

Sudden Valley Community Association

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

	Unaudited** Mar 31, 2025	Unaudited** Dec 31, 2024	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 552,607	\$ 566,838	\$ (14,231)
Building Completion Deposit Fund	699,910	749,910	(50,000)
Member Receivables - Operations*	-	53,456	(53,456)
Other Receivables	16,109	16,109	-
Prepaid Expenses	41,730	88,683	(46,953)
Operating Lease ROU Assets	5,697	6,210	(513)
Inventory	5,127	5,824	(697)
Total Current Assets	1,321,180	1,487,030	(165,850)
Current Liabilities			
Accounts Payable	(49,003)	(145,144)	96,141
Accrued Vacation Liability	(87,930)	(76,335)	(11,595)
Accrued Payroll	-	(115,575)	115,575
Prepaid Assessments	(344,704)	(249,179)	(95,525)
Building Completion Deposits	(699,910)	(749,910)	50,000
Other Refundable Deposits	(10,806)	(9,956)	(850)
Operating Lease Liability	(5,697)	(6,210)	513
Prepaid Golf Memberships	-	(112,307)	112,307
Total Current Liabilities	(1,198,050)	(1,464,616)	266,566
Deferred Lease Revenue Liabilities			
Deferred Library Lease Revenue	(34,000)	(36,000)	2,000
Total Deferred Lease Revenue Liabilities	(34,000)	(36,000)	2,000
Operating Reserve Funds			
Emergency Operating Cash	364,124	363,815	309
Undesignated Reserves Cash	339,444	302,135	37,309
Total Operating Reserve Funds	703,568	665,950	37,618
Net Operating Assets	\$ 792,698	\$ 652,364	\$ 140,334
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,296,538	3,138,292	158,246
Roads Reserve Cash Fund	2,401,209	2,102,139	299,070
Board Density Reduction Cash Fund	87,925	87,889	36
Mailbox Cash Fund	158,705	151,970	6,735
CRRRF Capital Reserve Holding Cash	219,804	219,618	186
Mitigation Assignment of Savings Cash	49,846	49,821	25
LWWSD Assignment of Savings Cash	14,942	14,939	3
Member Receivables - Capital**	-	13,625	(13,625)
Total Capital Current Assets	6,228,969	5,778,293	450,676
Capital Fixed Assets			
Fixed Assets	17,002,048	17,125,452	(123,404)
Finance ROU Assets	39,211	58,661	(19,450)
Lots Held for Sale	236,456	236,456	-
Total Capital Assets	17,277,715	17,420,569	(142,854)
Long Term Liabilities			
CRRRF Loan 2022	(1,471,795)	(1,539,073)	67,279
Finance Leases	(28,180)	(44,203)	16,023
Total Long Term Liabilities	(1,499,975)	(1,583,276)	83,301
NET ASSETS	\$ 22,799,408	\$ 22,267,950	\$ 531,458
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	138,303	(3,713)	142,016
Transfers Out from Operations to Capital	-	(145,600)	145,600
Current Year Net Income: Capital**	393,155	1,384,061	(990,906)
Transfers Into Capital from Operations	-	145,600	(145,600)
Retained Earnings**	5,229,179	5,232,892	(3,713)
Capital**	17,038,771	15,654,710	1,384,061
TOTAL MEMBER EQUITY	\$ 22,799,408	\$ 22,267,950	\$ 531,458

* 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 March 31, 2025, and December 31, 2024, the balances of receivables written off were \$760,835 and \$699,426, respectively.

** Beginning with the 2020 year end audited financial statements, Accounting Standards Codification (ASC) 606 requires issued audited financial statements to reclassify unspent capital dues revenue, including related capital transfer fee collections, as a contract liability balance (unearned revenue), which is then reversed out in future years when capital dues/capital transfer fee collections are actually expended on capital related expenditures. This particular accounting standard change is only incorporated into the issued audited financial statements and is not factored into SVCA's internal monthly statements as it would obscure the reality of monthly capital dues/capital transfer fee revenues collected for internal monthly presentation purposes. See SVCA's 2020 through 2023 audited financial statements (2023 represents the most recently issued audited statements), which fully incorporate ASC 606 and comply with Generally Accepted Accounting Principals (GAAP).

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - March 2025			Year to Date - 3 Months Ending 3/31/2025			
	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	239,056		247,587	715,255			740,760
Bad Debt Reserve	(4,861)		(5,128)	(30,673)			(23,122)
Net Current Year Assessment Income	234,195	8,088	242,459	684,582	6,261	95.7%	717,638
Bad Debt Recoveries - Prior Years			2,145				21,158
Golf Income	59,740	(6,485)	-	268,271	(20,476)		-
Marina Income	207,302	726	-	208,304	1,728		-
Rec Center & Pools Income	805	345	-	3,541	2,185		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	11,825	5,252	-	57,901	31,643		-
Rental Income - Other	310	(889)	-	2,520	726		-
Area Z Rental Income	387	387	-	6,066	(378)		-
Lease Income	5,732	949	-	17,195	2,845		-
New Home Construction Fees	28,000	26,670	-	35,000	32,340		-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		1,000
Investment Income	767	184	2,939	2,120	371		9,095
Total Revenue	549,063	35,227	247,543	1,285,500	57,245		748,891
EXPENSES							
Salaries & Benefits	184,232	9,520	-	555,644	(2,802)		-
Contracted & Professional Services	17,309	(9,413)	-	53,208	(13,067)		-
CC&Rs/ Mandates	46,047	(8,723)	-	136,527	(23,036)		-
Maintenance & Landscaping	45,004	18,172	-	108,820	21,080		-
Utilities	12,873	3,590	-	51,210	4,331		-
Administrative	21,425	(1,135)	-	53,274	(1,911)		-
Regulatory Compliance	23,177	3,099	-	107,591	(32,864)		-
Insurance Premiums	16,254	1,253	-	48,762	3,759		-
Other Expenses	-	417	-	217	1,033		-
Depreciation Expense	-	-	108,710	-	-		326,130
Interest expense	-	-	5,394	-	-		15,981
Total Expenses	366,321	16,780	114,104	1,115,253	(43,477)		342,111
Net Income (Loss)	182,742	52,007	133,439	170,247	13,768		406,780
Net UDR Activity for Operations							
Legal Expenses - Past Due Account Collections	(1,323)			(9,984)			
Net Income (Loss) with Board Approved UDR	181,419	52,007	133,439	160,263	13,768		406,780
Other Activity							
Net Other UDR Activity*	1,186			41,092			
AR Accrual - Prior Year Reversal	-		-	(53,456)			(13,625)
AR Accrual - Current Year	-		-	-			-
Lease Income- Library Prepaid Recognized	667			2,000			
Vacation Liability Accrual	(584)			(11,596)			
Total Other Activity	1,269		-	(21,960)			(13,625)
Grand Total Activity	182,688	52,007	133,439	138,303	13,768		393,155

*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

Sudden Valley Community Association
Reserve Cash Balance & Activity
 3 Months Actual, 9 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	3,138,292	2,102,139	219,618	87,889	151,970	64,760	\$ 5,764,668	363,815	302,135	\$ 665,950
Dues Received	358,668	369,785		-	6,605		735,058	-	51,775	51,775
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	5,110	3,603	186	36	130	28	9,095	309	265	574
Sale of Assets	1,000			-			1,000			-
Mitigation Release	-	-					-			-
2025 Expenditures	(206,532)	(74,319)	-	-	-		(280,851)		(14,731)	(14,731)
Net Available Cash at 3/31/2025	3,296,538	2,401,209	219,804	87,925	158,705	64,788	\$ 6,228,969	364,124	339,444	\$ 703,568
9 Month Outlook										
Outlook - 2025 Dues (95% collections)	1,030,494	1,059,838			18,940		\$ 2,109,272			\$ -
Outlook - Prior Year Collections	14,919	15,344			274		30,538		29,462	29,462
CRRRF Loan Payments for year 2025	(249,780)						(249,780)			-
Obligated Expenses/Holdings	(833,247)	(1,531,721)	(219,804)			(64,788)	(2,649,561)		(17,056)	(17,056)
Net Usable Cash Balance 12/31/2025	3,258,925	1,944,670	-	87,925	177,919	-	\$ 5,469,439	364,124	351,850	\$ 715,974
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2025, After Recommendation	\$ 2,658,925	\$ 1,444,670	\$ -	\$ 87,925	\$ 177,919	\$ -	\$ 4,369,439	\$ 364,124	\$ 351,850	\$ 715,974
Net Current Year Cash Increase (Decrease)	120,633	(157,469)	(219,618)	36	25,949	(64,760)	\$ (295,229)	309	49,715	\$ 50,024

*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
March 1, 2025 to March 31, 2025
CURRENT MONTH

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	31,100	29,638	7,414	(298)	37,983	3,227	(14,297)	32,567
Accounting	3,220	252	29,207	834	12,968	(34)	(38,955)	1,052
Administration	466	415	33,964	2,461	22,165	(12,831)	(55,663)	(9,955)
Common Costs	5,480	1,564	-	-	37,047	(7,536)	(31,567)	(5,972)
Facilities	6,119	1,169	3,573	1,058	7,982	15,449	(5,436)	17,676
Maintenance	-	-	27,129	5,138	5,875	5,743	(33,004)	10,881
Subtotal	46,385	33,038	101,287	9,193	124,020	4,018	(178,922)	46,249
Golf	59,740	(6,485)	60,931	8,091	45,532	4,730	(46,723)	6,336
Marina	207,627	962	-	-	4,124	(537)	203,503	425
Rec/ Pools/ Parks	1,115	(377)	22,014	(7,764)	8,412	(950)	(29,311)	(9,091)
Subtotal	268,482	(5,900)	82,945	327	58,068	3,243	127,469	(2,330)
Subtotal Operations before Ops Dues	314,867	27,138	184,232	9,520	182,088	7,261	(51,453)	43,919
Ops Dues Earned	239,056						239,056	
Curr Yr Bad Debts Activity	(4,861)						(4,861)	
Net Ops Dues	234,195	8,088					234,195	8,088
Net Operations	549,062	35,226	184,232	9,520	182,088	7,261	182,742	52,007
Net BOD Approved UDR Activity for Operations								
Legal Expenses - Past Due Account Collections	-		-		1,323		(1,323)	
Net Operations with Board Approved UDR	549,062	35,226	184,232	9,520	183,411	7,261	181,419	52,007
Other Operating Activity								
UDR Activity	3,215				2,029		1,186	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				584		(584)	
Total Other Operating Activity	3,882				2,613		1,269	
Grand Total Operations Activity	552,944	35,226	184,232	9,520	186,024	7,261	182,688	52,007

* Excludes Depreciation

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

Sudden Valley Community Association

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

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	62,999	52,494	21,887	(1,169)	142,817	(25,480)	(101,705)	25,845
Accounting	7,559	(523)	84,603	2,854	20,075	(1,552)	(97,119)	779
Administration	651	498	98,600	7,454	53,897	(27,599)	(151,846)	(19,647)
Common Costs	23,486	11,738	-	-	140,717	(21,431)	(117,231)	(9,693)
Facilities	23,261	1,967	11,772	1,741	36,045	27,559	(24,556)	31,267
Maintenance	-	-	107,675	(5,441)	19,227	13,534	(126,902)	8,093
Subtotal	117,956	66,174	324,537	5,439	412,778	(34,969)	(619,359)	36,644
Golf	268,271	(20,476)	169,400	13,145	120,273	(2,339)	(21,402)	(9,670)
Marina	208,629	1,874	-	-	5,888	(792)	202,741	1,082
Rec/ Pools/ Parks	6,061	3,411	61,707	(21,386)	20,669	(2,574)	(76,315)	(20,549)
Subtotal	482,961	(15,191)	231,107	(8,241)	146,830	(5,705)	105,024	(29,137)
Subtotal Operations before Ops Dues	600,917	50,983	555,644	(2,802)	559,608	(40,674)	(514,335)	7,507
Ops Dues Earned	715,255						715,255	
Curr Yr Bad Debts Activity	(30,673)						(30,673)	
Net Ops Dues	684,582	6,261					684,582	6,261
Net Operations	1,285,499	57,244	555,644	(2,802)	559,608	(40,674)	170,247	13,768
Net BOD Approved UDR Activity for Operations								
Legal Expenses - Past Due Account Collections	-		-		9,984		(9,984)	
Net Operations with Board Approved UDR	1,285,499	57,244	555,644	(2,802)	569,592	(40,674)	160,263	13,768
Other Operating Activity								
UDR Activity	45,993				4,901		41,092	
AR Accrual - Prior Year Reversal	(53,456)				-		(53,456)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	2,000				-		2,000	
Vacation Liability Accrual	-				11,596		(11,596)	
Total Other Operating Activity	(5,463)				16,497		(21,960)	
Grand Total Operations Activity	1,280,036	57,244	555,644	(2,802)	586,089	(40,674)	138,303	13,768

* Excludes Depreciation

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

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2025

	SVCA Owned Lots																								LLE & CTB	Dues Exempt	Total Non Billable Lots	Total All Lots						
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots						Restricted		Avail.			
	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	Total	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	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	0
May	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jun	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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	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	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	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	0

LLE = Lot Line Eraser
 CTB = Covenant to Bind