

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

	Unaudited** Jul 31, 2025	Unaudited** Dec 31, 2024	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 471,338	\$ 579,484	\$ (108,146)
Building Completion Deposit Fund	787,390	749,910	37,480
Member Receivables - Operations*	-	53,456	(53,456)
Other Receivables	3,850	3,350	500
Prepaid Expenses	180,883	82,148	98,735
Operating Lease ROU Assets	25,802	29,554	(3,752)
Inventory	6,336	5,824	512
Total Current Assets	1,475,599	1,503,726	(28,127)
Current Liabilities			
Accounts Payable	(96,511)	(159,772)	63,261
Accrued Vacation Liability	(87,419)	(76,335)	(11,084)
Accrued Payroll	-	(115,575)	115,575
Prepaid Assessments	(262,728)	(241,080)	(21,648)
Building Completion Deposits	(787,390)	(749,910)	(37,480)
Other Refundable Deposits	(12,896)	(9,956)	(2,940)
Operating Lease Liability	(25,802)	(29,554)	3,752
Prepaid Golf Memberships	-	(112,307)	112,307
Total Current Liabilities	(1,272,746)	(1,494,489)	221,743
Other Liabilities			
Estimated Contingent PPP Loan Liability***	(357,700)	(357,700)	-
Deferred Library Lease Revenue	(31,333)	(36,000)	4,667
Total Other Liabilities	(389,033)	(393,700)	4,667
Operating Reserve Funds			
Emergency Operating Cash	364,392	363,815	577
Undesignated Reserves Cash	328,845	302,135	26,710
Total Operating Reserve Funds	693,237	665,950	27,287
Net Operating Assets	\$ 507,057	\$ 281,487	\$ 225,570
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,634,563	3,172,197	462,366
Roads Reserve Cash Fund	2,749,715	2,102,138	647,577
Board Density Reduction Cash Fund	87,975	87,889	86
Mailbox Cash Fund	167,714	151,970	15,744
CRRRF Capital Reserve Holding Cash	219,966	219,618	348
Mitigation Assignment of Savings Cash	49,873	49,821	52
LWWSD Assignment of Savings Cash	14,946	14,939	7
Member Receivables - Capital**	-	13,625	(13,625)
Total Capital Current Assets	6,924,752	5,812,197	1,112,555
Capital Fixed Assets			
Fixed Assets	16,685,786	17,006,025	(320,239)
Finance ROU Assets	73,676	119,060	(45,384)
Lots Held for Sale	231,826	231,826	-
Total Capital Assets	16,991,288	17,356,911	(365,623)
Long Term Liabilities			
CRRRF Loan 2022	(1,381,180)	(1,539,073)	157,893
Finance Leases	(69,777)	(104,457)	34,680
Total Long Term Liabilities	(1,450,957)	(1,643,530)	192,573
NET ASSETS	\$ 22,972,140	\$ 21,807,065	\$1,165,075
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	221,349	(374,591)	595,940
Transfers Out from Operations to Capital	-	(145,600)	145,600
Current Year Net Income: Capital**	943,726	1,294,054	(350,328)
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	\$ 22,972,140	\$21,807,065	\$1,165,075

* 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 July 31, 2025, and December 31, 2024, the balances of receivables written off were \$761,652 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 - July 2025			Year to Date - 7 Months Ending 7/31/2025			
	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	1,669,326			1,728,937
Bad Debt Reserve	(5,161)		(2,541)	(44,513)			(31,050)
Net Current Year Assessment Income	232,931	6,825	244,019	1,624,813	42,065	97.3%	1,697,887
Bad Debt Recoveries - Prior Years			6,724				35,457
Golf Income	210,559	(26,423)	-	906,291	(13,880)		-
Marina Income	9,658	8,139	-	236,829	6,528		-
Rec Center & Pools Income	12,460	1,371	-	26,593	4,516		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	10,551	(5,070)	-	101,992	29,298		-
Rental Income - Other	5,355	4,388	-	13,195	5,333		-
Area Z Rental Income	5,663	(307)	-	18,706	(193)		-
Lease Income	5,832	949	-	40,221	6,638		-
New Home Construction Fees	10,400	7,190	-	87,100	24,090		-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		1,200
Investment Income	520	(63)	2,949	4,349	268		20,157
Total Revenue	503,929	(3,001)	253,692	3,060,089	104,663		1,754,701
EXPENSES							
Salaries & Benefits	224,548	12,157	-	1,386,453	25,543		-
Contracted & Professional Services	30,699	(8,946)	-	169,361	(43,852)		-
CC&Rs/ Mandates	37,992	2,276	-	337,810	(71,484)		-
Maintenance & Landscaping	64,480	(17,201)	-	337,043	(33,903)		-
Utilities	12,781	3,063	-	130,134	5,476		-
Administrative	19,339	(1,127)	-	124,652	(6,397)		-
Regulatory Compliance	1,816	24,188	-	185,044	(56,263)		-
Insurance Premiums	-	17,507	-	120,109	2,439		-
Other Expenses	-	417	-	217	2,700		-
Depreciation Expense	-	-	108,710	-	-		760,970
Interest expense	-	-	5,058	-	-		36,380
Total Expenses	391,655	32,334	113,768	2,790,823	(175,741)		797,350
Net Income (Loss)	112,274	29,333	139,924	269,266	(71,078)		957,351
Net UDR Activity for Operations							
Legal Expenses - Past Due Account Collections	-			(9,984)			
Hazardous Tree Removal	(39,836)			(59,137)			
Net Income (Loss) with Board Approved UDR	72,438	29,333	139,924	200,145	(71,078)		957,351
Other Activity							
Net Other UDR Activity*	15,270			81,077			
AR Accrual - Prior Year Reversal	-		-	(53,456)			(13,625)
AR Accrual - Current Year	-		-	-			-
Lease Income- Library Prepaid Recognized	667			4,667			
Vacation Liability Accrual	5,914			(11,084)			
Total Other Activity	21,851		-	21,204			(13,625)
Grand Total Activity	94,289	29,333	139,924	221,349	(71,078)		943,726

*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
7 Months Actual, 5 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	\$ 5,798,571	363,815	302,135	\$ 665,950
Dues Received	840,951	867,920		-	15,496		1,724,367	-	99,056	99,056
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	11,278	8,138	348	86	248	59	20,157	577	509	1,086
Sale of Assets	1,200			-			1,200			-
Mitigation Release	-	-				-	-			-
2025 Expenditures	(391,062)	(228,481)	-	-	-		(619,543)		(72,855)	(72,855)
Net Available Cash at 7/31/2025	3,634,563	2,749,715	219,966	87,975	167,714	64,819	\$ 6,924,752	364,392	328,845	\$ 693,237
5 Month Outlook										
Outlook - 2025 Dues (95% collections)	572,497	588,799			10,522		\$ 1,171,818			\$ -
Outlook - Prior Year Collections	8,289	8,525			152		16,966		16,368	16,368
CRRRF Loan Payments for year 2025	(138,766)						(138,766)			-
Obligated Expenses/Holdings	(1,062,594)	(1,363,723)	(219,966)			(64,819)	(2,711,101)		(57,918)	(57,918)
Net Usable Cash Balance 12/31/2025	3,013,988	1,983,316	-	87,975	178,388	-	\$ 5,263,667	364,392	287,295	\$ 651,687
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2025, After Recommendation	\$ 2,413,988	\$ 1,483,316	\$ -	\$ 87,975	\$ 178,388	\$ -	\$ 4,163,667	\$ 364,392	\$ 287,295	\$ 651,687
Net Current Year Cash Increase (Decrease)	(158,209)	(118,822)	(219,618)	86	26,418	(64,760)	\$ (534,904)	577	(14,840)	\$ (14,263)

*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

July 1, 2025 to July 31, 2025

Whole \$

CURRENT MONTH

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	10,400	2,384	7,546	(431)	38,227	(3,757)	(35,373)	(1,804)
Accounting	2,754	(3,458)	29,429	612	3,368	17,952	(30,043)	15,106
Administration	1,951	1,938	32,244	4,182	15,300	(2,055)	(45,593)	4,065
Common Costs	3,941	25	-	-	11,876	17,219	(7,935)	17,244
Facilities	11,494	475	5,175	(545)	18,783	1,294	(12,464)	1,224
Maintenance	-	-	19,239	4,372	14,916	(11,013)	(34,155)	(6,641)
Subtotal	30,540	1,364	93,633	8,190	102,470	19,640	(165,563)	29,194
Golf	210,559	(26,423)	82,263	7,636	38,079	2,793	90,217	(15,994)
Marina	12,083	9,307	-	-	1,027	1,666	11,056	10,973
Rec/ Pools/ Parks	17,815	5,926	48,652	(3,669)	25,530	(3,922)	(56,367)	(1,665)
Subtotal	240,457	(11,190)	130,915	3,967	64,636	537	44,906	(6,686)
Subtotal Operations before Ops Dues	270,997	(9,826)	224,548	12,157	167,106	20,177	(120,657)	22,508
Ops Dues Earned	238,092						238,092	
Curr Yr Bad Debts Activity	(5,161)						(5,161)	
Net Ops Dues	232,931	6,825					232,931	6,825
Net Operations	503,928	(3,001)	224,548	12,157	167,106	20,177	112,274	29,333
Net BOD Approved UDR Activity for Operations								
Legal Expenses - Past Due Account Collections	-		-		-		-	
Hazardous Tree Removal	-		-		39,836		(39,836)	
Net Operations with Board Approved UDR	503,928	(3,001)	224,548	12,157	206,942	20,177	72,438	29,333
Other Operating Activity								
UDR Activity	15,713				443		15,270	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				(5,914)		5,914	
Total Other Operating Activity	16,380				(5,471)		21,851	
Grand Total Operations Activity	520,308	(3,001)	224,548	12,157	201,471	20,177	94,289	29,333

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2025 to July 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	125,049	45,542	52,132	(2,955)	339,715	(79,468)	(266,798)	(36,881)
Accounting	18,255	(8,354)	201,080	6,544	33,430	15,391	(216,255)	13,581
Administration	5,104	4,597	225,905	25,851	116,769	(42,873)	(337,570)	(12,425)
Common Costs	38,219	10,807	-	-	312,599	(76,932)	(274,380)	(66,125)
Facilities	58,926	5,278	32,927	(891)	98,971	31,553	(72,972)	35,940
Maintenance	-	-	211,841	10,701	61,409	5,089	(273,250)	15,790
Subtotal	245,553	57,870	723,885	39,250	962,893	(147,240)	(1,441,225)	(50,120)
Golf	906,291	(13,880)	464,065	29,734	329,495	(50,345)	112,731	(34,491)
Marina	243,643	7,592	-	-	15,545	(2,138)	228,098	5,454
Rec/ Pools/ Parks	39,788	11,016	198,503	(43,441)	96,437	(1,561)	(255,152)	(33,986)
Subtotal	1,189,722	4,728	662,568	(13,707)	441,477	(54,044)	85,677	(63,023)
Subtotal Operations before Ops Dues	1,435,275	62,598	1,386,453	25,543	1,404,370	(201,284)	(1,355,548)	(113,143)
Ops Dues Earned	1,669,326						1,669,326	
Curr Yr Bad Debts Activity	(44,513)						(44,513)	
Net Ops Dues	<u>1,624,813</u>	<u>42,065</u>					<u>1,624,813</u>	<u>42,065</u>
Net Operations	3,060,088	104,663	1,386,453	25,543	1,404,370	(201,284)	269,265	(71,078)
Net BOD Approved UDR Activity for Operations								
Legal Expenses - Past Due Account Collections	-		-		9,984		(9,984)	
Hazardous Tree Removal	-		-		59,137		(59,137)	
Net Operations with Board Approved UDR	3,060,088	104,663	1,386,453	25,543	1,473,491	(201,284)	200,144	(71,078)
Other Operating Activity								
UDR Activity	87,362				6,284		81,078	
AR Accrual - Prior Year Reversal	(53,456)				-		(53,456)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	4,667				-		4,667	
Vacation Liability Accrual	-				11,084		(11,084)	
Total Other Operating Activity	<u>38,573</u>				<u>17,368</u>		<u>21,205</u>	
Grand Total Operations Activity	3,098,661	104,663	1,386,453	25,543	1,490,859	(201,284)	221,349	(71,078)

* Excludes Depreciation

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

Sudden Valley Community Association

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

UNAUDITED

	2025 July Actuals	2025 MTD B / (W) Budget	2025 YTD (7 Months) Actuals	2025 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	232,931	6,825	1,624,813	42,065
Golf Income	210,559	(26,423)	906,291	(13,880)
Marina Income	9,658	8,139	236,829	6,528
Area Z Rental Income	5,663	(307)	18,706	(193)
Lease Income	5,832	949	40,221	6,638
Non-Lease Facility Rentals	5,355	4,388	13,195	5,333
Rec Center and Pools Income	12,460	1,371	26,593	4,516
New Home Construction Fees	10,400	7,190	87,100	24,090
Other AR Income	6,175	(8,176)	76,319	9,882
Other Income	4,376	3,106	25,673	19,416
Investment Income	520	(63)	4,349	268
Total Revenue	503,929	(3,001)	3,060,089	104,663
EXPENSES				
Salaries & Benefits				
ACC / Security	7,546	(431)	52,132	(2,955)
Accounting	29,429	612	201,080	6,544
Administration	32,244	4,182	225,905	25,851
Facilities	5,175	(545)	32,927	(891)
Maintenance	19,239	4,372	211,841	10,701
Golf	82,263	7,636	464,065	29,734
Rec/ Pools/ Parks	48,652	(3,669)	198,503	(43,441)
Marina	-	-	-	-
Total Salaries & Benefits	224,548	12,157	1,386,453	25,543
Other Expenses				
Administrative				
General Administrative	30	(30)	50	(50)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	5,253	(126)	26,796	(6,699)
Dues & Subscriptions	632	1,547	26,019	(2,096)
Office Supplies	2,110	(164)	13,989	139
GM Discretionary Funds	22	(22)	700	2,458
Advertising Costs	1,121	(1,121)	11,093	675
Cash Over/Short	420	(420)	405	(405)
Currency Gain/Loss	6	(6)	14	(14)
Events Charges	5,148	(2,447)	6,058	(322)
Printing & Copying	2,077	(712)	10,155	(768)
Training & Conferences	263	194	8,570	2,185
Recruiting Expense	11	176	2,318	223
Operating Performance Commissions	-	-	-	-
Operating Perf Comm Payroll Taxes	-	-	-	-
Payroll Service Fees	1,988	(672)	13,038	(3,996)
Insurance Claims	-	-	-	-
Uniforms	258	2,676	5,447	2,273
Cashiering Clearing Account	-	-	-	-
Total Administrative	19,339	(1,127)	124,652	(6,397)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	-	6,228	38,860	16,515
Nov 2024 Storm ComArea Tree Removal	-	-	88,237	(88,237)
Permits & Licenses	139	11	3,687	(740)
Audit & Tax Services	-	17,714	9,970	16,809
Regulatory Compliance	-	318	2,652	50
Federal Income Tax	-	-	-	-
State B&O Tax	1,677	(83)	9,851	(373)
Property/Real Estate Tax	-	-	31,787	(287)
Total Regulator Compliance	1,816	24,188	185,044	(56,263)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	135	707	1,400	4,393
Postage	368	(119)	2,412	(15)
Postage- Views	1,473	(223)	9,162	(412)
Newsletter Services	5,222	(70)	35,979	(748)
Legal Services	5,529	96	119,484	(80,109)
Professional Security Services	25,265	1,885	169,373	5,407
Total CC&Rs/ Mandates	37,992	2,276	337,810	(71,484)

Sudden Valley Community Association

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

UNAUDITED

	2025 July Actuals	2025 MTD B / (W) Budget	2025 YTD (7 Months) Actuals	2025 YTD B / (W) Budget
Insurance Premiums	-	17,507	120,109	2,439
Utilities				
Utilities	(3,782)	3,782	(3,547)	3,547
Utilities- Natural Gas	1,482	33	20,930	(3,251)
Utilities- Water & Sewer	-	-	20,842	5,318
Utilities- Electricity	7,872	(1,550)	46,988	(7,867)
Utilities- Trash & Recycling Service	1,577	741	11,678	1,139
Utilities- Communications Service	5,632	57	33,243	6,590
Total Utilities	12,781	3,063	130,134	5,476
Maintenance & Landscaping				
Landscape R&M	9,724	(1,967)	39,962	(1,843)
Building R&M- Materials	4,684	2,548	15,842	8,122
Building R&M- Contract Services	9,575	(3,563)	20,185	8,813
Raw Materials	2,303	(1,729)	50,155	(15,693)
Raw Materials: Sand & Gravel	7,059	(259)	29,377	(5,565)
Janitorial Supplies	2,328	(1,582)	9,847	(1,419)
Equipment R&M	13,979	(4,627)	84,591	(36,829)
Small Tools & Equipment	1,370	(1,230)	6,106	693
Vehicle R&M	2,726	(2,378)	8,243	(1,823)
Vehicle Fuel	7,473	(2,087)	34,630	1,259
Other Supplies	3,100	(768)	29,750	(5,201)
Other R&M	159	441	7,332	(4,604)
Weather Response	-	-	1,023	20,187
Total Maintenance & Landscaping	64,480	(17,201)	337,043	(33,903)
Contracted & Professional Services				
Equipment Lease & Rental	1,444	2,386	15,106	6,361
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	899	5,545	26,307	4,617
Pool Management	13,752	(2,824)	37,864	(1,476)
Safety & Security Services	1,284	(1,027)	15,908	1,929
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	10,320	(10,320)	21,413	(18,897)
Other Professional Services	3,000	(2,706)	52,763	(36,386)
Total Contracted & Professional Services	30,699	(8,946)	169,361	(43,852)
Other Expenses				
Vandalism	-	417	217	2,700
Other Charges	-	-	-	-
Total Other Expenses	-	417	217	2,700
Total Other Expenses	167,107	20,177	1,404,370	(201,284)
Total Operations Expenses	391,655	32,334	2,790,823	(175,741)
Net Operations Income (Loss)	112,274	29,333	269,266	(71,078)
Net BOD Approved UDR Activity for Operations (Expense)				
Legal Expenses - Past Due Account Collections	-	-	(9,984)	-
Hazardous Tree Removal	(39,836)	-	(59,137)	-
Net Operations Income (Loss) with BOD Approved UDR	72,438	29,333	200,145	(71,078)
Other Operating Activity- Income/(Expense)				
UDR Activity	15,270	-	81,077	-
AR Accrual - Prior Year Reversal	-	-	(53,456)	-
AR Accrual - Current Year	-	-	-	-
Lease Income- Library Prepaid Recognized	667	-	4,667	-
Vacation Liability Accrual	5,914	-	(11,084)	-
Total Other Operating Activity	21,851	-	21,204	-
Grand Total Operations Activity	94,289	29,333	221,349	(71,078)
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2025 Ops	(5,160.90)	(11,900.00)	6,739.10	(44,513.42)	(83,300.00)	38,786.58	(142,804.00)	(98,290.58)
4005.25 - Member Assessments 2025	238,092.03	238,006.00	86.03	1,669,326.11	1,666,048.00	3,278.11	2,856,083.00	1,186,756.89
Total Dues and Assessment Income- Ops	232,931.13	226,106.00	6,825.13	1,624,812.69	1,582,748.00	42,064.69	2,713,279.00	1,088,466.31
Other AR Income								
4830 - Advertising Income	3,012.00	3,333.00	(321.00)	19,558.00	23,331.00	(3,773.00)	40,000.00	20,442.00
4831 - BD Expense- Views Ads	409.00	0.00	409.00	1,152.00	0.00	1,152.00	0.00	(1,152.00)
Total Other AR Income	3,421.00	3,333.00	88.00	20,710.00	23,331.00	(2,621.00)	40,000.00	19,290.00
Other Income								
4610 - Timber Income	0.00	0.00	0.00	10,228.90	0.00	10,228.90	0.00	(10,228.90)
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	13,159.50	0.00	13,159.50	0.00	(13,159.50)
Investment Income								
4900 - Interest Earned - Operating Accounts	520.20	583.00	(62.80)	4,349.47	4,081.00	268.47	7,000.00	2,650.53
Total Investment Income	520.20	583.00	(62.80)	4,349.47	4,081.00	268.47	7,000.00	2,650.53
Total Common Costs Income	236,872.33	230,022.00	6,850.33	1,663,031.66	1,610,160.00	52,871.66	2,760,279.00	1,097,247.34
<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	32.82	19.00	13.82	220.84	133.00	87.84	225.00	4.16
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	32.82	19.00	13.82	32,907.67	32,133.00	774.67	63,725.00	30,817.33
CC&Rs/ Mandates								
5216 - Postage- Views	1,473.38	1,250.00	223.38	9,161.76	8,750.00	411.76	15,000.00	5,838.24
5225 - Newsletter Services	4,841.00	5,000.00	(159.00)	33,313.50	35,000.00	(1,686.50)	60,000.00	26,686.50

Income Statement Report

Sudden Valley Community Association

Common Costs

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
CC&Rs/ Mandates								
7020 - Legal Services	5,529.20	5,625.00	(95.80)	119,483.54	39,375.00	80,108.54	67,500.00	(51,983.54)
Total CC&Rs/ Mandates	11,843.58	11,875.00	(31.42)	161,958.80	83,125.00	78,833.80	142,500.00	(19,458.80)
Insurance								
5400 - Insurance Premiums	0.00	17,201.00	(17,201.00)	117,733.02	120,409.00	(2,675.98)	206,416.00	88,682.98
Total Insurance	0.00	17,201.00	(17,201.00)	117,733.02	120,409.00	(2,675.98)	206,416.00	88,682.98
Total Common Costs Expense	11,876.40	29,095.00	(17,218.60)	312,599.49	235,667.00	76,932.49	412,641.00	100,041.51
Total Common Costs Income / (Loss)	224,995.93	200,927.00	24,068.93	1,350,432.17	1,374,493.00	(24,060.83)	2,347,638.00	997,205.83

Income Statement Report

Sudden Valley Community Association

ACC / Security

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
Income								
New Home Construction Fees								
4350 - New Home Construction	10,400.00	3,210.00	7,190.00	87,100.00	63,010.00	24,090.00	100,000.00	12,900.00
Total New Home Construction Fees	10,400.00	3,210.00	7,190.00	87,100.00	63,010.00	24,090.00	100,000.00	12,900.00
Other AR Income								
4805 - Compliance Fees & Fines - ACC	0.00	4,806.00	(4,806.00)	31,550.00	16,497.00	15,053.00	30,000.00	(1,550.00)
4806 - BD Expense- ACC Fines	0.00	0.00	0.00	6,254.47	0.00	6,254.47	0.00	(6,254.47)
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	0.00	4,806.00	(4,806.00)	37,354.47	16,497.00	20,857.47	30,000.00	(7,354.47)
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	10,400.00	8,016.00	2,384.00	125,049.47	79,507.00	45,542.47	130,000.00	4,950.53
Expense								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	0.00	6,228.00	(6,228.00)	38,860.40	55,375.00	(16,514.60)	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	45.92	80.00	(34.08)	783.63	275.00	508.63	500.00	(283.63)
Total Regulatory Compliance	45.92	6,308.00	(6,262.08)	128,065.33	55,850.00	72,215.33	100,700.00	(27,365.33)
CC&Rs/ Mandates								
5215 - Postage	0.69	0.00	0.69	121.88	50.00	71.88	50.00	(71.88)
7097 - Professional Security Services	25,265.19	27,150.00	(1,884.81)	169,372.96	174,780.00	(5,407.04)	300,000.00	130,627.04
Total CC&Rs/ Mandates	25,265.88	27,150.00	(1,884.12)	169,494.84	174,830.00	(5,335.16)	300,050.00	130,555.16
Payroll & Benefits								
5300 - Salaries	6,160.05	5,766.00	394.05	42,469.99	39,789.00	2,680.99	74,984.00	32,514.01

Income Statement Report

Sudden Valley Community Association

ACC / Security

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Payroll & Benefits								
5335 - Payroll Taxes- Employer	608.91	524.00	84.91	4,221.89	3,613.00	608.89	6,809.00	2,587.11
5385 - Payroll Benefits - Medical	777.09	825.00	(47.91)	5,439.63	5,775.00	(335.37)	9,900.00	4,460.37
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	562.00	562.00
Total Payroll & Benefits	7,546.05	7,115.00	431.05	52,131.51	49,177.00	2,954.51	92,255.00	40,123.49
Utilities								
6050 - Utilities- Communications Service	238.74	120.00	118.74	1,373.26	840.00	533.26	1,440.00	66.74
Total Utilities	238.74	120.00	118.74	1,373.26	840.00	533.26	1,440.00	66.74
Maintenance & Landscaping								
6785 - Vehicle Fuel	1,072.64	475.00	597.64	6,519.41	5,862.00	657.41	9,704.00	3,184.59
6795 - Other Supplies	0.00	0.00	0.00	44.23	437.00	(392.77)	482.00	437.77
Total Maintenance & Landscaping	1,072.64	475.00	597.64	6,563.64	6,299.00	264.64	10,186.00	3,622.36
Contracted & Professional Services								
6440 - Safety & Security Services	1,284.17	0.00	1,284.17	12,587.30	16,995.00	(4,407.70)	25,000.00	12,412.70
6460 - ACC Consultant	10,320.00	0.00	10,320.00	21,413.33	2,516.00	18,897.33	10,000.00	(11,413.33)
Total Contracted & Professional Services	11,604.17	0.00	11,604.17	34,000.63	19,511.00	14,489.63	35,000.00	999.37
Other Expenses								
9120 - Vandalism & Towing	0.00	417.00	(417.00)	217.00	2,917.00	(2,700.00)	5,000.00	4,783.00
Total Other Expenses	0.00	417.00	(417.00)	217.00	2,917.00	(2,700.00)	5,000.00	4,783.00
Total ACC / Security Expense	45,773.40	41,585.00	4,188.40	391,846.21	309,424.00	82,422.21	544,631.00	152,784.79
Total ACC / Security Income / (Loss)	(35,373.40)	(33,569.00)	(1,804.40)	(266,796.74)	(229,917.00)	(36,879.74)	(414,631.00)	(147,834.26)

Income Statement Report

Sudden Valley Community Association

Accounting

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	2,825.00	6,056.00	(3,231.00)	16,575.00	25,772.00	(9,197.00)	40,000.00	23,425.00
4241 - BD Expense- Title Fees	(125.00)	0.00	(125.00)	100.00	0.00	100.00	0.00	(100.00)
4705 - NSF Service Fees	81.00	156.00	(75.00)	1,414.00	837.00	577.00	1,500.00	86.00
4706 - BD Expense- NSF Fees	(26.76)	0.00	(26.76)	165.56	0.00	165.56	0.00	(165.56)
Total Other AR Income	2,754.24	6,212.00	(3,457.76)	18,254.56	26,609.00	(8,354.44)	41,500.00	23,245.44
Total Accounting Income	2,754.24	6,212.00	(3,457.76)	18,254.56	26,609.00	(8,354.44)	41,500.00	23,245.44
<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	143.44	115.00	28.44	364.10	1,317.00	(952.90)	1,500.00	1,135.90
5121 - Currency Gain/Loss	6.16	0.00	6.16	14.27	0.00	14.27	0.00	(14.27)
5210 - Printing & Copying	80.88	322.00	(241.12)	1,567.08	1,577.00	(9.92)	5,000.00	3,432.92
5399 - Payroll Service Fees	1,988.02	1,316.00	672.02	13,038.14	9,042.00	3,996.14	16,000.00	2,961.86
Total Administrative	2,218.50	1,753.00	465.50	15,093.56	11,936.00	3,157.56	22,500.00	7,406.44
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	17,714.00	(17,714.00)	9,970.00	26,779.00	(16,809.00)	49,000.00	39,030.00
9005 - State B&O Tax	26.15	147.00	(120.85)	217.98	636.00	(418.02)	1,000.00	782.02
Total Regulatory Compliance	26.15	17,861.00	(17,834.85)	10,187.98	27,415.00	(17,227.02)	50,000.00	39,812.02
CC&Rs/ Mandates								
5215 - Postage	157.71	210.00	(52.29)	1,069.87	1,213.00	(143.13)	5,000.00	3,930.13
Total CC&Rs/ Mandates	157.71	210.00	(52.29)	1,069.87	1,213.00	(143.13)	5,000.00	3,930.13
Payroll & Benefits								
5300 - Salaries	23,969.10	24,534.00	(564.90)	163,128.99	169,294.00	(6,165.01)	319,043.00	155,914.01
5335 - Payroll Taxes- Employer	2,351.46	2,207.00	144.46	16,192.38	15,230.00	962.38	28,701.00	12,508.62
5385 - Payroll Benefits - Medical	3,108.36	3,300.00	(191.64)	21,758.52	23,100.00	(1,341.48)	39,600.00	17,841.48

Income Statement Report

Sudden Valley Community Association

Accounting

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 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	29,428.92	30,041.00	(612.08)	201,079.89	207,624.00	(6,544.11)	389,737.00	188,657.11
Utilities								
6050 - Utilities- Communications Service	165.90	232.00	(66.10)	1,161.32	1,623.00	(461.68)	2,782.00	1,620.68
Total Utilities	165.90	232.00	(66.10)	1,161.32	1,623.00	(461.68)	2,782.00	1,620.68
Contracted & Professional Services								
5125 - IT Support and Services	800.00	1,264.00	(464.00)	5,899.00	6,632.00	(733.00)	10,000.00	4,101.00
7095 - Other Professional Services	0.00	0.00	0.00	17.52	0.00	17.52	0.00	(17.52)
Total Contracted & Professional Services	800.00	1,264.00	(464.00)	5,916.52	6,632.00	(715.48)	10,000.00	4,083.48
Total Accounting Expense	32,797.18	51,361.00	(18,563.82)	234,509.14	256,443.00	(21,933.86)	480,019.00	245,509.86
Total Accounting Income / (Loss)	(30,042.94)	(45,149.00)	15,106.06	(216,254.58)	(229,834.00)	13,579.42	(438,519.00)	(222,264.42)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Other Income								
4245 - Photocopy Income	106.36	0.00	106.36	456.48	0.00	456.48	0.00	(456.48)
4255 - Maps and Signs	568.00	13.00	555.00	1,543.32	507.00	1,036.32	1,000.00	(543.32)
4840 - Non-Taxable Income	10.00	0.00	10.00	210.00	0.00	210.00	0.00	(210.00)
4844 - Consessions Income (Taxable)	1,216.65	0.00	1,216.65	1,216.65	0.00	1,216.65	0.00	(1,216.65)
4846 - Vendor Space Rentals	50.00	0.00	50.00	1,678.00	0.00	1,678.00	0.00	(1,678.00)
Total Other Income	1,951.01	13.00	1,938.01	5,104.45	507.00	4,597.45	1,000.00	(4,104.45)
Total SVCA Operations- Admin Income	1,951.01	13.00	1,938.01	5,104.45	507.00	4,597.45	1,000.00	(4,104.45)
<u>Expense</u>								
Administrative								
5000 - General Administrative	30.00	0.00	30.00	(60.00)	0.00	(60.00)	0.00	60.00
5015 - Bank Charges & Fees	656.95	622.00	34.95	10,824.13	3,833.00	6,991.13	5,000.00	(5,824.13)
5045 - Dues & Subscriptions	394.00	0.00	394.00	1,112.20	684.00	428.20	1,000.00	(112.20)
5090 - Office Supplies	1,918.37	1,818.00	100.37	9,573.31	12,228.00	(2,654.69)	21,000.00	11,426.69
5100 - GM Discretionary Funds	21.76	0.00	21.76	699.98	3,158.00	(2,458.02)	5,000.00	4,300.02
5120 - Cash Over/Short	300.00	0.00	300.00	296.01	0.00	296.01	0.00	(296.01)
5205 - Events Charges	5,147.99	2,691.00	2,456.99	6,057.98	5,666.00	391.98	7,500.00	1,442.02
5210 - Printing & Copying	1,680.85	848.00	832.85	7,932.30	7,247.00	685.30	10,000.00	2,067.70
5227 - Training & Conferences	0.00	125.00	(125.00)	1,171.40	875.00	296.40	1,500.00	328.60
5325 - Recruiting Expense	11.00	187.00	(176.00)	2,318.00	2,541.00	(223.00)	3,000.00	682.00
Total Administrative	10,160.92	6,291.00	3,869.92	39,925.31	36,232.00	3,693.31	54,000.00	14,074.69
Regulatory Compliance								
6300 - Permits & Licenses	16.29	0.00	16.29	16.29	0.00	16.29	0.00	(16.29)
9005 - State B&O Tax	7.26	0.00	7.26	20.51	0.00	20.51	0.00	(20.51)
Total Regulatory Compliance	23.55	0.00	23.55	36.80	0.00	36.80	0.00	(36.80)
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
July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
CC&Rs/ Mandates								
5115 - Web Site Maintenance	135.00	617.00	(482.00)	1,399.50	4,218.00	(2,818.50)	5,000.00	3,600.50
5215 - Postage	209.81	8.00	201.81	955.91	649.00	306.91	1,000.00	44.09
5225 - Newsletter Services	380.80	152.00	228.80	2,665.60	231.00	2,434.60	1,200.00	(1,465.60)
Total CC&Rs/ Mandates	725.61	777.00	(51.39)	5,021.01	5,098.00	(76.99)	31,200.00	26,178.99
Payroll & Benefits								
5300 - Salaries	27,940.28	29,640.00	(1,699.72)	195,261.68	204,520.00	(9,258.32)	385,427.00	190,165.32
5335 - Payroll Taxes- Employer	2,454.12	2,661.00	(206.88)	18,504.39	18,361.00	143.39	34,602.00	16,097.61
5385 - Payroll Benefits - Medical	1,849.62	4,125.00	(2,275.38)	12,139.08	28,875.00	(16,735.92)	49,500.00	37,360.92
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	2,891.00	2,891.00
Total Payroll & Benefits	32,244.02	36,426.00	(4,181.98)	225,905.15	251,756.00	(25,850.85)	472,420.00	246,514.85
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	1,687.98	500.00	1,187.98	8,850.83	3,500.00	5,350.83	6,000.00	(2,850.83)
Total Utilities	1,687.98	500.00	1,187.98	8,970.83	3,500.00	5,470.83	6,000.00	(2,970.83)
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)	(397.75)	0.00	(397.75)	0.00	397.75
Total Maintenance & Landscaping	(397.75)	0.00	(397.75)	(397.75)	500.00	(897.75)	500.00	897.75
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	497.00	(497.00)	554.72	4,274.00	(3,719.28)	7,000.00	6,445.28
5125 - IT Support and Services	99.19	5,180.00	(5,080.81)	20,407.61	24,292.00	(3,884.39)	40,000.00	19,592.39
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
 July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 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	41,500.00	0.00	41,500.00	0.00	(41,500.00)
Total Contracted & Professional Services	3,099.19	5,677.00	(2,577.81)	63,212.90	28,566.00	34,646.90	47,000.00	(16,212.90)
Total SVCA Operations- Admin Expense	47,543.52	49,671.00	(2,127.48)	342,674.25	325,652.00	17,022.25	611,120.00	268,445.75
Total SVCA Operations- Admin Income / (Loss)	(45,592.51)	(49,658.00)	4,065.49	(337,569.80)	(325,145.00)	(12,424.80)	(610,120.00)	(272,550.20)

Income Statement Report

Sudden Valley Community Association

Facilities

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	6,937.50	5,969.00	968.50	20,334.50	18,898.00	1,436.50	24,000.00	3,665.50
4412 - BD Expense- Area Z	(1,275.00)	0.00	(1,275.00)	(1,629.00)	0.00	(1,629.00)	0.00	1,629.00
Total Area Z Rental Income	5,662.50	5,969.00	(306.50)	18,705.50	18,898.00	(192.50)	24,000.00	5,294.50
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	3,083.00	848.50	27,520.50	21,583.00	5,937.50	37,000.00	9,479.50
4435 - Lease Income - Barn 8	1,300.00	1,200.00	100.00	9,100.00	8,400.00	700.00	14,400.00	5,300.00
4439 - Lease Income- Library	600.00	600.00	0.00	3,600.00	3,600.00	0.00	6,600.00	3,000.00
Total Lease Income	5,831.50	4,883.00	948.50	40,220.50	33,583.00	6,637.50	58,000.00	17,779.50
Non-Lease Facility Rentals								
4400 - Facility Rentals	0.00	167.00	(167.00)	0.00	1,167.00	(1,167.00)	2,000.00	2,000.00
Total Non-Lease Facility Rentals	0.00	167.00	(167.00)	0.00	1,167.00	(1,167.00)	2,000.00	2,000.00
Total Facilities Income	11,494.00	11,019.00	475.00	58,926.00	53,648.00	5,278.00	84,000.00	25,074.00
<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	0.00	129.00	(129.00)	513.94	904.00	(390.06)	1,550.00	1,036.06
9005 - State B&O Tax	81.58	127.00	(45.42)	727.65	603.00	124.65	1,000.00	272.35
Total Regulatory Compliance	81.58	256.00	(174.42)	1,241.59	1,607.00	(365.41)	2,650.00	1,408.41
Payroll & Benefits								
5300 - Salaries	3,962.22	3,402.00	560.22	24,715.38	23,476.00	1,239.38	44,241.00	19,525.62
5335 - Payroll Taxes- Employer	435.35	403.00	32.35	2,771.84	2,785.00	(13.16)	5,249.00	2,477.16
5385 - Payroll Benefits - Medical	777.08	825.00	(47.92)	5,439.56	5,775.00	(335.44)	9,900.00	4,460.44
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	332.00	332.00
Total Payroll & Benefits	5,174.65	4,630.00	544.65	32,926.78	32,036.00	890.78	59,722.00	26,795.22

Income Statement Report

Sudden Valley Community Association

Facilities

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	0.00	0.00	0.00	291.42	0.00	291.42	0.00	(291.42)
Total Insurance	0.00	0.00	0.00	291.42	0.00	291.42	0.00	(291.42)
Utilities								
6000 - Utilities	(3,781.61)	0.00	(3,781.61)	(3,546.99)	0.00	(3,546.99)	0.00	3,546.99
6005 - Utilities- Natural Gas	578.97	628.00	(49.03)	6,188.78	5,264.00	924.78	8,683.00	2,494.22
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	9,331.42	8,949.00	382.42	19,441.00	10,109.58
6033 - Utilities- Electricity	2,504.13	2,108.00	396.13	21,948.59	17,474.00	4,474.59	29,448.00	7,499.41
6035 - Utilities- Trash & Recycling Service	887.40	1,674.00	(786.60)	6,853.86	8,300.00	(1,446.14)	15,000.00	8,146.14
6050 - Utilities- Communications Service	807.29	2,500.00	(1,692.71)	5,421.02	17,500.00	(12,078.98)	30,000.00	24,578.98
Total Utilities	996.18	6,910.00	(5,913.82)	46,196.68	57,487.00	(11,290.32)	102,572.00	56,375.32
Maintenance & Landscaping								
6110 - Landscape R&M	163.39	0.00	163.39	163.39	0.00	163.39	0.00	(163.39)
6515 - Building R&M- Materials	4,683.73	6,232.00	(1,548.27)	14,401.10	22,964.00	(8,562.90)	40,000.00	25,598.90
6520 - Building R&M- Contract Vendor	9,575.10	6,012.00	3,563.10	20,184.55	28,998.00	(8,813.45)	45,000.00	24,815.45
6635 - Janitorial Supplies	2,327.67	538.00	1,789.67	9,847.30	6,970.00	2,877.30	12,000.00	2,152.70
6675 - Equipment R&M	817.83	0.00	817.83	817.83	2,945.00	(2,127.17)	10,000.00	9,182.17
6795 - Other Supplies	137.49	129.00	8.49	285.33	904.00	(618.67)	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	17,705.21	12,911.00	4,794.21	46,210.84	63,781.00	(17,570.16)	109,550.00	63,339.16
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	0.00	0.00	2,570.00	0.00	2,570.00	0.00	(2,570.00)
7095 - Other Professional Services	0.00	0.00	0.00	2,460.00	7,649.00	(5,189.00)	15,000.00	12,540.00
Total Contracted & Professional Services	0.00	0.00	0.00	5,030.00	7,649.00	(2,619.00)	15,000.00	9,970.00
Total Facilities Expense	23,957.62	24,707.00	(749.38)	131,897.31	162,560.00	(30,662.69)	289,494.00	157,596.69
Total Facilities Income / (Loss)	(12,463.62)	(13,688.00)	1,224.38	(72,971.31)	(108,912.00)	35,940.69	(205,494.00)	(132,522.69)

Income Statement Report

Sudden Valley Community Association

Maintenance

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 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	23.05	320.00	(296.95)	2,289.11	1,379.00	910.11	2,500.00	210.89
Total Administrative	23.05	320.00	(296.95)	2,289.11	1,529.00	760.11	2,650.00	360.89
Regulatory Compliance								
6300 - Permits & Licenses	122.24	150.00	(27.76)	2,007.66	1,514.00	493.66	2,200.00	192.34
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	122.24	150.00	(27.76)	2,007.66	1,514.00	493.66	2,300.00	292.34
Payroll & Benefits								
5300 - Salaries	13,516.61	17,694.00	(4,177.39)	158,208.58	168,117.00	(9,908.42)	331,728.00	173,519.42
5335 - Payroll Taxes- Employer	1,472.59	1,900.00	(427.41)	17,198.85	18,054.00	(855.15)	35,627.00	18,428.15
5385 - Payroll Benefits - Medical	4,250.10	4,017.00	233.10	25,883.15	28,121.00	(2,237.85)	48,208.00	22,324.85
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	19,239.30	23,611.00	(4,371.70)	211,841.45	222,542.00	(10,700.55)	434,551.00	222,709.55
Utilities								
6050 - Utilities- Communications Service	465.07	343.00	122.07	2,250.47	2,403.00	(152.53)	4,119.00	1,868.53
Total Utilities	465.07	343.00	122.07	2,250.47	2,403.00	(152.53)	4,119.00	1,868.53
Maintenance & Landscaping								
6110 - Landscape R&M	1,715.16	807.00	908.16	2,170.07	3,595.00	(1,424.93)	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	2,302.94	0.00	2,302.94	2,302.94	0.00	2,302.94	2,500.00	197.06
6621 - Raw Materials: Sand & Gravel	3,908.57	0.00	3,908.57	3,908.57	0.00	3,908.57	5,000.00	1,091.43
6675 - Equipment R&M	465.55	730.00	(264.45)	7,492.69	5,493.00	1,999.69	15,000.00	7,507.31
6765 - Small Tools & Equipment	1,370.13	140.00	1,230.13	2,276.50	2,630.00	(353.50)	12,000.00	9,723.50
6775 - Vehicle R&M	2,370.14	348.00	2,022.14	7,886.83	5,220.00	2,666.83	17,500.00	9,613.17

Income Statement Report

Sudden Valley Community Association

Maintenance

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Maintenance & Landscaping								
6785 - Vehicle Fuel	1,747.32	913.00	834.32	10,854.10	8,337.00	2,517.10	14,683.00	3,828.90
6795 - Other Supplies	426.21	152.00	274.21	2,541.21	729.00	1,812.21	5,000.00	2,458.79
Total Maintenance & Landscaping	14,306.02	3,090.00	11,216.02	40,455.71	47,214.00	(6,758.29)	111,683.00	71,227.29
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	34,155.68	27,514.00	6,641.68	273,250.60	289,040.00	(15,789.40)	588,303.00	315,052.40
Total Maintenance Income / (Loss)	(34,155.68)	(27,514.00)	(6,641.68)	(273,250.60)	(289,040.00)	15,789.40	(588,303.00)	(315,052.40)

Sudden Valley Community Association

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

		Current Period			Year to Date (7 months)				
		Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Budget Remaining
Income									
Golf Income									
4150	- Golf Course Annual Greens Fees	\$ 23,249	\$ 19,853	\$ 3,396	\$ 329,752	\$ 329,840	\$ (88)	\$ 387,000	\$ 57,248
4151	- BD Expense- Golf	(10,962)	-	(10,962)	(9,611)	-	(9,611)	-	9,611
4154	- Golf Course Daily Greens Fees	144,706	165,163	(20,457)	414,223	419,394	(5,171)	754,171	339,948
4170	- Driving Range Fees	8,095	6,780	1,315	27,853	24,118	3,735	38,900	11,047
4174	- Golf Cart Rental	43,665	43,874	(209)	129,211	132,236	(3,025)	227,679	98,468
4176	- Golf Club Storage	174	12	162	1,618	1,601	17	1,850	232
4178	- Trail Fees	1,632	1,300	332	13,245	12,981	264	15,400	2,155
Total Golf Income		210,559	236,982	(26,423)	906,291	920,170	(13,880)	1,425,000	518,709
Other AR Income									
4830	- Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income		-	-	-	-	-	-	-	-
Total Golf Pro Income		210,559	236,982	(26,423)	906,291	920,170	(13,880)	1,425,000	518,709
Expense									
Administrative									
5107	- Advertising Costs	1,121	-	1,121	11,093	11,768	(675)	15,000	3,907
5015	- Bank Charges & Fees	4,453	4,390	63	15,608	14,947	661	32,000	16,392
5120	- Cash Over/Short	120	-	120	109	-	109	-	(109)
5045	- Dues & Subscriptions	238	2,179	(1,941)	24,907	23,239	1,668	29,393	4,486
5000	- General Administrative	-	-	-	-	-	-	-	-
5090	- Office Supplies	163	45	118	444	471	(27)	1,100	656
5205	- Events Charges	-	10	(10)	-	70	(70)	120	120
5210	- Printing & Copying	82	195	(113)	142	363	(221)	1,800	1,658
5227	- Training & Conferences	-	259	(259)	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	234	646	(412)	2,986	4,341	(1,355)	7,100	4,114
Total Administrative		6,412	7,724	(1,312)	59,881	60,579	(698)	100,578	40,697
Regulatory Compliance									
6165	- Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110	- Regulatory Compliance	-	-	-	-	-	-	-	-
6300	- Permits & Licenses	-	-	-	568	133	435	400	(168)
9005	- State B&O Tax	1,067	1,153	(86)	3,830	4,302	(472)	7,500	3,670
TotalRegulatory Compliance		1,067	1,153	(86)	4,398	4,435	(37)	7,900	3,502
CC&Rs/ Mandates									
5215	- Postage	-	31	(31)	32	216	(184)	370	338
5115	- Web Site Maintenance	-	225	(225)	-	1,574	(1,574)	2,700	2,700
CC&Rs/ Mandates Total		-	256	(256)	32	1,790	(1,758)	3,070	3,038
Payroll & Benefits									
5300	- Salaries	68,532	74,309	(5,777)	378,223	396,862	(18,639)	760,037	381,814
5335	- Payroll Taxes- Employer	7,617	7,340	277	41,259	39,187	2,072	75,032	33,773
5385	- Payroll Benefits - Medical	6,114	8,250	(2,136)	44,582	57,750	(13,168)	99,000	54,418
5395	- Payroll Benefits - 401(k)	-	-	-	-	-	-	5,700	5,700
Total Payroll & Benefits		82,263	89,899	(7,636)	464,065	493,799	(29,734)	939,769	475,705

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

July 1, 2025 to July 31, 2025

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	-	306	(306)	2,085	2,139	(54)	3,740	1,655
Total Insurance	-	306	(306)	2,085	2,139	(54)	3,740	1,655
Utilities								
6050 - Utilities- Communications Service	873	853	20	5,509	5,973	(464)	10,239	4,730
6033 - Utilities- Electricity	2,927	2,519	408	12,210	11,716	494	20,968	8,758
6005 - Utilities- Natural Gas	499	497	2	4,415	3,684	731	6,171	1,756
6023 - Utilities- Water & Sewer	-	-	-	6,325	6,556	(231)	13,629	7,304
6035 - Utilities- Trash & Recycling Service	455	413	42	3,110	2,897	213	4,968	1,858
Total Utilities	4,754	4,282	472	31,568	30,826	742	55,975	24,406
Maintenance & Landscaping								
6675 - Equipment R&M	6,023	3,118	2,905	64,390	31,870	32,520	50,000	(14,391)
6635 - Janitorial Supplies	-	-	-	-	-	-	-	-
6110 - Landscape R&M	7,846	6,800	1,046	36,866	33,174	3,692	40,000	3,134
6796 - Other R&M	125	-	125	4,828	528	4,300	2,980	(1,848)
6795 - Other Supplies	2,249	2,019	230	21,755	16,342	5,413	21,500	(255)
6610 - Raw Materials	-	574	(574)	47,852	34,462	13,390	38,000	(9,852)
6621 - Raw Materials: Sand & Gravel	3,150	6,800	(3,650)	25,468	23,812	1,656	40,000	14,532
6765 - Small Tools & Equipment	-	-	-	3,829	4,169	(340)	5,400	1,571
6785 - Vehicle Fuel	4,653	3,998	655	17,256	21,190	(3,934)	35,761	18,505
6775 - Vehicle R&M	356	-	356	356	1,200	(844)	1,200	844
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	24,402	23,309	1,093	222,601	166,747	55,854	234,841	12,240
Contracted & Professional Services								
5085 - Equipment Lease & Rental	1,444	3,333	(1,889)	8,930	11,333	(2,403)	15,000	6,070
6440 - Safety & Security Services	-	215	(215)	-	550	(550)	550	550
7095 - Other Professional Services	-	294	(294)	-	750	(750)	750	750
Total Contracted & Professional Services	1,444	3,842	(2,398)	8,930	12,633	(3,703)	16,300	7,370
Total Golf Expense	120,342	130,771	(10,429)	793,559	772,948	20,611	1,362,173	568,613
Total Golf Income / (Loss)	\$ 90,217	\$ 106,211	\$ (15,994)	\$ 112,731	\$ 147,222	\$ (34,491)	\$ 62,827	\$ (49,904)

Income Statement Report

Sudden Valley Community Association

Marina

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 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	3,530.00	1,519.00	2,011.00	78,641.00	75,929.00	2,712.00	75,929.00	(2,712.00)
4425 - Marina Wet/Dry Combo Income	6,128.00	0.00	6,128.00	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	9,658.00	1,519.00	8,139.00	236,829.40	230,301.00	6,528.40	230,301.00	(6,528.40)
Other Income								
4220 - Marina Gate & Access Cards	2,425.00	1,257.00	1,168.00	6,814.00	5,750.00	1,064.00	6,400.00	(414.00)
Total Other Income	2,425.00	1,257.00	1,168.00	6,814.00	5,750.00	1,064.00	6,400.00	(414.00)
Total Marina Income	12,083.00	2,776.00	9,307.00	243,643.40	236,051.00	7,592.40	236,701.00	(6,942.40)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	83.00	(83.00)	186.37	583.00	(396.63)	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	83.00	(83.00)	186.37	783.00	(596.63)	1,200.00	1,013.63
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	189.00	(189.00)	1,237.89	1,298.00	(60.11)	2,160.00	922.11
9005 - State B&O Tax	355.87	11.00	344.87	3,753.93	3,347.00	406.93	3,500.00	(253.93)
Total Regulatory Compliance	355.87	200.00	155.87	4,991.82	4,645.00	346.82	5,660.00	668.18
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	857.68	833.00	24.68	1,868.00	1,010.32
6033 - Utilities- Electricity	104.73	83.00	21.73	1,478.15	1,132.00	346.15	1,766.00	287.85
6050 - Utilities- Communications Service	341.29	161.00	180.29	2,091.61	1,131.00	960.61	1,939.00	(152.61)
Total Utilities	446.02	244.00	202.02	4,427.44	3,096.00	1,331.44	5,573.00	1,145.56
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	150.00	(150.00)	763.00	1,350.00	(587.00)	1,500.00	737.00

Income Statement Report

Sudden Valley Community Association

Marina

July 01, 2025 thru July 31, 2025

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	1,000.00	(1,000.00)	1,440.61	1,000.00	440.61	1,000.00	(440.61)
6675 - Equipment R&M	0.00	416.00	(416.00)	1,408.96	833.00	575.96	1,250.00	(158.96)
6795 - Other Supplies	191.34	0.00	191.34	333.59	500.00	(166.41)	500.00	166.41
6796 - Other R&M	33.82	600.00	(566.18)	1,992.79	1,200.00	792.79	1,800.00	(192.79)
Total Maintenance & Landscaping	225.16	2,166.00	(1,940.84)	5,938.95	4,883.00	1,055.95	6,050.00	111.05
Total Marina Expense	1,027.05	2,693.00	(1,665.95)	15,544.58	13,407.00	2,137.58	18,483.00	2,938.42
Total Marina Income / (Loss)	11,055.95	83.00	10,972.95	228,098.82	222,644.00	5,454.82	218,218.00	(9,880.82)

Sudden Valley Community Association

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

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	4,815	800	4,015	11,375	6,695	4,680	10,000	(1,375)
4411 - Picnic Shelter Rentals	540	-	540	1,820	-	1,820	-	(1,820)
	5,355	800	4,555	13,195	6,695	6,500	10,000	(3,195)
Rec Center and Pools Income								
4510 - Health Club Membership	560	207	353	1,831	562	1,269	1,000	(831)
4223 - Gym and Pool Access Cards	599	642	(43)	2,781	2,116	665	3,000	219
4502 - Instructor & Trainer Fees	532	378	154	3,370	1,824	1,546	3,000	(370)
4513 - Main Pool Income	10,055	9,802	253	17,140	17,395	(255)	25,000	7,860
4515 - Locker Rental	50	-	50	125	-	125	-	(125)
4516 - Quiet Pool Income	-	60	(60)	28	180	(152)	300	272
4010 - Recreation Special Assmt 062018 to052023	-	-	-	-	-	-	-	-
4011 - BD Expense- Rec SA 062018 to 052023	664	-	664	1,318	-	1,318	-	(1,318)
4840 - Other Income	-	-	-	-	-	-	-	-
Total Recreation Income	12,460	11,089	1,371	26,593	22,077	4,516	32,300	5,707
Total Recreation Income	17,815	11,889	5,926	39,788	28,772	11,016	42,300	2,512
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	28	-	28	3,785	696	3,089	2,100	(1,685)
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	233	-	233	514	-	514	-	(514)
5227 - Training & Conferences	263	72	191	2,807	4,500	(1,694)	4,500	1,694
6408 - Uniforms	-	1,967	(1,967)	172	2,000	(1,828)	2,000	1,828
Total Administrative	523	2,039	(1,516)	7,278	7,196	82	8,600	1,323
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	910	1,000	(90)	1,000	90
9005 - State B&O Tax	60	57	3	297	182	115	300	3
Total Regulatory Compliance	60	57	3	1,207	1,182	25	1,300	93
CC&Rs/ Mandates								
5215 - Postage	-	-	-	232	269	(37)	300	68
CC&Rs/ Mandates Total	-	-	-	232	269	(37)	300	68
Payroll & Benefits								
5300 - Salaries	42,343	39,414	2,929	168,998	130,592	38,406	229,126	60,128
5335 - Payroll Taxes- Employer	4,754	3,919	835	18,626	12,920	5,706	22,649	4,023
5385 - Payroll Benefits - Medical	1,554	1,650	(96)	10,879	11,550	(671)	19,800	8,921
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	1,215	1,215
Total Payroll & Benefits	48,652	44,983	3,669	198,503	155,062	43,441	272,790	74,287

Sudden Valley Community Association

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

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	1,053	980	73	6,586	6,863	(277)	11,765	5,179
6033 - Utilities- Electricity	2,336	1,612	724	11,352	8,799	2,553	15,364	4,012
6005 - Utilities- Natural Gas	404	390	14	10,326	8,731	1,595	10,813	487
6023 - Utilities- Water & Sewer	-	-	-	4,329	9,822	(5,493)	16,620	12,291
6035 - Utilities- Trash & Recycling Service	234	231	3	1,594	1,619	(25)	3,114	1,520
Total Utilities	4,027	3,213	814	34,186	35,834	(1,648)	57,676	23,489
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	6,672	5,088	1,584	10,480	6,620	3,860	7,500	(2,980)
6635 - Janitorial Supplies	-	208	(208)	-	1,458	(1,458)	2,500	2,500
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	-	-	-	-	-
6795 - Other Supplies	496	33	463	5,190	5,637	(447)	7,750	2,560
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	7,168	5,329	1,839	15,670	13,715	1,955	17,750	2,080
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	13,752	10,928	2,824	37,864	36,388	1,476	55,000	17,136
6440 - Safety & Security Services	-	42	(42)	-	292	(292)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	13,752	10,970	2,782	37,864	36,680	1,184	55,500	17,636
Total Recreation Expense	74,182	66,591	7,591	294,941	249,938	45,003	413,916	118,976
Total Recreation Income / (Loss)	\$ (56,367)	\$ (54,702)	\$ (1,665)	\$ (255,152)	\$ (221,166)	\$ (33,986)	\$ (371,616)	\$ (116,464)

Income Statement Report

Sudden Valley Community Association

UDR Activity

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 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	6,185.78	0.00	6,185.78	40,620.83	0.00	40,620.83	0.00	(40,620.83)
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	6,185.78	0.00	6,185.78	(12,418.10)	0.00	(12,418.10)	0.00	12,418.10
Lease Income								
4439.1 - Lease Income- Library Prepaid Recr	666.67	0.00	666.67	4,666.69	0.00	4,666.69	0.00	(4,666.69)
Total Lease Income	666.67	0.00	666.67	4,666.69	0.00	4,666.69	0.00	(4,666.69)
Collections Income								
4710 - Late Fees & Interest	7,482.82	0.00	7,482.82	37,831.94	0.00	37,831.94	0.00	(37,831.94)
4711 - BD Expense- Late Fee & Int	2,079.17	0.00	2,079.17	(1,415.03)	0.00	(1,415.03)	0.00	1,415.03
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	475.00	0.00	475.00	0.00	(475.00)
4721 - BD Expense- Legal	(163.41)	0.00	(163.41)	8,346.03	0.00	8,346.03	0.00	(8,346.03)
Total Collections Income	9,398.58	0.00	9,398.58	45,237.94	0.00	45,237.94	0.00	(45,237.94)
Investment Income								
4910 - Interest Earned - Reserve Accounts	128.65	0.00	128.65	1,086.31	0.00	1,086.31	0.00	(1,086.31)
Total Investment Income	128.65	0.00	128.65	1,086.31	0.00	1,086.31	0.00	(1,086.31)
Total UDR Activity Income	16,379.68	0.00	16,379.68	38,572.84	0.00	38,572.84	0.00	(38,572.84)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	54.99	0.00	54.99	427.69	0.00	427.69	0.00	(427.69)
Total Regulatory Compliance	54.99	0.00	54.99	427.69	0.00	427.69	0.00	(427.69)
CC&Rs/ Mandates								
5025 - Collection Charges	84.08	0.00	84.08	1,607.38	0.00	1,607.38	0.00	(1,607.38)

Income Statement Report

Sudden Valley Community Association

UDR Activity

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
CC&Rs/ Mandates								
5065 - Lien Charges	303.50	0.00	303.50	4,249.00	0.00	4,249.00	0.00	(4,249.00)
Total CC&Rs/ Mandates	387.58	0.00	387.58	5,856.38	0.00	5,856.38	0.00	(5,856.38)
Payroll & Benefits								
5391 - Accrued Vacation Liability	(5,913.53)	0.00	(5,913.53)	11,084.20	0.00	11,084.20	0.00	(11,084.20)
Total Payroll & Benefits	(5,913.53)	0.00	(5,913.53)	11,084.20	0.00	11,084.20	0.00	(11,084.20)
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)
9625.01 - 2025 Hazardous Tree Removal	39,835.60	0.00	39,835.60	59,137.60	0.00	59,137.60	0.00	(59,137.60)
Total Reserve UDR Projects	39,835.60	0.00	39,835.60	69,121.19	0.00	69,121.19	0.00	(69,121.19)
Total UDR Activity Expense	34,364.64	0.00	34,364.64	86,489.46	0.00	86,489.46	0.00	(86,489.46)
Total UDR Activity Income / (Loss)	(17,984.96)	0.00	(17,984.96)	(47,916.62)	0.00	(47,916.62)	0.00	47,916.62

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Income</u>								
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	844,719.65	0.00	844,719.65	0.00	(844,719.65)
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	3,197.00	0.00	3,197.00	16,980.04	0.00	16,980.04	0.00	(16,980.04)
4049 - BD Expense - CRRRF 2025	(1,327.87)	0.00	(1,327.87)	(14,879.66)	0.00	(14,879.66)	0.00	14,879.66
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	3,468.86	0.00	3,468.86	18,196.58	0.00	18,196.58	0.00	(18,196.58)
4053 - BD Expense - Roads 2025	(1,191.66)	0.00	(1,191.66)	(15,892.04)	0.00	(15,892.04)	0.00	15,892.04
4055.25 - Roads Capital Assmt 2025	123,887.98	0.00	123,887.98	868,693.77	0.00	868,693.77	0.00	(868,693.77)
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	15,522.84	0.00	15,522.84	0.00	(15,522.84)
4061 - BD Expense- Mailbox 2025	(20.59)	0.00	(20.59)	(277.99)	0.00	(277.99)	0.00	277.99
4062 - BD Expense- Mailbox 24 & Prior	57.62	0.00	57.62	306.98	0.00	306.98	0.00	(306.98)
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	250,743.23	0.00	250,743.23	1,719,719.51	0.00	1,719,719.51	0.00	(1,719,719.51)
Investment Income								
4910 - Interest Earned - Reserve Accounts	2,949.20	0.00	2,949.20	20,156.98	0.00	20,156.98	0.00	(20,156.98)
Total Investment Income	2,949.20	0.00	2,949.20	20,156.98	0.00	20,156.98	0.00	(20,156.98)
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	253,692.43	0.00	253,692.43	1,741,076.49	0.00	1,741,076.49	0.00	(1,741,076.49)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 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	45,384.71	0.00	45,384.71	0.00	(45,384.71)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	54,399.38	0.00	54,399.38	0.00	(54,399.38)
6325 - Depr - Land Improvement	8,363.90	0.00	8,363.90	58,547.30	0.00	58,547.30	0.00	(58,547.30)
6326 - Depr - Mailboxes	1,979.19	0.00	1,979.19	13,854.33	0.00	13,854.33	0.00	(13,854.33)
6327 - Depr - Roads and Bridges	55,485.13	0.00	55,485.13	388,395.91	0.00	388,395.91	0.00	(388,395.91)
6328 - Depr - Building Improvements	16,064.74	0.00	16,064.74	112,453.18	0.00	112,453.18	0.00	(112,453.18)
6330 - Depr - Furniture & Fixtures	645.50	0.00	645.50	4,518.50	0.00	4,518.50	0.00	(4,518.50)
6335 - Depr - Communication Equipment	123.45	0.00	123.45	864.15	0.00	864.15	0.00	(864.15)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	9,203.39	0.00	9,203.39	0.00	(9,203.39)
6340 - Depr - Machinery & Equipment	9,800.01	0.00	9,800.01	68,600.07	0.00	68,600.07	0.00	(68,600.07)
6360 - Amortization	678.47	0.00	678.47	4,749.29	0.00	4,749.29	0.00	(4,749.29)
Total Depreciation Expense	108,710.03	0.00	108,710.03	760,970.21	0.00	760,970.21	0.00	(760,970.21)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	5,057.90	0.00	5,057.90	36,380.14	0.00	36,380.14	0.00	(36,380.14)
Total Reserve Expenses/Transfers	5,057.90	0.00	5,057.90	36,380.14	0.00	36,380.14	0.00	(36,380.14)
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	21,455.00	0.00	21,455.00	0.00	(21,455.00)
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	9,364.58	0.00	9,364.58	187,238.31	0.00	187,238.31	0.00	(187,238.31)
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	9,299.72	0.00	9,299.72	0.00	(9,299.72)
9724.012 - Turf Building Remodel - Permit/Drafting	607.50	0.00	607.50	8,824.98	0.00	8,824.98	0.00	(8,824.98)
9724.05 - Purchase of Sand Trap Rake	0.00	0.00	0.00	32,578.91	0.00	32,578.91	0.00	(32,578.91)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Reserve CRRRF Capital Projects								
9724.06 - Clubhouse HVAC 20 Ton Design/P	0.00	0.00	0.00	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)
9724.09 - 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)
9725.07 - Welcome Center Exterior Painting	0.00	0.00	0.00	1,902.80	0.00	1,902.80	0.00	(1,902.80)
Total Reserve CRRRF Capital Projects	14,363.07	0.00	14,363.07	1,028,797.53	0.00	1,028,797.53	0.00	(1,028,797.53)
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)
9924.3 - 2024 Roads: Pot Holes/Minor Road	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	987.86	0.00	987.86	180,345.08	0.00	180,345.08	0.00	(180,345.08)
9925.2 - 2025 Roads:On Call Engineering	5,200.00	0.00	5,200.00	14,513.25	0.00	14,513.25	0.00	(14,513.25)
9925.3 - 2025 Roads:Potholes & Minor Road	6,553.58	0.00	6,553.58	22,710.97	0.00	22,710.97	0.00	(22,710.97)
9925.4 - 2025 Roads:Streetsigns/Pavement I	0.00	0.00	0.00	19,739.13	0.00	19,739.13	0.00	(19,739.13)
Total Reserve Roads Capital Projects	12,741.44	0.00	12,741.44	335,719.00	0.00	335,719.00	0.00	(335,719.00)
Reserve Road CVC Capital Project								
9925.7 - 2025 Roads:CVC Supplies & Outsid	565.99	0.00	565.99	768.32	0.00	768.32	0.00	(768.32)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

July 01, 2025 thru July 31, 2025

	Actual	Current Period Budget	Variance	Actual	Year to Date (7 months) Budget	Variance	Annual Budget	Budget Remaining
<u>Expense</u>								
Reserve Road CVC Capital Project								
9925.72 - 2025 Roads:CVC Wages/Taxes & B	9,884.09	0.00	9,884.09	30,703.45	0.00	30,703.45	0.00	(30,703.45)
Total Reserve Road CVC Capital Project	10,450.08	0.00	10,450.08	31,471.77	0.00	31,471.77	0.00	(31,471.77)
Total SVCA Reserves Expense	151,322.52	0.00	151,322.52	2,193,338.65	0.00	2,193,338.65	0.00	(2,193,338.65)
Total SVCA Reserves Income / (Loss)	102,369.91	0.00	102,369.91	(452,262.16)	0.00	(452,262.16)	0.00	452,262.16

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	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	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	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