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

	Unaudited** Jun 30, 2025	Unaudited** Dec 31, 2024	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	$ 354,019	$ 579,484	$ (225,465)
Building Completion Deposit Fund	687,400	749,910	(62,510)
Member Receivables - Operations*	-	53,456	(53,456)
Other Receivables	3,250	3,350	(100)
Prepaid Expenses	180,937	82,148	98,789
Operating Lease ROU Assets	26,346	29,554	(3,208)
Inventory	6,594	5,824	770
Total Current Assets	1,258,546	1,503,726	(245,180)
Current Liabilities			
Accounts Payable	(76,959)	(159,772)	82,813
Accrued Vacation Liability	(93,332)	(76,335)	(16,997)
Accrued Payroll	-	(115,575)	115,575
Prepaid Assessments	(275,253)	(241,080)	(34,173)
Building Completion Deposits	(687,400)	(749,910)	62,510
Other Refundable Deposits	(14,096)	(9,956)	(4,140)
Operating Lease Liability	(26,346)	(29,554)	3,208
Prepaid Golf Memberships	-	(112,307)	112,307
Total Current Liabilities	(1,173,386)	(1,494,489)	321,103
Other Liabilities			
Estimated Contingent PPP Loan Liability***	(357,700)	(357,700)	-
Deferred Library Lease Revenue	(32,000)	(36,000)	4,000
Total Other Liabilities	(389,700)	(393,700)	4,000
Operating Reserve Funds			
Emergency Operating Cash	364,324	363,815	509
Undesignated Reserves Cash	352,694	302,135	50,559
Total Operating Reserve Funds	717,018	665,950	51,068
Net Operating Assets	**$ 412,478**	**$ 281,487**	**$ 130,991**
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,552,919	3,172,197	380,722
Roads Reserve Cash Fund	2,645,605	2,102,138	543,467
Board Density Reduction Cash Fund	87,962	87,889	73
Mailbox Cash Fund	165,435	151,970	13,465
CRRRF Capital Reserve Holding Cash	219,925	219,618	307
Mitigation Assignment of Savings Cash	49,866	49,821	45
LWWSD Assignment of Savings Cash	14,946	14,939	7
Member Receivables - Capital**	-	13,625	(13,625)
Total Capital Current Assets	6,736,658	5,812,197	924,461
Capital Fixed Assets			
Fixed Assets	16,754,435	17,006,025	(251,590)
Finance ROU Assets	80,159	119,060	(38,901)
Lots Held for Sale	231,826	231,826	-
Total Capital Assets	17,066,420	17,356,911	(290,491)
Long Term Liabilities			
CRRRF Loan 2022	(1,403,876)	(1,539,073)	135,197
Finance Leases	(73,753)	(104,457)	30,704
Total Long Term Liabilities	(1,477,629)	(1,643,530)	165,901
NET ASSETS	***$ 22,737,927***	***$ 21,807,065***	***$930,862***
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	127,060	(374,591)	501,651
Transfers Out from Operations to Capital	-	(145,600)	145,600
Current Year Net Income: Capital**	803,802	1,294,054	(490,252)
Transfers Into Capital from Operations	-	145,600	(145,600)
Retained Earnings**	4,858,301	5,232,892	(374,591)
Capital**	16,948,764	15,654,710	1,294,054
TOTAL MEMBER EQUITY	***$ 22,737,927***	***$21,807,065***	***$930,862***

***** 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 June 30, 2025, and December 31, 2024, the balances of receivables written off were $757,462 and $699,426, respectively.

** Beginning with the 2020 year end audited financial statements, Accounting Standards Codification (ASC) 606 requires issued audited financial statements to reclassify unspent capital dues revenue, including related capital transfer fee collections, as a contract liability balance (unearned revenue), which is then reversed out in future years when capital dues/capital transfer fee collections are actually expended on capital related expenditures. This particular accounting standard change is only incorporated into the issued audited financial statements and is not factored into SVCA's internal monthly statements as it would obscure the reality of monthly capital dues/capital transfee fee revenues collected for internal monthly presentation purposes. See SVCA's 2020 through 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 - June 2025			Year to Date - 6 Months Ending 6/30/2025			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	238,092		246,560	1,431,234			1,482,377
Bad Debt Reserve	(4,572)		(2,989)	(39,353)			(28,509)
Net Current Year Assessment Income	233,520	7,413	243,571	1,391,881	35,240	97.3%	1,453,868
Bad Debt Recoveries - Prior Years			731				28,733
Golf Income	183,019	(1,136)	-	695,731	12,543		-
Marina Income	1,430	(3,885)	-	227,171	(1,611)		-
Rec Center & Pools Income	7,200	(6)	-	14,134	3,146		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	8,423	(1,294)	-	91,442	34,368		-
Rental Income - Other	2,760	1,346	-	7,840	945		-
Area Z Rental Income	(62)	(62)	-	13,043	114		-
Lease Income	5,732	949	-	34,389	5,689		-
New Home Construction Fees	8,700	(13,040)	-	76,700	16,900		-
Capital Gain (Loss) on Sale of Assets	-	-	200	-	-		1,200
Investment Income	512	(71)	2,793	3,829	331		17,208
Total Revenue	**451,234**	**(9,786)**	**247,295**	**2,556,160**	**107,665**		**1,501,009**
EXPENSES							
Salaries & Benefits	219,984	3,480	-	1,161,905	13,386		-
Contracted & Professional Services	42,525	(23,005)	-	138,663	(34,906)		-
CC&Rs/ Mandates	51,765	(14,459)	-	299,816	(73,758)		-
Maintenance & Landscaping	45,966	(6,543)	-	272,560	(16,702)		-
Utilities	28,288	(1,523)	-	117,354	2,411		-
Administrative	18,728	(1,738)	-	105,315	(5,270)		-
Regulatory Compliance	2,125	8,157	-	183,229	(80,452)		-
Insurance Premiums	38,470	(20,964)	-	120,109	(15,068)		-
Other Expenses	-	417	-	217	2,283		-
Depreciation Expense	-	-	108,710	-	-		652,260
Interest expense	-	-	4,978	-	-		31,322
Total Expenses	**447,851**	**(56,178)**	**113,688**	**2,399,168**	**(208,076)**		**683,582**
Net Income (Loss)	**3,383**	**(65,964)**	**133,607**	**156,992**	**(100,411)**		**817,427**
Net UDR Activity for Operations							
Legal Expenses - Past Due Account Collections	-			(9,984)			
Hazardous Tree Removal	(19,302)			(19,302)			
Net Income (Loss) with Board Approved UDR	**(15,919)**	**(65,964)**	**133,607**	**127,706**	**(100,411)**		**817,427**
Other Activity							
Net Other UDR Activity*	9,091			65,808			
AR Accrual - Prior Year Reversal	-		-	(53,456)			(13,625)
AR Accrual - Current Year	-		-	-			-
Lease Income- Library Prepaid Recognized	667			4,000			
Vacation Liability Accrual	(1,539)			(16,998)			
Total Other Activity	**8,219**		**-**	**(646)**			**(13,625)**
Grand Total Activity	**(7,700)**	**(65,964)**	**133,607**	**127,060**	**(100,411)**		**803,802**

*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
6 Months Actual, 6 Months Projected

UNAUDITED

	Capital Reserve Funds							Operating Reserve Funds		
	CRRRF	**Roads**	**CRRRF Capital Reserve Holding Cash**	**Board Density Reduction**	**Mailbox**	**Mitigation Assignment of Savings***	**Total Capital Reserve Funds**	**Emergency Ops**	**UDR**	**Total Operating Reserve Funds**
Net Available Cash 12/31/2024	**3,172,197**	**2,102,138**	**219,618**	**87,889**	**151,970**	**64,760**	**$ 5,798,571**	**363,815**	**302,135**	**$ 665,950**
Dues Received	718,810	741,857		-	13,247		**1,473,914**	-	81,973	**81,973**
Storm Water Mitigation Plan Fee		-					**-**			**-**
Investment Income	9,657	6,900	307	73	218	52	**17,208**	509	449	**958**
Sale of Assets	1,200			-			**1,200**			**-**
Mitigation Release	-	-				-	**-**			**-**
2025 Expenditures	(348,945)	(205,290)	-	-	-		**(554,235)**		(31,863)	**(31,863)**
Net Available Cash at 6/30/2025	**3,552,919**	**2,645,605**	**219,925**	**87,962**	**165,435**	**64,812**	**$ 6,736,658**	**364,324**	**352,694**	**$ 717,018**
6 Month Outlook										
Outlook - 2025 Dues (95% collections)	686,996	706,559			12,627		**$ 1,406,182**			**$ -**
Outlook - Prior Year Collections	9,946	10,230			183		**20,359**		19,641	**19,641**
CRRRF Loan Payments for year 2025	(166,520)						**(166,520)**			**-**
Obligated Expenses/Holdings	(1,076,957)	(1,386,915)	(219,925)			(64,812)	**(2,748,609)**		(97,754)	**(97,754)**
Net Usable Cash Balance 12/31/2025	**3,006,384**	**1,975,479**	**-**	**87,962**	**178,244**	**-**	**$ 5,248,070**	**364,324**	**274,581**	**$ 638,905**
Board Recommended Carryover Balance	(600,000)	(500,000)					**$ (1,100,000)**			**$ -**
Net Usable Cash 12/31/2025, After Recommendation	**$ 2,406,384**	**$ 1,475,479**	**$ -**	**$ 87,962**	**$ 178,244**	**$ -**	**$ 4,148,070**	**$ 364,324**	**$ 274,581**	**$ 638,905**
Net Current Year Cash Increase (Decrease)	(165,813)	(126,659)	(219,618)	73	26,274	(64,760)	$ (550,501)	509	(27,554)	$ (27,045)

*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
June 1, 2025 to June 30, 2025
CURRENT MONTH

Whole $

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	9,300	(12,572)	7,605	(490)	37,085	(2,807)	(35,390)	(15,869)
Accounting	2,761	(2,440)	29,390	653	3,204	734	(29,833)	(1,053)
Administration	601	447	32,176	4,249	14,709	(3,593)	(46,284)	1,103
Common Costs	3,934	18	-	-	65,425	(36,330)	(61,491)	(36,312)
Facilities	5,670	720	5,237	(605)	17,815	(600)	(17,382)	(485)
Maintenance	-	-	27,452	3,602	12,308	3,150	(39,760)	6,752
Subtotal	**22,266**	**(13,827)**	**101,860**	**7,409**	**150,546**	**(39,446)**	**(230,140)**	**(45,864)**
Golf	183,019	(1,136)	77,525	1,452	53,180	(17,384)	52,314	(17,068)
Marina	2,469	(3,743)	-	-	1,821	1,338	648	(2,405)
Rec/ Pools/ Parks	9,960	1,507	40,599	(5,381)	22,320	(4,166)	(52,959)	(8,040)
Subtotal	**195,448**	**(3,372)**	**118,124**	**(3,929)**	**77,321**	**(20,212)**	**3**	**(27,513)**
Subtotal Operations before Ops Dues	**217,714**	**(17,199)**	**219,984**	**3,480**	**227,867**	**(59,658)**	**(230,137)**	**(73,377)**
Ops Dues Earned	238,092						238,092	
Curr Yr Bad Debts Activity	(4,572)						(4,572)	
Net Ops Dues	233,520	7,413					233,520	7,413
Net Operations	**451,234**	**(9,786)**	**219,984**	**3,480**	**227,867**	**(59,658)**	**3,383**	**(65,964)**
Net BOD Approved UDR Activity for Operations								
Legal Expenses - Past Due Account Collections	-		-		-		-	
Hazardous Tree Removal	-		-		19,302		(19,302)	
Net Operations with Board Approved UDR	**451,234**	**(9,786)**	**219,984**	**3,480**	**247,169**	**(59,658)**	**(15,919)**	**(65,964)**
Other Operating Activity								
UDR Activity	9,271				180		9,091	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				1,539		(1,539)	
Total Other Operating Activity	9,938				1,719		8,219	
Grand Total Operations Activity	**461,172**	**(9,786)**	**219,984**	**3,480**	**248,888**	**(59,658)**	**(7,700)**	**(65,964)**

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

Sudden Valley Community Association

Operations - By Department

January 1, 2025 to June 30, 2025

YEAR TO DATE

Whole $

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	114,649	43,158	44,585	(2,523)	301,487	(75,710)	(231,423)	(35,075)
Accounting	15,500	(4,897)	171,651	5,932	30,060	(2,561)	(186,211)	(1,526)
Administration	3,153	2,659	193,661	21,669	101,469	(40,819)	(291,977)	(16,491)
Common Costs	34,278	10,782	-	-	300,723	(94,151)	(266,445)	(83,369)
Facilities	47,432	4,803	27,752	(346)	80,188	30,259	(60,508)	34,716
Maintenance	-	-	192,602	6,329	46,493	16,102	(239,095)	22,431
Subtotal	**215,012**	**56,505**	**630,251**	**31,061**	**860,420**	**(166,880)**	**(1,275,659)**	**(79,314)**
Golf	695,731	12,543	381,802	22,098	291,416	(53,138)	22,513	(18,497)
Marina	231,560	(1,715)	-	-	14,518	(3,804)	217,042	(5,519)
Rec/ Pools/ Parks	21,974	5,091	149,852	(39,773)	70,907	2,361	(198,785)	(32,321)
Subtotal	**949,265**	**15,919**	**531,654**	**(17,675)**	**376,841**	**(54,581)**	**40,770**	**(56,337)**
Subtotal Operations before Ops Dues	**1,164,277**	**72,424**	**1,161,905**	**13,386**	**1,237,261**	**(221,461)**	**(1,234,889)**	**(135,651)**
Ops Dues Earned	1,431,234						1,431,234	
Curr Yr Bad Debts Activity	(39,353)						(39,353)	
Net Ops Dues	1,391,881	35,240					1,391,881	35,240
Net Operations	**2,556,158**	**107,664**	**1,161,905**	**13,386**	**1,237,261**	**(221,461)**	**156,992**	**(100,411)**
Net BOD Approved UDR Activity for Operations								
Legal Expenses - Past Due Account Collections	-		-		9,984		(9,984)	
Hazardous Tree Removal	-		-		19,302		(19,302)	
Net Operations with Board Approved UDR	**2,556,158**	**107,664**	**1,161,905**	**13,386**	**1,266,547**	**(221,461)**	**127,706**	**(100,411)**
Other Operating Activity								
UDR Activity	71,649				5,841		65,808	
AR Accrual - Prior Year Reversal	(53,456)				-		(53,456)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	4,000				-		4,000	
Vacation Liability Accrual	-				16,998		(16,998)	
Total Other Operating Activity	22,193				22,839		(646)	
Grand Total Operations Activity	**2,578,351**	**107,664**	**1,161,905**	**13,386**	**1,289,386**	**(221,461)**	**127,060**	**(100,411)**

*** Excludes Depreciation**

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

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

UNAUDITED

	2025 June Actuals	2025 MTD B / (W) Budget	2025 YTD (6 Months) Actuals	2025 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	233,520	7,413	1,391,882	35,240
Golf Income	183,019	(1,136)	695,731	12,543
Marina Income	1,430	(3,885)	227,171	(1,611)
Area Z Rental Income	(62)	(62)	13,043	114
Lease Income	5,732	949	34,389	5,689
Non-Lease Facility Rentals	2,760	1,346	7,840	945
Rec Center and Pools Income	7,200	(6)	14,134	3,146
New Home Construction Fees	8,700	(13,040)	76,700	16,900
Other AR Income	6,233	(2,433)	70,144	18,058
Other Income	2,190	1,139	21,297	16,310
Investment Income	512	(71)	3,829	331
Total Revenue	**451,234**	**(9,786)**	**2,556,160**	**107,665**
EXPENSES				
Salaries & Benefits				
ACC / Security	7,605	(490)	44,585	(2,523)
Accounting	29,390	653	171,651	5,932
Administration	32,176	4,249	193,661	21,669
Facilities	5,237	(605)	27,752	(346)
Maintenance	27,452	3,602	192,602	6,329
Golf	77,525	1,452	381,802	22,098
Rec/ Pools/ Parks	40,599	(5,381)	149,852	(39,773)
Marina	-	-	-	-
Total Salaries & Benefits	219,984	3,480	1,161,905	13,386
Other Expenses				
Administrative				
General Administrative	-	-	20	(20)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	3,649	335	21,543	(6,573)
Dues & Subscriptions	2,580	(130)	25,387	(3,643)
Office Supplies	3,566	1,100	11,880	302
GM Discretionary Funds	202	(202)	678	2,480
Advertising Costs	4,601	(4,601)	9,971	1,797
Cash Over/Short	12	(12)	(14)	14
Currency Gain/Loss	-	-	8	(8)
Events Charges	-	1,328	910	2,125
Printing & Copying	632	123	8,079	(57)
Training & Conferences	214	40	8,307	1,992
Recruiting Expense	271	71	2,307	47
Operating Performance Commissions	-	-	-	-
Operating Perf Comm Payroll Taxes	-	-	-	-
Payroll Service Fees	2,623	(748)	11,050	(3,324)
Insurance Claims	-	-	-	-
Uniforms	378	958	5,189	(402)
Cashiering Clearing Account	-	-	-	-
Total Administrative	18,728	(1,738)	105,315	(5,270)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	-	7,652	38,860	10,287
Nov 2024 Storm ComArea Tree Removal	-	-	88,237	(88,237)
Permits & Licenses	266	513	3,548	(751)
Audit & Tax Services	-	-	9,970	(905)
Regulatory Compliance	500	(182)	2,652	(268)
Federal Income Tax	-	-	-	-
State B&O Tax	1,286	247	8,175	(291)
Property/Real Estate Tax	73	(73)	31,787	(287)
Total Regulator Compliance	2,125	8,157	183,229	(80,452)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	81	143	1,265	3,686
Postage	188	130	2,044	104
Postage- Views	1,233	17	7,688	(188)
Newsletter Services	5,246	(167)	30,757	(678)
Legal Services	21,432	(15,807)	113,954	(80,204)
Professional Security Services	23,585	1,225	144,108	3,522
Total CC&Rs/ Mandates	51,765	(14,459)	299,816	(73,758)

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

UNAUDITED

	2025 June Actuals	2025 MTD B / (W) Budget	2025 YTD (6 Months) Actuals	2025 YTD B / (W) Budget
Insurance Premiums	38,470	(20,964)	120,109	(15,068)
Utilities				
Utilities	4,047	(4,047)	235	(235)
Utilities- Natural Gas	5,267	(840)	19,448	(3,284)
Utilities- Water & Sewer	5,814	3,865	20,842	5,318
Utilities- Electricity	6,613	(1,414)	39,116	(6,317)
Utilities- Trash & Recycling Service	2,144	(377)	10,101	397
Utilities- Communications Service	4,403	1,290	27,612	6,532
Total Utilities	28,288	(1,523)	117,354	2,411
Maintenance & Landscaping				
Landscape R&M	-	7,325	30,238	124
Building R&M- Materials	576	1,860	11,158	5,574
Building R&M- Contract Services	2,392	1,302	10,609	12,377
Raw Materials	2,415	(1,864)	47,852	(13,964)
Raw Materials: Sand & Gravel	5,408	(2,304)	22,318	(5,306)
Janitorial Supplies	1,599	(124)	7,520	162
Equipment R&M	16,671	(11,470)	70,612	(32,202)
Small Tools & Equipment	441	385	4,735	1,924
Vehicle R&M	488	2,782	5,517	555
Vehicle Fuel	6,418	144	27,156	3,347
Other Supplies	6,313	(1,934)	26,649	(4,435)
Other R&M	3,245	(2,645)	7,173	(5,045)
Weather Response	-	-	1,023	20,187
Total Maintenance & Landscaping	45,966	(6,543)	272,560	(16,702)
Contracted & Professional Services				
Equipment Lease & Rental	-	457	13,663	3,974
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	3,927	301	25,407	(927)
Pool Management	11,272	(4,672)	24,113	1,348
Safety & Security Services	1,448	(1,191)	14,624	2,956
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	11,093	(11,093)	11,093	(8,577)
Other Professional Services	14,785	(6,807)	49,763	(33,680)
Total Contracted & Professional Services	42,525	(23,005)	138,663	(34,906)
Other Expenses				
Vandalism	-	417	217	2,283
Other Charges	-	-	-	-
Total Other Expenses	-	417	217	2,283
Total Other Expenses	**227,867**	**(59,658)**	**1,237,263**	**(221,462)**
Total Operations Expenses	**447,851**	**(56,178)**	**2,399,168**	**(208,076)**
Net Operations Income (Loss)	**3,383**	**(65,964)**	**156,992**	**(100,411)**
Net BOD Approved UDR Activity for Operations (Expense)				
Legal Expenses - Past Due Account Collections	-		(9,984)	
Hazardous Tree Removal	(19,302)		(19,302)	
Net Operations Income (Loss) with BOD Approved UDR	**(15,919)**	**(65,964)**	**127,706**	**(100,411)**
Other Operating Activity- Income/(Expense)				
UDR Activity	9,091		65,808	
AR Accrual - Prior Year Reversal	-		(53,456)	
AR Accrual - Current Year	-		-	
Lease Income- Library Prepaid Recognized	667		4,000	
Vacation Liability Accrual	(1,539)		(16,998)	
Total Other Operating Activity	8,219		(646)	
Grand Total Operations Activity	**(7,700)**	**(65,964)**	**127,060**	**(100,411)**

*** Excludes Depreciation**

Income Statement Report
Sudden Valley Community Association
Common Costs
June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2025 Ops	(4,572.07)	(11,900.00)	7,327.93	(39,352.52)	(71,400.00)	32,047.48	(142,804.00)	(103,451.48)
4005.25 - Member Assessments 2025	238,092.03	238,007.00	85.03	1,431,234.08	1,428,042.00	3,192.08	2,856,083.00	1,424,848.92
Total Dues and Assessment Income- Ops	**233,519.96**	**226,107.00**	**7,412.96**	**1,391,881.56**	**1,356,642.00**	**35,239.56**	**2,713,279.00**	**1,321,397.44**
Other AR Income								
4830 - Advertising Income	2,836.00	3,333.00	(497.00)	16,546.00	19,998.00	(3,452.00)	40,000.00	23,454.00
4831 - BD Expense- Views Ads	586.00	0.00	586.00	743.00	0.00	743.00	0.00	(743.00)
Total Other AR Income	**3,422.00**	**3,333.00**	**89.00**	**17,289.00**	**19,998.00**	**(2,709.00)**	**40,000.00**	**22,711.00**
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	512.25	583.00	(70.75)	3,829.27	3,498.00	331.27	7,000.00	3,170.73
Total Investment Income	**512.25**	**583.00**	**(70.75)**	**3,829.27**	**3,498.00**	**331.27**	**7,000.00**	**3,170.73**
Total Common Costs Income	**237,454.21**	**230,023.00**	**7,431.21**	**1,426,159.33**	**1,380,138.00**	**46,021.33**	**2,760,279.00**	**1,334,119.67**
Expense								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	0.00	0.00	900.14	500.00	400.14	500.00	(400.14)
9005 - State B&O Tax	30.63	19.00	11.63	188.02	114.00	74.02	225.00	36.98
9015 - Property/Real Estate Tax	73.07	0.00	73.07	31,786.69	31,500.00	286.69	63,000.00	31,213.31
Total Regulatory Compliance	**103.70**	**19.00**	**84.70**	**32,874.85**	**32,114.00**	**760.85**	**63,725.00**	**30,850.15**
CC&Rs/ Mandates								
5216 - Postage- Views	1,233.24	1,250.00	(16.76)	7,688.38	7,500.00	188.38	15,000.00	7,311.62
5225 - Newsletter Services	4,865.50	5,000.00	(134.50)	28,472.50	30,000.00	(1,527.50)	60,000.00	31,527.50

Income Statement Report
Sudden Valley Community Association
Common Costs
June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
CC&Rs/ Mandates								
7020 - Legal Services	21,431.59	5,625.00	15,806.59	113,954.34	33,750.00	80,204.34	67,500.00	(46,454.34)
Total CC&Rs/ Mandates	**27,530.33**	**11,875.00**	**15,655.33**	**150,115.22**	**71,250.00**	**78,865.22**	**142,500.00**	**(7,615.22)**
Insurance								
5400 - Insurance Premiums	37,791.32	17,201.00	20,590.32	117,733.02	103,208.00	14,525.02	206,416.00	88,682.98
Total Insurance	**37,791.32**	**17,201.00**	**20,590.32**	**117,733.02**	**103,208.00**	**14,525.02**	**206,416.00**	**88,682.98**
Total Common Costs Expense	**65,425.35**	**29,095.00**	**36,330.35**	**300,723.09**	**206,572.00**	**94,151.09**	**412,641.00**	**111,917.91**
Total Common Costs Income / (Loss)	**172,028.86**	**200,928.00**	**(28,899.14)**	**1,125,436.24**	**1,173,566.00**	**(48,129.76)**	**2,347,638.00**	**1,222,201.76**

Income Statement Report
Sudden Valley Community Association
ACC / Security
June 01, 2025 thru June 30, 2025

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (6 months) Actual	Year to Date (6 months) Budget	Year to Date (6 months) Variance	Annual Budget	Budget Remaining
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	8,700.00	21,740.00	(13,040.00)	76,700.00	59,800.00	16,900.00	100,000.00	23,300.00
Total New Home Construction Fees	**8,700.00**	**21,740.00**	**(13,040.00)**	**76,700.00**	**59,800.00**	**16,900.00**	**100,000.00**	**23,300.00**
Other AR Income								
4805 - Compliance Fees & Fines - ACC	600.00	132.00	468.00	31,550.00	11,691.00	19,859.00	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	(550.00)	0.00	(550.00)	(450.00)	0.00	(450.00)	0.00	450.00
Total Other AR Income	**50.00**	**132.00**	**(82.00)**	**37,354.47**	**11,691.00**	**25,663.47**	**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	550.00	0.00	550.00	550.00	0.00	550.00	0.00	(550.00)
Total Other Income	**550.00**	**0.00**	**550.00**	**595.00**	**0.00**	**595.00**	**0.00**	**(595.00)**
Total ACC / Security Income	**9,300.00**	**21,872.00**	**(12,572.00)**	**114,649.47**	**71,491.00**	**43,158.47**	**130,000.00**	**15,350.53**
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/Forest Mgm	0.00	7,652.00	(7,652.00)	38,860.40	49,147.00	(10,286.60)	100,000.00	61,139.60
6166 - Nov 2024 Storm ComArea Tree Remo	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	35.00	2.00	33.00	737.71	195.00	542.71	500.00	(237.71)
Total Regulatory Compliance	**35.00**	**7,654.00**	**(7,619.00)**	**128,019.41**	**49,542.00**	**78,477.41**	**100,700.00**	**(27,319.41)**
CC&Rs/ Mandates								
5215 - Postage	1.38	0.00	1.38	121.19	50.00	71.19	50.00	(71.19)
7097 - Professional Security Services	23,585.21	24,810.00	(1,224.79)	144,107.77	147,630.00	(3,522.23)	300,000.00	155,892.23
Total CC&Rs/ Mandates	**23,586.59**	**24,810.00**	**(1,223.41)**	**144,228.96**	**147,680.00**	**(3,451.04)**	**300,050.00**	**155,821.04**
Payroll & Benefits								
5300 - Salaries	6,214.11	5,767.00	447.11	36,309.94	34,023.00	2,286.94	74,984.00	38,674.06

Income Statement Report
Sudden Valley Community Association
ACC / Security

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Payroll & Benefits								
5335 - Payroll Taxes- Employer	614.25	523.00	91.25	3,612.98	3,089.00	523.98	6,809.00	3,196.02
5385 - Payroll Benefits - Medical	777.09	825.00	(47.91)	4,662.54	4,950.00	(287.46)	9,900.00	5,237.46
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	562.00	562.00
Total Payroll & Benefits	**7,605.45**	**7,115.00**	**490.45**	**44,585.46**	**42,062.00**	**2,523.46**	**92,255.00**	**47,669.54**
Utilities								
6050 - Utilities- Communications Service	176.54	120.00	56.54	1,134.52	720.00	414.52	1,440.00	305.48
Total Utilities	**176.54**	**120.00**	**56.54**	**1,134.52**	**720.00**	**414.52**	**1,440.00**	**305.48**
Maintenance & Landscaping								
6785 - Vehicle Fuel	745.61	1,062.00	(316.39)	5,446.77	5,387.00	59.77	9,704.00	4,257.23
6795 - Other Supplies	0.00	0.00	0.00	44.23	437.00	(392.77)	482.00	437.77
Total Maintenance & Landscaping	**745.61**	**1,062.00**	**(316.39)**	**5,491.00**	**5,824.00**	**(333.00)**	**10,186.00**	**4,695.00**
Contracted & Professional Services								
6440 - Safety & Security Services	1,448.31	215.00	1,233.31	11,303.13	16,995.00	(5,691.87)	25,000.00	13,696.87
6460 - ACC Consultant	11,093.33	0.00	11,093.33	11,093.33	2,516.00	8,577.33	10,000.00	(1,093.33)
Total Contracted & Professional Services	**12,541.64**	**215.00**	**12,326.64**	**22,396.46**	**19,511.00**	**2,885.46**	**35,000.00**	**12,603.54**
Other Expenses								
9120 - Vandalism & Towing	0.00	417.00	(417.00)	217.00	2,500.00	(2,283.00)	5,000.00	4,783.00
Total Other Expenses	**0.00**	**417.00**	**(417.00)**	**217.00**	**2,500.00**	**(2,283.00)**	**5,000.00**	**4,783.00**
Total ACC / Security Expense	**44,690.83**	**41,393.00**	**3,297.83**	**346,072.81**	**267,839.00**	**78,233.81**	**544,631.00**	**198,558.19**
Total ACC / Security Income / (Loss)	**(35,390.83)**	**(19,521.00)**	**(15,869.83)**	**(231,423.34)**	**(196,348.00)**	**(35,075.34)**	**(414,631.00)**	**(183,207.66)**

Income Statement Report
Sudden Valley Community Association
Accounting

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Other AR Income								
4240 - Title & Recording Fees	2,400.00	5,080.00	(2,680.00)	13,750.00	19,716.00	(5,966.00)	40,000.00	26,250.00
4241 - BD Expense- Title Fees	0.00	0.00	0.00	225.00	0.00	225.00	0.00	(225.00)
4705 - NSF Service Fees	172.00	121.00	51.00	1,333.00	681.00	652.00	1,500.00	167.00
4706 - BD Expense- NSF Fees	189.00	0.00	189.00	192.32	0.00	192.32	0.00	(192.32)
Total Other AR Income	**2,761.00**	**5,201.00**	**(2,440.00)**	**15,500.32**	**20,397.00**	**(4,896.68)**	**41,500.00**	**25,999.68**
Total Accounting Income	**2,761.00**	**5,201.00**	**(2,440.00)**	**15,500.32**	**20,397.00**	**(4,896.68)**	**41,500.00**	**25,999.68**
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	109.97	0.00	109.97	0.00	(109.97)
5015 - Bank Charges & Fees	(549.52)	156.00	(705.52)	220.66	1,202.00	(981.34)	1,500.00	1,279.34
5121 - Currency Gain/Loss	0.00	0.00	0.00	8.11	0.00	8.11	0.00	(8.11)
5210 - Printing & Copying	24.64	124.00	(99.36)	1,486.20	1,255.00	231.20	5,000.00	3,513.80
5399 - Payroll Service Fees	2,622.88	1,875.00	747.88	11,050.12	7,726.00	3,324.12	16,000.00	4,949.88
Total Administrative	**2,098.00**	**2,155.00**	**(57.00)**	**12,875.06**	**10,183.00**	**2,692.06**	**22,500.00**	**9,624.94**
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	0.00	0.00	9,970.00	9,065.00	905.00	49,000.00	39,030.00
9005 - State B&O Tax	16.70	122.00	(105.30)	191.83	489.00	(297.17)	1,000.00	808.17
Total Regulatory Compliance	**16.70**	**122.00**	**(105.30)**	**10,161.83**	**9,554.00**	**607.83**	**50,000.00**	**39,838.17**
CC&Rs/ Mandates								
5215 - Postage	122.77	165.00	(42.23)	912.16	1,003.00	(90.84)	5,000.00	4,087.84
Total CC&Rs/ Mandates	**122.77**	**165.00**	**(42.23)**	**912.16**	**1,003.00**	**(90.84)**	**5,000.00**	**4,087.84**
Payroll & Benefits								
5300 - Salaries	23,929.86	24,535.00	(605.14)	139,159.89	144,760.00	(5,600.11)	319,043.00	179,883.11
5335 - Payroll Taxes- Employer	2,351.75	2,208.00	143.75	13,840.92	13,023.00	817.92	28,701.00	14,860.08
5385 - Payroll Benefits - Medical	3,108.36	3,300.00	(191.64)	18,650.16	19,800.00	(1,149.84)	39,600.00	20,949.84

Income Statement Report
Sudden Valley Community Association
Accounting

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Payroll & Benefits								
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	2,393.00	2,393.00
Total Payroll & Benefits	**29,389.97**	**30,043.00**	**(653.03)**	**171,650.97**	**177,583.00**	**(5,932.03)**	**389,737.00**	**218,086.03**
Utilities								
6050 - Utilities- Communications Service	165.91	232.00	(66.09)	995.42	1,391.00	(395.58)	2,782.00	1,786.58
Total Utilities	**165.91**	**232.00**	**(66.09)**	**995.42**	**1,391.00**	**(395.58)**	**2,782.00**	**1,786.58**
Contracted & Professional Services								
5125 - IT Support and Services	800.00	1,264.00	(464.00)	5,099.00	5,368.00	(269.00)	10,000.00	4,901.00
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)**	**5,116.52**	**5,368.00**	**(251.48)**	**10,000.00**	**4,883.48**
Total Accounting Expense	**32,593.35**	**33,981.00**	**(1,387.65)**	**201,711.96**	**205,082.00**	**(3,370.04)**	**480,019.00**	**278,307.04**
Total Accounting Income / (Loss)	**(29,832.35)**	**(28,780.00)**	**(1,052.35)**	**(186,211.64)**	**(184,685.00)**	**(1,526.64)**	**(438,519.00)**	**(252,307.36)**

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (6 months) Actual	Year to Date (6 months) Budget	Year to Date (6 months) Variance	Annual Budget	Budget Remaining
Income								
Other Income								
4245 - Photocopy Income	15.00	0.00	15.00	350.12	0.00	350.12	0.00	(350.12)
4255 - Maps and Signs	176.00	154.00	22.00	975.32	494.00	481.32	1,000.00	24.68
4840 - Non-Taxable Income	110.00	0.00	110.00	200.00	0.00	200.00	0.00	(200.00)
4846 - Vendor Space Rentals	300.00	0.00	300.00	1,628.00	0.00	1,628.00	0.00	(1,628.00)
Total Other Income	**601.00**	**154.00**	**447.00**	**3,153.44**	**494.00**	**2,659.44**	**1,000.00**	**(2,153.44)**
Total SVCA Operations- Admin Income	**601.00**	**154.00**	**447.00**	**3,153.44**	**494.00**	**2,659.44**	**1,000.00**	**(2,153.44)**
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	(90.00)	0.00	(90.00)	0.00	90.00
5015 - Bank Charges & Fees	756.50	785.00	(28.50)	10,167.18	3,211.00	6,956.18	5,000.00	(5,167.18)
5045 - Dues & Subscriptions	0.00	0.00	0.00	718.20	684.00	34.20	1,000.00	281.80
5090 - Office Supplies	2,141.16	3,829.00	(1,687.84)	7,654.94	10,410.00	(2,755.06)	21,000.00	13,345.06
5100 - GM Discretionary Funds	201.76	0.00	201.76	678.22	3,158.00	(2,479.78)	5,000.00	4,321.78
5120 - Cash Over/Short	12.00	0.00	12.00	(3.99)	0.00	(3.99)	0.00	3.99
5205 - Events Charges	0.00	1,318.00	(1,318.00)	909.99	2,975.00	(2,065.01)	7,500.00	6,590.01
5210 - Printing & Copying	607.10	595.00	12.10	6,251.45	6,399.00	(147.55)	10,000.00	3,748.55
5227 - Training & Conferences	0.00	125.00	(125.00)	1,171.40	750.00	421.40	1,500.00	328.60
5325 - Recruiting Expense	271.00	342.00	(71.00)	2,307.00	2,354.00	(47.00)	3,000.00	693.00
Total Administrative	**3,989.52**	**6,994.00**	**(3,004.48)**	**29,764.39**	**29,941.00**	**(176.61)**	**54,000.00**	**24,235.61**
Regulatory Compliance								
9005 - State B&O Tax	4.30	0.00	4.30	13.25	0.00	13.25	0.00	(13.25)
Total Regulatory Compliance	**4.30**	**0.00**	**4.30**	**13.25**	**0.00**	**13.25**	**0.00**	**(13.25)**
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00	24,000.00
5115 - Web Site Maintenance	81.00	0.00	81.00	1,264.50	3,601.00	(2,336.50)	5,000.00	3,735.50
5215 - Postage	63.95	122.00	(58.05)	746.10	641.00	105.10	1,000.00	253.90

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
CC&Rs/ Mandates								
5225 - Newsletter Services	380.80	79.00	301.80	2,284.80	79.00	2,205.80	1,200.00	(1,084.80)
Total CC&Rs/ Mandates	**525.75**	**201.00**	**324.75**	**4,295.40**	**4,321.00**	**(25.60)**	**31,200.00**	**26,904.60**
Payroll & Benefits								
5300 - Salaries	27,882.73	29,639.00	(1,756.27)	167,321.40	174,880.00	(7,558.60)	385,427.00	218,105.60
5335 - Payroll Taxes- Employer	2,444.05	2,661.00	(216.95)	16,050.27	15,700.00	350.27	34,602.00	18,551.73
5385 - Payroll Benefits - Medical	1,849.62	4,125.00	(2,275.38)	10,289.46	24,750.00	(14,460.54)	49,500.00	39,210.54
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	**32,176.40**	**36,425.00**	**(4,248.60)**	**193,661.13**	**215,330.00**	**(21,668.87)**	**472,420.00**	**278,758.87**
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	1,061.72	500.00	561.72	7,162.85	3,000.00	4,162.85	6,000.00	(1,162.85)
Total Utilities	**1,061.72**	**500.00**	**561.72**	**7,282.85**	**3,000.00**	**4,282.85**	**6,000.00**	**(1,282.85)**
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
Total Maintenance & Landscaping	**0.00**	**0.00**	**0.00**	**0.00**	**500.00**	**(500.00)**	**500.00**	**500.00**
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	457.00	(457.00)	554.72	3,777.00	(3,222.28)	7,000.00	6,445.28
5125 - IT Support and Services	3,127.00	2,964.00	163.00	20,308.42	19,112.00	1,196.42	40,000.00	19,691.58
6440 - Safety & Security Services	0.00	0.00	0.00	750.57	0.00	750.57	0.00	(750.57)
7095 - Other Professional Services	6,000.00	0.00	6,000.00	38,500.00	0.00	38,500.00	0.00	(38,500.00)
Total Contracted & Professional Services	**9,127.00**	**3,421.00**	**5,706.00**	**60,113.71**	**22,889.00**	**37,224.71**	**47,000.00**	**(13,113.71)**
Total SVCA Operations- Admin Expense	**46,884.69**	**47,541.00**	**(656.31)**	**295,130.73**	**275,981.00**	**19,149.73**	**611,120.00**	**315,989.27**
Total SVCA Operations- Admin Income / (L	**(46,283.69)**	**(47,387.00)**	**1,103.31**	**(291,977.29)**	**(275,487.00)**	**(16,490.29)**	**(610,120.00)**	**(318,142.71)**

Income Statement Report
Sudden Valley Community Association
Facilities

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	(17.00)	0.00	(17.00)	13,397.00	12,929.00	468.00	24,000.00	10,603.00
4412 - BD Expense- Area Z	(45.00)	0.00	(45.00)	(354.00)	0.00	(354.00)	0.00	354.00
Total Area Z Rental Income	**(62.00)**	**0.00**	**(62.00)**	**13,043.00**	**12,929.00**	**114.00**	**24,000.00**	**10,957.00**
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	3,083.00	848.50	23,589.00	18,500.00	5,089.00	37,000.00	13,411.00
4435 - Lease Income - Barn 8	1,300.00	1,200.00	100.00	7,800.00	7,200.00	600.00	14,400.00	6,600.00
4439 - Lease Income- Library	500.00	500.00	0.00	3,000.00	3,000.00	0.00	6,600.00	3,600.00
Total Lease Income	**5,731.50**	**4,783.00**	**948.50**	**34,389.00**	**28,700.00**	**5,689.00**	**58,000.00**	**23,611.00**
Non-Lease Facility Rentals								
4400 - Facility Rentals	0.00	167.00	(167.00)	0.00	1,000.00	(1,000.00)	2,000.00	2,000.00
Total Non-Lease Facility Rentals	**0.00**	**167.00**	**(167.00)**	**0.00**	**1,000.00**	**(1,000.00)**	**2,000.00**	**2,000.00**
Total Facilities Income	**5,669.50**	**4,950.00**	**719.50**	**47,432.00**	**42,629.00**	**4,803.00**	**84,000.00**	**36,568.00**
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00	100.00
7110 - Regulatory Compliance	146.84	129.00	17.84	513.94	775.00	(261.06)	1,550.00	1,036.06
9005 - State B&O Tax	48.72	55.00	(6.28)	646.07	476.00	170.07	1,000.00	353.93
Total Regulatory Compliance	**195.56**	**184.00**	**11.56**	**1,160.01**	**1,351.00**	**(190.99)**	**2,650.00**	**1,489.99**
Payroll & Benefits								
5300 - Salaries	4,011.06	3,403.00	608.06	20,753.16	20,074.00	679.16	44,241.00	23,487.84
5335 - Payroll Taxes- Employer	449.31	404.00	45.31	2,336.49	2,382.00	(45.51)	5,249.00	2,912.51
5385 - Payroll Benefits - Medical	777.08	825.00	(47.92)	4,662.48	4,950.00	(287.52)	9,900.00	5,237.52
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	332.00	332.00
Total Payroll & Benefits	**5,237.45**	**4,632.00**	**605.45**	**27,752.13**	**27,406.00**	**346.13**	**59,722.00**	**31,969.87**

Income Statement Report
Sudden Valley Community Association
Facilities

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Insurance								
5400 - Insurance Premiums	83.27	0.00	83.27	291.42	0.00	291.42	0.00	(291.42)
Total Insurance	**83.27**	**0.00**	**83.27**	**291.42**	**0.00**	**291.42**	**0.00**	**(291.42)**
Utilities								
6000 - Utilities	4,046.67	0.00	4,046.67	234.62	0.00	234.62	0.00	(234.62)
6005 - Utilities- Natural Gas	940.36	780.00	160.36	5,609.81	4,636.00	973.81	8,683.00	3,073.19
6023 - Utilities- Water & Sewer	3,291.00	3,171.00	120.00	9,331.42	8,949.00	382.42	19,441.00	10,109.58
6033 - Utilities- Electricity	2,373.37	1,932.00	441.37	19,444.46	15,366.00	4,078.46	29,448.00	10,003.54
6035 - Utilities- Trash & Recycling Service	1,466.57	1,122.00	344.57	5,966.46	6,626.00	(659.54)	15,000.00	9,033.54
6050 - Utilities- Communications Service	805.80	2,500.00	(1,694.20)	4,613.73	15,000.00	(10,386.27)	30,000.00	25,386.27
Total Utilities	**12,923.77**	**9,505.00**	**3,418.77**	**45,200.50**	**50,577.00**	**(5,376.50)**	**102,572.00**	**57,371.50**
Maintenance & Landscaping								
6515 - Building R&M- Materials	576.38	2,436.00	(1,859.62)	9,717.37	16,732.00	(7,014.63)	40,000.00	30,282.63
6520 - Building R&M- Contract Vendor	2,392.47	3,694.00	(1,301.53)	10,609.45	22,986.00	(12,376.55)	45,000.00	34,390.55
6635 - Janitorial Supplies	1,598.68	1,267.00	331.68	7,519.63	6,432.00	1,087.63	12,000.00	4,480.37
6675 - Equipment R&M	0.00	0.00	0.00	0.00	2,945.00	(2,945.00)	10,000.00	10,000.00
6795 - Other Supplies	43.50	129.00	(85.50)	147.84	775.00	(627.16)	1,550.00	1,402.16
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	**4,611.03**	**7,526.00**	**(2,914.97)**	**28,505.63**	**50,870.00**	**(22,364.37)**	**109,550.00**	**81,044.37**
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	**23,051.08**	**21,847.00**	**1,204.08**	**107,939.69**	**137,853.00**	**(29,913.31)**	**289,494.00**	**181,554.31**
Total Facilities Income / (Loss)	**(17,381.58)**	**(16,897.00)**	**(484.58)**	**(60,507.69)**	**(95,224.00)**	**34,716.31**	**(205,494.00)**	**(144,986.31)**

Income Statement Report
Sudden Valley Community Association
Maintenance

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Administrative								
5090 - Office Supplies	0.00	91.00	(91.00)	0.00	150.00	(150.00)	150.00	150.00
6408 - Uniforms	18.44	205.00	(186.56)	2,266.06	1,059.00	1,207.06	2,500.00	233.94
Total Administrative	**18.44**	**296.00**	**(277.56)**	**2,266.06**	**1,209.00**	**1,057.06**	**2,650.00**	**383.94**
Regulatory Compliance								
6300 - Permits & Licenses	266.47	665.00	(398.53)	1,885.42	1,364.00	521.42	2,200.00	314.58
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	**266.47**	**665.00**	**(398.53)**	**1,885.42**	**1,364.00**	**521.42**	**2,300.00**	**414.58**
Payroll & Benefits								
5300 - Salaries	21,169.01	24,415.00	(3,245.99)	144,691.97	150,423.00	(5,731.03)	331,728.00	187,036.03
5335 - Payroll Taxes- Employer	2,295.23	2,622.00	(326.77)	15,726.26	16,154.00	(427.74)	35,627.00	19,900.74
5385 - Payroll Benefits - Medical	3,988.17	4,017.00	(28.83)	21,633.05	24,104.00	(2,470.95)	48,208.00	26,574.95
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	**27,452.41**	**31,054.00**	**(3,601.59)**	**192,602.15**	**198,931.00**	**(6,328.85)**	**434,551.00**	**241,948.85**
Utilities								
6050 - Utilities- Communications Service	277.88	344.00	(66.12)	1,785.40	2,060.00	(274.60)	4,119.00	2,333.60
Total Utilities	**277.88**	**344.00**	**(66.12)**	**1,785.40**	**2,060.00**	**(274.60)**	**4,119.00**	**2,333.60**
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	454.91	2,788.00	(2,333.09)	5,000.00	4,545.09
6447 - Weather Response	0.00	0.00	0.00	1,022.80	21,210.00	(20,187.20)	35,000.00	33,977.20
6610 - Raw Materials	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
6675 - Equipment R&M	653.01	1,818.00	(1,164.99)	7,027.14	4,763.00	2,264.14	15,000.00	7,972.86
6765 - Small Tools & Equipment	0.00	826.00	(826.00)	906.37	2,490.00	(1,583.63)	12,000.00	11,093.63
6775 - Vehicle R&M	488.23	2,467.00	(1,978.77)	5,516.69	4,872.00	644.69	17,500.00	11,983.31

Income Statement Report
Sudden Valley Community Association
Maintenance

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Maintenance & Landscaping								
6785 - Vehicle Fuel	1,707.40	909.00	798.40	9,106.78	7,424.00	1,682.78	14,683.00	5,576.22
6795 - Other Supplies	111.60	155.00	(43.40)	2,115.00	577.00	1,538.00	5,000.00	2,885.00
Total Maintenance & Landscaping	**2,960.24**	**6,175.00**	**(3,214.76)**	**26,149.69**	**44,124.00**	**(17,974.31)**	**111,683.00**	**85,533.31**
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	8,785.00	7,978.00	807.00	8,785.00	7,978.00	807.00	25,000.00	16,215.00
Total Contracted & Professional Services	**8,785.00**	**7,978.00**	**807.00**	**14,406.20**	**13,838.00**	**568.20**	**33,000.00**	**18,593.80**
Total Maintenance Expense	**39,760.44**	**46,512.00**	**(6,751.56)**	**239,094.92**	**261,526.00**	**(22,431.08)**	**588,303.00**	**349,208.08**
Total Maintenance Income / (Loss)	**(39,760.44)**	**(46,512.00)**	**6,751.56**	**(239,094.92)**	**(261,526.00)**	**22,431.08**	**(588,303.00)**	**(349,208.08)**

Income Statement Report
Sudden Valley Community Association
Golf Enterprise
June 1, 2025 to June 30, 2025

	Current Period			Year to Date (6 months)				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Budget Remaining
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	$ 23,860	$ 27,516	$ (3,656)	$ 306,503	$ 309,987	$ (3,484)	$ 387,000	$ 80,497
4151 - BD Expense- Golf	1,741	-	1,741	1,350	-	1,350	-	(1,350)
4154 - Golf Course Daily Greens Fees	116,492	114,332	2,160	269,516	254,231	15,285	754,171	484,655
4170 - Driving Range Fees	6,298	6,150	148	19,758	17,338	2,420	38,900	19,142
4174 - Golf Cart Rental	33,658	34,698	(1,040)	85,546	88,362	(2,816)	227,679	142,133
4176 - Golf Club Storage	59	138	(79)	1,444	1,589	(145)	1,850	406
4178 - Trail Fees	911	1,321	(410)	11,613	11,681	(68)	15,400	3,787
Total Golf Income	**183,019**	**184,155**	**(1,136)**	**695,731**	**683,188**	**12,543**	**1,425,000**	**729,270**
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Golf Pro Income	**183,019**	**184,155**	**(1,136)**	**695,731**	**683,188**	**12,543**	**1,425,000**	**729,270**
Expense								
Administrative								
5107 - Advertising Costs	4,601	-	4,601	9,971	11,768	(1,797)	15,000	5,029
5015 - Bank Charges & Fees	3,442	3,043	399	11,155	10,557	598	32,000	20,845
5120 - Cash Over/Short	-	-	-	(10)	-	(10)	-	10
5045 - Dues & Subscriptions	2,580	2,450	130	24,669	21,060	3,609	29,393	4,724
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	-	139	(139)	281	426	(145)	1,100	819
5205 - Events Charges	-	10	(10)	-	60	(60)	120	120
5210 - Printing & Copying	-	36	(36)	60	168	(108)	1,800	1,740
5227 - Training & Conferences	-	129	(129)	4,592	5,121	(529)	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	188	1,131	(943)	2,751	3,695	(944)	7,100	4,349
Total Administrative	**10,810**	**6,938**	**3,872**	**53,469**	**52,855**	**614**	**100,578**	**47,109**
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Requlatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	114	(114)	568	133	435	400	(168)
9005 - State B&O Tax	859	1,007	(148)	2,763	3,149	(386)	7,500	4,737
TotalRegulatory Compliance	**859**	**1,121**	**(262)**	**3,331**	**3,282**	**49**	**7,900**	**4,569**
CC&Rs/ Mandates								
5215 - Postage	-	31	(31)	32	185	(153)	370	338
5115 - Web Site Maintenance	-	224	(224)	-	1,349	(1,349)	2,700	2,700
CC&Rs/ Mandates Total	**-**	**255**	**(255)**	**32**	**1,534**	**(1,502)**	**3,070**	**3,038**
Payroll & Benefits								
5300 - Salaries	64,299	64,368	(69)	309,692	322,553	(12,861)	760,037	450,345
5335 - Payroll Taxes- Employer	7,112	6,359	753	33,642	31,847	1,795	75,032	41,390
5385 - Payroll Benefits - Medical	6,114	8,250	(2,136)	38,468	49,500	(11,032)	99,000	60,532
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	5,700	5,700
Total Payroll & Benefits	**77,525**	**78,977**	**(1,452)**	**381,802**	**403,900**	**(22,098)**	**939,769**	**557,967**

Income Statement Report
Sudden Valley Community Association
Golf Enterprise
June 1, 2025 to June 30, 2025

	Current Period			Year to Date (6 months)				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Budget Remaining
Insurance								
5400 - Insurance Premiums	596	305	291	2,085	1,833	252	3,740	1,655
Total Insurance	**596**	**305**	**291**	**2,085**	**1,833**	**252**	**3,740**	**1,655**
Utilities								
6050 - Utilities- Communications Service	746	854	(108)	4,636	5,120	(484)	10,239	5,603
6033 - Utilities- Electricity	2,116	1,621	495	9,282	9,197	85	20,968	11,686
6005 - Utilities- Natural Gas	572	416	156	3,916	3,187	729	6,171	2,255
6023 - Utilities- Water & Sewer	2,233	2,381	(148)	6,325	6,556	(231)	13,629	7,304
6035 - Utilties- Trash & Recycling Service	450	414	36	2,654	2,484	170	4,968	2,314
Total Utilities	**6,117**	**5,686**	**431**	**26,814**	**26,544**	**270**	**55,975**	**29,162**
Maintenance & Landscaping								
6675 - Equipment R&M	14,728	2,966	11,762	58,368	28,753	29,615	50,000	(8,368)
6635 - Janitorial Supplies	-	-	-	-	-	-	-	-
6110 - Landscape R&M	-	6,800	(6,800)	29,020	26,374	2,646	40,000	10,980
6796 - Other R&M	2,695	-	2,695	4,703	528	4,175	2,980	(1,723)
6795 - Other Supplies	5,146	2,676	2,470	19,506	14,323	5,183	21,500	1,995
6610 - Raw Materials	2,415	551	1,864	47,852	33,888	13,964	38,000	(9,852)
6621 - Raw Materials: Sand & Gravel	5,408	3,104	2,304	22,318	17,012	5,306	40,000	17,682
6765 - Small Tools & Equipment	441	-	441	3,829	4,169	(340)	5,400	1,571
6785 - Vehicle Fuel	3,965	4,591	(626)	12,603	17,192	(4,589)	35,761	23,158
6775 - Vehicle R&M	-	803	(803)	-	1,200	(1,200)	1,200	1,200
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	**34,798**	**21,491**	**13,307**	**198,199**	**143,439**	**54,760**	**234,841**	**36,643**
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	-	-	7,487	8,000	(513)	15,000	7,513
6440 - Safety & Security Services	-	-	-	-	335	(335)	550	550
7095 - Other Professional Services	-	-	-	-	456	(456)	750	750
Total Contracted & Professional Services	**-**	**-**	**-**	**7,487**	**8,791**	**(1,304)**	**16,300**	**8,813**
Total Golf Expense	**130,705**	**114,773**	**15,932**	**673,218**	**642,178**	**31,040**	**1,362,173**	**688,956**
Total Golf Income / (Loss)	**$ 52,314**	**$ 69,382**	**$ (17,068)**	**$ 22,513**	**$ 41,010**	**$ (18,497)**	**$ 62,827**	**$ 40,314**

Income Statement Report
Sudden Valley Community Association
Marina

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	18,942.40	24,828.00	(5,885.60)	24,828.00	5,885.60
4420 - Marina Dry Slip Income	1,480.00	5,315.00	(3,835.00)	75,111.00	74,410.00	701.00	75,929.00	818.00
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	133,748.00	129,544.00	4,204.00	129,544.00	(4,204.00)
4426 - BD Expense- Marina	(50.00)	0.00	(50.00)	(630.00)	0.00	(630.00)	0.00	630.00
Total Marina Income	**1,430.00**	**5,315.00**	**(3,885.00)**	**227,171.40**	**228,782.00**	**(1,610.60)**	**230,301.00**	**3,129.60**
Other Income								
4220 - Marina Gate & Access Cards	1,039.00	897.00	142.00	4,389.00	4,493.00	(104.00)	6,400.00	2,011.00
Total Other Income	**1,039.00**	**897.00**	**142.00**	**4,389.00**	**4,493.00**	**(104.00)**	**6,400.00**	**2,011.00**
Total Marina Income	**2,469.00**	**6,212.00**	**(3,743.00)**	**231,560.40**	**233,275.00**	**(1,714.60)**	**236,701.00**	**5,140.60**
Expense								
Administrative								
5090 - Office Supplies	0.00	83.00	(83.00)	186.37	500.00	(313.63)	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**	**700.00**	**(513.63)**	**1,200.00**	**1,013.63**
Regulatory Compliance								
7110 - Regulatory Compliance	352.90	189.00	163.90	1,237.89	1,109.00	128.89	2,160.00	922.11
9005 - State B&O Tax	259.33	290.00	(30.67)	3,398.06	3,336.00	62.06	3,500.00	101.94
Total Regulatory Compliance	**612.23**	**479.00**	**133.23**	**4,635.95**	**4,445.00**	**190.95**	**5,660.00**	**1,024.05**
Utilities								
6023 - Utilities- Water & Sewer	289.59	282.00	7.59	857.68	833.00	24.68	1,868.00	1,010.32
6033 - Utilities- Electricity	90.06	111.00	(20.94)	1,373.42	1,049.00	324.42	1,766.00	392.58
6050 - Utilities- Communications Service	279.09	162.00	117.09	1,750.32	970.00	780.32	1,939.00	188.68
Total Utilities	**658.74**	**555.00**	**103.74**	**3,981.42**	**2,852.00**	**1,129.42**	**5,573.00**	**1,591.58**
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	525.00	(525.00)	763.00	1,200.00	(437.00)	1,500.00	737.00

Income Statement Report
Sudden Valley Community Association
Marina
June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	0.00	0.00	1,440.61	0.00	1,440.61	1,000.00	(440.61)
6675 - Equipment R&M	0.00	417.00	(417.00)	1,408.96	417.00	991.96	1,250.00	(158.96)
6795 - Other Supplies	0.00	500.00	(500.00)	142.25	500.00	(357.75)	500.00	357.75
6796 - Other R&M	550.00	600.00	(50.00)	1,958.97	600.00	1,358.97	1,800.00	(158.97)
Total Maintenance & Landscaping	**550.00**	**2,042.00**	**(1,492.00)**	**5,713.79**	**2,717.00**	**2,996.79**	**6,050.00**	**336.21**
Total Marina Expense	**1,820.97**	**3,159.00**	**(1,338.03)**	**14,517.53**	**10,714.00**	**3,803.53**	**18,483.00**	**3,965.47**
Total Marina Income / (Loss)	**648.03**	**3,053.00**	**(2,404.97)**	**217,042.87**	**222,561.00**	**(5,518.13)**	**218,218.00**	**1,175.13**

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (6 months) Actual	Year to Date (6 months) Budget	Year to Date (6 months) Variance	Annual Budget	Budget Remaining
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	2,400	1,247	1,153	6,560	5,895	665	10,000	3,440
4411 - Picnic Shelter Rentals	360	-	360	1,280	-	1,280	-	(1,280)
	2,760	**1,247**	**1,513**	**7,840**	**5,895**	**1,945**	**10,000**	**2,160**
Rec Center and Pools Income								
4510 - Health Club Membership	460	72	388	1,271	355	916	1,000	(271)
4223 - Gym and Pool Access Cards	590	702	(112)	2,182	1,474	708	3,000	818
4502 - Instructor & Trainer Fees	767	152	615	2,839	1,446	1,393	3,000	161
4513 - Main Pool Income	5,325	6,220	(895)	7,085	7,593	(508)	25,000	17,915
4515 - Locker Rental	30	-	30	75	-	75	-	(75)
4516 - Quiet Pool Income	28	60	(32)	28	120	(92)	300	272
4010 - Recreation Special Assmt 062018 to052023	-	-	-	-	-	-	-	-
4011 - BD Expense- Rec SA 062018 to 052023	-	-	-	654	-	654	-	(654)
4840 - Other Income	-	-	-	-	-	-	-	-
Total Recreation Income	**7,200**	**7,206**	**(6)**	**14,133**	**10,988**	**3,145**	**32,300**	**18,166**
Total Recreation Income	**9,960**	**8,453**	**1,507**	**21,973**	**16,883**	**5,090**	**42,300**	**20,326**
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	1,425	524	901	3,757	696	3,061	2,100	(1,657)
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	-	-	281	-	281	-	(281)
5227 - Training & Conferences	214	-	214	2,544	4,428	(1,884)	4,500	1,956
6408 - Uniforms	172	-	172	172	33	139	2,000	1,828
Total Administrative	**1,811**	**524**	**1,287**	**6,754**	**5,157**	**1,597**	**8,600**	**1,846**
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	910	1,000	(90)	1,000	90
9005 - State B&O Tax	32	38	(6)	237	125	112	300	63
Total Regulatory Compliance	**32**	**38**	**(6)**	**1,147**	**1,125**	**22**	**1,300**	**153**
CC&Rs/ Mandates								
5215 - Postage	-	-	-	232	269	(37)	300	68
CC&Rs/ Mandates Total	**-**	**-**	**-**	**232**	**269**	**(37)**	**300**	**68**
Payroll & Benefits								
5300 - Salaries	35,111	30,536	4,575	126,655	91,178	35,477	229,126	102,471
5335 - Payroll Taxes- Employer	3,934	3,032	902	13,872	9,001	4,871	22,649	8,777
5385 - Payroll Benefits - Medical	1,554	1,650	(96)	9,325	9,900	(575)	19,800	10,475
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	1,215	1,215
Total Payroll & Benefits	**40,599**	**35,218**	**5,381**	**149,852**	**110,079**	**39,773**	**272,790**	**122,938**

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (6 months) Actual	Year to Date (6 months) Budget	Year to Date (6 months) Variance	Annual Budget	Budget Remaining
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	890	981	(91)	5,533	5,883	(350)	11,765	6,232
6033 - Utilities- Electricity	2,033	1,535	498	9,014	7,187	1,827	15,364	6,349
6005 - Utilities- Natural Gas	3,755	3,231	524	9,922	8,341	1,581	10,813	891
6023 - Utilities- Water & Sewer	-	3,845	(3,845)	4,329	9,822	(5,493)	16,620	12,291
6035 - Utilities- Trash & Recycling Service	227	231	(4)	1,360	1,388	(28)	3,114	1,754
Total Utilities	**6,906**	**9,823**	**(2,917)**	**30,158**	**32,621**	**(2,463)**	**57,676**	**27,517**
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	1,289	-	1,289	3,808	1,532	2,276	7,500	3,692
6635 - Janitorial Supplies	-	208	(208)	-	1,250	(1,250)	2,500	2,500
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	-	-	-	-	-
6795 - Other Supplies	1,009	919	90	4,694	5,604	(910)	7,750	3,055
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	**2,299**	**1,127**	**1,172**	**8,502**	**8,386**	**116**	**17,750**	**9,247**
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	11,272	6,600	4,672	24,113	25,460	(1,348)	55,000	30,888
6440 - Safety & Security Services	-	42	(42)	-	250	(250)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	**11,272**	**6,642**	**4,630**	**24,113**	**25,710**	**(1,598)**	**55,500**	**31,388**
Total Recreation Expense	**62,919**	**53,372**	**9,547**	**220,758**	**183,347**	**37,411**	**413,916**	**193,157**
Total Recreation Income / (Loss)	**$ (52,959)**	**$ (44,919)**	**$ (8,040)**	**$ (198,785)**	**$ (166,464)**	**$ (32,321)**	**$ (371,616)**	**$ (172,831)**

Income Statement Report
Sudden Valley Community Association
UDR Activity
June 01, 2025 thru June 30, 2025

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (6 months) Actual	Year to Date (6 months) Budget	Year to Date (6 months) 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	1,865.17	0.00	1,865.17	34,435.05	0.00	34,435.05	0.00	(34,435.05)
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	**1,865.17**	**0.00**	**1,865.17**	**(18,603.88)**	**0.00**	**(18,603.88)**	**0.00**	**18,603.88**
Lease Income								
4439.1 - Lease Income- Library Prepaid Rec	666.67	0.00	666.67	4,000.02	0.00	4,000.02	0.00	(4,000.02)
Total Lease Income	**666.67**	**0.00**	**666.67**	**4,000.02**	**0.00**	**4,000.02**	**0.00**	**(4,000.02)**
Collections Income								
4710 - Late Fees & Interest	5,829.61	0.00	5,829.61	30,349.12	0.00	30,349.12	0.00	(30,349.12)
4711 - BD Expense- Late Fee & Int	(1,734.88)	0.00	(1,734.88)	(3,494.20)	0.00	(3,494.20)	0.00	3,494.20
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	475.00	0.00	475.00	0.00	(475.00)
4721 - BD Expense- Legal	3,185.25	0.00	3,185.25	8,509.44	0.00	8,509.44	0.00	(8,509.44)
Total Collections Income	**7,279.98**	**0.00**	**7,279.98**	**35,839.36**	**0.00**	**35,839.36**	**0.00**	**(35,839.36)**
Investment Income								
4910 - Interest Earned - Reserve Accounts	126.21	0.00	126.21	957.66	0.00	957.66	0.00	(957.66)
Total Investment Income	**126.21**	**0.00**	**126.21**	**957.66**	**0.00**	**957.66**	**0.00**	**(957.66)**
Total UDR Activity Income	**9,938.03**	**0.00**	**9,938.03**	**22,193.16**	**0.00**	**22,193.16**	**0.00**	**(22,193.16)**
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	33.62	0.00	33.62	372.70	0.00	372.70	0.00	(372.70)
Total Regulatory Compliance	**33.62**	**0.00**	**33.62**	**372.70**	**0.00**	**372.70**	**0.00**	**(372.70)**
CC&Rs/ Mandates								
5025 - Collection Charges	146.41	0.00	146.41	1,523.30	0.00	1,523.30	0.00	(1,523.30)

Income Statement Report
Sudden Valley Community Association
UDR Activity
June 01, 2025 thru June 30, 2025

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (6 months) Actual	Year to Date (6 months) Budget	Year to Date (6 months) Variance	Annual Budget	Budget Remaining
Expense								
CC&Rs/ Mandates								
5065 - Lien Charges	0.00	0.00	0.00	3,945.50	0.00	3,945.50	0.00	(3,945.50)
Total CC&Rs/ Mandates	**146.41**	**0.00**	**146.41**	**5,468.80**	**0.00**	**5,468.80**	**0.00**	**(5,468.80)**
Payroll & Benefits								
5391 - Accrued Vacation Liability	1,538.90	0.00	1,538.90	16,997.73	0.00	16,997.73	0.00	(16,997.73)
Total Payroll & Benefits	**1,538.90**	**0.00**	**1,538.90**	**16,997.73**	**0.00**	**16,997.73**	**0.00**	**(16,997.73)**
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	19,302.00	0.00	19,302.00	19,302.00	0.00	19,302.00	0.00	(19,302.00)
Total Reserve UDR Projects	**19,302.00**	**0.00**	**19,302.00**	**29,285.59**	**0.00**	**29,285.59**	**0.00**	**(29,285.59)**
Total UDR Activity Expense	**21,020.93**	**0.00**	**21,020.93**	**52,124.82**	**0.00**	**52,124.82**	**0.00**	**(52,124.82)**
Total UDR Activity Income / (Loss)	**(11,082.90)**	**0.00**	**(11,082.90)**	**(29,931.66)**	**0.00**	**(29,931.66)**	**0.00**	**29,931.66**

Income Statement Report
Sudden Valley Community Association
SVCA Reserves
June 01, 2025 thru June 30, 2025

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (6 months) Actual	Year to Date (6 months) Budget	Year to Date (6 months) 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	724,261.72	0.00	724,261.72	0.00	(724,261.72)
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	365.89	0.00	365.89	13,783.04	0.00	13,783.04	0.00	(13,783.04)
4049 - BD Expense - CRRRF 2025	(1,405.58)	0.00	(1,405.58)	(13,551.79)	0.00	(13,551.79)	0.00	13,551.79
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	358.50	0.00	358.50	14,727.72	0.00	14,727.72	0.00	(14,727.72)
4053 - BD Expense - Roads 2025	(1,555.05)	0.00	(1,555.05)	(14,700.38)	0.00	(14,700.38)	0.00	14,700.38
4055.25 - Roads Capital Assmt 2025	123,887.98	0.00	123,887.98	744,805.79	0.00	744,805.79	0.00	(744,805.79)
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	13,308.88	0.00	13,308.88	0.00	(13,308.88)
4061 - BD Expense- Mailbox 2025	(28.16)	0.00	(28.16)	(257.40)	0.00	(257.40)	0.00	257.40
4062 - BD Expense- Mailbox 24 & Prior	6.70	0.00	6.70	249.36	0.00	249.36	0.00	(249.36)
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	**244,302.17**	**0.00**	**244,302.17**	**1,468,976.28**	**0.00**	**1,468,976.28**	**0.00**	**(1,468,976.28)**
Investment Income								
4910 - Interest Earned - Reserve Accounts	2,792.66	0.00	2,792.66	17,207.78	0.00	17,207.78	0.00	(17,207.78)
Total Investment Income	**2,792.66**	**0.00**	**2,792.66**	**17,207.78**	**0.00**	**17,207.78**	**0.00**	**(17,207.78)**
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	200.00	0.00	200.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
Total Capital Gain (Loss) on Sale of Assets	**200.00**	**0.00**	**200.00**	**1,200.00**	**0.00**	**1,200.00**	**0.00**	**(1,200.00)**
Total SVCA Reserves Income	**247,294.83**	**0.00**	**247,294.83**	**1,487,384.06**	**0.00**	**1,487,384.06**	**0.00**	**(1,487,384.06)**

Income Statement Report
Sudden Valley Community Association
SVCA Reserves
June 01, 2025 thru June 30, 2025

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (6 months) Actual	Year to Date (6 months) Budget	Year to Date (6 months) Variance	Annual Budget	Budget Remaining
Expense								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	38,901.18	0.00	38,901.18	0.00	(38,901.18)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	46,628.04	0.00	46,628.04	0.00	(46,628.04)
6325 - Depr - Land Improvement	8,363.90	0.00	8,363.90	50,183.40	0.00	50,183.40	0.00	(50,183.40)
6326 - Depr - Mailboxes	1,979.19	0.00	1,979.19	11,875.14	0.00	11,875.14	0.00	(11,875.14)
6327 - Depr - Roads and Bridges	55,485.13	0.00	55,485.13	332,910.78	0.00	332,910.78	0.00	(332,910.78)
6328 - Depr - Building Improvements	16,064.74	0.00	16,064.74	96,388.44	0.00	96,388.44	0.00	(96,388.44)
6330 - Depr - Furniture & Fixtures	645.50	0.00	645.50	3,873.00	0.00	3,873.00	0.00	(3,873.00)
6335 - Depr - Communication Equipment	123.45	0.00	123.45	740.70	0.00	740.70	0.00	(740.70)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	7,888.62	0.00	7,888.62	0.00	(7,888.62)
6340 - Depr - Machinery & Equipment	9,800.01	0.00	9,800.01	58,800.06	0.00	58,800.06	0.00	(58,800.06)
6360 - Amortization	678.47	0.00	678.47	4,070.82	0.00	4,070.82	0.00	(4,070.82)
Total Depreciation Expense	**108,710.03**	**0.00**	**108,710.03**	**652,260.18**	**0.00**	**652,260.18**	**0.00**	**(652,260.18)**
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	4,978.11	0.00	4,978.11	31,322.24	0.00	31,322.24	0.00	(31,322.24)
Total Reserve Expenses/Transfers	**4,978.11**	**0.00**	**4,978.11**	**31,322.24**	**0.00**	**31,322.24**	**0.00**	**(31,322.24)**
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	18,390.00	0.00	18,390.00	0.00	(18,390.00)
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	7,800.00	0.00	7,800.00	177,873.73	0.00	177,873.73	0.00	(177,873.73)
9723.04 - Golf Austin Creek Repair	0.00	0.00	0.00	9,703.33	0.00	9,703.33	0.00	(9,703.33)
9723.07 - Website Improvements	0.00	0.00	0.00	5,604.52	0.00	5,604.52	0.00	(5,604.52)
9723.17 - 10 Golf Cart Lease	1,325.99	0.00	1,325.99	7,973.73	0.00	7,973.73	0.00	(7,973.73)
9724.012 - Turf Building Remodel - Permit/De	0.00	0.00	0.00	8,217.48	0.00	8,217.48	0.00	(8,217.48)
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
June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
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	426.45	0.00	426.45	1,936.89	0.00	1,936.89	0.00	(1,936.89)
9725.07 - Welcome Center Exterior Painting	1,902.80	0.00	1,902.80	1,902.80	0.00	1,902.80	0.00	(1,902.80)
Total Reserve CRRRF Capital Projects	**14,520.24**	**0.00**	**14,520.24**	**1,014,434.46**	**0.00**	**1,014,434.46**	**0.00**	**(1,014,434.46)**
Reserve Roads Capital Projects								
9923.42 - 2023 Roads Project- Pavement Ma	0.00	0.00	0.00	27,365.70	0.00	27,365.70	0.00	(27,365.70)
9924.2 - 2024 Roads: On-Call Engineering	0.00	0.00	0.00	40,305.05	0.00	40,305.05	0.00	(40,305.05)
9924.5 - 2024 Roads: Renewal of 5-yr progra	0.00	0.00	0.00	30,739.82	0.00	30,739.82	0.00	(30,739.82)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	0.00	0.00	0.00	179,357.22	0.00	179,357.22	0.00	(179,357.22)
9925.2 - 2025 Roads:On Call Engineering	2,362.50	0.00	2,362.50	9,313.25	0.00	9,313.25	0.00	(9,313.25)
9925.3 - 2025 Roads:Potholes & Minor Road	7,130.13	0.00	7,130.13	16,157.39	0.00	16,157.39	0.00	(16,157.39)
9925.4 - 2025 Roads:Streetsigns/Pavement I	17,341.31	0.00	17,341.31	19,739.13	0.00	19,739.13	0.00	(19,739.13)
Total Reserve Roads Capital Projects	**26,833.94**	**0.00**	**26,833.94**	**322,977.56**	**0.00**	**322,977.56**	**0.00**	**(322,977.56)**
Reserve Road CVC Capital Project								
9925.7 - 2025 Roads:CVC Supplies & Outsid	0.00	0.00	0.00	202.33	0.00	202.33	0.00	(202.33)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Reserve Road CVC Capital Project								
9925.72 - 2025 Roads:CVC Wages/Taxes & B	5,360.89	0.00	5,360.89	20,819.36	0.00	20,819.36	0.00	(20,819.36)
Total Reserve Road CVC Capital Project	**5,360.89**	**0.00**	**5,360.89**	**21,021.69**	**0.00**	**21,021.69**	**0.00**	**(21,021.69)**
Total SVCA Reserves Expense	**160,403.21**	**0.00**	**160,403.21**	**2,042,016.13**	**0.00**	**2,042,016.13**	**0.00**	**(2,042,016.13)**
Total SVCA Reserves Income / (Loss)	**86,891.62**	**0.00**	**86,891.62**	**(554,632.07)**	**0.00**	**(554,632.07)**	**0.00**	**554,632.07**

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2025

	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots			SVCA Owned Lots: Restricted				LLE & CTB	Dues Exempt	Total Non Billable Lots	Total All Lots
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser
CTB = Covenant to Bind