

Sudden Valley Community Association

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

	Unaudited** Apr 30, 2025	Unaudited** Dec 31, 2024	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 552,305	\$ 566,838	\$ (14,533)
Building Completion Deposit Fund	659,910	749,910	(90,000)
Member Receivables - Operations*	-	53,456	(53,456)
Other Receivables	16,609	16,109	500
Prepaid Expenses	25,148	88,683	(63,535)
Operating Lease ROU Assets	5,525	6,210	(685)
Inventory	6,791	5,824	967
Total Current Assets	1,266,288	1,487,030	(220,742)
Current Liabilities			
Accounts Payable	(86,590)	(145,144)	58,554
Accrued Vacation Liability	(90,290)	(76,335)	(13,955)
Accrued Payroll	-	(115,575)	115,575
Prepaid Assessments	(319,111)	(249,179)	(69,932)
Building Completion Deposits	(659,910)	(749,910)	90,000
Other Refundable Deposits	(12,716)	(9,956)	(2,760)
Operating Lease Liability	(5,525)	(6,210)	685
Prepaid Golf Memberships	-	(112,307)	112,307
Total Current Liabilities	(1,174,142)	(1,464,616)	290,474
Deferred Lease Revenue Liabilities			
Deferred Library Lease Revenue	(33,333)	(36,000)	2,667
Total Deferred Lease Revenue Liabilities	(33,333)	(36,000)	2,667
Operating Reserve Funds			
Emergency Operating Cash	364,190	363,815	375
Undesignated Reserves Cash	349,196	302,135	47,061
Total Operating Reserve Funds	713,386	665,950	47,436
Net Operating Assets	\$ 772,199	\$ 652,364	\$ 119,835
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,385,340	3,138,292	247,048
Roads Reserve Cash Fund	2,450,771	2,102,139	348,632
Board Density Reduction Cash Fund	87,937	87,889	48
Mailbox Cash Fund	160,970	151,970	9,000
CRRRF Capital Reserve Holding Cash	219,844	219,618	226
Mitigation Assignment of Savings Cash	49,852	49,821	31
LWWSD Assignment of Savings Cash	14,942	14,939	3
Member Receivables - Capital**	-	13,625	(13,625)
Total Capital Current Assets	6,369,656	5,778,293	591,363
Capital Fixed Assets			
Fixed Assets	16,982,696	17,125,452	(142,756)
Finance ROU Assets	32,727	58,661	(25,934)
Lots Held for Sale	236,456	236,456	-
Total Capital Assets	17,251,879	17,420,569	(168,690)
Long Term Liabilities			
CRRRF Loan 2022	(1,449,177)	(1,539,073)	89,896
Finance Leases	(25,210)	(44,203)	18,993
Total Long Term Liabilities	(1,474,387)	(1,583,276)	108,889
NET ASSETS	\$ 22,919,347	\$ 22,267,950	\$ 651,397
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	118,688	(3,713)	122,401
Transfers Out from Operations to Capital	-	(145,600)	145,600
Current Year Net Income: Capital**	532,709	1,384,061	(851,352)
Transfers Into Capital from Operations	-	145,600	(145,600)
Retained Earnings**	5,229,179	5,232,892	(3,713)
Capital**	17,038,771	15,654,710	1,384,061
TOTAL MEMBER EQUITY	\$ 22,919,347	\$ 22,267,950	\$ 651,397

* 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 April 30, 2025, and December 31, 2024, the balances of receivables written off were \$762,116 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 transfer fee revenues collected for internal monthly presentation purposes. See SVCA's 2020 through 2023 audited financial statements (2023 represents the most recently issued audited statements), which fully incorporate ASC 606 and comply with Generally Accepted Accounting Principals (GAAP).

**Sudden Valley Community Association
Income Statement Summary**

<u>UNAUDITED</u>	Current Month - April 2025			Year to Date - 4 Months Ending 4/30/2025			
	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	239,756		248,458	955,011			989,218
Bad Debt Reserve	(2,954)		(1,478)	(33,627)			(24,600)
Net Current Year Assessment Income	236,802	10,695	246,980	921,384	16,957	96.5%	964,618
Bad Debt Recoveries - Prior Years			3,899				25,057
Golf Income	102,523	31,776	-	370,793	11,299		-
Marina Income	13,356	4,263	-	221,660	5,991		-
Rec Center & Pools Income	749	379	-	4,290	2,564		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	14,917	4,598	-	72,819	36,241		-
Rental Income - Other	1,210	389	-	3,730	1,115		-
Area Z Rental Income	6,500	15	-	12,566	(363)		-
Lease Income	5,732	949	-	22,926	3,793		-
New Home Construction Fees	7,000	(7,120)	-	42,000	25,220		-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		1,000
Investment Income	623	40	2,521	2,743	411		11,616
Total Revenue	389,412	45,984	253,400	1,674,911	103,228		1,002,291
EXPENSES							
Salaries & Benefits	184,888	9,714	-	740,532	6,911		-
Contracted & Professional Services	8,534	7,423	-	61,741	(5,643)		-
CC&Rs/ Mandates	55,157	(17,671)	-	191,685	(40,708)		-
Maintenance & Landscaping	53,829	(6,299)	-	162,643	14,788		-
Utilities	26,176	(2,387)	-	77,386	1,944		-
Administrative	14,637	(2,111)	-	67,915	(4,026)		-
Regulatory Compliance	55,461	(44,906)	-	163,053	(77,771)		-
Insurance Premiums	16,254	1,252	-	65,016	5,011		-
Other Expenses	-	417	-	217	1,450		-
Depreciation Expense	-	-	108,710	-	-		434,840
Interest expense	-	-	5,136	-	-		21,117
Total Expenses	414,936	(54,568)	113,846	1,530,188	(98,044)		455,957
Net Income (Loss)	(25,524)	(8,584)	139,554	144,723	5,184		546,334
Net UDR Activity for Operations							
Legal Expenses - Past Due Account Collections	-			(9,984)			
Net Income (Loss) with Board Approved UDR	(25,524)	(8,584)	139,554	134,739	5,184		546,334
Other Activity							
Net Other UDR Activity*	7,601			48,693			
AR Accrual - Prior Year Reversal	-		-	(53,456)			(13,625)
AR Accrual - Current Year	-		-	-			-
Lease Income- Library Prepaid Recognized	667			2,667			
Vacation Liability Accrual	(2,359)			(13,955)			
Total Other Activity	5,909		-	(16,051)			(13,625)
Grand Total Activity	(19,615)	(8,584)	139,554	118,688	5,184		532,709

*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
4 Months Actual, 8 Months Projected

UNAUDITED

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2024	3,138,292	2,102,139	219,618	87,889	151,970	64,760	\$ 5,764,667	363,815	302,135	\$ 665,950
Dues Received	479,663	495,291		-	8,841		983,795	-	62,161	62,161
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	6,552	4,595	226	49	159	35	11,616	375	326	701
Sale of Assets	1,000			-			1,000			-
Mitigation Release	-	-				-	-			-
2025 Expenditures	(240,167)	(151,254)	-	-	-		(391,421)		(15,426)	(15,426)
Net Available Cash at 4/30/2025	3,385,340	2,450,771	219,844	87,937	160,970	64,794	\$ 6,369,656	364,190	349,196	\$ 713,386
8 Month Outlook										
Outlook - 2025 Dues (95% collections)	915,995	942,078			16,835		\$ 1,874,908			\$ -
Outlook - Prior Year Collections	13,262	13,639			244		27,145		26,188	26,188
CRRRF Loan Payments for year 2025	(222,026)						(222,026)			-
Obligated Expenses/Holdings	(870,091)	(1,444,309)	(219,844)			(64,794)	(2,599,038)		(17,056)	(17,056)
Net Usable Cash Balance 12/31/2025	3,222,480	1,962,179	-	87,937	178,048	-	\$ 5,450,644	364,190	358,328	\$ 722,518
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2025, After Recommendation	\$ 2,622,480	\$ 1,462,179	\$ -	\$ 87,937	\$ 178,048	\$ -	\$ 4,350,644	\$ 364,190	\$ 358,328	\$ 722,518
Net Current Year Cash Increase (Decrease)	84,188	(139,960)	(219,618)	49	26,078	(64,760)	\$ (314,023)	375	56,193	\$ 56,568

*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
April 1, 2025 to April 30, 2025
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	14,950	(2,884)	7,590	(476)	78,969	(40,420)	(71,609)	(43,780)
Accounting	1,637	(661)	28,839	1,203	2,195	(552)	(29,397)	(10)
Administration	462	385	29,738	6,688	10,500	2,541	(39,776)	9,614
Common Costs	3,791	(125)	-	-	47,502	(18,407)	(43,711)	(18,532)
Facilities	12,232	797	4,375	255	19,706	(3,501)	(11,849)	(2,449)
Maintenance	-	-	26,077	6,191	5,421	(1,433)	(31,498)	4,758
Subtotal	33,072	(2,488)	96,619	13,861	164,293	(61,772)	(227,840)	(50,399)
Golf	102,523	31,776	66,054	2,967	52,620	(5,235)	(16,151)	29,508
Marina	15,056	5,066	-	-	3,652	(2,253)	11,404	2,813
Rec/ Pools/ Parks	1,959	935	22,215	(7,114)	9,483	4,978	(29,739)	(1,201)
Subtotal	119,538	37,777	88,269	(4,147)	65,755	(2,510)	(34,486)	31,120
Subtotal Operations before Ops Dues	152,610	35,289	184,888	9,714	230,048	(64,282)	(262,326)	(19,279)
Ops Dues Earned	239,756						239,756	
Curr Yr Bad Debts Activity	(2,954)						(2,954)	
Net Ops Dues	236,802	10,695					236,802	10,695
Net Operations	389,412	45,984	184,888	9,714	230,048	(64,282)	(25,524)	(8,584)
Net BOD Approved UDR Activity for Operations								
Legal Expenses - Past Due Account Collections	-		-		-		-	
Net Operations with Board Approved UDR	389,412	45,984	184,888	9,714	230,048	(64,282)	(25,524)	(8,584)
Other Operating Activity								
UDR Activity	8,156				555		7,601	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				2,359		(2,359)	
Total Other Operating Activity	8,823				2,914		5,909	
Grand Total Operations Activity	398,235	45,984	184,888	9,714	232,962	(64,282)	(19,615)	(8,584)

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2025 to April 30, 2025
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	77,949	49,610	29,478	(1,646)	221,786	(65,900)	(173,315)	(17,936)
Accounting	9,196	(1,184)	113,442	4,057	22,269	(2,102)	(126,515)	771
Administration	1,113	883	128,338	14,142	64,396	(25,057)	(191,621)	(10,032)
Common Costs	27,277	11,613	-	-	188,219	(39,838)	(160,942)	(28,225)
Facilities	35,492	2,763	17,150	993	55,750	24,058	(37,408)	27,814
Maintenance	-	-	132,749	1,752	24,649	12,100	(157,398)	13,852
Subtotal	151,027	63,685	421,157	19,298	577,069	(96,739)	(847,199)	(13,756)
Golf	370,793	11,299	235,453	16,113	172,893	(7,574)	(37,553)	19,838
Marina	223,685	6,940	-	-	9,540	(3,045)	214,145	3,895
Rec/ Pools/ Parks	8,020	4,346	83,922	(28,500)	30,152	2,404	(106,054)	(21,750)
Subtotal	602,498	22,585	319,375	(12,387)	212,585	(8,215)	70,538	1,983
Subtotal Operations before Ops Dues	753,525	86,270	740,532	6,911	789,654	(104,954)	(776,661)	(11,773)
Ops Dues Earned	955,011						955,011	
Curr Yr Bad Debts Activity	(33,627)						(33,627)	
Net Ops Dues	<u>921,384</u>	<u>16,957</u>					<u>921,384</u>	<u>16,957</u>
Net Operations	1,674,909	103,227	740,532	6,911	789,654	(104,954)	144,723	5,184
Net BOD Approved UDR Activity for Operations								
Legal Expenses - Past Due Account Collections	-		-		9,984		(9,984)	
Net Operations with Board Approved UDR	1,674,909	103,227	740,532	6,911	799,638	(104,954)	134,739	5,184
Other Operating Activity								
UDR Activity	54,149				5,456		48,693	
AR Accrual - Prior Year Reversal	(53,456)				-		(53,456)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	2,667				-		2,667	
Vacation Liability Accrual	-				13,955		(13,955)	
Total Other Operating Activity	<u>3,360</u>				<u>19,411</u>		<u>(16,051)</u>	
Grand Total Operations Activity	1,678,269	103,227	740,532	6,911	819,049	(104,954)	118,688	5,184

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
April 1, 2025 to April 30, 2025

UNAUDITED

	2025 April Actuals	2025 MTD B / (W) Budget	2025 YTD (4 Months) Actuals	2025 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	236,802	10,695	921,385	16,957
Golf Income	102,523	31,776	370,793	11,299
Marina Income	13,356	4,263	221,660	5,991
Area Z Rental Income	6,500	15	12,566	(363)
Lease Income	5,732	949	22,926	3,793
Non-Lease Facility Rentals	1,210	389	3,730	1,115
Rec Center and Pools Income	749	379	4,290	2,564
New Home Construction Fees	7,000	(7,120)	42,000	25,220
Other AR Income	12,755	3,410	57,105	21,834
Other Income	2,162	1,188	15,713	14,407
Investment Income	623	40	2,743	411
Total Revenue	389,412	45,984	1,674,911	103,228
EXPENSES				
Salaries & Benefits				
ACC / Security	7,590	(476)	29,478	(1,646)
Accounting	28,839	1,203	113,442	4,057
Administration	29,738	6,688	128,338	14,142
Facilities	4,375	255	17,150	993
Maintenance	26,077	6,191	132,749	1,752
Golf	66,054	2,967	235,453	16,113
Rec/ Pools/ Parks	22,215	(7,114)	83,922	(28,500)
Marina	-	-	-	-
Total Salaries & Benefits	184,888	9,714	740,532	6,911
Other Expenses				
Administrative				
General Administrative	15	(15)	20	(20)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	3,207	(372)	14,330	(6,042)
Dues & Subscriptions	768	(122)	15,953	(297)
Office Supplies	1,073	771	7,165	(1,156)
GM Discretionary Funds	156	1,634	444	1,346
Advertising Costs	1,121	30	5,370	5,231
Cash Over/Short	(3)	3	(21)	21
Currency Gain/Loss	8	(8)	8	(8)
Events Charges	460	(360)	460	155
Printing & Copying	2,415	(325)	6,806	275
Training & Conferences	2,036	(1,511)	5,467	812
Recruiting Expense	683	(147)	966	143
Operating Performance Commissions	-	-	-	-
Operating Perf Comm Payroll Taxes	-	-	-	-
Payroll Service Fees	1,399	(962)	6,771	(2,099)
Insurance Claims	-	-	-	-
Uniforms	1,299	(727)	4,176	(2,387)
Cashiering Clearing Account	-	-	-	-
Total Administrative	14,637	(2,111)	67,915	(4,026)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	3,920	4,887	32,375	4,377
Nov 2024 Storm ComArea Tree Removal	48,960	(48,960)	78,989	(78,989)
Permits & Licenses	169	99	2,193	(1,289)
Audit & Tax Services	-	-	9,970	(905)
Regulatory Compliance	251	67	1,847	(100)
Federal Income Tax	-	-	-	-
State B&O Tax	1,132	30	5,965	(651)
Property/Real Estate Tax	1,029	(1,029)	31,714	(214)
Total Regulator Compliance	55,461	(44,906)	163,053	(77,771)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	135	708	945	3,556
Postage	324	(66)	1,588	8
Postage- Views	1,462	(212)	4,985	15
Newsletter Services	5,105	(105)	20,545	(545)
Legal Services	24,341	(18,716)	67,865	(45,365)
Professional Security Services	23,790	720	95,757	1,623
Total CC&Rs/ Mandates	55,157	(17,671)	191,685	(40,708)

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
April 1, 2025 to April 30, 2025

UNAUDITED

	2025 April Actuals	2025 MTD B / (W) Budget	2025 YTD (4 Months) Actuals	2025 YTD B / (W) Budget
Insurance Premiums	<u>16,254</u>	<u>1,252</u>	<u>65,016</u>	<u>5,011</u>
Utilities				
Utilities	3,294	(3,294)	172	(172)
Utilities- Natural Gas	2,207	(193)	11,251	(2,265)
Utilities- Water & Sewer	7,637	798	15,029	1,452
Utilities- Electricity	6,585	(1,496)	26,249	(3,878)
Utilities- Trash & Recycling Service	1,531	1,031	6,406	2,325
Utilities- Communications Service	4,922	767	18,279	4,482
Total Utilities	<u>26,176</u>	<u>(2,387)</u>	<u>77,386</u>	<u>1,944</u>
Maintenance & Landscaping				
Landscape R&M	19,185	(16,113)	31,424	(13,196)
Building R&M- Materials	1,779	(687)	7,147	3,745
Building R&M- Contract Services	2,201	274	7,673	9,099
Raw Materials	5,782	19,089	14,787	18,550
Raw Materials: Sand & Gravel	-	-	16,909	(4,609)
Janitorial Supplies	1,567	238	3,735	477
Equipment R&M	8,314	(4,244)	40,880	(13,326)
Small Tools & Equipment	397	912	2,604	2,226
Vehicle R&M	681	645	3,730	(1,625)
Vehicle Fuel	5,394	522	15,326	197
Other Supplies	7,746	(6,614)	13,419	(4,479)
Other R&M	783	(321)	3,986	(2,458)
Weather Response	-	-	1,023	20,187
Total Maintenance & Landscaping	<u>53,829</u>	<u>(6,299)</u>	<u>162,643</u>	<u>14,788</u>
Contracted & Professional Services				
Equipment Lease & Rental	-	1,796	7,487	2,780
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	3,194	1,330	16,116	(243)
Pool Management	1,627	4,357	3,237	2,747
Safety & Security Services	1,253	201	11,923	1,886
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	2,199	-	2,516
Other Professional Services	2,460	(2,460)	22,978	(15,329)
Total Contracted & Professional Services	<u>8,534</u>	<u>7,423</u>	<u>61,741</u>	<u>(5,643)</u>
Other Expenses				
Vandalism	-	417	217	1,450
Other Charges	-	-	-	-
Total Other Expenses	<u>-</u>	<u>417</u>	<u>217</u>	<u>1,450</u>
Total Other Expenses	<u>230,048</u>	<u>(64,282)</u>	<u>789,656</u>	<u>(104,955)</u>
Total Operations Expenses	<u>414,936</u>	<u>(54,568)</u>	<u>1,530,188</u>	<u>(98,044)</u>
Net Operations Income (Loss)	<u>(25,524)</u>	<u>(8,584)</u>	<u>144,723</u>	<u>5,184</u>
Net BOD Approved UDR Activity for Operations (Expense)				
Legal Expenses - Past Due Account Collections	-	-	(9,984)	-
Net Operations Income (Loss) with BOD Approved UDR	<u>(25,524)</u>	<u>(8,584)</u>	<u>134,739</u>	<u>5,184</u>
Other Operating Activity- Income/(Expense)				
UDR Activity	7,601	-	48,693	-
AR Accrual - Prior Year Reversal	-	-	(53,456)	-
AR Accrual - Current Year	-	-	-	-
Lease Income- Library Prepaid Recognized	667	-	2,667	-
Vacation Liability Accrual	(2,359)	-	(13,955)	-
Total Other Operating Activity	<u>5,909</u>	<u>-</u>	<u>(16,051)</u>	<u>-</u>
Grand Total Operations Activity	<u>(19,615)</u>	<u>(8,584)</u>	<u>118,688</u>	<u>5,184</u>
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2025 Ops	(2,953.83)	(11,900.00)	8,946.17	(33,626.92)	(47,600.00)	13,973.08	(142,804.00)	(109,177.08)
4005.25 - Member Assessments 2025	239,756.19	238,007.00	1,749.19	955,011.44	952,028.00	2,983.44	2,856,083.00	1,901,071.56
Total Dues and Assessment Income- Ops	236,802.36	226,107.00	10,695.36	921,384.52	904,428.00	16,956.52	2,713,279.00	1,791,894.48
Other AR Income								
4830 - Advertising Income	2,778.00	3,333.00	(555.00)	11,321.00	13,332.00	(2,011.00)	40,000.00	28,679.00
4831 - BD Expense- Views Ads	390.00	0.00	390.00	683.00	0.00	683.00	0.00	(683.00)
Total Other AR Income	3,168.00	3,333.00	(165.00)	12,004.00	13,332.00	(1,328.00)	40,000.00	27,996.00
Other Income								
4610 - Timber Income	0.00	0.00	0.00	9,599.40	0.00	9,599.40	0.00	(9,599.40)
4870 - Member Donation Income	0.00	0.00	0.00	2,930.60	0.00	2,930.60	0.00	(2,930.60)
Total Other Income	0.00	0.00	0.00	12,530.00	0.00	12,530.00	0.00	(12,530.00)
Investment Income								
4900 - Interest Earned - Operating Accounts	622.72	583.00	39.72	2,742.89	2,332.00	410.89	7,000.00	4,257.11
Total Investment Income	622.72	583.00	39.72	2,742.89	2,332.00	410.89	7,000.00	4,257.11
Total Common Costs Income	240,593.08	230,023.00	10,570.08	948,661.41	920,092.00	28,569.41	2,760,279.00	1,811,617.59
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	0.00	0.00	844.74	500.00	344.74	500.00	(344.74)
9005 - State B&O Tax	31.42	19.00	12.42	130.26	76.00	54.26	225.00	94.74
9015 - Property/Real Estate Tax	1,028.83	0.00	1,028.83	31,713.62	31,500.00	213.62	63,000.00	31,286.38
Total Regulatory Compliance	1,060.25	19.00	1,041.25	32,688.62	32,076.00	612.62	63,725.00	31,036.38
CC&Rs/ Mandates								
5216 - Postage- Views	1,462.18	1,250.00	212.18	4,985.12	5,000.00	(14.88)	15,000.00	10,014.88
5225 - Newsletter Services	4,724.00	5,000.00	(276.00)	19,022.00	20,000.00	(978.00)	60,000.00	40,978.00

Income Statement Report

Sudden Valley Community Association

Common Costs

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
CC&Rs/ Mandates								
7020 - Legal Services	24,340.75	5,625.00	18,715.75	67,865.24	22,500.00	45,365.24	67,500.00	(365.24)
Total CC&Rs/ Mandates	30,526.93	11,875.00	18,651.93	91,872.36	47,500.00	44,372.36	142,500.00	50,627.64
Insurance								
5400 - Insurance Premiums	15,914.54	17,201.00	(1,286.46)	63,658.16	68,805.00	(5,146.84)	206,416.00	142,757.84
Total Insurance	15,914.54	17,201.00	(1,286.46)	63,658.16	68,805.00	(5,146.84)	206,416.00	142,757.84
Total Common Costs Expense	47,501.72	29,095.00	18,406.72	188,219.14	148,381.00	39,838.14	412,641.00	224,421.86
Total Common Costs Income / (Loss)	193,091.36	200,928.00	(7,836.64)	760,442.27	771,711.00	(11,268.73)	2,347,638.00	1,587,195.73

Income Statement Report

Sudden Valley Community Association

ACC / Security

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	7,000.00	14,120.00	(7,120.00)	42,000.00	16,780.00	25,220.00	100,000.00	58,000.00
Total New Home Construction Fees	7,000.00	14,120.00	(7,120.00)	42,000.00	16,780.00	25,220.00	100,000.00	58,000.00
Other AR Income								
4805 - Compliance Fees & Fines - ACC	9,350.00	3,714.00	5,636.00	30,950.00	11,559.00	19,391.00	30,000.00	(950.00)
4806 - BD Expense- ACC Fines	(1,400.00)	0.00	(1,400.00)	4,854.47	0.00	4,854.47	0.00	(4,854.47)
4811 - BD Expense- Sec Fines	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
Total Other AR Income	7,950.00	3,714.00	4,236.00	35,904.47	11,559.00	24,345.47	30,000.00	(5,904.47)
Other Income								
4295 - Security House Checks	0.00	0.00	0.00	45.00	0.00	45.00	0.00	(45.00)
Total Other Income	0.00	0.00	0.00	45.00	0.00	45.00	0.00	(45.00)
Total ACC / Security Income	14,950.00	17,834.00	(2,884.00)	77,949.47	28,339.00	49,610.47	130,000.00	52,050.53
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	3,920.00	8,807.00	(4,887.00)	32,374.80	36,752.00	(4,377.20)	100,000.00	67,625.20
6166 - Nov 2024 Storm ComArea Tree Remc	48,960.00	0.00	48,960.00	78,988.80	0.00	78,988.80	0.00	(78,988.80)
6300 - Permits & Licenses	0.00	110.00	(110.00)	184.50	200.00	(15.50)	200.00	15.50
9005 - State B&O Tax	61.84	100.00	(38.16)	681.30	227.00	454.30	500.00	(181.30)
Total Regulatory Compliance	52,941.84	9,017.00	43,924.84	112,229.40	37,179.00	75,050.40	100,700.00	(11,529.40)
CC&Rs/ Mandates								
5215 - Postage	11.99	0.00	11.99	75.65	50.00	25.65	50.00	(25.65)
7097 - Professional Security Services	23,790.09	24,510.00	(719.91)	95,757.27	97,380.00	(1,622.73)	300,000.00	204,242.73
Total CC&Rs/ Mandates	23,802.08	24,510.00	(707.92)	95,832.92	97,430.00	(1,597.08)	300,050.00	204,217.08
Payroll & Benefits								
5300 - Salaries	6,200.60	5,766.00	434.60	23,976.34	22,490.00	1,486.34	74,984.00	51,007.66
5335 - Payroll Taxes- Employer	612.75	523.00	89.75	2,392.98	2,042.00	350.98	6,809.00	4,416.02

Income Statement Report

Sudden Valley Community Association

ACC / Security

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	777.09	825.00	(47.91)	3,108.36	3,300.00	(191.64)	9,900.00	6,791.64
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	562.00	562.00
Total Payroll & Benefits	7,590.44	7,114.00	476.44	29,477.68	27,832.00	1,645.68	92,255.00	62,777.32
Utilities								
6050 - Utilities- Communications Service	207.67	120.00	87.67	750.31	480.00	270.31	1,440.00	689.69
Total Utilities	207.67	120.00	87.67	750.31	480.00	270.31	1,440.00	689.69
Maintenance & Landscaping								
6785 - Vehicle Fuel	764.65	697.00	67.65	4,109.62	2,795.00	1,314.62	9,704.00	5,594.38
6795 - Other Supplies	0.00	177.00	(177.00)	44.23	177.00	(132.77)	482.00	437.77
Total Maintenance & Landscaping	764.65	874.00	(109.35)	4,153.85	2,972.00	1,181.85	10,186.00	6,032.15
Contracted & Professional Services								
6440 - Safety & Security Services	1,252.63	1,412.00	(159.37)	8,602.19	13,642.00	(5,039.81)	25,000.00	16,397.81
6460 - ACC Consultant	0.00	2,199.00	(2,199.00)	0.00	2,516.00	(2,516.00)	10,000.00	10,000.00
Total Contracted & Professional Services	1,252.63	3,611.00	(2,358.37)	8,602.19	16,158.00	(7,555.81)	35,000.00	26,397.81
Other Expenses								
9120 - Vandalism & Towing	0.00	417.00	(417.00)	217.00	1,667.00	(1,450.00)	5,000.00	4,783.00
Total Other Expenses	0.00	417.00	(417.00)	217.00	1,667.00	(1,450.00)	5,000.00	4,783.00
Total ACC / Security Expense	86,559.31	45,663.00	40,896.31	251,263.35	183,718.00	67,545.35	544,631.00	293,367.65
Total ACC / Security Income / (Loss)	(71,609.31)	(27,829.00)	(43,780.31)	(173,313.88)	(155,379.00)	(17,934.88)	(414,631.00)	(241,317.12)

Income Statement Report

Sudden Valley Community Association

Accounting

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	1,500.00	2,236.00	(736.00)	8,200.00	9,960.00	(1,760.00)	40,000.00	31,800.00
4241 - BD Expense- Title Fees	(25.00)	0.00	(25.00)	75.00	0.00	75.00	0.00	(75.00)
4705 - NSF Service Fees	135.00	62.00	73.00	918.00	420.00	498.00	1,500.00	582.00
4706 - BD Expense- NSF Fees	27.00	0.00	27.00	3.31	0.00	3.31	0.00	(3.31)
Total Other AR Income	1,637.00	2,298.00	(661.00)	9,196.31	10,380.00	(1,183.69)	41,500.00	32,303.69
Total Accounting Income	1,637.00	2,298.00	(661.00)	9,196.31	10,380.00	(1,183.69)	41,500.00	32,303.69
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	109.97	0.00	109.97	0.00	(109.97)
5015 - Bank Charges & Fees	92.15	49.00	43.15	625.89	912.00	(286.11)	1,500.00	874.11
5121 - Currency Gain/Loss	8.11	0.00	8.11	8.11	0.00	8.11	0.00	(8.11)
5210 - Printing & Copying	355.41	21.00	334.41	1,427.96	1,101.00	326.96	5,000.00	3,572.04
5399 - Payroll Service Fees	1,398.59	437.00	961.59	6,770.70	4,672.00	2,098.70	16,000.00	9,229.30
Total Administrative	1,854.26	507.00	1,347.26	8,942.63	6,685.00	2,257.63	22,500.00	13,557.37
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	0.00	0.00	9,970.00	9,065.00	905.00	49,000.00	39,030.00
9005 - State B&O Tax	18.19	130.00	(111.81)	166.48	298.00	(131.52)	1,000.00	833.52
Total Regulatory Compliance	18.19	130.00	(111.81)	10,136.48	9,363.00	773.48	50,000.00	39,863.52
CC&Rs/ Mandates								
5215 - Postage	157.69	144.00	13.69	610.47	667.00	(56.53)	5,000.00	4,389.53
Total CC&Rs/ Mandates	157.69	144.00	13.69	610.47	667.00	(56.53)	5,000.00	4,389.53
Payroll & Benefits								
5300 - Salaries	23,419.43	24,535.00	(1,115.57)	91,830.15	95,691.00	(3,860.85)	319,043.00	227,212.85
5335 - Payroll Taxes- Employer	2,311.44	2,207.00	104.44	9,178.20	8,608.00	570.20	28,701.00	19,522.80
5385 - Payroll Benefits - Medical	3,108.36	3,300.00	(191.64)	12,433.44	13,200.00	(766.56)	39,600.00	27,166.56

Income Statement Report

Sudden Valley Community Association

Accounting

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Payroll & Benefits								
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	2,393.00	2,393.00
Total Payroll & Benefits	28,839.23	30,042.00	(1,202.77)	113,441.79	117,499.00	(4,057.21)	389,737.00	276,295.21
Utilities								
6050 - Utilities- Communications Service	165.91	231.00	(65.09)	663.60	927.00	(263.40)	2,782.00	2,118.40
Total Utilities	165.91	231.00	(65.09)	663.60	927.00	(263.40)	2,782.00	2,118.40
Contracted & Professional Services								
5125 - IT Support and Services	0.00	632.00	(632.00)	1,899.00	2,525.00	(626.00)	10,000.00	8,101.00
7095 - Other Professional Services	0.00	0.00	0.00	17.52	0.00	17.52	0.00	(17.52)
Total Contracted & Professional Services	0.00	632.00	(632.00)	1,916.52	2,525.00	(608.48)	10,000.00	8,083.48
Total Accounting Expense	31,035.28	31,686.00	(650.72)	135,711.49	137,666.00	(1,954.51)	480,019.00	344,307.51
Total Accounting Income / (Loss)	(29,398.28)	(29,388.00)	(10.28)	(126,515.18)	(127,286.00)	770.82	(438,519.00)	(312,003.82)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Other Income								
4245 - Photocopy Income	81.98	0.00	81.98	320.12	0.00	320.12	0.00	(320.12)
4255 - Maps and Signs	380.00	77.00	303.00	773.32	230.00	543.32	1,000.00	226.68
4840 - Non-Taxable Income	0.00	0.00	0.00	20.00	0.00	20.00	0.00	(20.00)
Total Other Income	461.98	77.00	384.98	1,113.44	230.00	883.44	1,000.00	(113.44)
Total SVCA Operations- Admin Income	461.98	77.00	384.98	1,113.44	230.00	883.44	1,000.00	(113.44)
<u>Expense</u>								
Administrative								
5000 - General Administrative	15.00	0.00	15.00	(90.00)	0.00	(90.00)	0.00	90.00
5015 - Bank Charges & Fees	1,658.99	1,257.00	401.99	8,484.81	1,642.00	6,842.81	5,000.00	(3,484.81)
5045 - Dues & Subscriptions	0.00	0.00	0.00	337.79	529.00	(191.21)	1,000.00	662.21
5090 - Office Supplies	458.96	1,674.00	(1,215.04)	4,533.03	5,296.00	(762.97)	21,000.00	16,466.97
5100 - GM Discretionary Funds	155.93	1,790.00	(1,634.07)	443.79	1,790.00	(1,346.21)	5,000.00	4,556.21
5120 - Cash Over/Short	0.00	0.00	0.00	(15.99)	0.00	(15.99)	0.00	15.99
5205 - Events Charges	460.21	90.00	370.21	460.21	575.00	(114.79)	7,500.00	7,039.79
5210 - Printing & Copying	1,859.98	2,069.00	(209.02)	5,037.25	5,695.00	(657.75)	10,000.00	4,962.75
5227 - Training & Conferences	0.00	125.00	(125.00)	874.65	500.00	374.65	1,500.00	625.35
5325 - Recruiting Expense	683.00	536.00	147.00	966.00	1,109.00	(143.00)	3,000.00	2,034.00
Total Administrative	5,292.07	7,541.00	(2,248.93)	21,031.54	17,136.00	3,895.54	54,000.00	32,968.46
Regulatory Compliance								
9005 - State B&O Tax	1.69	0.00	1.69	6.70	0.00	6.70	0.00	(6.70)
Total Regulatory Compliance	1.69	0.00	1.69	6.70	0.00	6.70	0.00	(6.70)
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	135.00	618.00	(483.00)	945.00	3,601.00	(2,656.00)	5,000.00	4,055.00
5215 - Postage	122.12	84.00	38.12	637.25	487.00	150.25	1,000.00	362.75

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
CC&Rs/ Mandates								
5225 - Newsletter Services	380.80	0.00	380.80	1,523.20	0.00	1,523.20	1,200.00	(323.20)
Total CC&Rs/ Mandates	637.92	702.00	(64.08)	3,105.45	4,088.00	(982.55)	31,200.00	28,094.55
Payroll & Benefits								
5300 - Salaries	28,218.78	29,640.00	(1,421.22)	110,771.86	115,602.00	(4,830.14)	385,427.00	274,655.14
5335 - Payroll Taxes- Employer	2,777.62	2,661.00	116.62	10,975.68	10,378.00	597.68	34,602.00	23,626.32
5385 - Payroll Benefits - Medical	(1,258.74)	4,125.00	(5,383.74)	6,590.22	16,500.00	(9,909.78)	49,500.00	42,909.78
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	29,737.66	36,426.00	(6,688.34)	128,337.76	142,480.00	(14,142.24)	472,420.00	344,082.24
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
6050 - Utilities- Communications Service	1,375.18	500.00	875.18	4,725.95	2,000.00	2,725.95	6,000.00	1,274.05
Total Utilities	1,375.18	500.00	875.18	4,785.95	2,000.00	2,785.95	6,000.00	1,214.05
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	406.00	(406.00)	0.00	2,267.00	(2,267.00)	7,000.00	7,000.00
5125 - IT Support and Services	3,193.61	3,892.00	(698.39)	14,216.87	13,348.00	868.87	40,000.00	25,783.13
6440 - Safety & Security Services	0.00	0.00	0.00	750.57	0.00	750.57	0.00	(750.57)
7095 - Other Professional Services	0.00	0.00	0.00	20,500.00	0.00	20,500.00	0.00	(20,500.00)
Total Contracted & Professional Services	3,193.61	4,298.00	(1,104.39)	35,467.44	15,615.00	19,852.44	47,000.00	11,532.56
Total SVCA Operations- Admin Expense	40,238.13	49,467.00	(9,228.87)	192,734.84	181,819.00	10,915.84	611,120.00	418,385.16
Total SVCA Operations- Admin Income / (Loss)	(39,776.15)	(49,390.00)	9,613.85	(191,621.40)	(181,589.00)	(10,032.40)	(610,120.00)	(418,498.60)

Income Statement Report

Sudden Valley Community Association

Facilities

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	7,101.50	6,485.00	616.50	13,414.00	12,929.00	485.00	24,000.00	10,586.00
4412 - BD Expense- Area Z	(601.50)	0.00	(601.50)	(848.00)	0.00	(848.00)	0.00	848.00
Total Area Z Rental Income	6,500.00	6,485.00	15.00	12,566.00	12,929.00	(363.00)	24,000.00	11,434.00
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	3,083.00	848.50	15,726.00	12,333.00	3,393.00	37,000.00	21,274.00
4435 - Lease Income - Barn 8	1,300.00	1,200.00	100.00	5,200.00	4,800.00	400.00	14,400.00	9,200.00
4439 - Lease Income- Library	500.00	500.00	0.00	2,000.00	2,000.00	0.00	6,600.00	4,600.00
Total Lease Income	5,731.50	4,783.00	948.50	22,926.00	19,133.00	3,793.00	58,000.00	35,074.00
Non-Lease Facility Rentals								
4400 - Facility Rentals	0.00	167.00	(167.00)	0.00	667.00	(667.00)	2,000.00	2,000.00
Total Non-Lease Facility Rentals	0.00	167.00	(167.00)	0.00	667.00	(667.00)	2,000.00	2,000.00
Total Facilities Income	12,231.50	11,435.00	796.50	35,492.00	32,729.00	2,763.00	84,000.00	48,508.00
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	100.00	(100.00)	0.00	100.00	(100.00)	100.00	100.00
7110 - Regulatory Compliance	73.42	129.00	(55.58)	293.68	517.00	(223.32)	1,550.00	1,256.32
9005 - State B&O Tax	67.45	189.00	(121.55)	570.47	458.00	112.47	1,000.00	429.53
Total Regulatory Compliance	140.87	418.00	(277.13)	864.15	1,075.00	(210.85)	2,650.00	1,785.85
Payroll & Benefits								
5300 - Salaries	3,238.36	3,402.00	(163.64)	12,619.11	13,269.00	(649.89)	44,241.00	31,621.89
5335 - Payroll Taxes- Employer	359.51	403.00	(43.49)	1,422.49	1,574.00	(151.51)	5,249.00	3,826.51
5385 - Payroll Benefits - Medical	777.08	825.00	(47.92)	3,108.32	3,300.00	(191.68)	9,900.00	6,791.68
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	332.00	332.00
Total Payroll & Benefits	4,374.95	4,630.00	(255.05)	17,149.92	18,143.00	(993.08)	59,722.00	42,572.08

Income Statement Report

Sudden Valley Community Association

Facilities

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	41.63	0.00	41.63	166.52	0.00	166.52	0.00	(166.52)
Total Insurance	41.63	0.00	41.63	166.52	0.00	166.52	0.00	(166.52)
Utilities								
6000 - Utilities	3,293.80	0.00	3,293.80	172.36	0.00	172.36	0.00	(172.36)
6005 - Utilities- Natural Gas	770.47	747.00	23.47	4,001.23	3,190.00	811.23	8,683.00	4,681.77
6023 - Utilities- Water & Sewer	3,073.83	2,932.00	141.83	6,040.42	5,778.00	262.42	19,441.00	13,400.58
6033 - Utilities- Electricity	3,465.94	2,580.00	885.94	14,277.08	11,108.00	3,169.08	29,448.00	15,170.92
6035 - Utilities- Trash & Recycling Service	853.62	1,272.00	(418.38)	3,686.97	5,504.00	(1,817.03)	15,000.00	11,313.03
6050 - Utilities- Communications Service	762.46	2,500.00	(1,737.54)	3,045.52	10,000.00	(6,954.48)	30,000.00	26,954.48
Total Utilities	12,220.12	10,031.00	2,189.12	31,223.58	35,580.00	(4,356.42)	102,572.00	71,348.42
Maintenance & Landscaping								
6515 - Building R&M- Materials	1,074.40	1,092.00	(17.60)	6,442.83	10,892.00	(4,449.17)	40,000.00	33,557.17
6520 - Building R&M- Contract Vendor	2,201.44	2,475.00	(273.56)	7,672.98	16,772.00	(9,099.02)	45,000.00	37,327.02
6635 - Janitorial Supplies	1,567.10	1,597.00	(29.90)	3,735.09	3,379.00	356.09	12,000.00	8,264.91
6675 - Equipment R&M	0.00	0.00	0.00	0.00	2,945.00	(2,945.00)	10,000.00	10,000.00
6795 - Other Supplies	0.00	130.00	(130.00)	104.34	517.00	(412.66)	1,550.00	1,445.66
6796 - Other R&M	0.00	462.00	(462.00)	511.34	1,000.00	(488.66)	1,000.00	488.66
Total Maintenance & Landscaping	4,842.94	5,756.00	(913.06)	18,466.58	35,505.00	(17,038.42)	109,550.00	91,083.42
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	2,460.00	0.00	2,460.00	2,460.00	7,649.00	(5,189.00)	15,000.00	12,540.00
Total Contracted & Professional Services	2,460.00	0.00	2,460.00	5,030.00	7,649.00	(2,619.00)	15,000.00	9,970.00
Total Facilities Expense	24,080.51	20,835.00	3,245.51	72,900.75	97,952.00	(25,051.25)	289,494.00	216,593.25
Total Facilities Income / (Loss)	(11,849.01)	(9,400.00)	(2,449.01)	(37,408.75)	(65,223.00)	27,814.25	(205,494.00)	(168,085.25)

Income Statement Report

Sudden Valley Community Association

Maintenance

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00
6408 - Uniforms	1,015.62	325.00	690.62	2,229.18	590.00	1,639.18	2,500.00	270.82
Total Administrative	1,015.62	325.00	690.62	2,229.18	590.00	1,639.18	2,650.00	420.82
Regulatory Compliance								
6300 - Permits & Licenses	169.49	58.00	111.49	1,440.46	479.00	961.46	2,200.00	759.54
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	169.49	58.00	111.49	1,440.46	479.00	961.46	2,300.00	859.54
Payroll & Benefits								
5300 - Salaries	21,969.05	25,510.00	(3,540.95)	97,880.08	99,496.00	(1,615.92)	331,728.00	233,847.92
5335 - Payroll Taxes- Employer	2,450.55	2,740.00	(289.45)	10,660.86	10,686.00	(25.14)	35,627.00	24,966.14
5385 - Payroll Benefits - Medical	1,656.90	4,017.00	(2,360.10)	13,656.71	16,069.00	(2,412.29)	48,208.00	34,551.29
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	26,076.50	32,267.00	(6,190.50)	132,748.52	134,501.00	(1,752.48)	434,551.00	301,802.48
Utilities								
6050 - Utilities- Communications Service	326.52	343.00	(16.48)	1,181.00	1,373.00	(192.00)	4,119.00	2,938.00
Total Utilities	326.52	343.00	(16.48)	1,181.00	1,373.00	(192.00)	4,119.00	2,938.00
Maintenance & Landscaping								
6110 - Landscape R&M	228.62	275.00	(46.38)	304.91	2,788.00	(2,483.09)	5,000.00	4,695.09
6447 - Weather Response	0.00	0.00	0.00	1,022.80	21,210.00	(20,187.20)	35,000.00	33,977.20
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	999.17	229.00	770.17	6,332.96	2,244.00	4,088.96	15,000.00	8,667.04
6765 - Small Tools & Equipment	44.67	235.00	(190.33)	208.39	1,091.00	(882.61)	12,000.00	11,791.61
6775 - Vehicle R&M	680.90	1,163.00	(482.10)	3,730.07	1,832.00	1,898.07	17,500.00	13,769.93

Income Statement Report

Sudden Valley Community Association

Maintenance

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Maintenance & Landscaping								
6785 - Vehicle Fuel	1,875.17	1,309.00	566.17	5,593.98	4,729.00	864.98	14,683.00	9,089.02
6795 - Other Supplies	81.12	51.00	30.12	1,843.79	413.00	1,430.79	5,000.00	3,156.21
6796 - Other R&M	0.00	0.00	0.00	761.17	0.00	761.17	0.00	(761.17)
Total Maintenance & Landscaping	3,909.65	3,262.00	647.65	19,798.07	34,307.00	(14,508.93)	111,683.00	91,884.93
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	31,497.78	36,255.00	(4,757.22)	157,397.23	171,250.00	(13,852.77)	588,303.00	430,905.77
Total Maintenance Income / (Loss)	(31,497.78)	(36,255.00)	4,757.22	(157,397.23)	(171,250.00)	13,852.77	(588,303.00)	(430,905.77)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

April 1, 2025 to April 30, 2025

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 34,643	\$ 29,257	\$ 5,386	\$ 244,158	\$ 243,113	\$ 1,045	\$ 387,000	\$ 142,842
4151 - BD Expense- Golf	(1,448)	-	(1,448)	(68)	-	(68)	-	68
4154 - Golf Course Daily Greens Fees	47,959	26,878	21,081	77,772	69,308	8,464	754,171	676,399
4170 - Driving Range Fees	4,675	2,832	1,843	7,963	6,224	1,739	38,900	30,937
4174 - Golf Cart Rental	14,701	9,654	5,047	30,402	30,737	(335)	227,679	197,277
4176 - Golf Club Storage	173	24	149	1,371	1,285	86	1,850	479
4178 - Trail Fees	1,820	2,102	(282)	9,195	8,827	368	15,400	6,205
Total Golf Income	102,523	70,747	31,776	370,793	359,494	11,299	1,425,000	1,054,207
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	102,523	70,747	31,776	370,793	359,494	11,299	1,425,000	1,054,207
Expense								
Administrative								
5107 - Advertising Costs	1,121	1,151	(30)	5,370	10,601	(5,231)	15,000	9,630
5015 - Bank Charges & Fees	1,456	1,529	(73)	5,219	5,734	(515)	32,000	26,781
5120 - Cash Over/Short	(3)	-	(3)	(5)	-	(5)	-	5
5045 - Dues & Subscriptions	768	646	122	15,616	15,127	489	29,393	13,777
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	190	87	103	216	287	(71)	1,100	884
5210 - Printing & Copying	26	-	26	60	85	(25)	1,800	1,740
5227 - Training & Conferences	2,036	-	2,036	4,592	4,992	(400)	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	284	247	37	1,947	1,199	748	7,100	5,153
Total Administrative	5,879	3,670	2,209	33,014	38,065	(5,051)	100,578	67,563
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	-	-	568	125	443	400	(168)
9005 - State B&O Tax	483	415	68	1,238	1,382	(145)	7,500	6,263
TotalRegulatory Compliance	483	415	68	1,806	1,507	299	7,900	6,095
CC&Rs/ Mandates								
5215 - Postage	32	30	2	32	123	(91)	370	338
5115 - Web Site Maintenance	-	225	(225)	-	900	(900)	2,700	2,700
CC&Rs/ Mandates Total	32	255	(223)	32	1,023	(991)	3,070	3,038
Payroll & Benefits								
5300 - Salaries	54,122	55,309	(1,187)	188,884	198,929	(10,045)	760,037	571,153
5335 - Payroll Taxes- Employer	5,818	5,462	356	20,329	19,637	692	75,032	54,703
5385 - Payroll Benefits - Medical	6,114	8,250	(2,136)	26,240	33,000	(6,760)	99,000	72,760
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	5,700	5,700
Total Payroll & Benefits	66,054	69,021	(2,967)	235,453	251,566	(16,113)	939,769	704,316

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

April 1, 2025 to April 30, 2025

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	298	305	(7)	1,191	1,222	(31)	3,740	2,549
Total Insurance	298	305	(7)	1,191	1,222	(31)	3,740	2,549
Utilities								
6050 - Utilities- Communications Service	810	853	(43)	3,080	3,413	(333)	10,239	7,159
6033 - Utilities- Electricity	1,347	1,326	21	5,466	6,097	(631)	20,968	15,502
6005 - Utilities- Natural Gas	662	546	116	2,803	2,312	491	6,171	3,368
6023 - Utilities- Water & Sewer	2,081	2,124	(43)	4,092	4,175	(83)	13,629	9,537
6035 - Utilities- Trash & Recycling Service	450	827	(377)	1,754	2,070	(316)	4,968	3,214
Total Utilities	5,349	5,676	(327)	17,195	18,067	(872)	55,975	38,780
Maintenance & Landscaping								
6675 - Equipment R&M	5,676	2,309	3,367	31,324	20,833	10,491	50,000	18,676
6635 - Janitorial Supplies	-	-	-	-	-	-	-	-
6110 - Landscape R&M	18,956	2,572	16,384	30,356	14,990	15,366	40,000	9,644
6796 - Other R&M	78	-	78	2,009	528	1,481	2,980	971
6795 - Other Supplies	6,980	775	6,205	8,766	3,936	4,830	21,500	12,735
6610 - Raw Materials	5,782	24,871	(19,089)	14,787	33,337	(18,550)	38,000	23,213
6621 - Raw Materials: Sand & Gravel	-	-	-	16,909	12,300	4,609	40,000	23,091
6765 - Small Tools & Equipment	352	1,074	(722)	2,396	3,739	(1,343)	5,400	3,004
6785 - Vehicle Fuel	2,754	3,910	(1,156)	5,622	7,499	(1,877)	35,761	30,139
6775 - Vehicle R&M	-	163	(163)	-	273	(273)	1,200	1,200
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	40,579	35,674	4,905	112,168	97,435	14,733	234,841	122,673
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	1,390	(1,390)	7,487	8,000	(513)	15,000	7,513
6440 - Safety & Security Services	-	-	-	-	-	-	550	550
7095 - Other Professional Services	-	-	-	-	-	-	750	750
Total Contracted & Professional Services	-	1,390	(1,390)	7,487	8,000	(513)	16,300	8,813
Total Golf Expense	118,674	116,406	2,268	408,347	416,885	(8,538)	1,362,173	953,827
Total Golf Income / (Loss)	\$ (16,151)	\$ (45,659)	\$ 29,508	\$ (37,553)	\$ (57,391)	\$ 19,838	\$ 62,827	\$ 100,380

Income Statement Report

Sudden Valley Community Association

Marina

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	(1,034.60)	2,483.00	(3,517.60)	18,942.40	22,345.00	(3,402.60)	24,828.00	5,885.60
4420 - Marina Dry Slip Income	12,558.00	5,315.00	7,243.00	72,011.00	63,780.00	8,231.00	75,929.00	3,918.00
4425 - Marina Wet/Dry Combo Income	1,832.00	1,295.00	537.00	131,289.00	129,544.00	1,745.00	129,544.00	(1,745.00)
4426 - BD Expense- Marina	1.00	0.00	1.00	(582.50)	0.00	(582.50)	0.00	582.50
Total Marina Income	13,356.40	9,093.00	4,263.40	221,659.90	215,669.00	5,990.90	230,301.00	8,641.10
Other Income								
4220 - Marina Gate & Access Cards	1,700.00	897.00	803.00	2,025.00	1,076.00	949.00	6,400.00	4,375.00
Total Other Income	1,700.00	897.00	803.00	2,025.00	1,076.00	949.00	6,400.00	4,375.00
Total Marina Income	15,056.40	9,990.00	5,066.40	223,684.90	216,745.00	6,939.90	236,701.00	13,016.10
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	83.00	(83.00)	98.87	333.00	(234.13)	1,000.00	901.13
5210 - Printing & Copying	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00	200.00
Total Administrative	0.00	83.00	(83.00)	98.87	533.00	(434.13)	1,200.00	1,101.13
Regulatory Compliance								
7110 - Regulatory Compliance	177.82	189.00	(11.18)	708.54	730.00	(21.46)	2,160.00	1,451.46
9005 - State B&O Tax	446.25	277.00	169.25	2,981.60	2,801.00	180.60	3,500.00	518.40
Total Regulatory Compliance	624.07	466.00	158.07	3,690.14	3,531.00	159.14	5,660.00	1,969.86
Utilities								
6023 - Utilities- Water & Sewer	289.59	281.00	8.59	568.09	551.00	17.09	1,868.00	1,299.91
6033 - Utilities- Electricity	314.57	183.00	131.57	1,092.06	784.00	308.06	1,766.00	673.94
6050 - Utilities- Communications Service	310.22	161.00	149.22	1,161.01	646.00	515.01	1,939.00	777.99
Total Utilities	914.38	625.00	289.38	2,821.16	1,981.00	840.16	5,573.00	2,751.84
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	225.00	(225.00)	763.00	450.00	313.00	1,500.00	737.00

Income Statement Report

Sudden Valley Community Association

Marina

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Maintenance & Landscaping								
6515 - Building R&M- Materials	704.48	0.00	704.48	704.48	0.00	704.48	1,000.00	295.52
6675 - Equipment R&M	704.48	0.00	704.48	704.48	0.00	704.48	1,250.00	545.52
6795 - Other Supplies	0.00	0.00	0.00	53.40	0.00	53.40	500.00	446.60
6796 - Other R&M	704.49	0.00	704.49	704.49	0.00	704.49	1,800.00	1,095.51
Total Maintenance & Landscaping	2,113.45	225.00	1,888.45	2,929.85	450.00	2,479.85	6,050.00	3,120.15
Total Marina Expense	3,651.90	1,399.00	2,252.90	9,540.02	6,495.00	3,045.02	18,483.00	8,942.98
Total Marina Income / (Loss)	11,404.50	8,591.00	2,813.50	214,144.88	210,250.00	3,894.88	218,218.00	4,073.12

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 April 1, 2025 to April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	630	654	(24)	2,950	1,948	1,002	10,000	7,050
4411 - Picnic Shelter Rentals	580	-	580	780	-	780	-	(780)
	1,210	654	556	3,730	1,948	1,782	10,000	6,270
Rec Center and Pools Income								
4510 - Health Club Membership	225	119	106	671	283	388	1,000	329
4223 - Gym and Pool Access Cards	271	126	145	1,188	553	635	3,000	1,812
4502 - Instructor & Trainer Fees	253	125	128	1,737	890	847	3,000	1,263
4513 - Main Pool Income	-	-	-	-	-	-	25,000	25,000
4515 - Locker Rental	-	-	-	40	-	40	-	(40)
4516 - Quiet Pool Income	-	-	-	-	-	-	300	300
4010 - Recreation Special Assmt 062018 to052023	-	-	-	-	-	-	-	-
4011 - BD Expense- Rec SA 062018 to 052023	-	-	-	654	-	654	-	(654)
4840 - Other Income	-	-	-	-	-	-	-	-
Total Recreation Income	749	370	379	4,290	1,726	2,564	32,300	28,010
Total Recreation Income	1,959	1,024	935	8,020	3,674	4,346	42,300	34,280
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	424	-	424	2,317	93	2,224	2,100	(217)
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	174	-	174	281	-	281	-	(281)
5227 - Training & Conferences	-	400	(400)	-	787	(787)	4,500	4,500
6408 - Uniforms	-	-	-	-	-	-	2,000	2,000
Total Administrative	598	400	198	2,598	880	1,718	8,600	6,002
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	-	-	-	1,000	1,000
9005 - State B&O Tax	22	32	(10)	191	72	119	300	109
Total Regulatory Compliance	22	32	(10)	191	72	119	1,300	1,109
CC&Rs/ Mandates								
5215 - Postage	-	-	-	232	269	(37)	300	68
CC&Rs/ Mandates Total	-	-	-	232	269	(37)	300	68
Payroll & Benefits								
5300 - Salaries	18,658	12,247	6,411	70,108	44,453	25,655	229,126	159,018
5335 - Payroll Taxes- Employer	2,002	1,204	798	7,597	4,369	3,228	22,649	15,052
5385 - Payroll Benefits - Medical	1,554	1,650	(96)	6,217	6,600	(383)	19,800	13,583
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	1,215	1,215
Total Payroll & Benefits	22,215	15,101	7,114	83,922	55,422	28,500	272,790	188,868

Sudden Valley Community Association

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Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
April 1, 2025 to April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	964	981	(17)	3,671	3,922	(251)	11,765	8,094
6033 - Utilities- Electricity	1,459	1,000	459	5,413	4,382	1,031	15,364	9,951
6005 - Utilities- Natural Gas	774	721	53	4,447	3,484	963	10,813	6,366
6023 - Utilities- Water & Sewer	2,193	3,098	(905)	4,329	5,977	(1,648)	16,620	12,291
6035 - Utilities- Trash & Recycling Service	227	463	(236)	905	1,157	(252)	3,114	2,209
Total Utilities	5,618	6,263	(645)	18,765	18,922	(157)	57,676	38,911
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	935	1,532	(597)	2,519	1,532	987	7,500	4,981
6635 - Janitorial Supplies	-	208	(208)	-	833	(833)	2,500	2,500
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	-	-	-	-	-
6795 - Other Supplies	685	-	685	2,610	3,897	(1,287)	7,750	5,140
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	1,619	1,740	(121)	5,129	6,262	(1,133)	17,750	12,621
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	1,627	5,984	(4,357)	3,237	5,984	(2,747)	55,000	51,763
6440 - Safety & Security Services	-	42	(42)	-	167	(167)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	1,627	6,026	(4,399)	3,237	6,151	(2,914)	55,500	52,263
Total Recreation Expense	31,699	29,562	2,137	114,074	87,978	26,096	413,916	299,842
Total Recreation Income / (Loss)	\$ (29,739)	\$ (28,538)	\$ (1,201)	\$ (106,054)	\$ (84,304)	\$ (21,750)	\$ (371,616)	\$ (265,562)

Income Statement Report

Sudden Valley Community Association

UDR Activity

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	0.00	0.00	0.00	(154.42)	0.00	(154.42)	0.00	154.42
4001 - BD Expense- 2024 Ops & prior	2,585.17	0.00	2,585.17	29,237.59	0.00	29,237.59	0.00	(29,237.59)
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	2,585.17	0.00	2,585.17	(23,724.13)	0.00	(23,724.13)	0.00	23,724.13
Lease Income								
4439.1 - Lease Income- Library Prepaid Recr	666.67	0.00	666.67	2,666.68	0.00	2,666.68	0.00	(2,666.68)
Total Lease Income	666.67	0.00	666.67	2,666.68	0.00	2,666.68	0.00	(2,666.68)
Collections Income								
4710 - Late Fees & Interest	5,382.25	0.00	5,382.25	20,562.44	0.00	20,562.44	0.00	(20,562.44)
4711 - BD Expense- Late Fee & Int	(1,927.89)	0.00	(1,927.89)	(1,609.58)	0.00	(1,609.58)	0.00	1,609.58
4720 - Legal Fees/ Reimbursements	340.00	0.00	340.00	440.00	0.00	440.00	0.00	(440.00)
4721 - BD Expense- Legal	1,650.68	0.00	1,650.68	4,323.73	0.00	4,323.73	0.00	(4,323.73)
Total Collections Income	5,445.04	0.00	5,445.04	23,716.59	0.00	23,716.59	0.00	(23,716.59)
Investment Income								
4910 - Interest Earned - Reserve Accounts	126.41	0.00	126.41	700.87	0.00	700.87	0.00	(700.87)
Total Investment Income	126.41	0.00	126.41	700.87	0.00	700.87	0.00	(700.87)
Total UDR Activity Income	8,823.29	0.00	8,823.29	3,360.01	0.00	3,360.01	0.00	(3,360.01)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	41.08	0.00	41.08	322.14	0.00	322.14	0.00	(322.14)
Total Regulatory Compliance	41.08	0.00	41.08	322.14	0.00	322.14	0.00	(322.14)
CC&Rs/ Mandates								
5025 - Collection Charges	513.48	0.00	513.48	1,188.30	0.00	1,188.30	0.00	(1,188.30)

Income Statement Report

Sudden Valley Community Association

UDR Activity

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
CC&Rs/ Mandates								
5065 - Lien Charges	0.00	0.00	0.00	3,945.50	0.00	3,945.50	0.00	(3,945.50)
Total CC&Rs/ Mandates	513.48	0.00	513.48	5,133.80	0.00	5,133.80	0.00	(5,133.80)
Payroll & Benefits								
5391 - Accrued Vacation Liability	2,359.48	0.00	2,359.48	13,955.15	0.00	13,955.15	0.00	(13,955.15)
Total Payroll & Benefits	2,359.48	0.00	2,359.48	13,955.15	0.00	13,955.15	0.00	(13,955.15)
Reserve UDR Projects								
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)
Total Reserve UDR Projects	0.00	0.00	0.00	9,983.59	0.00	9,983.59	0.00	(9,983.59)
Total UDR Activity Expense	2,914.04	0.00	2,914.04	29,394.68	0.00	29,394.68	0.00	(29,394.68)
Total UDR Activity Income / (Loss)	5,909.25	0.00	5,909.25	(26,034.67)	0.00	(26,034.67)	0.00	26,034.67

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	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)
4043.25 - Capital Rep & Repl Assmt 2025	121,385.05	0.00	121,385.05	483,307.23	0.00	483,307.23	0.00	(483,307.23)
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	1,866.00	0.00	1,866.00	12,000.45	0.00	12,000.45	0.00	(12,000.45)
4049 - BD Expense - CRRRF 2025	(604.20)	0.00	(604.20)	(11,734.83)	0.00	(11,734.83)	0.00	11,734.83
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	1,998.29	0.00	1,998.29	12,865.73	0.00	12,865.73	0.00	(12,865.73)
4053 - BD Expense - Roads 2025	(859.67)	0.00	(859.67)	(12,643.05)	0.00	(12,643.05)	0.00	12,643.05
4055.25 - Roads Capital Assmt 2025	124,841.50	0.00	124,841.50	497,029.83	0.00	497,029.83	0.00	(497,029.83)
4060.19 - Mailbox Capital Assmt 2019	0.00	0.00	0.00	0.71	0.00	0.71	0.00	(0.71)
4060.25 - Mailbox Capital Assmt 2025	2,231.00	0.00	2,231.00	8,880.96	0.00	8,880.96	0.00	(8,880.96)
4061 - BD Expense- Mailbox 2025	(13.94)	0.00	(13.94)	(221.59)	0.00	(221.59)	0.00	221.59
4062 - BD Expense- Mailbox 24 & Prior	34.84	0.00	34.84	215.86	0.00	215.86	0.00	(215.86)
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	250,878.87	0.00	250,878.87	976,049.93	0.00	976,049.93	0.00	(976,049.93)
Investment Income								
4910 - Interest Earned - Reserve Accounts	2,521.05	0.00	2,521.05	11,616.22	0.00	11,616.22	0.00	(11,616.22)
Total Investment Income	2,521.05	0.00	2,521.05	11,616.22	0.00	11,616.22	0.00	(11,616.22)
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)
Total Capital Gain (Loss) on Sale of Assets	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)
Total SVCA Reserves Income	253,399.92	0.00	253,399.92	988,666.15	0.00	988,666.15	0.00	(988,666.15)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
Expense								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	25,934.12	0.00	25,934.12	0.00	(25,934.12)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	31,085.36	0.00	31,085.36	0.00	(31,085.36)
6325 - Depr - Land Improvement	8,363.90	0.00	8,363.90	33,455.60	0.00	33,455.60	0.00	(33,455.60)
6326 - Depr - Mailboxes	1,979.19	0.00	1,979.19	7,916.76	0.00	7,916.76	0.00	(7,916.76)
6327 - Depr - Roads and Bridges	55,485.13	0.00	55,485.13	221,940.52	0.00	221,940.52	0.00	(221,940.52)
6328 - Depr - Building Improvements	16,064.74	0.00	16,064.74	64,258.96	0.00	64,258.96	0.00	(64,258.96)
6330 - Depr - Furniture & Fixtures	645.50	0.00	645.50	2,582.00	0.00	2,582.00	0.00	(2,582.00)
6335 - Depr - Communication Equipment	123.45	0.00	123.45	493.80	0.00	493.80	0.00	(493.80)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	5,259.08	0.00	5,259.08	0.00	(5,259.08)
6340 - Depr - Machinery & Equipment	9,800.01	0.00	9,800.01	39,200.04	0.00	39,200.04	0.00	(39,200.04)
6360 - Amortization	678.47	0.00	678.47	2,713.88	0.00	2,713.88	0.00	(2,713.88)
Total Depreciation Expense	108,710.03	0.00	108,710.03	434,840.12	0.00	434,840.12	0.00	(434,840.12)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	5,136.00	0.00	5,136.00	21,117.10	0.00	21,117.10	0.00	(21,117.10)
Total Reserve Expenses/Transfers	5,136.00	0.00	5,136.00	21,117.10	0.00	21,117.10	0.00	(21,117.10)
Reserve CRRRF Capital Projects								
9719.18 - Trim Mower- Turf	0.00	0.00	0.00	9,362.64	0.00	9,362.64	0.00	(9,362.64)
9719.19 - Utility Vehicles	0.00	0.00	0.00	24,362.94	0.00	24,362.94	0.00	(24,362.94)
9719.20 - Marina Dock Replacement	0.00	0.00	0.00	163,037.02	0.00	163,037.02	0.00	(163,037.02)
9721.01 - Golf Cart Fleet	3,065.00	0.00	3,065.00	49,040.00	0.00	49,040.00	0.00	(49,040.00)
9722.05 - Rekeying of Facilities	0.00	0.00	0.00	31,494.00	0.00	31,494.00	0.00	(31,494.00)
9722.08 - 2022 Area Z Facility Remodel	1,072.04	0.00	1,072.04	498,294.23	0.00	498,294.23	0.00	(498,294.23)
9722.09 - Barn 8 Refurbishment	67.50	0.00	67.50	169,938.73	0.00	169,938.73	0.00	(169,938.73)
9723.03 - 2023 Playground ADA Improvemer	0.00	0.00	0.00	107,775.01	0.00	107,775.01	0.00	(107,775.01)
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)
9723.05 - Core Area:Tennis court Resurfe & I	0.00	0.00	0.00	349,118.00	0.00	349,118.00	0.00	(349,118.00)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Reserve CRRRF Capital Projects								
9723.07 - Website Improvements	0.00	0.00	0.00	5,604.52	0.00	5,604.52	0.00	(5,604.52)
9723.11 - Irrigation Sys Pump Control Replac	0.00	0.00	0.00	43,671.32	0.00	43,671.32	0.00	(43,671.32)
9723.13 - Area Z Tall Barn Refurbishment	0.00	0.00	0.00	59,179.54	0.00	59,179.54	0.00	(59,179.54)
9723.16 - Generac Generator for Maint Shop	0.00	0.00	0.00	16,290.00	0.00	16,290.00	0.00	(16,290.00)
9723.17 - 10 Golf Cart Lease	1,325.99	0.00	1,325.99	15,979.17	0.00	15,979.17	0.00	(15,979.17)
9724.01 - Turf Building Remodel - HVAC	0.00	0.00	0.00	9,009.00	0.00	9,009.00	0.00	(9,009.00)
9724.012 - Turf Building Remodel - Permit/Dc	135.00	0.00	135.00	8,217.48	0.00	8,217.48	0.00	(8,217.48)
9724.02 - Asphalt Cart Path Repairs	0.00	0.00	0.00	54,080.00	0.00	54,080.00	0.00	(54,080.00)
9724.03 - Fleet Replacement of Asst OP-1 &	0.00	0.00	0.00	88,524.68	0.00	88,524.68	0.00	(88,524.68)
9724.04 - Purchase of Kubota M5660SUHD	0.00	0.00	0.00	50,936.70	0.00	50,936.70	0.00	(50,936.70)
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	101.25	0.00	101.25	13,376.17	0.00	13,376.17	0.00	(13,376.17)
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)
9724.08 - Adult Ctr & Clbhse Painting/Chs Dc	0.00	0.00	0.00	40,867.00	0.00	40,867.00	0.00	(40,867.00)
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)
9724.10 - John Deere ProGator 2030A	0.00	0.00	0.00	52,093.42	0.00	52,093.42	0.00	(52,093.42)
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)
Total Reserve CRRRF Capital Projects	5,766.78	0.00	5,766.78	2,136,298.54	0.00	2,136,298.54	0.00	(2,136,298.54)
Reserve Roads Capital Projects								
9921.03 - 2021 Southern Crt Stabilization & /	0.00	0.00	0.00	18,134.50	0.00	18,134.50	0.00	(18,134.50)
9922.8 - 2022 Cold Spring Drainage Repair	0.00	0.00	0.00	65,308.88	0.00	65,308.88	0.00	(65,308.88)
9923.1 - Ten Year Capital Roads & Drainage	0.00	0.00	0.00	132,348.25	0.00	132,348.25	0.00	(132,348.25)
9923.3 - 2023 Roads On-Call Engineering	0.00	0.00	0.00	39,994.75	0.00	39,994.75	0.00	(39,994.75)
9923.41 - 2023 Roads Project- Street Signs	0.00	0.00	0.00	30,535.77	0.00	30,535.77	0.00	(30,535.77)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

April 01, 2025 thru April 30, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (4 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Reserve Roads Capital Projects								
9923.42 - 2023 Roads Project- Pavement Ma	441.45	0.00	441.45	26,700.61	0.00	26,700.61	0.00	(26,700.61)
9923.5 - 2024 Road and Drainage Design & I	0.00	0.00	0.00	36,619.15	0.00	36,619.15	0.00	(36,619.15)
9924.1 - 2024 Roads: Fast Response	0.00	0.00	0.00	51,261.31	0.00	51,261.31	0.00	(51,261.31)
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)
9924.3 - 2024 Roads: Pot Holes/Minor Road	0.00	0.00	0.00	33,378.16	0.00	33,378.16	0.00	(33,378.16)
9924.4 - 2024 Roads: Rplc Dr Run Lnd Rpr/C	0.00	0.00	0.00	984,776.23	0.00	984,776.23	0.00	(984,776.23)
9924.5 - 2024 Roads: Renewal of 5-yr progra	2,343.32	0.00	2,343.32	30,739.82	0.00	30,739.82	0.00	(30,739.82)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	66,046.55	0.00	66,046.55	166,265.97	0.00	166,265.97	0.00	(166,265.97)
9924.9 - 2024 Bi-Annual Bridge Inspections	0.00	0.00	0.00	5,561.00	0.00	5,561.00	0.00	(5,561.00)
9925.2 - 2025 Roads:On Call Engineering	2,295.00	0.00	2,295.00	4,556.25	0.00	4,556.25	0.00	(4,556.25)
9925.3 - 2025 Roads:Potholes & Minor Road	3,087.02	0.00	3,087.02	7,387.84	0.00	7,387.84	0.00	(7,387.84)
9925.4 - 2025 Roads:Streetsigns/Pavement I	438.75	0.00	438.75	2,397.82	0.00	2,397.82	0.00	(2,397.82)
Total Reserve Roads Capital Projects	74,652.09	0.00	74,652.09	1,676,271.36	0.00	1,676,271.36	0.00	(1,676,271.36)
Reserve Road CVC Capital Project								
9924.7 - 2024 Roads: CVC Supplies & Outsid	0.00	0.00	0.00	68,292.21	0.00	68,292.21	0.00	(68,292.21)
9924.72 - 2024 Roads: CVC Wage, Taxes an	0.00	0.00	0.00	56,103.82	0.00	56,103.82	0.00	(56,103.82)
9925.7 - 2025 Roads:CVC Supplies & Outsid	202.33	0.00	202.33	202.33	0.00	202.33	0.00	(202.33)
9925.72 - 2025 Roads:CVC Wages/Taxes & B	5,222.89	0.00	5,222.89	11,248.18	0.00	11,248.18	0.00	(11,248.18)
Total Reserve Road CVC Capital Project	5,425.22	0.00	5,425.22	135,846.54	0.00	135,846.54	0.00	(135,846.54)
Total SVCA Reserves Expense	199,690.12	0.00	199,690.12	4,404,373.66	0.00	4,404,373.66	0.00	(4,404,373.66)
Total SVCA Reserves Income / (Loss)	53,709.80	0.00	53,709.80	(3,415,707.51)	0.00	(3,415,707.51)	0.00	3,415,707.51

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2025

																												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	Total	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10	Avail.	Total					
Jan	16	82	98	276	2,529	2,805	24	103	2	8	3	10	18	37	2	8	292	2,611	2,903	49	166	215	341	2,777	3,118	774	0	3	777	740	6	1,523	4,641		
Feb	18	96	114	277	2,527	2,804	16	82	8	24	0	6	19	34	2	8	295	2,623	2,918	45	154	199	340	2,777	3,117	775	0	3	778	740	6	1,524	4,641		
Mar	21	95	116	280	2,554	2,834	6	61	8	14	3	8	19	37	2	8	301	2,649	2,950	38	128	166	339	2,777	3,116	776	0	3	779	740	6	1,525	4,641		
Apr	21	100	121	285	2,551	2,836	7	62	1	10	3	12	20	32	2	10	306	2,651	2,957	33	126	159	339	2,777	3,116	776	0	3	779	740	6	1,525	4,641		
May	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Jun	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Aug	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Sep	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Oct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

LLE = Lot Line Eraser
CTB = Covenant to Bind