

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

	Unaudited** Aug 31, 2025	Unaudited** Dec 31, 2024	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 429,848	\$ 579,484	\$ (149,636)
Building Completion Deposit Fund	859,890	749,910	109,980
Member Receivables - Operations*	-	53,456	(53,456)
Other Receivables	3,250	3,350	(100)
Prepaid Expenses	161,991	82,148	79,843
Operating Lease ROU Assets	25,254	29,554	(4,300)
Inventory	7,148	5,824	1,324
Total Current Assets	1,487,381	1,503,726	(16,345)
Current Liabilities			
Accounts Payable	(110,391)	(159,772)	49,381
Accrued Vacation Liability	(90,632)	(76,335)	(14,297)
Accrued Payroll	-	(115,575)	115,575
Prepaid Assessments	(246,071)	(241,080)	(4,991)
Building Completion Deposits	(859,890)	(749,910)	(109,980)
Other Refundable Deposits	(11,046)	(9,956)	(1,090)
Operating Lease Liability	(25,254)	(29,554)	4,300
Prepaid Golf Memberships	-	(112,307)	112,307
Total Current Liabilities	(1,343,284)	(1,494,489)	151,205
Other Liabilities			
Contingent PPP Loan Liability***	(357,700)	(357,700)	-
Deferred Library Lease Revenue	(30,667)	(36,000)	5,333
Total Other Liabilities	(388,367)	(393,700)	5,333
Operating Reserve Funds			
Emergency Operating Cash	364,460	363,815	645
Undesignated Reserves Cash	331,024	302,135	28,889
Total Operating Reserve Funds	695,484	665,950	29,534
Net Operating Assets	\$ 451,214	\$ 281,487	\$ 169,727
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,666,370	3,172,197	494,173
Roads Reserve Cash Fund	2,778,578	2,102,138	676,440
Board Density Reduction Cash Fund	87,987	87,889	98
Mailbox Cash Fund	169,937	151,970	17,967
CRRRF Capital Reserve Holding Cash	220,007	219,618	389
Mitigation Assignment of Savings Cash	49,879	49,821	58
LWWSD Assignment of Savings Cash	14,946	14,939	7
Member Receivables - Capital**	-	13,625	(13,625)
Total Capital Current Assets	6,987,704	5,812,197	1,175,507
Capital Fixed Assets			
Fixed Assets	16,736,097	17,006,025	(269,928)
Finance ROU Assets	67,192	119,060	(51,868)
Lots Held for Sale	231,826	231,826	-
Total Capital Assets	17,035,115	17,356,911	(321,796)
Long Term Liabilities			
CRRRF Loan 2022	(1,358,403)	(1,539,073)	180,670
Finance Leases	(65,785)	(104,457)	38,672
Total Long Term Liabilities	(1,424,187)	(1,643,530)	219,343
NET ASSETS	\$ 23,049,846	\$ 21,807,065	\$1,242,781
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	164,985	(374,591)	539,576
Transfers Out from Operations to Capital	-	(145,600)	145,600
Current Year Net Income: Capital**	1,077,796	1,294,054	(216,258)
Transfers Into Capital from Operations	-	145,600	(145,600)
Retained Earnings**	4,858,301	5,232,892	(374,591)
Capital**	16,948,764	15,654,710	1,294,054
TOTAL MEMBER EQUITY	\$ 23,049,846	\$21,807,065	\$1,242,781

* 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 August 31, 2025, and December 31, 2024, the balances of receivables written off were \$789,077 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).

*** 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 - August 2025			Year to Date - 8 Months Ending 8/31/2025		
	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	238,092		246,560	1,907,418		1,975,497
Bad Debt Reserve	(3,993)		(4,083)	(48,506)		(35,133)
Net Current Year Assessment Income	234,099	7,992	242,477	1,858,912	50,057	97.5% 1,940,364
Bad Debt Recoveries - Prior Years			2,191			37,648
Golf Income	221,550	7,313	-	1,127,840	(6,567)	-
Marina Income	-	-	-	236,829	6,528	-
Rec Center & Pools Income	11,670	3,501	-	38,263	8,017	-
Legal & Collections Income	-	-	-	-	-	-
Other Income	8,653	(4,346)	-	110,645	24,952	-
Rental Income - Other	525	142	-	13,720	5,475	-
Area Z Rental Income	1,309	1,309	-	20,014	1,116	-
Lease Income	5,832	948	-	46,052	7,585	-
New Home Construction Fees	18,050	6,610	-	105,150	30,700	-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-	1,200
Investment Income	509	(74)	3,088	4,858	194	23,245
Total Revenue	502,197	23,395	247,756	3,562,283	128,057	2,002,457
EXPENSES						
Salaries & Benefits	332,603	(1,388)	-	1,719,054	24,157	-
Contracted & Professional Services	73,854	(56,441)	-	243,215	(100,292)	-
CC&Rs/ Mandates	43,022	(5,423)	-	380,830	(76,906)	-
Maintenance & Landscaping	28,802	25,426	-	365,846	(8,477)	-
Utilities	27,793	(990)	-	157,929	4,483	-
Administrative	17,287	(5,240)	-	141,939	(11,637)	-
Regulatory Compliance	13,769	3,014	-	198,812	(53,249)	-
Insurance Premiums	20,587	(3,065)	-	140,696	(626)	-
Other Expenses	-	416	-	217	3,116	-
Depreciation Expense	-	-	108,710	-	-	869,680
Interest expense	-	-	4,976	-	-	41,356
Total Expenses	557,717	(43,691)	113,686	3,348,538	(219,431)	911,036
Net Income (Loss)	(55,520)	(20,296)	134,070	213,745	(91,374)	1,091,421
Net UDR Activity for Operations						
GM Recruiting Expense	(399)			(399)		
Legal Expenses - Past Due Account Collections	-			(9,984)		
Hazardous Tree Removal	(900)			(60,038)		
Net Income (Loss) with Board Approved UDR	(56,819)	(20,296)	134,070	143,324	(91,374)	1,091,421
Other Activity						
Net Other UDR Activity*	3,002			84,082		
AR Accrual - Prior Year Reversal	-		-	(53,456)		(13,625)
AR Accrual - Current Year	-		-	-		-
Lease Income- Library Prepaid Recognized	667			5,333		
Vacation Liability Accrual	(3,214)			(14,298)		
Total Other Activity	455		-	21,661		(13,625)
Grand Total Activity	(56,364)	(20,296)	134,070	164,985	(91,374)	1,077,796

*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
8 Months Actual, 4 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	3,172,197	2,102,138	219,618	87,889	151,970	64,760	\$ 5,798,572	363,815	302,135	\$ 665,950
Dues Received	960,156	990,669		-	17,688		1,968,513	-	103,776	103,776
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	12,965	9,448	389	99	279	65	23,245	645	568	1,213
Sale of Assets	1,200			-			1,200			-
Mitigation Release	-	-				-	-			-
2025 Expenditures	(480,148)	(323,677)	-	-	-		(803,825)		(75,455)	(75,455)
Net Available Cash at 8/31/2025	3,666,370	2,778,578	220,007	87,987	169,937	64,825	\$ 6,987,704	364,460	331,024	\$ 695,484
4 Month Outlook										
Outlook - 2025 Dues (95% collections)	457,997	471,039			8,418		\$ 937,454			\$ -
Outlook - Prior Year Collections	6,631	6,820			122		13,572		13,094	13,094
CRRRF Loan Payments for year 2025	(111,013)						(111,013)			-
Obligated Expenses/Holdings	(1,147,919)	(1,268,528)	(220,007)			(64,825)	(2,701,279)		(56,619)	(56,619)
Net Usable Cash Balance 12/31/2025	2,872,065	1,987,909	-	87,987	178,477	-	\$ 5,126,438	364,460	287,500	\$ 651,960
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2025, After Recommendation	\$ 2,272,065	\$ 1,487,909	\$ -	\$ 87,987	\$ 178,477	\$ -	\$ 4,026,438	\$ 364,460	\$ 287,500	\$ 651,960
Net Current Year Cash Increase (Decrease)	(300,132)	(114,229)	(219,618)	99	26,507	(64,760)	\$ (672,133)	645	(14,635)	\$ (13,990)

*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
August 1, 2025 to August 31, 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	21,400	4,914	10,820	(558)	73,510	(40,973)	(62,930)	(36,617)
Accounting	2,060	(1,752)	42,014	1,408	16,226	(3,402)	(56,180)	(3,746)
Administration	351	193	48,064	4,523	14,311	(5,014)	(62,024)	(298)
Common Costs	3,251	(665)	-	-	37,402	(8,306)	(34,151)	(8,971)
Facilities	7,140	2,090	7,244	(709)	22,504	1,297	(22,608)	2,678
Maintenance	-	-	35,742	16,215	7,276	4,308	(43,018)	20,523
Subtotal	34,202	4,780	143,884	20,879	171,229	(52,090)	(280,911)	(26,431)
Golf	221,550	7,313	120,962	(3,503)	34,178	8,097	66,410	11,907
Marina	150	(500)	-	-	783	1,323	(633)	823
Rec/ Pools/ Parks	12,195	3,809	67,757	(18,764)	18,923	368	(74,485)	(14,587)
Subtotal	233,895	10,622	188,719	(22,267)	53,884	9,788	(8,708)	(1,857)
Subtotal Operations before Ops Dues	268,097	15,402	332,603	(1,388)	225,113	(42,302)	(289,619)	(28,288)
Ops Dues Earned	238,092						238,092	
Curr Yr Bad Debts Activity	(3,993)						(3,993)	
Net Ops Dues	<u>234,099</u>	<u>7,992</u>					<u>234,099</u>	<u>7,992</u>
Net Operations	<u>502,196</u>	<u>23,394</u>	<u>332,603</u>	<u>(1,388)</u>	<u>225,113</u>	<u>(42,302)</u>	<u>(55,520)</u>	<u>(20,296)</u>
Net BOD Approved UDR Activity for Operations								
GM Recruiting Expense	-		-		399		(399)	
Legal Expenses - Past Due Account Collections	-		-		-		-	
Hazardous Tree Removal	-		-		900		(900)	
Net Operations with Board Approved UDR	<u>502,196</u>	<u>23,394</u>	<u>332,603</u>	<u>(1,388)</u>	<u>226,412</u>	<u>(42,302)</u>	<u>(56,819)</u>	<u>(20,296)</u>
Other Operating Activity								
UDR Activity	3,737				735		3,002	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				3,214		(3,214)	
Total Other Operating Activity	<u>4,404</u>				<u>3,949</u>		<u>455</u>	
Grand Total Operations Activity	<u>506,600</u>	<u>23,394</u>	<u>332,603</u>	<u>(1,388)</u>	<u>230,361</u>	<u>(42,302)</u>	<u>(56,364)</u>	<u>(20,296)</u>

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2025 to August 31, 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	146,449	50,456	62,951	(3,512)	413,225	(120,441)	(329,727)	(73,497)
Accounting	20,315	(10,106)	243,093	7,953	49,656	11,988	(272,434)	9,835
Administration	5,455	4,790	273,969	30,374	131,080	(47,887)	(399,594)	(12,723)
Common Costs	41,470	10,142	-	-	350,002	(85,239)	(308,532)	(75,097)
Facilities	66,066	7,368	40,171	(1,600)	121,475	32,850	(95,580)	38,618
Maintenance	-	-	247,583	26,916	68,685	9,397	(316,268)	36,313
Subtotal	279,755	62,650	867,767	60,131	1,134,123	(199,332)	(1,722,135)	(76,551)
Golf	1,127,840	(6,567)	585,027	26,231	363,673	(42,248)	179,140	(22,584)
Marina	243,793	7,092	-	-	16,328	(815)	227,465	6,277
Rec/ Pools/ Parks	51,983	14,825	266,260	(62,205)	115,360	(1,193)	(329,637)	(48,573)
Subtotal	1,423,616	15,350	851,287	(35,974)	495,361	(44,256)	76,968	(64,880)
Subtotal Operations before Ops Dues	1,703,371	78,000	1,719,054	24,157	1,629,484	(243,588)	(1,645,167)	(141,431)
Ops Dues Earned	1,907,418						1,907,418	
Curr Yr Bad Debts Activity	(48,506)						(48,506)	
Net Ops Dues	<u>1,858,912</u>	<u>50,057</u>					<u>1,858,912</u>	<u>50,057</u>
Net Operations	<u>3,562,283</u>	<u>128,057</u>	<u>1,719,054</u>	<u>24,157</u>	<u>1,629,484</u>	<u>(243,588)</u>	<u>213,745</u>	<u>(91,374)</u>
Net BOD Approved UDR Activity for Operations								
GM Recruiting Expense	-		-		399		(399)	
Legal Expenses - Past Due Account Collections	-		-		9,984		(9,984)	
Hazardous Tree Removal	-		-		60,038		(60,038)	
Net Operations with Board Approved UDR	<u>3,562,283</u>	<u>128,057</u>	<u>1,719,054</u>	<u>24,157</u>	<u>1,699,905</u>	<u>(243,588)</u>	<u>143,324</u>	<u>(91,374)</u>
Other Operating Activity								
UDR Activity	91,101				7,019		84,082	
AR Accrual - Prior Year Reversal	(53,456)				-		(53,456)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	5,333				-		5,333	
Vacation Liability Accrual	-				14,298		(14,298)	
Total Other Operating Activity	<u>42,978</u>				<u>21,317</u>		<u>21,661</u>	
Grand Total Operations Activity	<u>3,605,261</u>	<u>128,057</u>	<u>1,719,054</u>	<u>24,157</u>	<u>1,721,222</u>	<u>(243,588)</u>	<u>164,985</u>	<u>(91,374)</u>

* Excludes Depreciation

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

Sudden Valley Community Association

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

UNAUDITED

	2025 August Actuals	2025 MTD B / (W) Budget	2025 YTD (8 Months) Actuals	2025 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	234,099	7,992	1,858,912	50,057
Golf Income	221,550	7,313	1,127,840	(6,567)
Marina Income	-	-	236,829	6,528
Area Z Rental Income	1,309	1,309	20,014	1,116
Lease Income	5,832	948	46,052	7,585
Non-Lease Facility Rentals	525	142	13,720	5,475
Rec Center and Pools Income	11,670	3,501	38,263	8,017
New Home Construction Fees	18,050	6,610	105,150	30,700
Other AR Income	7,792	(4,399)	84,111	5,483
Other Income	861	53	26,534	19,469
Investment Income	509	(74)	4,858	194
Total Revenue	502,197	23,395	3,562,283	128,057
EXPENSES				
Salaries & Benefits				
ACC / Security	10,820	(558)	62,951	(3,512)
Accounting	42,014	1,408	243,093	7,953
Administration	48,064	4,523	273,969	30,374
Facilities	7,244	(709)	40,171	(1,600)
Maintenance	35,742	16,215	247,583	26,916
Golf	120,962	(3,503)	585,027	26,231
Rec/ Pools/ Parks	67,757	(18,764)	266,260	(62,205)
Marina	-	-	-	-
Total Salaries & Benefits	332,603	(1,388)	1,719,054	24,157
Other Expenses				
Administrative				
General Administrative	-	-	50	(50)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	6,811	(1,295)	33,607	(7,994)
Dues & Subscriptions	2,435	(1,800)	28,454	(3,896)
Office Supplies	1,928	1,288	15,917	1,427
GM Discretionary Funds	896	(896)	1,596	1,562
Advertising Costs	403	(403)	11,496	272
Cash Over/Short	(1)	1	404	(404)
Currency Gain/Loss	6	(6)	20	(20)
Events Charges	639	(254)	6,697	(576)
Printing & Copying	717	(683)	10,872	(1,451)
Training & Conferences	-	125	8,570	2,310
Recruiting Expense	183	(124)	2,501	99
Operating Performance Commissions	-	-	-	-
Operating Perf Comm Payroll Taxes	-	-	-	-
Payroll Service Fees	2,023	(535)	15,061	(4,531)
Insurance Claims	-	-	-	-
Uniforms	1,247	(658)	6,694	1,615
Cashiering Clearing Account	-	-	-	-
Total Administrative	17,287	(5,240)	141,939	(11,637)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	-	4,767	38,860	21,282
Nov 2024 Storm ComArea Tree Removal	-	-	88,237	(88,237)
Permits & Licenses	47	104	3,734	(636)
Audit & Tax Services	12,000	(2,000)	21,970	14,809
Regulatory Compliance	249	70	2,900	120
Federal Income Tax	-	-	-	-
State B&O Tax	1,473	73	11,324	(300)
Property/Real Estate Tax	-	-	31,787	(287)
Total Regulator Compliance	13,769	3,014	198,812	(53,249)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	31	194	1,431	4,586
Postage	359	(20)	2,770	(34)
Postage- Views	1,495	(245)	10,657	(657)
Newsletter Services	5,580	(380)	41,559	(1,128)
Legal Services	10,857	(5,232)	130,340	(85,340)
Professional Security Services	24,700	260	194,073	5,667
Total CC&Rs/ Mandates	43,022	(5,423)	380,830	(76,906)

Sudden Valley Community Association

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

UNAUDITED

	2025 August Actuals	2025 MTD B / (W) Budget	2025 YTD (8 Months) Actuals	2025 YTD B / (W) Budget
Insurance Premiums	20,587	(3,065)	140,696	(626)
Utilities				
Utilities	3,655	(3,655)	108	(108)
Utilities- Natural Gas	1,201	345	22,131	(2,906)
Utilities- Water & Sewer	6,639	3,136	27,482	8,453
Utilities- Electricity	8,083	(783)	55,071	(8,650)
Utilities- Trash & Recycling Service	3,563	(1,071)	15,241	67
Utilities- Communications Service	4,652	1,038	37,896	7,627
Total Utilities	27,793	(990)	157,929	4,483
Maintenance & Landscaping				
Landscape R&M	3,939	(210)	43,901	(2,053)
Building R&M- Materials	3,268	(752)	19,110	7,370
Building R&M- Contract Services	2,109	(115)	22,294	8,698
Raw Materials	-	3,517	50,155	(12,176)
Raw Materials: Sand & Gravel	2,394	3,606	31,770	(1,958)
Janitorial Supplies	618	795	10,465	(624)
Equipment R&M	6,563	12,784	91,154	(24,046)
Small Tools & Equipment	575	(50)	6,680	644
Vehicle R&M	1,063	1,870	9,306	47
Vehicle Fuel	5,945	1,185	40,574	2,445
Other Supplies	2,387	2,137	32,141	(3,066)
Other R&M	(59)	659	7,273	(3,945)
Weather Response	-	-	1,023	20,187
Total Maintenance & Landscaping	28,802	25,426	365,846	(8,477)
Contracted & Professional Services				
Equipment Lease & Rental	2,104	(551)	17,210	5,810
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	5,628	(1,804)	31,935	2,813
Pool Management	12,848	(2,266)	50,712	(3,742)
Safety & Security Services	1,253	201	17,161	2,131
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	46,561	(46,561)	67,974	(65,458)
Other Professional Services	5,460	(5,460)	58,223	(41,846)
Total Contracted & Professional Services	73,854	(56,441)	243,215	(100,292)
Other Expenses				
Vandalism	-	416	217	3,116
Other Charges	-	-	-	-
Total Other Expenses	-	416	217	3,116
Total Other Expenses	225,114	(42,303)	1,629,484	(243,588)
Total Operations Expenses	557,717	(43,691)	3,348,538	(219,431)
Net Operations Income (Loss)	(55,520)	(20,296)	213,745	(91,374)
Net BOD Approved UDR Activity for Operations (Expense)				
GM Recruiting Expense	(399)		(399)	
Legal Expenses - Past Due Account Collections	-		(9,984)	
Hazardous Tree Removal	(900)		(60,038)	
Net Operations Income (Loss) with BOD Approved UDR	(56,819)	(20,296)	143,324	(91,374)
Other Operating Activity- Income/(Expense)				
UDR Activity	3,002		84,082	
AR Accrual - Prior Year Reversal	-		(53,456)	
AR Accrual - Current Year	-		-	
Lease Income- Library Prepaid Recognized	667		5,333	
Vacation Liability Accrual	(3,214)		(14,298)	
Total Other Operating Activity	455		21,661	
Grand Total Operations Activity	(56,364)	(20,296)	164,985	(91,374)
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2025 Ops	(3,992.96)	(11,900.00)	7,907.04	(48,506.38)	(95,200.00)	46,693.62	(142,804.00)	(94,297.62)
4005.25 - Member Assessments 2025	238,092.03	238,007.00	85.03	1,907,418.14	1,904,055.00	3,363.14	2,856,083.00	948,664.86
Total Dues and Assessment Income- Ops	234,099.07	226,107.00	7,992.07	1,858,911.76	1,808,855.00	50,056.76	2,713,279.00	854,367.24
Other AR Income								
4830 - Advertising Income	3,116.00	3,333.00	(217.00)	22,674.00	26,664.00	(3,990.00)	40,000.00	17,326.00
4831 - BD Expense- Views Ads	(734.00)	0.00	(734.00)	418.00	0.00	418.00	0.00	(418.00)
Total Other AR Income	2,382.00	3,333.00	(951.00)	23,092.00	26,664.00	(3,572.00)	40,000.00	16,908.00
Other Income								
4610 - Timber Income	0.00	0.00	0.00	10,228.90	0.00	10,228.90	0.00	(10,228.90)
4846 - Vendor Space Rentals	360.00	0.00	360.00	360.00	0.00	360.00	0.00	(360.00)
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	360.00	0.00	360.00	13,519.50	0.00	13,519.50	0.00	(13,519.50)
Investment Income								
4900 - Interest Earned - Operating Accounts	508.65	583.00	(74.35)	4,858.12	4,664.00	194.12	7,000.00	2,141.88
Total Investment Income	508.65	583.00	(74.35)	4,858.12	4,664.00	194.12	7,000.00	2,141.88
Total Common Costs Income	237,349.72	230,023.00	7,326.72	1,900,381.38	1,840,183.00	60,198.38	2,760,279.00	859,897.62
<u>Expense</u>								
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	5.40	19.00	(13.60)	226.24	152.00	74.24	225.00	(1.24)
9015 - Property/Real Estate Tax	0.00	0.00	0.00	31,786.69	31,500.00	286.69	63,000.00	31,213.31
Total Regulatory Compliance	5.40	19.00	(13.60)	32,913.07	32,152.00	761.07	63,725.00	30,811.93
CC&Rs/ Mandates								
5216 - Postage- Views	1,495.17	1,250.00	245.17	10,656.93	10,000.00	656.93	15,000.00	4,343.07
5225 - Newsletter Services	4,818.00	5,000.00	(182.00)	38,131.50	40,000.00	(1,868.50)	60,000.00	21,868.50

Income Statement Report

Sudden Valley Community Association

Common Costs

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
CC&Rs/ Mandates								
7020 - Legal Services	10,856.68	5,625.00	5,231.68	130,340.22	45,000.00	85,340.22	67,500.00	(62,840.22)
Total CC&Rs/ Mandates	17,169.85	11,875.00	5,294.85	179,128.65	95,000.00	84,128.65	142,500.00	(36,628.65)
Insurance								
5400 - Insurance Premiums	20,227.16	17,202.00	3,025.16	137,960.18	137,611.00	349.18	206,416.00	68,455.82
Total Insurance	20,227.16	17,202.00	3,025.16	137,960.18	137,611.00	349.18	206,416.00	68,455.82
Total Common Costs Expense	37,402.41	29,096.00	8,306.41	350,001.90	264,763.00	85,238.90	412,641.00	62,639.10
Total Common Costs Income / (Loss)	199,947.31	200,927.00	(979.69)	1,550,379.48	1,575,420.00	(25,040.52)	2,347,638.00	797,258.52

Income Statement Report

Sudden Valley Community Association

ACC / Security

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	18,050.00	11,440.00	6,610.00	105,150.00	74,450.00	30,700.00	100,000.00	(5,150.00)
Total New Home Construction Fees	18,050.00	11,440.00	6,610.00	105,150.00	74,450.00	30,700.00	100,000.00	(5,150.00)
Other AR Income								
4805 - Compliance Fees & Fines - ACC	23,950.00	5,046.00	18,904.00	55,500.00	21,543.00	33,957.00	30,000.00	(25,500.00)
4806 - BD Expense- ACC Fines	(20,600.00)	0.00	(20,600.00)	(14,345.53)	0.00	(14,345.53)	0.00	14,345.53
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	3,350.00	5,046.00	(1,696.00)	40,704.47	21,543.00	19,161.47	30,000.00	(10,704.47)
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	21,400.00	16,486.00	4,914.00	146,449.47	95,993.00	50,456.47	130,000.00	(16,449.47)
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	0.00	4,767.00	(4,767.00)	38,860.40	60,142.00	(21,281.60)	100,000.00	61,139.60
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	49.55	84.00	(34.45)	833.18	359.00	474.18	500.00	(333.18)
Total Regulatory Compliance	49.55	4,851.00	(4,801.45)	128,114.88	60,701.00	67,413.88	100,700.00	(27,414.88)
CC&Rs/ Mandates								
5215 - Postage	0.74	0.00	0.74	122.62	50.00	72.62	50.00	(72.62)
7097 - Professional Security Services	24,699.73	24,960.00	(260.27)	194,072.69	199,740.00	(5,667.31)	300,000.00	105,927.31
Total CC&Rs/ Mandates	24,700.47	24,960.00	(259.53)	194,195.31	199,790.00	(5,594.69)	300,050.00	105,854.69
Payroll & Benefits								
5300 - Salaries	9,138.68	8,651.00	487.68	51,608.67	48,440.00	3,168.67	74,984.00	23,375.33

Income Statement Report

Sudden Valley Community Association

ACC / Security

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Payroll & Benefits								
5335 - Payroll Taxes- Employer	904.09	786.00	118.09	5,125.98	4,399.00	726.98	6,809.00	1,683.02
5385 - Payroll Benefits - Medical	777.09	825.00	(47.91)	6,216.72	6,600.00	(383.28)	9,900.00	3,683.28
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	562.00	562.00
Total Payroll & Benefits	10,819.86	10,262.00	557.86	62,951.37	59,439.00	3,512.37	92,255.00	29,303.63
Utilities								
6050 - Utilities- Communications Service	80.68	120.00	(39.32)	1,453.94	960.00	493.94	1,440.00	(13.94)
Total Utilities	80.68	120.00	(39.32)	1,453.94	960.00	493.94	1,440.00	(13.94)
Maintenance & Landscaping								
6785 - Vehicle Fuel	866.29	777.00	89.29	7,385.70	6,639.00	746.70	9,704.00	2,318.30
6795 - Other Supplies	0.00	0.00	0.00	44.23	437.00	(392.77)	482.00	437.77
Total Maintenance & Landscaping	866.29	777.00	89.29	7,429.93	7,076.00	353.93	10,186.00	2,756.07
Contracted & Professional Services								
6440 - Safety & Security Services	1,252.63	1,413.00	(160.37)	13,839.93	18,408.00	(4,568.07)	25,000.00	11,160.07
6460 - ACC Consultant	46,560.85	0.00	46,560.85	67,974.18	2,516.00	65,458.18	10,000.00	(57,974.18)
Total Contracted & Professional Services	47,813.48	1,413.00	46,400.48	81,814.11	20,924.00	60,890.11	35,000.00	(46,814.11)
Other Expenses								
9120 - Vandalism & Towing	0.00	416.00	(416.00)	217.00	3,333.00	(3,116.00)	5,000.00	4,783.00
Total Other Expenses	0.00	416.00	(416.00)	217.00	3,333.00	(3,116.00)	5,000.00	4,783.00
Total ACC / Security Expense	84,330.33	42,799.00	41,531.33	476,176.54	352,223.00	123,953.54	544,631.00	68,454.46
Total ACC / Security Income / (Loss)	(62,930.33)	(26,313.00)	(36,617.33)	(329,727.07)	(256,230.00)	(73,497.07)	(414,631.00)	(84,903.93)

Income Statement Report

Sudden Valley Community Association

Accounting

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	2,100.00	3,660.00	(1,560.00)	18,675.00	29,432.00	(10,757.00)	40,000.00	21,325.00
4241 - BD Expense- Title Fees	(175.00)	0.00	(175.00)	(75.00)	0.00	(75.00)	0.00	75.00
4705 - NSF Service Fees	243.00	152.00	91.00	1,657.00	989.00	668.00	1,500.00	(157.00)
4706 - BD Expense- NSF Fees	(107.97)	0.00	(107.97)	57.59	0.00	57.59	0.00	(57.59)
Total Other AR Income	2,060.03	3,812.00	(1,751.97)	20,314.59	30,421.00	(10,106.41)	41,500.00	21,185.41
Total Accounting Income	2,060.03	3,812.00	(1,751.97)	20,314.59	30,421.00	(10,106.41)	41,500.00	21,185.41
<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	110.00	152.00	(42.00)	474.10	1,469.00	(994.90)	1,500.00	1,025.90
5121 - Currency Gain/Loss	5.77	0.00	5.77	20.04	0.00	20.04	0.00	(20.04)
5210 - Printing & Copying	31.36	34.00	(2.64)	1,598.44	1,611.00	(12.56)	5,000.00	3,401.56
5399 - Payroll Service Fees	2,022.68	1,488.00	534.68	15,060.82	10,530.00	4,530.82	16,000.00	939.18
Total Administrative	2,169.81	1,674.00	495.81	17,263.37	13,610.00	3,653.37	22,500.00	5,236.63
Regulatory Compliance								
7000 - Audit & Tax Services	12,000.00	10,000.00	2,000.00	21,970.00	36,779.00	(14,809.00)	49,000.00	27,030.00
9005 - State B&O Tax	86.99	92.00	(5.01)	304.97	728.00	(423.03)	1,000.00	695.03
Total Regulatory Compliance	12,086.99	10,092.00	1,994.99	22,274.97	37,507.00	(15,232.03)	50,000.00	27,725.03
CC&Rs/ Mandates								
5215 - Postage	158.34	194.00	(35.66)	1,228.21	1,407.00	(178.79)	5,000.00	3,771.79
Total CC&Rs/ Mandates	158.34	194.00	(35.66)	1,228.21	1,407.00	(178.79)	5,000.00	3,771.79
Payroll & Benefits								
5300 - Salaries	35,574.06	36,811.00	(1,236.94)	198,703.05	206,105.00	(7,401.95)	319,043.00	120,339.95
5335 - Payroll Taxes- Employer	3,331.18	3,311.00	20.18	19,523.56	18,541.00	982.56	28,701.00	9,177.44
5385 - Payroll Benefits - Medical	3,108.36	3,300.00	(191.64)	24,866.88	26,400.00	(1,533.12)	39,600.00	14,733.12

Income Statement Report

Sudden Valley Community Association

Accounting

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 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	42,013.60	43,422.00	(1,408.40)	243,093.49	251,046.00	(7,952.51)	389,737.00	146,643.51
Utilities								
6050 - Utilities- Communications Service	120.00	232.00	(112.00)	1,281.32	1,855.00	(573.68)	2,782.00	1,500.68
Total Utilities	120.00	232.00	(112.00)	1,281.32	1,855.00	(573.68)	2,782.00	1,500.68
Maintenance & Landscaping								
6795 - Other Supplies	91.10	0.00	91.10	91.10	0.00	91.10	0.00	(91.10)
Total Maintenance & Landscaping	91.10	0.00	91.10	91.10	0.00	91.10	0.00	(91.10)
Contracted & Professional Services								
5125 - IT Support and Services	1,600.00	632.00	968.00	7,499.00	7,264.00	235.00	10,000.00	2,501.00
7095 - Other Professional Services	0.00	0.00	0.00	17.52	0.00	17.52	0.00	(17.52)
Total Contracted & Professional Services	1,600.00	632.00	968.00	7,516.52	7,264.00	252.52	10,000.00	2,483.48
Total Accounting Expense	58,239.84	56,246.00	1,993.84	292,748.98	312,689.00	(19,940.02)	480,019.00	187,270.02
Total Accounting Income / (Loss)	(56,179.81)	(52,434.00)	(3,745.81)	(272,434.39)	(282,268.00)	9,833.61	(438,519.00)	(166,084.61)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Other Income								
4245 - Photocopy Income	46.00	0.00	46.00	502.48	0.00	502.48	0.00	(502.48)
4255 - Maps and Signs	218.00	158.00	60.00	1,761.32	665.00	1,096.32	1,000.00	(761.32)
4840 - Non-Taxable Income	87.00	0.00	87.00	297.00	0.00	297.00	0.00	(297.00)
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	0.00	0.00	0.00	1,678.00	0.00	1,678.00	0.00	(1,678.00)
Total Other Income	351.00	158.00	193.00	5,455.45	665.00	4,790.45	1,000.00	(4,455.45)
Total SVCA Operations- Admin Income	351.00	158.00	193.00	5,455.45	665.00	4,790.45	1,000.00	(4,455.45)
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	(60.00)	0.00	(60.00)	0.00	60.00
5015 - Bank Charges & Fees	1,335.62	509.00	826.62	12,159.75	4,342.00	7,817.75	5,000.00	(7,159.75)
5045 - Dues & Subscriptions	0.00	0.00	0.00	1,112.20	684.00	428.20	1,000.00	(112.20)
5090 - Office Supplies	576.55	2,701.00	(2,124.45)	10,149.86	14,929.00	(4,779.14)	21,000.00	10,850.14
5100 - GM Discretionary Funds	896.25	0.00	896.25	1,596.23	3,158.00	(1,561.77)	5,000.00	3,403.77
5120 - Cash Over/Short	0.00	0.00	0.00	296.01	0.00	296.01	0.00	(296.01)
5205 - Events Charges	639.35	375.00	264.35	6,697.33	6,041.00	656.33	7,500.00	802.67
5210 - Printing & Copying	607.10	0.00	607.10	8,539.40	7,247.00	1,292.40	10,000.00	1,460.60
5227 - Training & Conferences	0.00	125.00	(125.00)	1,171.40	1,000.00	171.40	1,500.00	328.60
5325 - Recruiting Expense	183.00	59.00	124.00	2,501.00	2,600.00	(99.00)	3,000.00	499.00
Total Administrative	4,237.87	3,769.00	468.87	44,163.18	40,001.00	4,162.18	54,000.00	9,836.82
Regulatory Compliance								
6300 - Permits & Licenses	30.00	0.00	30.00	46.29	0.00	46.29	0.00	(46.29)
9005 - State B&O Tax	37.10	0.00	37.10	57.61	0.00	57.61	0.00	(57.61)
Total Regulatory Compliance	67.10	0.00	67.10	103.90	0.00	103.90	0.00	(103.90)
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

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
CC&Rs/ Mandates								
5115 - Web Site Maintenance	31.06	0.00	31.06	1,430.56	4,218.00	(2,787.44)	5,000.00	3,569.44
5215 - Postage	199.55	83.00	116.55	1,155.46	732.00	423.46	1,000.00	(155.46)
5225 - Newsletter Services	761.60	200.00	561.60	3,427.20	431.00	2,996.20	1,200.00	(2,227.20)
Total CC&Rs/ Mandates	992.21	283.00	709.21	6,013.22	5,381.00	632.22	31,200.00	25,186.78
Payroll & Benefits								
5300 - Salaries	42,477.28	44,470.00	(1,992.72)	237,738.96	248,990.00	(11,251.04)	385,427.00	147,688.04
5335 - Payroll Taxes- Employer	3,740.51	3,992.00	(251.49)	22,244.90	22,353.00	(108.10)	34,602.00	12,357.10
5385 - Payroll Benefits - Medical	1,845.85	4,125.00	(2,279.15)	13,984.93	33,000.00	(19,015.07)	49,500.00	35,515.07
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	48,063.64	52,587.00	(4,523.36)	273,968.79	304,343.00	(30,374.21)	472,420.00	198,451.21
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	120.00	0.00	120.00	0.00	(120.00)
6050 - Utilities- Communications Service	1,329.89	500.00	829.89	10,180.72	4,000.00	6,180.72	6,000.00	(4,180.72)
Total Utilities	1,329.89	500.00	829.89	10,300.72	4,000.00	6,300.72	6,000.00	(4,300.72)
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
6795 - Other Supplies	397.75	0.00	397.75	0.00	0.00	0.00	0.00	0.00
Total Maintenance & Landscaping	397.75	0.00	397.75	0.00	500.00	(500.00)	500.00	500.00
Contracted & Professional Services								
5085 - Equipment Lease & Rental	257.86	1,553.00	(1,295.14)	812.58	5,827.00	(5,014.42)	7,000.00	6,187.42
5125 - IT Support and Services	4,028.10	3,192.00	836.10	24,435.71	27,484.00	(3,048.29)	40,000.00	15,564.29
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

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Contracted & Professional Services								
7095 - Other Professional Services	3,000.00	0.00	3,000.00	44,500.00	0.00	44,500.00	0.00	(44,500.00)
Total Contracted & Professional Services	7,285.96	4,745.00	2,540.96	70,498.86	33,311.00	37,187.86	47,000.00	(23,498.86)
Total SVCA Operations- Admin Expense	62,374.42	61,884.00	490.42	405,048.67	387,536.00	17,512.67	611,120.00	206,071.33
Total SVCA Operations- Admin Income / (Loss)	(62,023.42)	(61,726.00)	(297.42)	(399,593.22)	(386,871.00)	(12,722.22)	(610,120.00)	(210,526.78)

Income Statement Report

Sudden Valley Community Association

Facilities

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	0.00	0.00	0.00	20,334.50	18,898.00	1,436.50	24,000.00	3,665.50
4412 - BD Expense- Area Z	1,308.50	0.00	1,308.50	(320.50)	0.00	(320.50)	0.00	320.50
Total Area Z Rental Income	1,308.50	0.00	1,308.50	20,014.00	18,898.00	1,116.00	24,000.00	3,986.00
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	3,084.00	847.50	31,452.00	24,667.00	6,785.00	37,000.00	5,548.00
4435 - Lease Income - Barn 8	1,300.00	1,200.00	100.00	10,400.00	9,600.00	800.00	14,400.00	4,000.00
4439 - Lease Income- Library	600.00	600.00	0.00	4,200.00	4,200.00	0.00	6,600.00	2,400.00
Total Lease Income	5,831.50	4,884.00	947.50	46,052.00	38,467.00	7,585.00	58,000.00	11,948.00
Non-Lease Facility Rentals								
4400 - Facility Rentals	0.00	166.00	(166.00)	0.00	1,333.00	(1,333.00)	2,000.00	2,000.00
Total Non-Lease Facility Rentals	0.00	166.00	(166.00)	0.00	1,333.00	(1,333.00)	2,000.00	2,000.00
Total Facilities Income	7,140.00	5,050.00	2,090.00	66,066.00	58,698.00	7,368.00	84,000.00	17,934.00
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00	100.00
7110 - Regulatory Compliance	73.42	129.00	(55.58)	587.36	1,033.00	(445.64)	1,550.00	962.64
9005 - State B&O Tax	182.15	73.00	109.15	909.80	676.00	233.80	1,000.00	90.20
Total Regulatory Compliance	255.57	202.00	53.57	1,497.16	1,809.00	(311.84)	2,650.00	1,152.84
Payroll & Benefits								
5300 - Salaries	5,811.07	5,104.00	707.07	30,526.45	28,580.00	1,946.45	44,241.00	13,714.55
5335 - Payroll Taxes- Employer	656.10	606.00	50.10	3,427.94	3,391.00	36.94	5,249.00	1,821.06
5385 - Payroll Benefits - Medical	777.08	825.00	(47.92)	6,216.64	6,600.00	(383.36)	9,900.00	3,683.36
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	332.00	332.00
Total Payroll & Benefits	7,244.25	6,535.00	709.25	40,171.03	38,571.00	1,600.03	59,722.00	19,550.97

Income Statement Report

Sudden Valley Community Association

Facilities

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	61.67	0.00	61.67	353.09	0.00	353.09	0.00	(353.09)
Total Insurance	61.67	0.00	61.67	353.09	0.00	353.09	0.00	(353.09)
Utilities								
6000 - Utilities	3,655.16	0.00	3,655.16	108.17	0.00	108.17	0.00	(108.17)
6005 - Utilities- Natural Gas	487.78	911.00	(423.22)	6,676.56	6,175.00	501.56	8,683.00	2,006.44
6023 - Utilities- Water & Sewer	3,934.80	3,713.00	221.80	13,266.22	12,662.00	604.22	19,441.00	6,174.78
6033 - Utilities- Electricity	2,386.76	2,059.00	327.76	24,335.35	19,533.00	4,802.35	29,448.00	5,112.65
6035 - Utilities- Trash & Recycling Service	2,459.44	1,518.00	941.44	9,313.30	9,818.00	(504.70)	15,000.00	5,686.70
6050 - Utilities- Communications Service	807.44	2,500.00	(1,692.56)	6,228.46	20,000.00	(13,771.54)	30,000.00	23,771.54
Total Utilities	13,731.38	10,701.00	3,030.38	59,928.06	68,188.00	(8,259.94)	102,572.00	42,643.94
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	3,268.06	2,516.00	752.06	17,669.16	25,480.00	(7,810.84)	40,000.00	22,330.84
6520 - Building R&M- Contract Vendor	2,109.36	1,994.00	115.36	22,293.91	30,992.00	(8,698.09)	45,000.00	22,706.09
6635 - Janitorial Supplies	618.18	1,204.00	(585.82)	10,465.48	8,174.00	2,291.48	12,000.00	1,534.52
6675 - Equipment R&M	0.00	7,055.00	(7,055.00)	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	1,033.00	(747.67)	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	5,995.60	12,898.00	(6,902.40)	52,206.44	76,679.00	(24,472.56)	109,550.00	57,343.56
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	4,920.00	7,649.00	(2,729.00)	15,000.00	10,080.00
Total Contracted & Professional Services	2,460.00	0.00	2,460.00	7,490.00	7,649.00	(159.00)	15,000.00	7,510.00
Total Facilities Expense	29,748.47	30,336.00	(587.53)	161,645.78	192,896.00	(31,250.22)	289,494.00	127,848.22
Total Facilities Income / (Loss)	(22,608.47)	(25,286.00)	2,677.53	(95,579.78)	(134,198.00)	38,618.22	(205,494.00)	(109,914.22)

Income Statement Report

Sudden Valley Community Association

Maintenance

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	0.00	0.00	0.00	150.00	(150.00)	150.00	150.00
6408 - Uniforms	396.41	154.00	242.41	2,685.52	1,533.00	1,152.52	2,500.00	(185.52)
Total Administrative	396.41	154.00	242.41	2,685.52	1,683.00	1,002.52	2,650.00	(35.52)
Regulatory Compliance								
6300 - Permits & Licenses	16.98	151.00	(134.02)	2,024.64	1,665.00	359.64	2,200.00	175.36
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	16.98	151.00	(134.02)	2,024.64	1,665.00	359.64	2,300.00	275.36
Payroll & Benefits								
5300 - Salaries	28,657.79	43,290.00	(14,632.21)	186,866.37	211,407.00	(24,540.63)	331,728.00	144,861.63
5335 - Payroll Taxes- Employer	3,008.36	4,649.00	(1,640.64)	20,207.21	22,703.00	(2,495.79)	35,627.00	15,419.79
5385 - Payroll Benefits - Medical	4,075.48	4,018.00	57.48	29,958.63	32,139.00	(2,180.37)	48,208.00	18,249.37
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	35,741.63	51,957.00	(16,215.37)	247,583.08	274,499.00	(26,915.92)	434,551.00	186,967.92
Utilities								
6050 - Utilities- Communications Service	245.85	343.00	(97.15)	2,496.32	2,746.00	(249.68)	4,119.00	1,622.68
Total Utilities	245.85	343.00	(97.15)	2,496.32	2,746.00	(249.68)	4,119.00	1,622.68
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	195.00	(195.00)	2,170.07	3,790.00	(1,619.93)	5,000.00	2,829.93
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	2,016.00	(2,016.00)	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	2,823.32	3,968.00	(1,144.68)	10,316.01	9,461.00	855.01	15,000.00	4,683.99
6765 - Small Tools & Equipment	554.07	93.00	461.07	2,830.57	2,723.00	107.57	12,000.00	9,169.43
6775 - Vehicle R&M	1,062.89	2,933.00	(1,870.11)	8,949.72	8,153.00	796.72	17,500.00	8,550.28

Income Statement Report

Sudden Valley Community Association

Maintenance

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Maintenance & Landscaping								
6785 - Vehicle Fuel	1,427.11	1,722.00	(294.89)	12,281.21	10,059.00	2,222.21	14,683.00	2,401.79
6795 - Other Supplies	749.71	9.00	740.71	3,290.92	738.00	2,552.92	5,000.00	1,709.08
Total Maintenance & Landscaping	6,617.10	10,936.00	(4,318.90)	47,072.81	58,150.00	(11,077.19)	111,683.00	64,610.19
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	43,017.97	63,541.00	(20,523.03)	316,268.57	352,581.00	(36,312.43)	588,303.00	272,034.43
Total Maintenance Income / (Loss)	(43,017.97)	(63,541.00)	20,523.03	(316,268.57)	(352,581.00)	36,312.43	(588,303.00)	(272,034.43)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

August 1, 2025 to August 31, 2025

		Current Period			Year to Date (8 months)				
		Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Budget Remaining
Income									
Golf Income									
4150	- Golf Course Annual Greens Fees	\$ 16,858	\$ 12,462	\$ 4,396	\$ 346,610	\$ 342,302	\$ 4,308	\$ 387,000	\$ 40,390
4151	- BD Expense- Golf	2,298	-	2,298	(7,313)	-	(7,313)	-	7,313
4154	- Golf Course Daily Greens Fees	149,376	151,212	(1,836)	563,599	570,606	(7,007)	754,171	190,572
4170	- Driving Range Fees	8,019	6,251	1,768	35,872	30,369	5,503	38,900	3,028
4174	- Golf Cart Rental	44,122	43,509	613	173,333	175,745	(2,412)	227,679	54,346
4176	- Golf Club Storage	54	12	42	1,672	1,613	59	1,850	178
4178	- Trail Fees	822	791	31	14,067	13,772	295	15,400	1,333
Total Golf Income		221,550	214,237	7,313	1,127,840	1,134,407	(6,567)	1,425,000	297,160
Other AR Income									
4830	- Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income		-	-	-	-	-	-	-	-
Total Golf Pro Income		221,550	214,237	7,313	1,127,840	1,134,407	(6,567)	1,425,000	297,160
Expense									
Administrative									
5107	- Advertising Costs	403	-	403	11,496	11,768	(272)	15,000	3,504
5015	- Bank Charges & Fees	5,365	4,855	510	20,973	19,802	1,171	32,000	11,027
5120	- Cash Over/Short	(1)	-	(1)	108	-	108	-	(108)
5045	- Dues & Subscriptions	2,435	635	1,800	27,342	23,874	3,468	29,393	2,051
5000	- General Administrative	-	-	-	-	-	-	-	-
5090	- Office Supplies	73	408	(335)	518	879	(361)	1,100	582
5205	- Events Charges	-	10	(10)	-	80	(80)	120	120
5210	- Printing & Copying	39	-	39	181	363	(182)	1,800	1,619
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	851	435	416	3,837	4,776	(939)	7,100	3,263
Total Administrative		9,166	6,343	2,823	69,047	66,922	2,125	100,578	31,531
Regulatory Compliance									
6165	- Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110	- Regulatory Compliance	-	-	-	-	-	-	-	-
6300	- Permits & Licenses	-	-	-	568	133	435	400	(168)
9005	- State B&O Tax	1,012	1,135	(123)	4,842	5,437	(595)	7,500	2,658
TotalRegulatory Compliance		1,012	1,135	(123)	5,410	5,570	(160)	7,900	2,490
CC&Rs/ Mandates									
5215	- Postage	-	31	(31)	32	247	(215)	370	338
5115	- Web Site Maintenance	-	225	(225)	-	1,799	(1,799)	2,700	2,700
CC&Rs/ Mandates Total		-	256	(256)	32	2,046	(2,014)	3,070	3,038
Payroll & Benefits									
5300	- Salaries	103,290	99,395	3,895	481,514	496,257	(14,743)	760,037	278,523
5335	- Payroll Taxes- Employer	11,558	9,814	1,744	52,817	49,001	3,816	75,032	22,215
5385	- Payroll Benefits - Medical	6,114	8,250	(2,136)	50,696	66,000	(15,304)	99,000	48,304
5395	- Payroll Benefits - 401(k)	-	-	-	-	-	-	5,700	5,700
Total Payroll & Benefits		120,962	117,459	3,503	585,027	611,258	(26,231)	939,769	354,742

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

August 1, 2025 to August 31, 2025

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	298	320	(22)	2,382	2,459	(77)	3,740	1,358
Total Insurance	298	320	(22)	2,382	2,459	(77)	3,740	1,358
Utilities								
6050 - Utilities- Communications Service	786	853	(67)	6,295	6,826	(531)	10,239	3,944
6033 - Utilities- Electricity	3,365	3,316	49	15,574	15,032	542	20,968	5,394
6005 - Utilities- Natural Gas	431	404	27	4,845	4,088	757	6,171	1,326
6023 - Utilities- Water & Sewer	2,367	2,492	(125)	8,692	9,048	(356)	13,629	4,937
6035 - Utilities- Trash & Recycling Service	455	413	42	3,565	3,310	255	4,968	1,403
Total Utilities	7,404	7,478	(74)	38,971	38,304	667	55,975	17,004
Maintenance & Landscaping								
6675 - Equipment R&M	3,739	7,906	(4,167)	68,131	39,777	28,354	50,000	(18,131)
6635 - Janitorial Supplies	-	-	-	-	-	-	-	-
6110 - Landscape R&M	3,939	3,384	555	40,804	36,558	4,246	40,000	(804)
6796 - Other R&M	(58)	-	(58)	4,770	528	4,242	2,980	(1,790)
6795 - Other Supplies	768	2,889	(2,121)	22,523	19,231	3,292	21,500	(1,023)
6610 - Raw Materials	-	1,501	(1,501)	47,852	35,963	11,889	38,000	(9,852)
6621 - Raw Materials: Sand & Gravel	2,394	6,000	(3,606)	27,862	29,812	(1,950)	40,000	12,138
6765 - Small Tools & Equipment	21	432	(411)	3,850	4,601	(751)	5,400	1,550
6785 - Vehicle Fuel	3,651	4,631	(980)	20,907	25,821	(4,914)	35,761	14,854
6775 - Vehicle R&M	-	-	-	356	1,200	(844)	1,200	844
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	14,453	26,743	(12,290)	237,055	193,491	43,564	234,841	(2,214)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	1,846	-	1,846	10,776	11,333	(557)	15,000	4,224
6440 - Safety & Security Services	-	-	-	-	550	(550)	550	550
7095 - Other Professional Services	-	-	-	-	750	(750)	750	750
Total Contracted & Professional Services	1,846	-	1,846	10,776	12,633	(1,857)	16,300	5,524
Total Golf Expense	155,140	159,734	(4,594)	948,700	932,683	16,017	1,362,173	413,473
Total Golf Income / (Loss)	\$ 66,410	\$ 54,503	\$ 11,907	\$ 179,140	\$ 201,724	\$ (22,584)	\$ 62,827	\$ (116,313)

Income Statement Report

Sudden Valley Community Association

Marina

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
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	150.00	650.00	(500.00)	6,964.00	6,400.00	564.00	6,400.00	(564.00)
Total Other Income	150.00	650.00	(500.00)	6,964.00	6,400.00	564.00	6,400.00	(564.00)
Total Marina Income	150.00	650.00	(500.00)	243,793.40	236,701.00	7,092.40	236,701.00	(7,092.40)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	84.00	(84.00)	186.37	667.00	(480.63)	1,000.00	813.63
5210 - Printing & Copying	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00	200.00
Total Administrative	0.00	84.00	(84.00)	186.37	867.00	(680.63)	1,200.00	1,013.63
Regulatory Compliance								
7110 - Regulatory Compliance	175.08	189.00	(13.92)	1,412.97	1,487.00	(74.03)	2,160.00	747.03
9005 - State B&O Tax	(130.60)	96.00	(226.60)	3,623.33	3,443.00	180.33	3,500.00	(123.33)
Total Regulatory Compliance	44.48	285.00	(240.52)	5,036.30	4,930.00	106.30	5,660.00	623.70
Utilities								
6023 - Utilities- Water & Sewer	337.43	324.00	13.43	1,195.11	1,157.00	38.11	1,868.00	672.89
6033 - Utilities- Electricity	90.86	84.00	6.86	1,569.01	1,216.00	353.01	1,766.00	196.99
6050 - Utilities- Communications Service	310.33	162.00	148.33	2,401.94	1,293.00	1,108.94	1,939.00	(462.94)
Total Utilities	738.62	570.00	168.62	5,166.06	3,666.00	1,500.06	5,573.00	406.94
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	150.00	(150.00)	763.00	1,500.00	(737.00)	1,500.00	737.00

Income Statement Report

Sudden Valley Community Association

Marina

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
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	417.00	(417.00)	1,408.96	1,250.00	158.96	1,250.00	(158.96)
6795 - Other Supplies	0.00	0.00	0.00	333.59	500.00	(166.41)	500.00	166.41
6796 - Other R&M	0.00	600.00	(600.00)	1,992.79	1,800.00	192.79	1,800.00	(192.79)
Total Maintenance & Landscaping	0.00	1,167.00	(1,167.00)	5,938.95	6,050.00	(111.05)	6,050.00	111.05
Total Marina Expense	783.10	2,106.00	(1,322.90)	16,327.68	15,513.00	814.68	18,483.00	2,155.32
Total Marina Income / (Loss)	(633.10)	(1,456.00)	822.90	227,465.72	221,188.00	6,277.72	218,218.00	(9,247.72)

Sudden Valley Community Association

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

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	245	217	28	11,620	6,912	4,708	10,000	(1,620)
4411 - Picnic Shelter Rentals	280	-	280	2,100	-	2,100	-	(2,100)
	525	217	308	13,720	6,912	6,808	10,000	(3,720)
Rec Center and Pools Income								
4510 - Health Club Membership	180	31	149	2,011	593	1,418	1,000	(1,011)
4223 - Gym and Pool Access Cards	443	490	(47)	3,224	2,606	618	3,000	(224)
4502 - Instructor & Trainer Fees	322	215	107	3,692	2,039	1,653	3,000	(692)
4513 - Main Pool Income	10,720	7,373	3,347	27,860	24,768	3,092	25,000	(2,860)
4515 - Locker Rental	5	-	5	130	-	130	-	(130)
4516 - Quiet Pool Income	-	60	(60)	28	240	(212)	300	272
4010 - Recreation Special Assmt 062018 to052023	-	-	-	-	-	-	-	-
4011 - BD Expense- Rec SA 062018 to 052023	-	-	-	1,318	-	1,318	-	(1,318)
4840 - Other Income	-	-	-	-	-	-	-	-
Total Recreation Income	11,670	8,169	3,501	38,263	30,246	8,017	32,300	(5,963)
Total Recreation Income	12,195	8,386	3,809	51,983	37,158	14,825	42,300	(9,683)
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	1,278	23	1,255	5,064	719	4,345	2,100	(2,964)
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	39	-	39	553	-	553	-	(553)
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	1,317	23	1,294	8,595	7,219	1,376	8,600	5
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	910	1,000	(90)	1,000	90
9005 - State B&O Tax	230	47	183	527	229	298	300	(227)
Total Regulatory Compliance	230	47	183	1,438	1,229	209	1,300	(137)
CC&Rs/ Mandates								
5215 - Postage	-	31	(31)	232	300	(68)	300	68
CC&Rs/ Mandates Total	-	31	(31)	232	300	(68)	300	68
Payroll & Benefits								
5300 - Salaries	59,537	43,066	16,471	228,535	173,658	54,877	229,126	591
5335 - Payroll Taxes- Employer	6,662	4,277	2,385	25,288	17,197	8,091	22,649	(2,639)
5385 - Payroll Benefits - Medical	1,558	1,650	(92)	12,437	13,200	(763)	19,800	7,363
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	1,215	1,215
Total Payroll & Benefits	67,757	48,993	18,764	266,260	204,055	62,205	272,790	6,530

Sudden Valley Community Association

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

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	972	980	(8)	7,558	7,843	(285)	11,765	4,207
6033 - Utilities- Electricity	2,240	1,841	399	13,592	10,640	2,952	15,364	1,772
6005 - Utilities- Natural Gas	283	231	52	10,609	8,962	1,647	10,813	204
6023 - Utilities- Water & Sewer	-	3,246	(3,246)	4,329	13,068	(8,739)	16,620	12,291
6035 - Utilities- Trash & Recycling Service	648	561	87	2,242	2,180	62	3,114	872
Total Utilities	4,144	6,859	(2,715)	38,330	42,693	(4,363)	57,676	19,346
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	-	-	-	10,480	6,620	3,860	7,500	(2,980)
6635 - Janitorial Supplies	-	209	(209)	-	1,667	(1,667)	2,500	2,500
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	-	-	-	-	-
6795 - Other Supplies	383	1,499	(1,116)	5,572	7,136	(1,564)	7,750	2,176
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	383	1,708	(1,325)	16,052	15,423	629	17,750	1,696
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	12,848	10,582	2,266	50,712	46,970	3,742	55,000	4,288
6440 - Safety & Security Services	-	41	(41)	-	333	(333)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	12,848	10,623	2,225	50,712	47,303	3,409	55,500	4,788
Total Recreation Expense	86,680	68,284	18,396	381,619	318,222	63,397	413,916	32,296
Total Recreation Income / (Loss)	\$ (74,485)	\$ (59,898)	\$ (14,587)	\$ (329,637)	\$ (281,064)	\$ (48,573)	\$ (371,616)	\$ (41,979)

Income Statement Report

Sudden Valley Community Association

UDR Activity

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 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	(231.63)	0.00	(231.63)	0.00	231.63
4001 - BD Expense- 2024 Ops & prior	857.05	0.00	857.05	41,477.88	0.00	41,477.88	0.00	(41,477.88)
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	857.05	0.00	857.05	(11,561.05)	0.00	(11,561.05)	0.00	11,561.05
Lease Income								
4439.1 - Lease Income- Library Prepaid Recr	666.67	0.00	666.67	5,333.36	0.00	5,333.36	0.00	(5,333.36)
Total Lease Income	666.67	0.00	666.67	5,333.36	0.00	5,333.36	0.00	(5,333.36)
Collections Income								
4710 - Late Fees & Interest	7,139.48	0.00	7,139.48	44,971.42	0.00	44,971.42	0.00	(44,971.42)
4711 - BD Expense- Late Fee & Int	(4,150.38)	0.00	(4,150.38)	(5,565.41)	0.00	(5,565.41)	0.00	5,565.41
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	475.00	0.00	475.00	0.00	(475.00)
4721 - BD Expense- Legal	(235.16)	0.00	(235.16)	8,110.87	0.00	8,110.87	0.00	(8,110.87)
Total Collections Income	2,753.94	0.00	2,753.94	47,991.88	0.00	47,991.88	0.00	(47,991.88)
Investment Income								
4910 - Interest Earned - Reserve Accounts	127.02	0.00	127.02	1,213.33	0.00	1,213.33	0.00	(1,213.33)
Total Investment Income	127.02	0.00	127.02	1,213.33	0.00	1,213.33	0.00	(1,213.33)
Total UDR Activity Income	4,404.68	0.00	4,404.68	42,977.52	0.00	42,977.52	0.00	(42,977.52)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	246.88	0.00	246.88	674.57	0.00	674.57	0.00	(674.57)
Total Regulatory Compliance	246.88	0.00	246.88	674.57	0.00	674.57	0.00	(674.57)
CC&Rs/ Mandates								
5025 - Collection Charges	184.22	0.00	184.22	1,791.60	0.00	1,791.60	0.00	(1,791.60)

Income Statement Report

Sudden Valley Community Association

UDR Activity

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
CC&Rs/ Mandates								
5065 - Lien Charges	304.50	0.00	304.50	4,553.50	0.00	4,553.50	0.00	(4,553.50)
Total CC&Rs/ Mandates	488.72	0.00	488.72	6,345.10	0.00	6,345.10	0.00	(6,345.10)
Payroll & Benefits								
5391 - Accrued Vacation Liability	3,213.83	0.00	3,213.83	14,298.03	0.00	14,298.03	0.00	(14,298.03)
Total Payroll & Benefits	3,213.83	0.00	3,213.83	14,298.03	0.00	14,298.03	0.00	(14,298.03)
Reserve UDR Projects								
9624.02 - 2024 GM Recruiting Search	399.00	0.00	399.00	399.00	0.00	399.00	0.00	(399.00)
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	900.00	0.00	900.00	60,037.60	0.00	60,037.60	0.00	(60,037.60)
Total Reserve UDR Projects	1,299.00	0.00	1,299.00	70,420.19	0.00	70,420.19	0.00	(70,420.19)
Total UDR Activity Expense	5,248.43	0.00	5,248.43	91,737.89	0.00	91,737.89	0.00	(91,737.89)
Total UDR Activity Income / (Loss)	(843.75)	0.00	(843.75)	(48,760.37)	0.00	(48,760.37)	0.00	48,760.37

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 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	120,457.93	0.00	120,457.93	965,177.58	0.00	965,177.58	0.00	(965,177.58)
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	1,082.94	0.00	1,082.94	18,062.98	0.00	18,062.98	0.00	(18,062.98)
4049 - BD Expense - CRRRF 2025	(1,985.49)	0.00	(1,985.49)	(16,865.15)	0.00	(16,865.15)	0.00	16,865.15
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	1,088.72	0.00	1,088.72	19,285.30	0.00	19,285.30	0.00	(19,285.30)
4053 - BD Expense - Roads 2025	(2,060.98)	0.00	(2,060.98)	(17,953.02)	0.00	(17,953.02)	0.00	17,953.02
4055.25 - Roads Capital Assmt 2025	123,887.98	0.00	123,887.98	992,581.75	0.00	992,581.75	0.00	(992,581.75)
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	2,213.96	0.00	2,213.96	17,736.80	0.00	17,736.80	0.00	(17,736.80)
4061 - BD Expense- Mailbox 2025	(37.10)	0.00	(37.10)	(315.09)	0.00	(315.09)	0.00	315.09
4062 - BD Expense- Mailbox 24 & Prior	19.43	0.00	19.43	326.41	0.00	326.41	0.00	(326.41)
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	244,667.39	0.00	244,667.39	1,964,386.90	0.00	1,964,386.90	0.00	(1,964,386.90)
Investment Income								
4910 - Interest Earned - Reserve Accounts	3,088.45	0.00	3,088.45	23,245.43	0.00	23,245.43	0.00	(23,245.43)
Total Investment Income	3,088.45	0.00	3,088.45	23,245.43	0.00	23,245.43	0.00	(23,245.43)
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)
Total Capital Gain (Loss) on Sale of Assets	0.00	0.00	0.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
Total SVCA Reserves Income	247,755.84	0.00	247,755.84	1,988,832.33	0.00	1,988,832.33	0.00	(1,988,832.33)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	51,868.24	0.00	51,868.24	0.00	(51,868.24)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	62,170.72	0.00	62,170.72	0.00	(62,170.72)
6325 - Depr - Land Improvement	8,363.90	0.00	8,363.90	66,911.20	0.00	66,911.20	0.00	(66,911.20)
6326 - Depr - Mailboxes	1,979.19	0.00	1,979.19	15,833.52	0.00	15,833.52	0.00	(15,833.52)
6327 - Depr - Roads and Bridges	55,485.13	0.00	55,485.13	443,881.04	0.00	443,881.04	0.00	(443,881.04)
6328 - Depr - Building Improvements	16,064.74	0.00	16,064.74	128,517.92	0.00	128,517.92	0.00	(128,517.92)
6330 - Depr - Furniture & Fixtures	645.50	0.00	645.50	5,164.00	0.00	5,164.00	0.00	(5,164.00)
6335 - Depr - Communication Equipment	123.45	0.00	123.45	987.60	0.00	987.60	0.00	(987.60)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	10,518.16	0.00	10,518.16	0.00	(10,518.16)
6340 - Depr - Machinery & Equipment	9,800.01	0.00	9,800.01	78,400.08	0.00	78,400.08	0.00	(78,400.08)
6360 - Amortization	678.47	0.00	678.47	5,427.76	0.00	5,427.76	0.00	(5,427.76)
Total Depreciation Expense	108,710.03	0.00	108,710.03	869,680.24	0.00	869,680.24	0.00	(869,680.24)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	4,975.51	0.00	4,975.51	41,355.65	0.00	41,355.65	0.00	(41,355.65)
Total Reserve Expenses/Transfers	4,975.51	0.00	4,975.51	41,355.65	0.00	41,355.65	0.00	(41,355.65)
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	24,520.00	0.00	24,520.00	0.00	(24,520.00)
9722.08 - 2022 Area Z Facility Remodel	0.00	0.00	0.00	498,294.23	0.00	498,294.23	0.00	(498,294.23)
9722.09 - Barn 8 Refurbishment	1,373.92	0.00	1,373.92	188,612.23	0.00	188,612.23	0.00	(188,612.23)
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	10,625.71	0.00	10,625.71	0.00	(10,625.71)
9724.012 - Turf Building Remodel - Permit/Drafting	168.75	0.00	168.75	8,993.73	0.00	8,993.73	0.00	(8,993.73)
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)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Reserve CRRRF Capital Projects								
9724.06 - Clubhouse HVAC 20 Ton Design/P	2,023.12	0.00	2,023.12	15,399.29	0.00	15,399.29	0.00	(15,399.29)
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	1,156.57	0.00	1,156.57	1,156.57	0.00	1,156.57	0.00	(1,156.57)
9725.07 - Welcome Center Exterior Painting	5,708.41	0.00	5,708.41	7,611.21	0.00	7,611.21	0.00	(7,611.21)
9725.09 - 2025 Asphalt Cart Path Repairs	46,512.00	0.00	46,512.00	46,512.00	0.00	46,512.00	0.00	(46,512.00)
Total Reserve CRRRF Capital Projects	61,333.76	0.00	61,333.76	1,090,131.29	0.00	1,090,131.29	0.00	(1,090,131.29)
Reserve Roads Capital Projects								
9923.42 - 2023 Roads Project- Pavement Me	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	30,739.82	0.00	30,739.82	0.00	(30,739.82)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	270.00	0.00	270.00	180,615.08	0.00	180,615.08	0.00	(180,615.08)
9925.1 - 2025 Roads:Fast Response	25,178.50	0.00	25,178.50	25,178.50	0.00	25,178.50	0.00	(25,178.50)
9925.2 - 2025 Roads:On Call Engineering	1,451.25	0.00	1,451.25	15,964.50	0.00	15,964.50	0.00	(15,964.50)
9925.3 - 2025 Roads:Potholes & Minor Road	5,269.03	0.00	5,269.03	27,980.00	0.00	27,980.00	0.00	(27,980.00)
9925.4 - 2025 Roads:Streetsigns/Pavement I	700.59	0.00	700.59	20,439.72	0.00	20,439.72	0.00	(20,439.72)
Total Reserve Roads Capital Projects	32,869.37	0.00	32,869.37	368,588.37	0.00	368,588.37	0.00	(368,588.37)
Reserve Road CVC Capital Project								
9925.7 - 2025 Roads:CVC Supplies & Outsid	48,747.95	0.00	48,747.95	49,516.27	0.00	49,516.27	0.00	(49,516.27)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

August 01, 2025 thru August 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (8 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Reserve Road CVC Capital Project								
9925.72 - 2025 Roads:CVC Wages/Taxes & B	13,577.89	0.00	13,577.89	44,281.34	0.00	44,281.34	0.00	(44,281.34)
Total Reserve Road CVC Capital Project	62,325.84	0.00	62,325.84	93,797.61	0.00	93,797.61	0.00	(93,797.61)
Total SVCA Reserves Expense	270,214.51	0.00	270,214.51	2,463,553.16	0.00	2,463,553.16	0.00	(2,463,553.16)
Total SVCA Reserves Income / (Loss)	(22,458.67)	0.00	(22,458.67)	(474,720.83)	0.00	(474,720.83)	0.00	474,720.83

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.
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	23	105	128	283	2,526	2,809	14	79	1	17	0	8	16	30	2	12	306	2,631	2,937	33	146	179	339	2,777	3,116	776	0	3	779	740	6	1,525	4,641
Jun	23	118	141	287	2,517	2,804	8	77	3	11	0	12	16	28	2	14	310	2,635	2,945	29	142	171	339	2,777	3,116	776	0	3	779	740	6	1,525	4,641
Jul	23	132	155	284	2,501	2,785	14	69	1	19	1	10	13	33	3	13	307	2,633	2,940	32	144	176	339	2,777	3,116	776	0	3	779	740	6	1,525	4,641
Aug	23	145	168	275	2,461	2,736	16	89	6	22	1	15	15	33	3	12	298	2,606	2,904	41	171	212	339	2,777	3,116	776	0	3	779	740	6	1,525	4,641
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