**$ (6,327)**	**$ (397,542)**	**$ (332,152)**	**$ (65,390)**	**$ (371,616)**	**$ 25,926**

Income Statement Report
Sudden Valley Community Association
UDR Activity

October 01, 2025 thru October 31, 2025

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (10 months) Actual	Year to Date (10 months) Budget	Year to Date (10 months) Variance	Annual Budget	Budget Remaining
Income								
Dues and Assessment Income- Ops								
4005.24 - Member Assessments 2024	360.80	0.00	360.80	360.80	0.00	360.80	0.00	(360.80)
Total Dues and Assessment Income- Ops	**360.80**	**0.00**	**360.80**	**360.80**	**0.00**	**360.80**	**0.00**	**(360.80)**
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	(214.57)	0.00	(214.57)	(446.20)	0.00	(446.20)	0.00	446.20
4001 - BD Expense- 2024 Ops & prior	1,142.86	0.00	1,142.86	43,092.54	0.00	43,092.54	0.00	(43,092.54)
4081 - BD Expense- Ops 2014 & Prior	0.00	0.00	0.00	648.77	0.00	648.77	0.00	(648.77)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(53,456.07)	0.00	(53,456.07)	0.00	53,456.07
Total Dues and Assessments Income- UDR	**928.29**	**0.00**	**928.29**	**(10,160.96)**	**0.00**	**(10,160.96)**	**0.00**	**10,160.96**
Lease Income								
4439.1 - Lease Income- Library Prepaid Rec	666.67	0.00	666.67	6,666.70	0.00	6,666.70	0.00	(6,666.70)
Total Lease Income	**666.67**	**0.00**	**666.67**	**6,666.70**	**0.00**	**6,666.70**	**0.00**	**(6,666.70)**
Collections Income								
4710 - Late Fees & Interest	847.15	0.00	847.15	50,770.54	0.00	50,770.54	0.00	(50,770.54)
4711 - BD Expense- Late Fee & Int	403.60	0.00	403.60	(7,062.58)	0.00	(7,062.58)	0.00	7,062.58
4720 - Legal Fees/ Reimbursements	150.00	0.00	150.00	5,503.00	0.00	5,503.00	0.00	(5,503.00)
4721 - BD Expense- Legal	(2,707.01)	0.00	(2,707.01)	4,880.61	0.00	4,880.61	0.00	(4,880.61)
Total Collections Income	**(1,306.26)**	**0.00**	**(1,306.26)**	**54,091.57**	**0.00**	**54,091.57**	**0.00**	**(54,091.57)**
Investment Income								
4910 - Interest Earned - Reserve Accounts	117.06	0.00	117.06	1,454.27	0.00	1,454.27	0.00	(1,454.27)
Total Investment Income	**117.06**	**0.00**	**117.06**	**1,454.27**	**0.00**	**1,454.27**	**0.00**	**(1,454.27)**
Total UDR Activity Income	**766.56**	**0.00**	**766.56**	**52,412.38**	**0.00**	**52,412.38**	**0.00**	**(52,412.38)**
Expense								
Regulatory Compliance								
9005 - State B&O Tax	12.71	0.00	12.71	761.56	0.00	761.56	0.00	(761.56)
Total Regulatory Compliance	**12.71**	**0.00**	**12.71**	**761.56**	**0.00**	**761.56**	**0.00**	**(761.56)**

Income Statement Report
Sudden Valley Community Association
UDR Activity

October 01, 2025 thru October 31, 2025

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (10 months) Actual	Year to Date (10 months) Budget	Year to Date (10 months) Variance	Annual Budget	Budget Remaining
Expense								
CC&Rs/ Mandates								
5025 - Collection Charges	187.60	0.00	187.60	2,119.98	0.00	2,119.98	0.00	(2,119.98)
5065 - Lien Charges	2,124.50	0.00	2,124.50	6,678.00	0.00	6,678.00	0.00	(6,678.00)
Total CC&Rs/ Mandates	**2,312.10**	**0.00**	**2,312.10**	**8,797.98**	**0.00**	**8,797.98**	**0.00**	**(8,797.98)**
Payroll & Benefits								
5391 - Accrued Vacation Liability	(2,920.97)	0.00	(2,920.97)	10,773.26	0.00	10,773.26	0.00	(10,773.26)
Total Payroll & Benefits	**(2,920.97)**	**0.00**	**(2,920.97)**	**10,773.26**	**0.00**	**10,773.26**	**0.00**	**(10,773.26)**
Reserve Expenses/Transfers								
9890 - UDR Legal Expenses	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
Total Reserve Expenses/Transfers	**0.00**	**0.00**	**0.00**	**150.00**	**0.00**	**150.00**	**0.00**	**(150.00)**
Reserve UDR Projects								
9624.02 - 2024 GM Recruiting Search	0.00	0.00	0.00	3,271.00	0.00	3,271.00	0.00	(3,271.00)
9624.04 - Legal Exp. for Past Due Accts Coll	0.00	0.00	0.00	9,983.59	0.00	9,983.59	0.00	(9,983.59)
9625.01 - 2025 Hazardous Tree Removal	25,056.80	0.00	25,056.80	100,000.00	0.00	100,000.00	0.00	(100,000.00)
Total Reserve UDR Projects	**25,056.80**	**0.00**	**25,056.80**	**113,254.59**	**0.00**	**113,254.59**	**0.00**	**(113,254.59)**
Total UDR Activity Expense	**24,460.64**	**0.00**	**24,460.64**	**133,737.39**	**0.00**	**133,737.39**	**0.00**	**(133,737.39)**
Total UDR Activity Income / (Loss)	**(23,694.08)**	**0.00**	**(23,694.08)**	**(81,325.01)**	**0.00**	**(81,325.01)**	**0.00**	**81,325.01**

Income Statement Report
Sudden Valley Community Association
SVCA Reserves
October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Dues and Assessments Income- Capital								
4030 - Special Assessments	0.00	0.00	0.00	27.00	0.00	27.00	0.00	(27.00)
4032 - BD Expense- CRRRF SA 16/17	0.00	0.00	0.00	31.68	0.00	31.68	0.00	(31.68)
4041 - BD Expense- MR&R	0.00	0.00	0.00	31.70	0.00	31.70	0.00	(31.70)
4043.24 - Capital Rep & Repl Assmt 2024	180.50	0.00	180.50	180.50	0.00	180.50	0.00	(180.50)
4043.25 - Capital Rep & Repl Assmt 2025	120,535.19	0.00	120,535.19	1,206,170.70	0.00	1,206,170.70	0.00	(1,206,170.70)
4045 - Capital Rep& Repl Assessment	0.00	0.00	0.00	(77.26)	0.00	(77.26)	0.00	77.26
4046 - BD Expense- CRRRF 24 & Prior	1,375.94	0.00	1,375.94	19,954.36	0.00	19,954.36	0.00	(19,954.36)
4049 - BD Expense - CRRRF 2025	128.57	0.00	128.57	(16,648.67)	0.00	(16,648.67)	0.00	16,648.67
4050 - Roads Capital Assessment	0.00	0.00	0.00	(39.73)	0.00	(39.73)	0.00	39.73
4051 - BD Expense- Roads 24 & Prior	1,422.81	0.00	1,422.81	21,273.71	0.00	21,273.71	0.00	(21,273.71)
4053 - BD Expense - Roads 2025	193.51	0.00	193.51	(17,658.83)	0.00	(17,658.83)	0.00	17,658.83
4055.24 - Roads Capital Assmt 2024	185.65	0.00	185.65	185.65	0.00	185.65	0.00	(185.65)
4055.25 - Roads Capital Assmt 2025	123,967.44	0.00	123,967.44	1,240,437.17	0.00	1,240,437.17	0.00	(1,240,437.17)
4060.19 - Mailbox Capital Assmt 2019	0.00	0.00	0.00	0.71	0.00	0.71	0.00	(0.71)
4060.24 - Mailbox Capital Assmt 2024	3.35	0.00	3.35	3.35	0.00	3.35	0.00	(3.35)
4060.25 - Mailbox Capital Assmt 2025	2,215.38	0.00	2,215.38	22,166.14	0.00	22,166.14	0.00	(22,166.14)
4061 - BD Expense- Mailbox 2025	2.35	0.00	2.35	(311.13)	0.00	(311.13)	0.00	311.13
4062 - BD Expense- Mailbox 24 & Prior	25.46	0.00	25.46	361.92	0.00	361.92	0.00	(361.92)
4071 - BD Expense- Mbr Density	0.00	0.00	0.00	0.07	0.00	0.07	0.00	(0.07)
4995 - BD Expense- 60day accrual CAP	0.00	0.00	0.00	(13,624.83)	0.00	(13,624.83)	0.00	13,624.83
Total Dues and Assessments Income- Capi	**250,236.15**	**0.00**	**250,236.15**	**2,462,464.21**	**0.00**	**2,462,464.21**	**0.00**	**(2,462,464.21)**
Investment Income								
4910 - Interest Earned - Reserve Accounts	2,870.43	0.00	2,870.43	29,172.65	0.00	29,172.65	0.00	(29,172.65)
Total Investment Income	**2,870.43**	**0.00**	**2,870.43**	**29,172.65**	**0.00**	**29,172.65**	**0.00**	**(29,172.65)**
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	0.00	0.00	0.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)

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	Current Period			Year to Date (10 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Capital Gain (Loss) on Sale of Assets								
4922 - Capital Gain (Loss) on Lots	24,708.00	0.00	24,708.00	24,708.00	0.00	24,708.00	0.00	(24,708.00)
Total Capital Gain (Loss) on Sale of Assets	**24,708.00**	**0.00**	**24,708.00**	**25,908.00**	**0.00**	**25,908.00**	**0.00**	**(25,908.00)**
Total SVCA Reserves Income	**277,814.58**	**0.00**	**277,814.58**	**2,517,544.86**	**0.00**	**2,517,544.86**	**0.00**	**(2,517,544.86)**
Expense								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	64,835.30	0.00	64,835.30	0.00	(64,835.30)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	77,713.40	0.00	77,713.40	0.00	(77,713.40)
6325 - Depr - Land Improvement	8,363.90	0.00	8,363.90	83,639.00	0.00	83,639.00	0.00	(83,639.00)
6326 - Depr - Mailboxes	1,979.19	0.00	1,979.19	19,791.90	0.00	19,791.90	0.00	(19,791.90)
6327 - Depr - Roads and Bridges	55,485.13	0.00	55,485.13	554,851.30	0.00	554,851.30	0.00	(554,851.30)
6328 - Depr - Building Improvements	16,064.74	0.00	16,064.74	160,647.40	0.00	160,647.40	0.00	(160,647.40)
6330 - Depr - Furniture & Fixtures	645.50	0.00	645.50	6,455.00	0.00	6,455.00	0.00	(6,455.00)
6335 - Depr - Communication Equipment	123.45	0.00	123.45	1,234.50	0.00	1,234.50	0.00	(1,234.50)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	13,147.70	0.00	13,147.70	0.00	(13,147.70)
6340 - Depr - Machinery & Equipment	9,800.01	0.00	9,800.01	98,000.10	0.00	98,000.10	0.00	(98,000.10)
6360 - Amortization	678.47	0.00	678.47	6,784.70	0.00	6,784.70	0.00	(6,784.70)
Total Depreciation Expense	**108,710.03**	**0.00**	**108,710.03**	**1,087,100.30**	**0.00**	**1,087,100.30**	**0.00**	**(1,087,100.30)**
Reserve Expenses/Transfers								
8001 - Closing Costs - Lot Sales	4,537.72	0.00	4,537.72	4,537.72	0.00	4,537.72	0.00	(4,537.72)
8002 - CRRRF Loan Interest Expense	4,809.91	0.00	4,809.91	50,899.29	0.00	50,899.29	0.00	(50,899.29)
Total Reserve Expenses/Transfers	**9,347.63**	**0.00**	**9,347.63**	**55,437.01**	**0.00**	**55,437.01**	**0.00**	**(55,437.01)**
Reserve CRRRF Capital Projects								
9719.18 - Trim Mower- Turf	0.00	0.00	0.00	1,337.52	0.00	1,337.52	0.00	(1,337.52)
9719.19 - Utility Vehicles	0.00	0.00	0.00	3,480.42	0.00	3,480.42	0.00	(3,480.42)
9721.01 - Golf Cart Fleet	3,065.00	0.00	3,065.00	30,650.00	0.00	30,650.00	0.00	(30,650.00)
9722.08 - 2022 Area Z Facility Remodel	150.86	0.00	150.86	499,718.52	0.00	499,718.52	0.00	(499,718.52)

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	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (10 months) Actual	Year to Date (10 months) Budget	Year to Date (10 months) Variance	Annual Budget	Budget Remaining
Expense								
Reserve CRRRF Capital Projects								
9722.09 - Barn 8 Refurbishment	4,225.00	0.00	4,225.00	199,498.73	0.00	199,498.73	0.00	(199,498.73)
9723.04 - Golf Austin Creek Repair	0.00	0.00	0.00	9,703.33	0.00	9,703.33	0.00	(9,703.33)
9723.07 - Website Improvements	0.00	0.00	0.00	5,604.52	0.00	5,604.52	0.00	(5,604.52)
9723.17 - 10 Golf Cart Lease	1,325.99	0.00	1,325.99	13,277.69	0.00	13,277.69	0.00	(13,277.69)
9724.012 - Turf Building Remodel - Permit/De	101.25	0.00	101.25	9,094.98	0.00	9,094.98	0.00	(9,094.98)
9724.05 - Purchase of Sand Trap Rake	0.00	0.00	0.00	32,578.91	0.00	32,578.91	0.00	(32,578.91)
9724.06 - Clubhouse HVAC 20 Ton Design/P	33.75	0.00	33.75	17,729.79	0.00	17,729.79	0.00	(17,729.79)
9724.07 - Adult Center Furnace & Water Hea	0.00	0.00	0.00	44,588.06	0.00	44,588.06	0.00	(44,588.06)
9724.09 - Fencing(Adult Cntr/Area Z/Turfcare	0.00	0.00	0.00	69,243.27	0.00	69,243.27	0.00	(69,243.27)
9724.11 - Golf Bridge Repair (Bridge #2)	0.00	0.00	0.00	23,993.83	0.00	23,993.83	0.00	(23,993.83)
9725.01 - Fairway Aerator-replace #1030	0.00	0.00	0.00	57,495.37	0.00	57,495.37	0.00	(57,495.37)
9725.02 - Golf-Turf trailer	0.00	0.00	0.00	17,843.20	0.00	17,843.20	0.00	(17,843.20)
9725.04 - Zero Turn Mower	0.00	0.00	0.00	20,601.00	0.00	20,601.00	0.00	(20,601.00)
9725.05 - Marina Directional Signage	0.00	0.00	0.00	1,936.89	0.00	1,936.89	0.00	(1,936.89)
9725.06 - Gate 2 & Welcome Ctr Directional S	1,402.68	0.00	1,402.68	3,906.51	0.00	3,906.51	0.00	(3,906.51)
9725.07 - Welcome Center Exterior Painting	0.00	0.00	0.00	7,611.21	0.00	7,611.21	0.00	(7,611.21)
9725.09 - 2025 Asphalt Cart Path Repairs	0.00	0.00	0.00	51,267.00	0.00	51,267.00	0.00	(51,267.00)
9725.10 - Club House Water Heater Replace	0.00	0.00	0.00	7,489.98	0.00	7,489.98	0.00	(7,489.98)
9725.11 - Projector & Screen	0.00	0.00	0.00	1,632.00	0.00	1,632.00	0.00	(1,632.00)
9725.12 - Computer System Replacement	3,020.91	0.00	3,020.91	3,020.91	0.00	3,020.91	0.00	(3,020.91)
Total Reserve CRRRF Capital Projects	**13,325.44**	**0.00**	**13,325.44**	**1,133,303.64**	**0.00**	**1,133,303.64**	**0.00**	**(1,133,303.64)**
Reserve Roads Capital Projects								
9923.42 - 2023 Roads Project- Pavement Ma	0.00	0.00	0.00	27,365.70	0.00	27,365.70	0.00	(27,365.70)
9924.2 - 2024 Roads: On-Call Engineering	0.00	0.00	0.00	40,305.05	0.00	40,305.05	0.00	(40,305.05)
9924.5 - 2024 Roads: Renewal of 5-yr progra	0.00	0.00	0.00	30,000.00	0.00	30,000.00	0.00	(30,000.00)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	100,309.72	0.00	100,309.72	380,539.13	0.00	380,539.13	0.00	(380,539.13)
9925.1 - 2025 Roads:Fast Response	0.00	0.00	0.00	25,178.50	0.00	25,178.50	0.00	(25,178.50)

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	Current Period			Year to Date (10 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
<u>**Expense**</u>								
Reserve Roads Capital Projects								
9925.2 - 2025 Roads:On Call Engineering	2,417.70	0.00	2,417.70	24,487.27	0.00	24,487.27	0.00	(24,487.27)
9925.3 - 2025 Roads:Potholes & Minor Road	2,973.61	0.00	2,973.61	34,793.03	0.00	34,793.03	0.00	(34,793.03)
9925.4 - 2025 Roads:Streetsigns/Pavement I	0.00	0.00	0.00	22,426.25	0.00	22,426.25	0.00	(22,426.25)
Total Reserve Roads Capital Projects	**105,701.03**	**0.00**	**105,701.03**	**585,094.93**	**0.00**	**585,094.93**	**0.00**	**(585,094.93)**
Reserve Road CVC Capital Project								
9925.7 - 2025 Roads:CVC Supplies & Outsid	0.00	0.00	0.00	49,516.27	0.00	49,516.27	0.00	(49,516.27)
9925.72 - 2025 Roads:CVC Wages/Taxes & B	9,316.49	0.00	9,316.49	59,917.92	0.00	59,917.92	0.00	(59,917.92)
Total Reserve Road CVC Capital Project	**9,316.49**	**0.00**	**9,316.49**	**109,434.19**	**0.00**	**109,434.19**	**0.00**	**(109,434.19)**
Total SVCA Reserves Expense	**246,400.62**	**0.00**	**246,400.62**	**2,970,370.07**	**0.00**	**2,970,370.07**	**0.00**	**(2,970,370.07)**
Total SVCA Reserves Income / (Loss)	**31,413.96**	**0.00**	**31,413.96**	**(452,825.21)**	**0.00**	**(452,825.21)**	**0.00**	**452,825.21**

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2025

	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans	
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev
Jan	16	82	98	276	2,529	2,805	24	103	2	8	3	10	18	37	2	8
Feb	18	96	114	277	2,527	2,804	16	82	8	24	0	6	19	34	2	8
Mar	21	95	116	280	2,554	2,834	6	61	8	14	3	8	19	37	2	8
Apr	21	100	121	285	2,551	2,836	7	62	1	10	3	12	20	32	2	10
May	23	105	128	283	2,526	2,809	14	79	1	17	0	8	16	30	2	12
Jun	23	118	141	287	2,517	2,804	8	77	3	11	0	12	16	28	2	14
Jul	23	132	155	284	2,501	2,785	14	69	1	19	1	10	13	33	3	13
Aug	23	145	168	275	2,461	2,736	16	89	6	22	1	15	15	33	3	12
Sep	30	176	206	272	2,442	2,714	9	84	9	20	1	11	16	32	2	12
Oct	41	246	287	263	2,388	2,651	9	74	4	20	6	5	15	31	2	13
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	Total Prepaid & Current			Total Not Current			Total Billable Lots			SVCA Owned Lots: Restricted				LLE & CTB	Dues Exempt	Total Non Billable Lots	Total All Lots
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10	Avail.	Total				
Jan	292	2,611	2,903	49	166	215	341	2,777	3,118	774	0	3	777	740	6	1,523	4,641
Feb	295	2,623	2,918	45	154	199	340	2,777	3,117	775	0	3	778	740	6	1,524	4,641
Mar	301	2,649	2,950	38	128	166	339	2,777	3,116	776	0	3	779	740	6	1,525	4,641
Apr	306	2,651	2,957	33	126	159	339	2,777	3,116	776	0	3	779	740	6	1,525	4,641
May	306	2,631	2,937	33	146	179	339	2,777	3,116	776	0	3	779	740	6	1,525	4,641
Jun	310	2,635	2,945	29	142	171	339	2,777	3,116	776	0	3	779	740	6	1,525	4,641
Jul	307	2,633	2,940	32	144	176	339	2,777	3,116	776	0	3	779	740	6	1,525	4,641
Aug	298	2,606	2,904	41	171	212	339	2,777	3,116	776	0	3	779	740	6	1,525	4,641
Sep	302	2,618	2,920	37	159	196	339	2,777	3,116	776	0	3	779	740	6	1,525	4,641
Oct	304	2,634	2,938	36	143	179	340	2,777	3,117	774	2	2	778	740	6	1,524	4,641
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser
CTB = Covenant to Bind