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

	Unaudited** May 31, 2025	Unaudited** Dec 31, 2024	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	$ 548,665	$ 579,484	$ (30,819)
Building Completion Deposit Fund	717,400	749,910	(32,510)
Member Receivables - Operations*	-	53,456	(53,456)
Other Receivables	3,350	3,350	-
Prepaid Expenses	20,426	82,148	(61,722)
Operating Lease ROU Assets	26,888	29,554	(2,666)
Inventory	4,684	5,824	(1,140)
Total Current Assets	1,321,413	1,503,726	(182,313)
Current Liabilities			
Accounts Payable	(93,120)	(159,772)	66,652
Accrued Vacation Liability	(91,793)	(76,335)	(15,458)
Accrued Payroll	-	(115,575)	115,575
Prepaid Assessments	(299,055)	(241,080)	(57,975)
Building Completion Deposits	(717,400)	(749,910)	32,510
Other Refundable Deposits	(12,596)	(9,956)	(2,640)
Operating Lease Liability	(26,888)	(29,554)	2,666
Prepaid Golf Memberships	-	(112,307)	112,307
Total Current Liabilities	(1,240,852)	(1,494,489)	253,637
Other Liabilities			
Estimated Contingent PPP Loan Liability***	(357,700)	(357,700)	-
Deferred Library Lease Revenue	(32,667)	(36,000)	3,333
Total Other Liabilities	(390,367)	(393,700)	3,333
Operating Reserve Funds			
Emergency Operating Cash	364,258	363,815	443
Undesignated Reserves Cash	363,923	302,135	61,788
Total Operating Reserve Funds	728,181	665,950	62,231
Net Operating Assets	**$ 418,375**	**$ 281,487**	**$ 136,888**
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,475,239	3,172,197	303,042
Roads Reserve Cash Fund	2,554,533	2,102,138	452,395
Board Density Reduction Cash Fund	87,950	87,889	61
Mailbox Cash Fund	163,226	151,970	11,256
CRRRF Capital Reserve Holding Cash	219,885	219,618	267
Mitigation Assignment of Savings Cash	49,859	49,821	38
LWWSD Assignment of Savings Cash	14,942	14,939	3
Member Receivables - Capital**	-	13,625	(13,625)
Total Capital Current Assets	6,565,634	5,812,197	753,437
Capital Fixed Assets			
Fixed Assets	16,813,908	17,006,025	(192,117)
Finance ROU Assets	86,643	119,060	(32,417)
Lots Held for Sale	231,826	231,826	-
Total Capital Assets	17,132,377	17,356,911	(224,534)
Long Term Liabilities			
CRRRF Loan 2022	(1,426,651)	(1,539,073)	112,422
Finance Leases	(77,714)	(104,457)	26,743
Total Long Term Liabilities	(1,504,365)	(1,643,530)	139,165
NET ASSETS	***$ 22,612,021***	***$ 21,807,065***	***$804,956***
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	134,760	(374,591)	509,351
Transfers Out from Operations to Capital	-	(145,600)	145,600
Current Year Net Income: Capital**	670,196	1,294,054	(623,858)
Transfers Into Capital from Operations	-	145,600	(145,600)
Retained Earnings**	4,858,301	5,232,892	(374,591)
Capital**	16,948,764	15,654,710	1,294,054
TOTAL MEMBER EQUITY	***$ 22,612,021***	***$21,807,065***	***$804,956***

***** 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 May 31, 2025, and December 31, 2024, the balances of receivables written off were $755,818 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 - May 2025			Year to Date - 5 Months Ending 5/31/2025			
	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	238,131		246,599	1,193,142			1,235,817
Bad Debt Reserve	(1,154)		(921)	(34,780)			(25,520)
Net Current Year Assessment Income	236,977	10,870	245,678	1,158,362	27,827	97.1%	1,210,297
Bad Debt Recoveries - Prior Years			2,947				28,003
Golf Income	141,919	2,380	-	512,712	13,679		-
Marina Income	4,082	(3,717)	-	225,741	2,274		-
Rec Center & Pools Income	2,644	588	-	6,934	3,152		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	10,200	(579)	-	83,018	35,662		-
Rental Income - Other	1,350	(1,516)	-	5,080	(401)		-
Area Z Rental Income	539	539	-	13,105	176		-
Lease Income	5,732	948	-	28,658	4,741		-
New Home Construction Fees	26,000	4,720	-	68,000	29,940		-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		1,000
Investment Income	574	(9)	2,799	3,317	402		14,415
Total Revenue	**430,017**	**14,224**	**251,424**	**2,104,927**	**117,452**		**1,253,715**
EXPENSES							
Salaries & Benefits	201,388	2,996	-	941,921	9,906		-
Contracted & Professional Services	31,997	(3,859)	-	96,136	(11,900)		-
CC&Rs/ Mandates	56,366	(18,592)	-	248,052	(59,300)		-
Maintenance & Landscaping	63,889	(24,882)	-	226,595	(10,159)		-
Utilities	11,680	1,990	-	89,066	3,934		-
Administrative	18,676	490	-	86,588	(3,533)		-
Regulatory Compliance	18,052	(10,839)	-	181,104	(88,609)		-
Insurance Premiums	16,623	885	-	81,639	5,896		-
Other Expenses	-	416	-	217	1,866		-
Depreciation Expense	-	-	108,710	-	-		543,550
Interest expense	-	-	5,227	-	-		26,344
Total Expenses	**418,671**	**(51,395)**	**113,937**	**1,951,318**	**(151,899)**		**569,894**
Net Income (Loss)	**11,346**	**(37,171)**	**137,487**	**153,609**	**(34,447)**		**683,821**
Net UDR Activity for Operations							
Legal Expenses - Past Due Account Collections	-			(9,984)			
Net Income (Loss) with Board Approved UDR	**11,346**	**(37,171)**	**137,487**	**143,625**	**(34,447)**		**683,821**
Other Activity							
Net Other UDR Activity*	8,023			56,717			
AR Accrual - Prior Year Reversal	-		-	(53,456)			(13,625)
AR Accrual - Current Year	-		-	-			-
Lease Income- Library Prepaid Recognized	667			3,333			
Vacation Liability Accrual	(1,504)			(15,459)			
Total Other Activity	**7,186**		**-**	**(8,865)**			**(13,625)**
Grand Total Activity	**18,532**	**(37,171)**	**137,487**	**134,760**	**(34,447)**		**670,196**

*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
5 Months Actual, 7 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	600,310	619,747		-	11,068		**1,231,125**	-	72,850	**72,850**
Storm Water Mitigation Plan Fee		-					**-**			**-**
Investment Income	8,113	5,743	267	61	189	41	**14,415**	443	388	**831**
Sale of Assets	1,000			-			**1,000**			**-**
Mitigation Release	-	-				-	**-**			**-**
2025 Expenditures	(306,381)	(173,095)	-	-	-		**(479,476)**		(11,450)	**(11,450)**
Net Available Cash at 5/31/2025	**3,475,239**	**2,554,533**	**219,885**	**87,950**	**163,226**	**64,801**	**$ 6,565,634**	**364,258**	**363,923**	**$ 728,181**
7 Month Outlook										
Outlook - 2025 Dues (95% collections)	801,495	824,318			14,731		**$ 1,640,544**			**$ -**
Outlook - Prior Year Collections	11,604	11,934			213		**23,752**		22,915	**22,915**
CRRRF Loan Payments for year 2025	(194,273)						**(194,273)**			**-**
Obligated Expenses/Holdings	(1,006,502)	(1,419,109)	(219,885)			(64,801)	**(2,710,297)**		(17,056)	**(17,056)**
Net Usable Cash Balance 12/31/2025	**3,087,563**	**1,971,677**	**-**	**87,950**	**178,171**	**-**	**$ 5,325,360**	**364,258**	**369,782**	**$ 734,040**
Board Recommended Carryover Balance	(600,000)	(500,000)					**$ (1,100,000)**			**$ -**
Net Usable Cash 12/31/2025, After Recommendation	**$ 2,487,563**	**$ 1,471,677**	**$ -**	**$ 87,950**	**$ 178,171**	**$ -**	**$ 4,225,360**	**$ 364,258**	**$ 369,782**	**$ 734,040**
Net Current Year Cash Increase (Decrease)	(84,634)	(130,461)	(219,618)	61	26,201	(64,760)	$ (473,211)	443	67,647	$ 68,090

*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

May 1, 2025 to May 31, 2025

CURRENT MONTH

Whole $

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	27,400	6,120	7,502	(387)	42,616	(7,003)	(22,718)	(1,270)
Accounting	3,543	(1,273)	28,819	1,222	2,189	1,205	(27,465)	1,154
Administration	1,439	1,329	33,147	3,278	22,363	(12,168)	(54,071)	(7,561)
Common Costs	3,067	(849)	-	-	47,079	(17,983)	(44,012)	(18,832)
Facilities	6,271	1,321	5,365	(734)	6,623	6,800	(5,717)	7,387
Maintenance	-	-	32,401	975	9,536	852	(41,937)	1,827
Subtotal	**41,720**	**6,648**	**107,234**	**4,354**	**130,406**	**(28,297)**	**(195,920)**	**(17,295)**
Golf	141,919	2,380	68,823	4,534	65,283	(28,120)	7,813	(21,206)
Marina	5,407	(4,912)	-	-	3,157	(2,097)	2,250	(7,009)
Rec/ Pools/ Parks	3,994	(762)	25,331	(5,892)	18,435	4,123	(39,772)	(2,531)
Subtotal	**151,320**	**(3,294)**	**94,154**	**(1,358)**	**86,875**	**(26,094)**	**(29,709)**	**(30,746)**
Subtotal Operations before Ops Dues	**193,040**	**3,354**	**201,388**	**2,996**	**217,281**	**(54,391)**	**(225,629)**	**(48,041)**
Ops Dues Earned	238,131						238,131	
Curr Yr Bad Debts Activity	(1,154)						(1,154)	
Net Ops Dues	236,977	10,870					236,977	10,870
Net Operations	**430,017**	**14,224**	**201,388**	**2,996**	**217,281**	**(54,391)**	**11,348**	**(37,171)**
Net BOD Approved UDR Activity for Operations								
Legal Expenses - Past Due Account Collections	-		-		-		-	
Net Operations with Board Approved UDR	**430,017**	**14,224**	**201,388**	**2,996**	**217,281**	**(54,391)**	**11,348**	**(37,171)**
Other Operating Activity								
UDR Activity	8,228				205		8,023	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				1,504		(1,504)	
Total Other Operating Activity	8,895				1,709		7,186	
Grand Total Operations Activity	**438,912**	**14,224**	**201,388**	**2,996**	**218,990**	**(54,391)**	**18,534**	**(37,171)**

*** Excludes Depreciation**

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

Sudden Valley Community Association
Operations - By Department
January 1, 2025 to May 31, 2025
YEAR TO DATE

Whole $

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	105,349	55,730	36,980	(2,033)	264,402	(72,903)	(196,033)	(19,206)
Accounting	12,739	(2,457)	142,261	5,279	26,857	(3,296)	(156,379)	(474)
Administration	2,552	2,212	161,485	17,420	86,760	(37,225)	(245,693)	(17,593)
Common Costs	30,344	10,764	-	-	235,298	(57,821)	(204,954)	(47,057)
Facilities	41,763	4,084	22,515	259	62,374	30,858	(43,126)	35,201
Maintenance	-	-	165,150	2,727	34,185	12,952	(199,335)	15,679
Subtotal	**192,747**	**70,333**	**528,391**	**23,652**	**709,876**	**(127,435)**	**(1,045,520)**	**(33,450)**
Golf	512,712	13,679	304,277	20,646	238,236	(35,754)	(29,801)	(1,429)
Marina	229,091	2,028	-	-	12,697	(5,142)	216,394	(3,114)
Rec/ Pools/ Parks	12,014	3,584	109,253	(34,392)	48,587	6,527	(145,826)	(24,281)
Subtotal	**753,817**	**19,291**	**413,530**	**(13,746)**	**299,520**	**(34,369)**	**40,767**	**(28,824)**
Subtotal Operations before Ops Dues	**946,564**	**89,624**	**941,921**	**9,906**	**1,009,396**	**(161,804)**	**(1,004,753)**	**(62,274)**
Ops Dues Earned	1,193,142						1,193,142	
Curr Yr Bad Debts Activity	(34,780)						(34,780)	
Net Ops Dues	1,158,362	27,827					1,158,362	27,827
Net Operations	**2,104,926**	**117,451**	**941,921**	**9,906**	**1,009,396**	**(161,804)**	**153,609**	**(34,447)**
Net BOD Approved UDR Activity for Operations								
Legal Expenses - Past Due Account Collections	-		-		9,984		(9,984)	
Net Operations with Board Approved UDR	**2,104,926**	**117,451**	**941,921**	**9,906**	**1,019,380**	**(161,804)**	**143,625**	**(34,447)**
Other Operating Activity								
UDR Activity	62,378				5,661		56,717	
AR Accrual - Prior Year Reversal	(53,456)				-		(53,456)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	3,333				-		3,333	
Vacation Liability Accrual	-				15,459		(15,459)	
Total Other Operating Activity	12,255				21,120		(8,865)	
Grand Total Operations Activity	**2,117,181**	**117,451**	**941,921**	**9,906**	**1,040,500**	**(161,804)**	**134,760**	**(34,447)**

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

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

UNAUDITED

	2025 May Actuals	2025 MTD B / (W) Budget	2025 YTD (5 Months) Actuals	2025 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	236,977	10,870	1,158,362	27,827
Golf Income	141,919	2,380	512,712	13,679
Marina Income	4,082	(3,717)	225,741	2,274
Area Z Rental Income	539	539	13,105	176
Lease Income	5,732	948	28,658	4,741
Non-Lease Facility Rentals	1,350	(1,516)	5,080	(401)
Rec Center and Pools Income	2,644	588	6,934	3,152
New Home Construction Fees	26,000	4,720	68,000	29,940
Other AR Income	6,806	(1,343)	63,911	20,491
Other Income	3,394	764	19,107	15,171
Investment Income	574	(9)	3,317	402
Total Revenue	**430,017**	**14,224**	**2,104,927**	**117,452**
EXPENSES				
Salaries & Benefits				
ACC / Security	7,502	(387)	36,980	(2,033)
Accounting	28,819	1,222	142,261	5,279
Administration	33,147	3,278	161,485	17,420
Facilities	5,365	(734)	22,515	259
Maintenance	32,401	975	165,150	2,727
Golf	68,823	4,534	304,277	20,646
Rec/ Pools/ Parks	25,331	(5,892)	109,253	(34,392)
Marina	-	-	-	-
Total Salaries & Benefits	201,388	2,996	941,921	9,906
Other Expenses				
Administrative				
General Administrative	-	-	20	(20)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	3,565	(867)	17,895	(6,909)
Dues & Subscriptions	6,854	(3,216)	22,807	(3,513)
Office Supplies	1,149	358	8,314	(798)
GM Discretionary Funds	33	1,335	476	2,682
Advertising Costs	-	1,167	5,370	6,398
Cash Over/Short	(5)	5	(26)	26
Currency Gain/Loss	-	-	8	(8)
Events Charges	450	642	910	797
Printing & Copying	641	(455)	7,447	(180)
Training & Conferences	2,627	1,139	8,093	1,952
Recruiting Expense	1,070	(167)	2,036	(24)
Operating Performance Commissions	-	-	-	-
Operating Perf Comm Payroll Taxes	-	-	-	-
Payroll Service Fees	1,657	(478)	8,427	(2,576)
Insurance Claims	-	-	-	-
Uniforms	635	1,027	4,811	(1,360)
Cashiering Clearing Account	-	-	-	-
Total Administrative	18,676	490	86,588	(3,533)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	6,486	(1,743)	38,860	2,635
Nov 2024 Storm ComArea Tree Removal	9,248	(9,248)	88,237	(88,237)
Permits & Licenses	1,089	25	3,282	(1,264)
Audit & Tax Services	-	-	9,970	(905)
Regulatory Compliance	305	14	2,152	(86)
Federal Income Tax	-	-	-	-
State B&O Tax	924	113	6,889	(538)
Property/Real Estate Tax	-	-	31,714	(214)
Total Regulator Compliance	18,052	(10,839)	181,104	(88,609)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	239	(14)	1,184	3,543
Postage	268	(34)	1,856	(26)
Postage- Views	1,470	(220)	6,455	(205)
Newsletter Services	4,966	34	25,511	(511)
Legal Services	24,658	(19,033)	92,523	(64,398)
Professional Security Services	24,765	675	120,523	2,297
Total CC&Rs/ Mandates	56,366	(18,592)	248,052	(59,300)

Sudden Valley Community Association

Operations Income Statement

May 1, 2025 to May 31, 2025

UNAUDITED

	2025 May Actuals	2025 MTD B / (W) Budget	2025 YTD (5 Months) Actuals	2025 YTD B / (W) Budget
Insurance Premiums	16,623	885	81,639	5,896
Utilities				
Utilities	(3,984)	3,984	(3,812)	3,812
Utilities- Natural Gas	2,930	(179)	14,181	(2,444)
Utilities- Water & Sewer	-	-	15,029	1,452
Utilities- Electricity	6,255	(1,026)	32,503	(4,903)
Utilities- Trash & Recycling Service	1,550	(1,550)	7,957	774
Utilities- Communications Service	4,929	761	23,208	5,243
Total Utilities	11,680	1,990	89,066	3,934
Maintenance & Landscaping				
Landscape R&M	(1,186)	5,995	30,238	(7,201)
Building R&M- Materials	3,434	(30)	10,582	3,714
Building R&M- Contract Services	544	1,976	8,217	11,075
Raw Materials	30,650	(30,650)	45,437	(12,100)
Raw Materials: Sand & Gravel	-	1,608	16,909	(3,001)
Janitorial Supplies	2,186	(191)	5,921	286
Equipment R&M	13,001	(7,346)	53,942	(20,733)
Small Tools & Equipment	1,691	(688)	4,295	1,538
Vehicle R&M	1,298	(601)	5,028	(2,226)
Vehicle Fuel	5,413	3,005	20,738	3,203
Other Supplies	6,915	1,983	20,336	(2,500)
Other R&M	(57)	57	3,929	(2,401)
Weather Response	-	-	1,023	20,187
Total Maintenance & Landscaping	63,889	(24,882)	226,595	(10,159)
Contracted & Professional Services				
Equipment Lease & Rental	6,176	737	13,663	3,517
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	2,965	1,414	21,480	(1,228)
Pool Management	9,603	3,273	12,840	6,020
Safety & Security Services	1,253	2,261	13,175	4,148
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	-	-	2,516
Other Professional Services	12,000	(11,544)	34,978	(26,873)
Total Contracted & Professional Services	31,997	(3,859)	96,136	(11,900)
Other Expenses				
Vandalism	-	416	217	1,866
Other Charges	-	-	-	-
Total Other Expenses	-	416	217	1,866
Total Other Expenses	**217,283**	**(54,391)**	**1,009,397**	**(161,805)**
Total Operations Expenses	**418,671**	**(51,395)**	**1,951,318**	**(151,899)**
Net Operations Income (Loss)	**11,346**	**(37,171)**	**153,609**	**(34,447)**
Net BOD Approved UDR Activity for Operations (Expense)				
Legal Expenses - Past Due Account Collections	-		(9,984)	
Net Operations Income (Loss) with BOD Approved UDR	**11,346**	**(37,171)**	**143,625**	**(34,447)**
Other Operating Activity- Income/(Expense)				
UDR Activity	8,023		56,717	
AR Accrual - Prior Year Reversal	-		(53,456)	
AR Accrual - Current Year	-		-	
Lease Income- Library Prepaid Recognized	667		3,333	
Vacation Liability Accrual	(1,504)		(15,459)	
Total Other Operating Activity	7,186		(8,865)	
Grand Total Operations Activity	**18,532**	**(37,171)**	**134,760**	**(34,447)**

*** Excludes Depreciation**

Income Statement Report
Sudden Valley Community Association
Common Costs
May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2025 Ops	(1,153.53)	(11,900.00)	10,746.47	(34,780.45)	(59,500.00)	24,719.55	(142,804.00)	(108,023.55)
4005.25 - Member Assessments 2025	238,130.61	238,007.00	123.61	1,193,142.05	1,190,035.00	3,107.05	2,856,083.00	1,662,940.95
Total Dues and Assessment Income- Ops	**236,977.08**	**226,107.00**	**10,870.08**	**1,158,361.60**	**1,130,535.00**	**27,826.60**	**2,713,279.00**	**1,554,917.40**
Other AR Income								
4830 - Advertising Income	2,389.00	3,333.00	(944.00)	13,710.00	16,665.00	(2,955.00)	40,000.00	26,290.00
4831 - BD Expense- Views Ads	(526.00)	0.00	(526.00)	157.00	0.00	157.00	0.00	(157.00)
Total Other AR Income	**1,863.00**	**3,333.00**	**(1,470.00)**	**13,867.00**	**16,665.00**	**(2,798.00)**	**40,000.00**	**26,133.00**
Other Income								
4610 - Timber Income	629.50	0.00	629.50	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	**629.50**	**0.00**	**629.50**	**13,159.50**	**0.00**	**13,159.50**	**0.00**	**(13,159.50)**
Investment Income								
4900 - Interest Earned - Operating Accounts	574.13	583.00	(8.87)	3,317.02	2,915.00	402.02	7,000.00	3,682.98
Total Investment Income	**574.13**	**583.00**	**(8.87)**	**3,317.02**	**2,915.00**	**402.02**	**7,000.00**	**3,682.98**
Total Common Costs Income	**240,043.71**	**230,023.00**	**10,020.71**	**1,188,705.12**	**1,150,115.00**	**38,590.12**	**2,760,279.00**	**1,571,573.88**
Expense								
Regulatory Compliance								
7110 - Regulatory Compliance	55.40	0.00	55.40	900.14	500.00	400.14	500.00	(400.14)
9005 - State B&O Tax	27.13	19.00	8.13	157.39	95.00	62.39	225.00	67.61
9015 - Property/Real Estate Tax	0.00	0.00	0.00	31,713.62	31,500.00	213.62	63,000.00	31,286.38
Total Regulatory Compliance	**82.53**	**19.00**	**63.53**	**32,771.15**	**32,095.00**	**676.15**	**63,725.00**	**30,953.85**
CC&Rs/ Mandates								
5216 - Postage- Views	1,470.02	1,250.00	220.02	6,455.14	6,250.00	205.14	15,000.00	8,544.86
5225 - Newsletter Services	4,585.00	5,000.00	(415.00)	23,607.00	25,000.00	(1,393.00)	60,000.00	36,393.00

Income Statement Report
Sudden Valley Community Association
Common Costs

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
CC&Rs/ Mandates								
7020 - Legal Services	24,657.51	5,625.00	19,032.51	92,522.75	28,125.00	64,397.75	67,500.00	(25,022.75)
Total CC&Rs/ Mandates	**30,712.53**	**11,875.00**	**18,837.53**	**122,584.89**	**59,375.00**	**63,209.89**	**142,500.00**	**19,915.11**
Insurance								
5400 - Insurance Premiums	16,283.54	17,202.00	(918.46)	79,941.70	86,007.00	(6,065.30)	206,416.00	126,474.30
Total Insurance	**16,283.54**	**17,202.00**	**(918.46)**	**79,941.70**	**86,007.00**	**(6,065.30)**	**206,416.00**	**126,474.30**
Total Common Costs Expense	**47,078.60**	**29,096.00**	**17,982.60**	**235,297.74**	**177,477.00**	**57,820.74**	**412,641.00**	**177,343.26**
Total Common Costs Income / (Loss)	**192,965.11**	**200,927.00**	**(7,961.89)**	**953,407.38**	**972,638.00**	**(19,230.62)**	**2,347,638.00**	**1,394,230.62**

Income Statement Report
Sudden Valley Community Association
ACC / Security
May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
New Home Construction Fees								
4350 - New Home Construction	26,000.00	21,280.00	4,720.00	68,000.00	38,060.00	29,940.00	100,000.00	32,000.00
Total New Home Construction Fees	**26,000.00**	**21,280.00**	**4,720.00**	**68,000.00**	**38,060.00**	**29,940.00**	**100,000.00**	**32,000.00**
Other AR Income								
4805 - Compliance Fees & Fines - ACC	0.00	0.00	0.00	30,950.00	11,559.00	19,391.00	30,000.00	(950.00)
4806 - BD Expense- ACC Fines	1,400.00	0.00	1,400.00	6,254.47	0.00	6,254.47	0.00	(6,254.47)
4811 - BD Expense- Sec Fines	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
Total Other AR Income	**1,400.00**	**0.00**	**1,400.00**	**37,304.47**	**11,559.00**	**25,745.47**	**30,000.00**	**(7,304.47)**
Other Income								
4295 - Security House Checks	0.00	0.00	0.00	45.00	0.00	45.00	0.00	(45.00)
Total Other Income	**0.00**	**0.00**	**0.00**	**45.00**	**0.00**	**45.00**	**0.00**	**(45.00)**
Total ACC / Security Income	**27,400.00**	**21,280.00**	**6,120.00**	**105,349.47**	**49,619.00**	**55,730.47**	**130,000.00**	**24,650.53**
Expense								
Regulatory Compliance								
6165 - Hazardous Tree Removal/Forest Mgm	6,485.60	4,743.00	1,742.60	38,860.40	41,495.00	(2,634.60)	100,000.00	61,139.60
6166 - Nov 2024 Storm ComArea Tree Remc	9,248.00	0.00	9,248.00	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	21.41	(34.00)	55.41	702.71	193.00	509.71	500.00	(202.71)
Total Regulatory Compliance	**15,755.01**	**4,709.00**	**11,046.01**	**127,984.41**	**41,888.00**	**86,096.41**	**100,700.00**	**(27,284.41)**
CC&Rs/ Mandates								
5215 - Postage	44.16	0.00	44.16	119.81	50.00	69.81	50.00	(69.81)
7097 - Professional Security Services	24,765.29	25,440.00	(674.71)	120,522.56	122,820.00	(2,297.44)	300,000.00	179,477.44
Total CC&Rs/ Mandates	**24,809.45**	**25,440.00**	**(630.55)**	**120,642.37**	**122,870.00**	**(2,227.63)**	**300,050.00**	**179,407.63**
Payroll & Benefits								
5300 - Salaries	6,119.49	5,766.00	353.49	30,095.83	28,256.00	1,839.83	74,984.00	44,888.17
5335 - Payroll Taxes- Employer	605.75	524.00	81.75	2,998.73	2,566.00	432.73	6,809.00	3,810.27

Income Statement Report
Sudden Valley Community Association
ACC / Security
May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	777.09	825.00	(47.91)	3,885.45	4,125.00	(239.55)	9,900.00	6,014.55
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	562.00	562.00
Total Payroll & Benefits	**7,502.33**	**7,115.00**	**387.33**	**36,980.01**	**34,947.00**	**2,033.01**	**92,255.00**	**55,274.99**
Utilities								
6050 - Utilities- Communications Service	207.67	120.00	87.67	957.98	600.00	357.98	1,440.00	482.02
Total Utilities	**207.67**	**120.00**	**87.67**	**957.98**	**600.00**	**357.98**	**1,440.00**	**482.02**
Maintenance & Landscaping								
6785 - Vehicle Fuel	591.54	1,530.00	(938.46)	4,701.16	4,325.00	376.16	9,704.00	5,002.84
6795 - Other Supplies	0.00	260.00	(260.00)	44.23	437.00	(392.77)	482.00	437.77
Total Maintenance & Landscaping	**591.54**	**1,790.00**	**(1,198.46)**	**4,745.39**	**4,762.00**	**(16.61)**	**10,186.00**	**5,440.61**
Contracted & Professional Services								
6440 - Safety & Security Services	1,252.63	3,138.00	(1,885.37)	9,854.82	16,780.00	(6,925.18)	25,000.00	15,145.18
6460 - ACC Consultant	0.00	0.00	0.00	0.00	2,516.00	(2,516.00)	10,000.00	10,000.00
Total Contracted & Professional Services	**1,252.63**	**3,138.00**	**(1,885.37)**	**9,854.82**	**19,296.00**	**(9,441.18)**	**35,000.00**	**25,145.18**
Other Expenses								
9120 - Vandalism & Towing	0.00	416.00	(416.00)	217.00	2,083.00	(1,866.00)	5,000.00	4,783.00
Total Other Expenses	**0.00**	**416.00**	**(416.00)**	**217.00**	**2,083.00**	**(1,866.00)**	**5,000.00**	**4,783.00**
Total ACC / Security Expense	**50,118.63**	**42,728.00**	**7,390.63**	**301,381.98**	**226,446.00**	**74,935.98**	**544,631.00**	**243,249.02**
Total ACC / Security Income / (Loss)	**(22,718.63)**	**(21,448.00)**	**(1,270.63)**	**(196,032.51)**	**(176,827.00)**	**(19,205.51)**	**(414,631.00)**	**(218,598.49)**

Income Statement Report
Sudden Valley Community Association
Accounting

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Other AR Income								
4240 - Title & Recording Fees	3,150.00	4,676.00	(1,526.00)	11,350.00	14,636.00	(3,286.00)	40,000.00	28,650.00
4241 - BD Expense- Title Fees	150.00	0.00	150.00	225.00	0.00	225.00	0.00	(225.00)
4705 - NSF Service Fees	243.00	140.00	103.00	1,161.00	560.00	601.00	1,500.00	339.00
4706 - BD Expense- NSF Fees	0.01	0.00	0.01	3.32	0.00	3.32	0.00	(3.32)
Total Other AR Income	**3,543.01**	**4,816.00**	**(1,272.99)**	**12,739.32**	**15,196.00**	**(2,456.68)**	**41,500.00**	**28,760.68**
Total Accounting Income	**3,543.01**	**4,816.00**	**(1,272.99)**	**12,739.32**	**15,196.00**	**(2,456.68)**	**41,500.00**	**28,760.68**
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	144.29	134.00	10.29	770.18	1,046.00	(275.82)	1,500.00	729.82
5121 - Currency Gain/Loss	0.00	0.00	0.00	8.11	0.00	8.11	0.00	(8.11)
5210 - Printing & Copying	33.60	30.00	3.60	1,461.56	1,131.00	330.56	5,000.00	3,538.44
5399 - Payroll Service Fees	1,656.54	1,179.00	477.54	8,427.24	5,851.00	2,576.24	16,000.00	7,572.76
Total Administrative	**1,834.43**	**1,343.00**	**491.43**	**10,777.06**	**8,028.00**	**2,749.06**	**22,500.00**	**11,722.94**
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	8.65	69.00	(60.35)	175.13	367.00	(191.87)	1,000.00	824.87
Total Regulatory Compliance	**8.65**	**69.00**	**(60.35)**	**10,145.13**	**9,432.00**	**713.13**	**50,000.00**	**39,854.87**
CC&Rs/ Mandates								
5215 - Postage	178.92	171.00	7.92	789.39	838.00	(48.61)	5,000.00	4,210.61
Total CC&Rs/ Mandates	**178.92**	**171.00**	**7.92**	**789.39**	**838.00**	**(48.61)**	**5,000.00**	**4,210.61**
Payroll & Benefits								
5300 - Salaries	23,399.88	24,534.00	(1,134.12)	115,230.03	120,225.00	(4,994.97)	319,043.00	203,812.97
5335 - Payroll Taxes- Employer	2,310.97	2,207.00	103.97	11,489.17	10,815.00	674.17	28,701.00	17,211.83
5385 - Payroll Benefits - Medical	3,108.36	3,300.00	(191.64)	15,541.80	16,500.00	(958.20)	39,600.00	24,058.20

Income Statement Report
Sudden Valley Community Association
Accounting

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Payroll & Benefits								
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	2,393.00	2,393.00
Total Payroll & Benefits	**28,819.21**	**30,041.00**	**(1,221.79)**	**142,261.00**	**147,540.00**	**(5,279.00)**	**389,737.00**	**247,476.00**
Utilities								
6050 - Utilities- Communications Service	165.91	232.00	(66.09)	829.51	1,159.00	(329.49)	2,782.00	1,952.49
Total Utilities	**165.91**	**232.00**	**(66.09)**	**829.51**	**1,159.00**	**(329.49)**	**2,782.00**	**1,952.49**
Contracted & Professional Services								
5125 - IT Support and Services	0.00	1,579.00	(1,579.00)	4,299.00	4,104.00	195.00	10,000.00	5,701.00
7095 - Other Professional Services	0.00	0.00	0.00	17.52	0.00	17.52	0.00	(17.52)
Total Contracted & Professional Services	**0.00**	**1,579.00**	**(1,579.00)**	**4,316.52**	**4,104.00**	**212.52**	**10,000.00**	**5,683.48**
Total Accounting Expense	**31,007.12**	**33,435.00**	**(2,427.88)**	**169,118.61**	**171,101.00**	**(1,982.39)**	**480,019.00**	**310,900.39**
Total Accounting Income / (Loss)	**(27,464.11)**	**(28,619.00)**	**1,154.89**	**(156,379.29)**	**(155,905.00)**	**(474.29)**	**(438,519.00)**	**(282,139.71)**

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

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Other Income								
4245 - Photocopy Income	15.00	0.00	15.00	335.12	0.00	335.12	0.00	(335.12)
4255 - Maps and Signs	26.00	110.00	(84.00)	799.32	340.00	459.32	1,000.00	200.68
4840 - Non-Taxable Income	70.00	0.00	70.00	90.00	0.00	90.00	0.00	(90.00)
4846 - Vendor Space Rentals	1,328.00	0.00	1,328.00	1,328.00	0.00	1,328.00	0.00	(1,328.00)
Total Other Income	**1,439.00**	**110.00**	**1,329.00**	**2,552.44**	**340.00**	**2,212.44**	**1,000.00**	**(1,552.44)**
Total SVCA Operations- Admin Income	**1,439.00**	**110.00**	**1,329.00**	**2,552.44**	**340.00**	**2,212.44**	**1,000.00**	**(1,552.44)**
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	925.87	784.00	141.87	9,410.68	2,426.00	6,984.68	5,000.00	(4,410.68)
5045 - Dues & Subscriptions	380.41	155.00	225.41	718.20	684.00	34.20	1,000.00	281.80
5090 - Office Supplies	980.75	1,285.00	(304.25)	5,513.78	6,581.00	(1,067.22)	21,000.00	15,486.22
5100 - GM Discretionary Funds	32.67	1,368.00	(1,335.33)	476.46	3,158.00	(2,681.54)	5,000.00	4,523.54
5120 - Cash Over/Short	0.00	0.00	0.00	(15.99)	0.00	(15.99)	0.00	15.99
5205 - Events Charges	449.78	1,082.00	(632.22)	909.99	1,657.00	(747.01)	7,500.00	6,590.01
5210 - Printing & Copying	607.10	109.00	498.10	5,644.35	5,804.00	(159.65)	10,000.00	4,355.65
5227 - Training & Conferences	296.75	125.00	171.75	1,171.40	625.00	546.40	1,500.00	328.60
5325 - Recruiting Expense	1,070.00	903.00	167.00	2,036.00	2,012.00	24.00	3,000.00	964.00
Total Administrative	**4,743.33**	**5,811.00**	**(1,067.67)**	**25,774.87**	**22,947.00**	**2,827.87**	**54,000.00**	**28,225.13**
Regulatory Compliance								
9005 - State B&O Tax	2.25	0.00	2.25	8.95	0.00	8.95	0.00	(8.95)
Total Regulatory Compliance	**2.25**	**0.00**	**2.25**	**8.95**	**0.00**	**8.95**	**0.00**	**(8.95)**
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	238.50	0.00	238.50	1,183.50	3,601.00	(2,417.50)	5,000.00	3,816.50
5215 - Postage	44.90	32.00	12.90	682.15	519.00	163.15	1,000.00	317.85

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
CC&Rs/ Mandates								
5225 - Newsletter Services	380.80	0.00	380.80	1,904.00	0.00	1,904.00	1,200.00	(704.00)
Total CC&Rs/ Mandates	**664.20**	**32.00**	**632.20**	**3,769.65**	**4,120.00**	**(350.35)**	**31,200.00**	**27,430.35**
Payroll & Benefits								
5300 - Salaries	28,666.81	29,639.00	(972.19)	139,438.67	145,241.00	(5,802.33)	385,427.00	245,988.33
5335 - Payroll Taxes- Employer	2,630.54	2,661.00	(30.46)	13,606.22	13,039.00	567.22	34,602.00	20,995.78
5385 - Payroll Benefits - Medical	1,849.62	4,125.00	(2,275.38)	8,439.84	20,625.00	(12,185.16)	49,500.00	41,060.16
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	**33,146.97**	**36,425.00**	**(3,278.03)**	**161,484.73**	**178,905.00**	**(17,420.27)**	**472,420.00**	**310,935.27**
Utilities								
6035 - Utilities- Trash & Recycling Service	60.00	0.00	60.00	120.00	0.00	120.00	0.00	(120.00)
6050 - Utilities- Communications Service	1,375.18	500.00	875.18	6,101.13	2,500.00	3,601.13	6,000.00	(101.13)
Total Utilities	**1,435.18**	**500.00**	**935.18**	**6,221.13**	**2,500.00**	**3,721.13**	**6,000.00**	**(221.13)**
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	554.72	1,053.00	(498.28)	554.72	3,320.00	(2,765.28)	7,000.00	6,445.28
5125 - IT Support and Services	2,964.55	2,800.00	164.55	17,181.42	16,148.00	1,033.42	40,000.00	22,818.58
6440 - Safety & Security Services	0.00	0.00	0.00	750.57	0.00	750.57	0.00	(750.57)
7095 - Other Professional Services	12,000.00	0.00	12,000.00	32,500.00	0.00	32,500.00	0.00	(32,500.00)
Total Contracted & Professional Services	**15,519.27**	**3,853.00**	**11,666.27**	**50,986.71**	**19,468.00**	**31,518.71**	**47,000.00**	**(3,986.71)**
Total SVCA Operations- Admin Expense	**55,511.20**	**46,621.00**	**8,890.20**	**248,246.04**	**228,440.00**	**19,806.04**	**611,120.00**	**362,873.96**
Total SVCA Operations- Admin Income / (L	**(54,072.20)**	**(46,511.00)**	**(7,561.20)**	**(245,693.60)**	**(228,100.00)**	**(17,593.60)**	**(610,120.00)**	**(364,426.40)**

Income Statement Report
Sudden Valley Community Association
Facilities

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	0.00	0.00	0.00	13,414.00	12,929.00	485.00	24,000.00	10,586.00
4412 - BD Expense- Area Z	539.00	0.00	539.00	(309.00)	0.00	(309.00)	0.00	309.00
Total Area Z Rental Income	**539.00**	**0.00**	**539.00**	**13,105.00**	**12,929.00**	**176.00**	**24,000.00**	**10,895.00**
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	3,084.00	847.50	19,657.50	15,417.00	4,240.50	37,000.00	17,342.50
4435 - Lease Income - Barn 8	1,300.00	1,200.00	100.00	6,500.00	6,000.00	500.00	14,400.00	7,900.00
4439 - Lease Income- Library	500.00	500.00	0.00	2,500.00	2,500.00	0.00	6,600.00	4,100.00
Total Lease Income	**5,731.50**	**4,784.00**	**947.50**	**28,657.50**	**23,917.00**	**4,740.50**	**58,000.00**	**29,342.50**
Non-Lease Facility Rentals								
4400 - Facility Rentals	0.00	166.00	(166.00)	0.00	833.00	(833.00)	2,000.00	2,000.00
Total Non-Lease Facility Rentals	**0.00**	**166.00**	**(166.00)**	**0.00**	**833.00**	**(833.00)**	**2,000.00**	**2,000.00**
Total Facilities Income	**6,270.50**	**4,950.00**	**1,320.50**	**41,762.50**	**37,679.00**	**4,083.50**	**84,000.00**	**42,237.50**
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	73.42	129.00	(55.58)	367.10	646.00	(278.90)	1,550.00	1,182.90
9005 - State B&O Tax	26.88	(37.00)	63.88	597.35	421.00	176.35	1,000.00	402.65
Total Regulatory Compliance	**100.30**	**92.00**	**8.30**	**964.45**	**1,167.00**	**(202.55)**	**2,650.00**	**1,685.55**
Payroll & Benefits								
5300 - Salaries	4,122.99	3,402.00	720.99	16,742.10	16,671.00	71.10	44,241.00	27,498.90
5335 - Payroll Taxes- Employer	464.69	404.00	60.69	1,887.18	1,978.00	(90.82)	5,249.00	3,361.82
5385 - Payroll Benefits - Medical	777.08	825.00	(47.92)	3,885.40	4,125.00	(239.60)	9,900.00	6,014.60
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	332.00	332.00
Total Payroll & Benefits	**5,364.76**	**4,631.00**	**733.76**	**22,514.68**	**22,774.00**	**(259.32)**	**59,722.00**	**37,207.32**

Income Statement Report
Sudden Valley Community Association
Facilities

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Insurance								
5400 - Insurance Premiums	41.63	0.00	41.63	208.15	0.00	208.15	0.00	(208.15)
Total Insurance	**41.63**	**0.00**	**41.63**	**208.15**	**0.00**	**208.15**	**0.00**	**(208.15)**
Utilities								
6000 - Utilities	(3,984.41)	0.00	(3,984.41)	(3,812.05)	0.00	(3,812.05)	0.00	3,812.05
6005 - Utilities- Natural Gas	668.22	666.00	2.22	4,669.45	3,856.00	813.45	8,683.00	4,013.55
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	6,040.42	5,778.00	262.42	19,441.00	13,400.58
6033 - Utilities- Electricity	2,794.01	2,326.00	468.01	17,071.09	13,434.00	3,637.09	29,448.00	12,376.91
6035 - Utilities- Trash & Recycling Service	812.92	0.00	812.92	4,499.89	5,504.00	(1,004.11)	15,000.00	10,500.11
6050 - Utilities- Communications Service	762.41	2,500.00	(1,737.59)	3,807.93	12,500.00	(8,692.07)	30,000.00	26,192.07
Total Utilities	**1,053.15**	**5,492.00**	**(4,438.85)**	**32,276.73**	**41,072.00**	**(8,795.27)**	**102,572.00**	**70,295.27**
Maintenance & Landscaping								
6515 - Building R&M- Materials	2,698.16	3,404.00	(705.84)	9,140.99	14,296.00	(5,155.01)	40,000.00	30,859.01
6520 - Building R&M- Contract Vendor	544.00	2,520.00	(1,976.00)	8,216.98	19,292.00	(11,075.02)	45,000.00	36,783.02
6635 - Janitorial Supplies	2,185.86	1,786.00	399.86	5,920.95	5,165.00	755.95	12,000.00	6,079.05
6675 - Equipment R&M	0.00	0.00	0.00	0.00	2,945.00	(2,945.00)	10,000.00	10,000.00
6795 - Other Supplies	0.00	129.00	(129.00)	104.34	646.00	(541.66)	1,550.00	1,445.66
6796 - Other R&M	0.00	0.00	0.00	511.34	1,000.00	(488.66)	1,000.00	488.66
Total Maintenance & Landscaping	**5,428.02**	**7,839.00**	**(2,410.98)**	**23,894.60**	**43,344.00**	**(19,449.40)**	**109,550.00**	**85,655.40**
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	**11,987.86**	**18,054.00**	**(6,066.14)**	**84,888.61**	**116,006.00**	**(31,117.39)**	**289,494.00**	**204,605.39**
Total Facilities Income / (Loss)	**(5,717.36)**	**(13,104.00)**	**7,386.64**	**(43,126.11)**	**(78,327.00)**	**35,200.89**	**(205,494.00)**	**(162,367.89)**

Income Statement Report
Sudden Valley Community Association
Maintenance

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Administrative								
5090 - Office Supplies	0.00	59.00	(59.00)	0.00	59.00	(59.00)	150.00	150.00
6408 - Uniforms	18.44	264.00	(245.56)	2,247.62	854.00	1,393.62	2,500.00	252.38
Total Administrative	**18.44**	**323.00**	**(304.56)**	**2,247.62**	**913.00**	**1,334.62**	**2,650.00**	**402.38**
Regulatory Compliance								
6300 - Permits & Licenses	178.49	220.00	(41.51)	1,618.95	699.00	919.95	2,200.00	581.05
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	**178.49**	**220.00**	**(41.51)**	**1,618.95**	**699.00**	**919.95**	**2,300.00**	**681.05**
Payroll & Benefits								
5300 - Salaries	25,642.88	26,512.00	(869.12)	123,522.96	126,008.00	(2,485.04)	331,728.00	208,205.04
5335 - Payroll Taxes- Employer	2,770.17	2,846.00	(75.83)	13,431.03	13,532.00	(100.97)	35,627.00	22,195.97
5385 - Payroll Benefits - Medical	3,988.17	4,018.00	(29.83)	17,644.88	20,087.00	(2,442.12)	48,208.00	30,563.12
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	**32,401.22**	**33,376.00**	**(974.78)**	**165,149.74**	**167,877.00**	**(2,727.26)**	**434,551.00**	**269,401.26**
Utilities								
6050 - Utilities- Communications Service	326.52	343.00	(16.48)	1,507.52	1,716.00	(208.48)	4,119.00	2,611.48
Total Utilities	**326.52**	**343.00**	**(16.48)**	**1,507.52**	**1,716.00**	**(208.48)**	**4,119.00**	**2,611.48**
Maintenance & Landscaping								
6110 - Landscape R&M	150.00	0.00	150.00	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	41.17	701.00	(659.83)	6,374.13	2,945.00	3,429.13	15,000.00	8,625.87
6765 - Small Tools & Equipment	697.98	573.00	124.98	906.37	1,664.00	(757.63)	12,000.00	11,093.63
6775 - Vehicle R&M	1,298.39	573.00	725.39	5,028.46	2,405.00	2,623.46	17,500.00	12,471.54

Income Statement Report
Sudden Valley Community Association
Maintenance

May 01, 2025 thru May 31, 2025

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (5 months) Actual	Year to Date (5 months) Budget	Year to Date (5 months) Variance	Annual Budget	Budget Remaining
Expense								
Maintenance & Landscaping								
6785 - Vehicle Fuel	1,805.40	1,786.00	19.40	7,399.38	6,515.00	884.38	14,683.00	7,283.62
6795 - Other Supplies	159.61	9.00	150.61	2,003.40	422.00	1,581.40	5,000.00	2,996.60
6796 - Other R&M	(761.17)	0.00	(761.17)	0.00	0.00	0.00	0.00	0.00
Total Maintenance & Landscaping	**3,391.38**	**3,642.00**	**(250.62)**	**23,189.45**	**37,949.00**	**(14,759.55)**	**111,683.00**	**88,493.55**
Contracted & Professional Services								
5085 - Equipment Lease & Rental	5,621.20	5,860.00	(238.80)	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	0.00	0.00	0.00	25,000.00	25,000.00
Total Contracted & Professional Services	**5,621.20**	**5,860.00**	**(238.80)**	**5,621.20**	**5,860.00**	**(238.80)**	**33,000.00**	**27,378.80**
Total Maintenance Expense	**41,937.25**	**43,764.00**	**(1,826.75)**	**199,334.48**	**215,014.00**	**(15,679.52)**	**588,303.00**	**388,968.52**
Total Maintenance Income / (Loss)	**(41,937.25)**	**(43,764.00)**	**1,826.75**	**(199,334.48)**	**(215,014.00)**	**15,679.52**	**(588,303.00)**	**(388,968.52)**

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (5 months) Actual	Year to Date (5 months) Budget	Year to Date (5 months) Variance	Annual Budget	Budget Remaining
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	$ 38,485	$ 39,358	$ (873)	$ 282,643	$ 282,471	$ 172	$ 387,000	$ 104,357
4151 - BD Expense- Golf	(323)	-	(323)	(391)	-	(391)	-	391
4154 - Golf Course Daily Greens Fees	75,252	70,591	4,661	153,024	139,899	13,125	754,171	601,147
4170 - Driving Range Fees	5,497	4,964	533	13,460	11,188	2,272	38,900	25,440
4174 - Golf Cart Rental	21,486	22,927	(1,441)	51,888	53,664	(1,776)	227,679	175,791
4176 - Golf Club Storage	14	166	(152)	1,385	1,451	(66)	1,850	465
4178 - Trail Fees	1,508	1,533	(25)	10,703	10,360	343	15,400	4,697
Total Golf Income	**141,919**	**139,539**	**2,380**	**512,712**	**499,033**	**13,679**	**1,425,000**	**912,288**
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Golf Pro Income	**141,919**	**139,539**	**2,380**	**512,712**	**499,033**	**13,679**	**1,425,000**	**912,288**
Expense								
Administrative								
5107 - Advertising Costs	-	1,167	(1,167)	5,370	11,768	(6,398)	15,000	9,630
5015 - Bank Charges & Fees	2,495	1,780	715	7,714	7,514	200	32,000	24,286
5120 - Cash Over/Short	(5)	-	(5)	(10)	-	(10)	-	10
5045 - Dues & Subscriptions	6,473	3,483	2,990	22,089	18,610	3,479	29,393	7,304
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	65	-	65	281	287	(6)	1,100	819
5205 - Events Charges	-	10	(10)	-	50	(50)	120	120
5210 - Printing & Copying	-	47	(47)	60	132	(72)	1,800	1,740
5227 - Training & Conferences	-	-	-	4,592	4,992	(400)	6,300	1,708
5326 - Operating Performance Commissions	-	-	-	-	-	-	7,059	7,059
5326.1 - Operating Perf Comm Payroll Taxes	-	-	-	-	-	-	706	706
5399 - Payroll Service Fees	-	-	-	-	-	-	-	-
6408 - Uniforms	617	1,365	(748)	2,564	2,564	(0)	7,100	4,536
Total Administrative	**9,645**	**7,852**	**1,793**	**42,659**	**45,917**	**(3,258)**	**100,578**	**57,918**
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Requlatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	(106)	106	568	19	549	400	(168)
9005 - State B&O Tax	666	760	(94)	1,904	2,142	(238)	7,500	5,596
TotalRegulatory Compliance	**666**	**654**	**12**	**2,472**	**2,161**	**311**	**7,900**	**5,428**
CC&Rs/ Mandates								
5215 - Postage	-	31	(31)	32	154	(122)	370	338
5115 - Web Site Maintenance	-	225	(225)	-	1,125	(1,125)	2,700	2,700
CC&Rs/ Mandates Total	**-**	**256**	**(256)**	**32**	**1,279**	**(1,247)**	**3,070**	**3,038**
Payroll & Benefits								
5300 - Salaries	56,509	59,256	(2,747)	245,393	258,185	(12,792)	760,037	514,644
5335 - Payroll Taxes- Employer	6,201	5,851	350	26,530	25,488	1,042	75,032	48,502
5385 - Payroll Benefits - Medical	6,114	8,250	(2,136)	32,354	41,250	(8,896)	99,000	66,646
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	5,700	5,700
Total Payroll & Benefits	**68,823**	**73,357**	**(4,534)**	**304,277**	**324,923**	**(20,646)**	**939,769**	**635,492**

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

	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date (5 months) Actual	Year to Date (5 months) Budget	Year to Date (5 months) Variance	Annual Budget	Budget Remaining
Insurance								
5400 - Insurance Premiums	298	306	(8)	1,489	1,528	(39)	3,740	2,251
Total Insurance	**298**	**306**	**(8)**	**1,489**	**1,528**	**(39)**	**3,740**	**2,251**
Utilities								
6050 - Utilities- Communications Service	809	853	(44)	3,890	4,266	(376)	10,239	6,349
6033 - Utilities- Electricity	1,700	1,479	221	7,167	7,576	(409)	20,968	13,801
6005 - Utilities- Natural Gas	542	459	83	3,344	2,771	573	6,171	2,827
6023 - Utilities- Water & Sewer	-	-	-	4,092	4,175	(83)	13,629	9,537
6035 - Utilties- Trash & Recycling Service	450	-	450	2,204	2,070	134	4,968	2,764
Total Utilities	**3,502**	**2,791**	**711**	**20,697**	**20,858**	**(161)**	**55,975**	**35,278**
Maintenance & Landscaping								
6675 - Equipment R&M	12,256	4,954	7,302	43,640	25,787	17,853	50,000	6,360
6635 - Janitorial Supplies	-	-	-	-	-	-	-	-
6110 - Landscape R&M	(1,336)	4,584	(5,920)	29,020	19,574	9,446	40,000	10,980
6796 - Other R&M	-	-	-	2,009	528	1,481	2,980	971
6795 - Other Supplies	5,595	7,711	(2,116)	14,361	11,647	2,714	21,500	7,140
6610 - Raw Materials	30,650	-	30,650	45,437	33,337	12,100	38,000	(7,437)
6621 - Raw Materials: Sand & Gravel	-	1,608	(1,608)	16,909	13,908	3,001	40,000	23,092
6765 - Small Tools & Equipment	993	430	563	3,388	4,169	(781)	5,400	2,012
6785 - Vehicle Fuel	3,016	5,102	(2,086)	8,638	12,601	(3,963)	35,761	27,124
6775 - Vehicle R&M	-	124	(124)	-	397	(397)	1,200	1,200
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	**51,173**	**24,513**	**26,660**	**163,401**	**121,948**	**41,453**	**234,841**	**71,442**
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	-	-	7,487	8,000	(513)	15,000	7,513
6440 - Safety & Security Services	-	335	(335)	-	335	(335)	550	550
7095 - Other Professional Services	-	456	(456)	-	456	(456)	750	750
Total Contracted & Professional Services	**-**	**791**	**(791)**	**7,487**	**8,791**	**(1,304)**	**16,300**	**8,813**
Total Golf Expense	**134,106**	**110,520**	**23,586**	**542,513**	**527,405**	**15,108**	**1,362,173**	**819,660**
Total Golf Income / (Loss)	**$ 7,813**	**$ 29,019**	**$ (21,206)**	**$ (29,801)**	**$ (28,372)**	**$ (1,429)**	**$ 62,827**	**$ 92,628**

Income Statement Report
Sudden Valley Community Association
Marina

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Marina Income								
4415 - Marina Wet Slip Income	0.00	2,483.00	(2,483.00)	18,942.40	24,828.00	(5,885.60)	24,828.00	5,885.60
4420 - Marina Dry Slip Income	1,620.00	5,315.00	(3,695.00)	73,631.00	69,095.00	4,536.00	75,929.00	2,298.00
4425 - Marina Wet/Dry Combo Income	2,459.00	0.00	2,459.00	133,748.00	129,544.00	4,204.00	129,544.00	(4,204.00)
4426 - BD Expense- Marina	2.50	0.00	2.50	(580.00)	0.00	(580.00)	0.00	580.00
Total Marina Income	**4,081.50**	**7,798.00**	**(3,716.50)**	**225,741.40**	**223,467.00**	**2,274.40**	**230,301.00**	**4,559.60**
Other Income								
4220 - Marina Gate & Access Cards	1,325.00	2,520.00	(1,195.00)	3,350.00	3,596.00	(246.00)	6,400.00	3,050.00
Total Other Income	**1,325.00**	**2,520.00**	**(1,195.00)**	**3,350.00**	**3,596.00**	**(246.00)**	**6,400.00**	**3,050.00**
Total Marina Income	**5,406.50**	**10,318.00**	**(4,911.50)**	**229,091.40**	**227,063.00**	**2,028.40**	**236,701.00**	**7,609.60**
Expense								
Administrative								
5090 - Office Supplies	87.50	84.00	3.50	186.37	417.00	(230.63)	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	**87.50**	**84.00**	**3.50**	**186.37**	**617.00**	**(430.63)**	**1,200.00**	**1,013.63**
Regulatory Compliance								
7110 - Regulatory Compliance	176.45	190.00	(13.55)	884.99	920.00	(35.01)	2,160.00	1,275.01
9005 - State B&O Tax	157.13	245.00	(87.87)	3,138.73	3,046.00	92.73	3,500.00	361.27
Total Regulatory Compliance	**333.58**	**435.00**	**(101.42)**	**4,023.72**	**3,966.00**	**57.72**	**5,660.00**	**1,636.28**
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	568.09	551.00	17.09	1,868.00	1,299.91
6033 - Utilities- Electricity	191.30	154.00	37.30	1,283.36	938.00	345.36	1,766.00	482.64
6050 - Utilities- Communications Service	310.22	162.00	148.22	1,471.23	808.00	663.23	1,939.00	467.77
Total Utilities	**501.52**	**316.00**	**185.52**	**3,322.68**	**2,297.00**	**1,025.68**	**5,573.00**	**2,250.32**
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	225.00	(225.00)	763.00	675.00	88.00	1,500.00	737.00

Income Statement Report
Sudden Valley Community Association
Marina

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Maintenance & Landscaping								
6515 - Building R&M- Materials	736.13	0.00	736.13	1,440.61	0.00	1,440.61	1,000.00	(440.61)
6675 - Equipment R&M	704.48	0.00	704.48	1,408.96	0.00	1,408.96	1,250.00	(158.96)
6795 - Other Supplies	88.85	0.00	88.85	142.25	0.00	142.25	500.00	357.75
6796 - Other R&M	704.48	0.00	704.48	1,408.97	0.00	1,408.97	1,800.00	391.03
Total Maintenance & Landscaping	**2,233.94**	**225.00**	**2,008.94**	**5,163.79**	**675.00**	**4,488.79**	**6,050.00**	**886.21**
Total Marina Expense	**3,156.54**	**1,060.00**	**2,096.54**	**12,696.56**	**7,555.00**	**5,141.56**	**18,483.00**	**5,786.44**
Total Marina Income / (Loss)	**2,249.96**	**9,258.00**	**(7,008.04)**	**216,394.84**	**219,508.00**	**(3,113.16)**	**218,218.00**	**1,823.16**

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

	Current Period			Year to Date (5 months)				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Budget Remaining
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	1,210	2,700	(1,490)	4,160	4,648	(488)	10,000	5,840
4411 - Picnic Shelter Rentals	140	-	140	920	-	920	-	(920)
	1,350	**2,700**	**(1,350)**	**5,080**	**4,648**	**432**	**10,000**	**4,920**
Rec Center and Pools Income								
4510 - Health Club Membership	140	-	140	811	283	528	1,000	189
4223 - Gym and Pool Access Cards	404	219	185	1,592	772	820	3,000	1,408
4502 - Instructor & Trainer Fees	335	404	(69)	2,072	1,294	778	3,000	928
4513 - Main Pool Income	1,760	1,373	387	1,760	1,373	387	25,000	23,240
4515 - Locker Rental	5	-	5	45	-	45	-	(45)
4516 - Quiet Pool Income	-	60	(60)	-	60	(60)	300	300
4010 - Recreation Special Assmt 062018 to052023	-	-	-	-	-	-	-	-
4011 - BD Expense- Rec SA 062018 to 052023	-	-	-	654	-	654	-	(654)
4840 - Other Income	-	-	-	-	-	-	-	-
Total Recreation Income	**2,644**	**2,056**	**588**	**6,933**	**3,782**	**3,151**	**32,300**	**25,366**
Total Recreation Income	**3,994**	**4,756**	**(762)**	**12,013**	**8,430**	**3,583**	**42,300**	**30,286**
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	15	79	(64)	2,332	172	2,160	2,100	(232)
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	-	-	281	-	281	-	(281)
5227 - Training & Conferences	2,330	3,641	(1,311)	2,330	4,428	(2,098)	4,500	2,170
6408 - Uniforms	-	33	(33)	-	33	(33)	2,000	2,000
Total Administrative	**2,345**	**3,753**	**(1,408)**	**4,943**	**4,633**	**310**	**8,600**	**3,657**
Regulatory Compliance								
6300 - Permits & Licenses	910	1,000	(90)	910	1,000	(90)	1,000	90
9005 - State B&O Tax	14	15	(1)	205	87	118	300	95
Total Regulatory Compliance	**925**	**1,015**	**(90)**	**1,115**	**1,087**	**28**	**1,300**	**185**
CC&Rs/ Mandates								
5215 - Postage	-	-	-	232	269	(37)	300	68
CC&Rs/ Mandates Total	**-**	**-**	**-**	**232**	**269**	**(37)**	**300**	**68**
Payroll & Benefits								
5300 - Salaries	21,436	16,189	5,247	91,544	60,642	30,902	229,126	137,582
5335 - Payroll Taxes- Employer	2,341	1,600	741	9,938	5,969	3,969	22,649	12,711
5385 - Payroll Benefits - Medical	1,554	1,650	(96)	7,771	8,250	(479)	19,800	12,029
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	1,215	1,215
Total Payroll & Benefits	**25,331**	**19,439**	**5,892**	**109,253**	**74,861**	**34,392**	**272,790**	**163,537**

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

	Current Period			Year to Date (5 months)				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Budget Remaining
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	972	980	(8)	4,643	4,902	(259)	11,765	7,122
6033 - Utilities- Electricity	1,569	1,270	299	6,982	5,652	1,330	15,364	8,382
6005 - Utilities- Natural Gas	1,720	1,626	94	6,167	5,110	1,057	10,813	4,646
6023 - Utilities- Water & Sewer	-	-	-	4,329	5,977	(1,648)	16,620	12,291
6035 - Utilities- Trash & Recycling Service	227	-	227	1,133	1,157	(24)	3,114	1,981
Total Utilities	**4,488**	**3,876**	**612**	**23,253**	**22,798**	**455**	**57,676**	**34,422**
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	-	-	-	2,519	1,532	987	7,500	4,982
6635 - Janitorial Supplies	-	209	(209)	-	1,042	(1,042)	2,500	2,500
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	-	-	-	-	-
6795 - Other Supplies	1,075	788	287	3,685	4,685	(1,000)	7,750	4,065
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	**1,075**	**997**	**78**	**6,204**	**7,259**	**(1,055)**	**17,750**	**11,547**
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	9,603	12,876	(3,273)	12,840	18,860	(6,020)	55,000	42,160
6440 - Safety & Security Services	-	41	(41)	-	208	(208)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	**9,603**	**12,917**	**(3,314)**	**12,840**	**19,068**	**(6,228)**	**55,500**	**42,660**
Total Recreation Expense	**43,766**	**41,997**	**1,769**	**157,840**	**129,975**	**27,865**	**413,916**	**256,076**
Total Recreation Income / (Loss)	**$ (39,772)**	**$ (37,241)**	**$ (2,531)**	**$ (145,826)**	**$ (121,545)**	**$ (24,281)**	**$ (371,616)**	**$ (225,790)**

Income Statement Report
Sudden Valley Community Association
UDR Activity

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	(77.21)	0.00	(77.21)	(231.63)	0.00	(231.63)	0.00	231.63
4001 - BD Expense- 2024 Ops & prior	3,332.29	0.00	3,332.29	32,569.88	0.00	32,569.88	0.00	(32,569.88)
4081 - BD Expense- Ops 2014 & Prior	0.00	0.00	0.00	648.77	0.00	648.77	0.00	(648.77)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(53,456.07)	0.00	(53,456.07)	0.00	53,456.07
Total Dues and Assessments Income- UDR	**3,255.08**	**0.00**	**3,255.08**	**(20,469.05)**	**0.00**	**(20,469.05)**	**0.00**	**20,469.05**
Lease Income								
4439.1 - Lease Income- Library Prepaid Rec	666.67	0.00	666.67	3,333.35	0.00	3,333.35	0.00	(3,333.35)
Total Lease Income	**666.67**	**0.00**	**666.67**	**3,333.35**	**0.00**	**3,333.35**	**0.00**	**(3,333.35)**
Collections Income								
4710 - Late Fees & Interest	3,957.07	0.00	3,957.07	24,519.51	0.00	24,519.51	0.00	(24,519.51)
4711 - BD Expense- Late Fee & Int	(149.74)	0.00	(149.74)	(1,759.32)	0.00	(1,759.32)	0.00	1,759.32
4720 - Legal Fees/ Reimbursements	35.00	0.00	35.00	475.00	0.00	475.00	0.00	(475.00)
4721 - BD Expense- Legal	1,000.46	0.00	1,000.46	5,324.19	0.00	5,324.19	0.00	(5,324.19)
Total Collections Income	**4,842.79**	**0.00**	**4,842.79**	**28,559.38**	**0.00**	**28,559.38**	**0.00**	**(28,559.38)**
Investment Income								
4910 - Interest Earned - Reserve Accounts	130.58	0.00	130.58	831.45	0.00	831.45	0.00	(831.45)
Total Investment Income	**130.58**	**0.00**	**130.58**	**831.45**	**0.00**	**831.45**	**0.00**	**(831.45)**
Total UDR Activity Income	**8,895.12**	**0.00**	**8,895.12**	**12,255.13**	**0.00**	**12,255.13**	**0.00**	**(12,255.13)**
Expense								
Regulatory Compliance								
9005 - State B&O Tax	16.94	0.00	16.94	339.08	0.00	339.08	0.00	(339.08)
Total Regulatory Compliance	**16.94**	**0.00**	**16.94**	**339.08**	**0.00**	**339.08**	**0.00**	**(339.08)**
CC&Rs/ Mandates								
5025 - Collection Charges	188.59	0.00	188.59	1,376.89	0.00	1,376.89	0.00	(1,376.89)

Income Statement Report
Sudden Valley Community Association
UDR Activity
May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	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	**188.59**	**0.00**	**188.59**	**5,322.39**	**0.00**	**5,322.39**	**0.00**	**(5,322.39)**
Payroll & Benefits								
5391 - Accrued Vacation Liability	1,503.68	0.00	1,503.68	15,458.83	0.00	15,458.83	0.00	(15,458.83)
Total Payroll & Benefits	**1,503.68**	**0.00**	**1,503.68**	**15,458.83**	**0.00**	**15,458.83**	**0.00**	**(15,458.83)**
Reserve UDR Projects								
9624.04 - Legal Exp. for Past Due Accts Coll	0.00	0.00	0.00	9,983.59	0.00	9,983.59	0.00	(9,983.59)
Total Reserve UDR Projects	**0.00**	**0.00**	**0.00**	**9,983.59**	**0.00**	**9,983.59**	**0.00**	**(9,983.59)**
Total UDR Activity Expense	**1,709.21**	**0.00**	**1,709.21**	**31,103.89**	**0.00**	**31,103.89**	**0.00**	**(31,103.89)**
Total UDR Activity Income / (Loss)	**7,185.91**	**0.00**	**7,185.91**	**(18,848.76)**	**0.00**	**(18,848.76)**	**0.00**	**18,848.76**

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Dues and Assessments Income- Capital								
4030 - Special Assessments	0.00	0.00	0.00	27.00	0.00	27.00	0.00	(27.00)
4032 - BD Expense- CRRRF SA 16/17	0.00	0.00	0.00	31.68	0.00	31.68	0.00	(31.68)
4041 - BD Expense- MR&R	0.00	0.00	0.00	31.70	0.00	31.70	0.00	(31.70)
4043.25 - Capital Rep & Repl Assmt 2025	120,496.56	0.00	120,496.56	603,803.79	0.00	603,803.79	0.00	(603,803.79)
4045 - Capital Rep& Repl Assessment	0.00	0.00	0.00	(77.26)	0.00	(77.26)	0.00	77.26
4046 - BD Expense- CRRRF 24 & Prior	1,416.70	0.00	1,416.70	13,417.15	0.00	13,417.15	0.00	(13,417.15)
4049 - BD Expense - CRRRF 2025	(411.38)	0.00	(411.38)	(12,146.21)	0.00	(12,146.21)	0.00	12,146.21
4050 - Roads Capital Assessment	0.00	0.00	0.00	(39.73)	0.00	(39.73)	0.00	39.73
4051 - BD Expense- Roads 24 & Prior	1,503.49	0.00	1,503.49	14,369.22	0.00	14,369.22	0.00	(14,369.22)
4053 - BD Expense - Roads 2025	(502.28)	0.00	(502.28)	(13,145.33)	0.00	(13,145.33)	0.00	13,145.33
4055.25 - Roads Capital Assmt 2025	123,887.98	0.00	123,887.98	620,917.81	0.00	620,917.81	0.00	(620,917.81)
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	11,094.92	0.00	11,094.92	0.00	(11,094.92)
4061 - BD Expense- Mailbox 2025	(7.65)	0.00	(7.65)	(229.24)	0.00	(229.24)	0.00	229.24
4062 - BD Expense- Mailbox 24 & Prior	26.80	0.00	26.80	242.66	0.00	242.66	0.00	(242.66)
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	**248,624.18**	**0.00**	**248,624.18**	**1,224,674.11**	**0.00**	**1,224,674.11**	**0.00**	**(1,224,674.11)**
Investment Income								
4910 - Interest Earned - Reserve Accounts	2,798.90	0.00	2,798.90	14,415.12	0.00	14,415.12	0.00	(14,415.12)
Total Investment Income	**2,798.90**	**0.00**	**2,798.90**	**14,415.12**	**0.00**	**14,415.12**	**0.00**	**(14,415.12)**
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)
Total Capital Gain (Loss) on Sale of Assets	**0.00**	**0.00**	**0.00**	**1,000.00**	**0.00**	**1,000.00**	**0.00**	**(1,000.00)**
Total SVCA Reserves Income	**251,423.08**	**0.00**	**251,423.08**	**1,240,089.23**	**0.00**	**1,240,089.23**	**0.00**	**(1,240,089.23)**

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	32,417.65	0.00	32,417.65	0.00	(32,417.65)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	38,856.70	0.00	38,856.70	0.00	(38,856.70)
6325 - Depr - Land Improvement	8,363.90	0.00	8,363.90	41,819.50	0.00	41,819.50	0.00	(41,819.50)
6326 - Depr - Mailboxes	1,979.19	0.00	1,979.19	9,895.95	0.00	9,895.95	0.00	(9,895.95)
6327 - Depr - Roads and Bridges	55,485.13	0.00	55,485.13	277,425.65	0.00	277,425.65	0.00	(277,425.65)
6328 - Depr - Building Improvements	16,064.74	0.00	16,064.74	80,323.70	0.00	80,323.70	0.00	(80,323.70)
6330 - Depr - Furniture & Fixtures	645.50	0.00	645.50	3,227.50	0.00	3,227.50	0.00	(3,227.50)
6335 - Depr - Communication Equipment	123.45	0.00	123.45	617.25	0.00	617.25	0.00	(617.25)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	6,573.85	0.00	6,573.85	0.00	(6,573.85)
6340 - Depr - Machinery & Equipment	9,800.01	0.00	9,800.01	49,000.05	0.00	49,000.05	0.00	(49,000.05)
6360 - Amortization	678.47	0.00	678.47	3,392.35	0.00	3,392.35	0.00	(3,392.35)
Total Depreciation Expense	**108,710.03**	**0.00**	**108,710.03**	**543,550.15**	**0.00**	**543,550.15**	**0.00**	**(543,550.15)**
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	5,227.03	0.00	5,227.03	26,344.13	0.00	26,344.13	0.00	(26,344.13)
Total Reserve Expenses/Transfers	**5,227.03**	**0.00**	**5,227.03**	**26,344.13**	**0.00**	**26,344.13**	**0.00**	**(26,344.13)**
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	15,325.00	0.00	15,325.00	0.00	(15,325.00)
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	135.00	0.00	135.00	170,073.73	0.00	170,073.73	0.00	(170,073.73)
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	6,647.74	0.00	6,647.74	0.00	(6,647.74)
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

May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 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	1,510.44	0.00	1,510.44	1,510.44	0.00	1,510.44	0.00	(1,510.44)
Total Reserve CRRRF Capital Projects	**6,036.43**	**0.00**	**6,036.43**	**999,914.22**	**0.00**	**999,914.22**	**0.00**	**(999,914.22)**
Reserve Roads Capital Projects								
9923.42 - 2023 Roads Project- Pavement Ma	665.09	0.00	665.09	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	13,091.25	0.00	13,091.25	179,357.22	0.00	179,357.22	0.00	(179,357.22)
9925.2 - 2025 Roads:On Call Engineering	2,394.50	0.00	2,394.50	6,950.75	0.00	6,950.75	0.00	(6,950.75)
9925.3 - 2025 Roads:Potholes & Minor Road	1,639.42	0.00	1,639.42	9,027.26	0.00	9,027.26	0.00	(9,027.26)
9925.4 - 2025 Roads:Streetsigns/Pavement I	0.00	0.00	0.00	2,397.82	0.00	2,397.82	0.00	(2,397.82)
Total Reserve Roads Capital Projects	**17,790.26**	**0.00**	**17,790.26**	**296,143.62**	**0.00**	**296,143.62**	**0.00**	**(296,143.62)**
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
May 01, 2025 thru May 31, 2025

	Current Period			Year to Date (5 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	4,210.29	0.00	4,210.29	15,458.47	0.00	15,458.47	0.00	(15,458.47)
Total Reserve Road CVC Capital Project	**4,210.29**	**0.00**	**4,210.29**	**15,660.80**	**0.00**	**15,660.80**	**0.00**	**(15,660.80)**
Total SVCA Reserves Expense	**141,974.04**	**0.00**	**141,974.04**	**1,881,612.92**	**0.00**	**1,881,612.92**	**0.00**	**(1,881,612.92)**
Total SVCA Reserves Income / (Loss)	**109,449.04**	**0.00**	**109,449.04**	**(641,523.69)**	**0.00**	**(641,523.69)**	**0.00**	**641,523.69**

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2025

	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans	
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev
Jan	16	82	98	276	2,529	2,805	24	103	2	8	3	10	18	37	2	8
Feb	18	96	114	277	2,527	2,804	16	82	8	24	0	6	19	34	2	8
Mar	21	95	116	280	2,554	2,834	6	61	8	14	3	8	19	37	2	8
Apr	21	100	121	285	2,551	2,836	7	62	1	10	3	12	20	32	2	10
May	23	105	128	283	2,526	2,809	14	79	1	17	0	8	16	30	2	12
Jun	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug	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
Oct	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
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

										SVCA Owned Lots							
	Total Prepaid & Current			Total Not Current			Total Billable Lots			Restricted				LLE & CTB	Dues Exempt	Total Non Billable Lots	Total All Lots
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10	Avail.	Total				
Jan	292	2,611	2,903	49	166	215	341	2,777	3,118	774	0	3	777	740	6	1,523	4,641
Feb	295	2,623	2,918	45	154	199	340	2,777	3,117	775	0	3	778	740	6	1,524	4,641
Mar	301	2,649	2,950	38	128	166	339	2,777	3,116	776	0	3	779	740	6	1,525	4,641
Apr	306	2,651	2,957	33	126	159	339	2,777	3,116	776	0	3	779	740	6	1,525	4,641
May	306	2,631	2,937	33	146	179	339	2,777	3,116	776	0	3	779	740	6	1,525	4,641
Jun	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug	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
Oct	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
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser
CTB = Covenant to Bind