

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**

<u>UNAUDITED</u>	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

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	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
Operations Income Statement
March 1, 2025 to March 31, 2025

UNAUDITED

	2025 March Actuals	2025 MTD B / (W) Budget	2025 YTD (3 Months) Actuals	2025 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	234,195	8,088	684,582	6,261
Golf Income	59,740	(6,485)	268,271	(20,476)
Marina Income	207,302	726	208,304	1,728
Area Z Rental Income	387	387	6,066	(378)
Lease Income	5,732	949	17,195	2,845
Non-Lease Facility Rentals	310	(889)	2,520	726
Rec Center and Pools Income	805	345	3,541	2,185
New Home Construction Fees	28,000	26,670	35,000	32,340
Other AR Income	9,921	3,488	44,350	18,424
Other Income	1,904	1,764	13,551	13,219
Investment Income	767	184	2,120	371
Total Revenue	549,063	35,227	1,285,500	57,245
EXPENSES				
Salaries & Benefits				
ACC / Security	7,414	(298)	21,887	(1,169)
Accounting	29,207	834	84,603	2,854
Administration	33,964	2,461	98,600	7,454
Facilities	3,573	1,058	11,772	1,741
Maintenance	27,129	5,138	107,675	(5,441)
Golf	60,931	8,091	169,400	13,145
Rec/ Pools/ Parks	22,014	(7,764)	61,707	(21,386)
Marina	-	-	-	-
Total Salaries & Benefits	184,232	9,520	555,644	(2,802)
Other Expenses				
Administrative				
General Administrative	(105)	105	5	(5)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	6,833	(4,621)	11,122	(5,669)
Dues & Subscriptions	3,598	1,067	15,185	(175)
Office Supplies	2,190	(299)	6,092	(1,927)
GM Discretionary Funds	250	(250)	288	(288)
Advertising Costs	3,127	3,450	4,248	5,202
Cash Over/Short	(18)	18	(19)	19
Currency Gain/Loss	-	-	-	-
Events Charges	-	407	-	515
Printing & Copying	1,380	655	4,391	600
Training & Conferences	410	(285)	3,430	2,324
Recruiting Expense	122	23	283	290
Operating Performance Commissions	-	-	-	-
Operating Perf Comm Payroll Taxes	-	-	-	-
Payroll Service Fees	2,077	(346)	5,372	(1,137)
Insurance Claims	-	-	-	-
Uniforms	1,561	(1,059)	2,877	(1,660)
Cashiering Clearing Account	-	-	-	-
Total Administrative	21,425	(1,135)	53,274	(1,911)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	7,284	6,081	28,455	(510)
Nov 2024 Storm ComArea Tree Removal	-	-	30,029	(30,029)
Permits & Licenses	1,169	(1,079)	2,023	(1,387)
Audit & Tax Services	9,970	(905)	9,970	(905)
Regulatory Compliance	348	387	1,596	(167)
Federal Income Tax	-	-	-	-
State B&O Tax	3,573	(552)	4,833	(681)
Property/Real Estate Tax	833	(833)	30,685	815
Total Regulator Compliance	23,177	3,099	107,591	(32,864)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	270	(45)	810	2,848
Postage	360	(6)	1,263	75
Postage- Views	1,239	11	3,523	227
Newsletter Services	5,541	(541)	15,440	(440)
Legal Services	13,749	(8,124)	43,524	(26,649)
Professional Security Services	24,888	(18)	71,967	903
Total CC&Rs/ Mandates	46,047	(8,723)	136,527	(23,036)

Sudden Valley Community Association

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

UNAUDITED

	2025 March Actuals	2025 MTD B / (W) Budget	2025 YTD (3 Months) Actuals	2025 YTD B / (W) Budget
Insurance Premiums	16,254	1,253	48,762	3,759
Utilities				
Utilities	(3,402)	3,402	(3,121)	3,121
Utilities- Natural Gas	2,730	(450)	9,044	(2,072)
Utilities- Water & Sewer	-	-	7,392	654
Utilities- Electricity	6,774	(1,142)	19,663	(2,381)
Utilities- Trash & Recycling Service	1,836	1,024	4,875	1,294
Utilities- Communications Service	4,935	756	13,357	3,715
Total Utilities	12,873	3,590	51,210	4,331
Maintenance & Landscaping				
Landscape R&M	1,274	5,537	12,239	2,917
Building R&M- Materials	2,677	139	5,368	4,432
Building R&M- Contract Services	855	7,898	5,472	8,825
Raw Materials	6,416	1,013	9,005	(539)
Raw Materials: Sand & Gravel	6,864	(1,616)	16,909	(4,609)
Janitorial Supplies	1,054	(452)	2,168	239
Equipment R&M	15,339	(2,168)	32,566	(9,082)
Small Tools & Equipment	859	(570)	2,207	1,314
Vehicle R&M	413	(17)	3,049	(2,270)
Vehicle Fuel	3,574	204	9,932	(325)
Other Supplies	2,620	2,443	5,679	2,128
Other R&M	2,080	(2,080)	3,203	(2,137)
Weather Response	979	7,841	1,023	20,187
Total Maintenance & Landscaping	45,004	18,172	108,820	21,080
Contracted & Professional Services				
Equipment Lease & Rental	490	1,259	7,487	984
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	4,870	(390)	12,922	(1,573)
Pool Management	1,611	(1,611)	1,611	(1,611)
Safety & Security Services	4,338	(2,671)	10,670	1,685
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	-	-	317
Other Professional Services	6,000	(6,000)	20,518	(12,869)
Total Contracted & Professional Services	17,309	(9,413)	53,208	(13,067)
Other Expenses				
Vandalism	-	417	217	1,033
Other Charges	-	-	-	-
Total Other Expenses	-	417	217	1,033
Total Other Expenses	182,089	7,260	559,609	(40,675)
Total Operations Expenses	366,321	16,780	1,115,253	(43,477)
Net Operations Income (Loss)	182,742	52,007	170,247	13,768
Net BOD Approved UDR Activity for Operations (Expense)				
Legal Expenses - Past Due Account Collections	(1,323)		(9,984)	
Net Operations Income (Loss) with BOD Approved UDR	181,419	52,007	160,263	13,768
Other Operating Activity- Income/(Expense)				
UDR Activity	1,186		41,092	
AR Accrual - Prior Year Reversal	-		(53,456)	
AR Accrual - Current Year	-		-	
Lease Income- Library Prepaid Recognized	667		2,000	
Vacation Liability Accrual	(584)		(11,596)	
Total Other Operating Activity	1,269		(21,960)	
Grand Total Operations Activity	182,688	52,007	138,303	13,768
* Excludes Depreciation				

Income Statement Report Sudden Valley Community Association Common Costs

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2025 Ops	(4,860.97)	(11,900.00)	7,039.03	(30,673.09)	(35,700.00)	5,026.91	(142,804.00)	(112,130.91)
4005.25 - Member Assessments 2025	239,056.41	238,007.00	1,049.41	715,255.25	714,021.00	1,234.25	2,856,083.00	2,140,827.75
Total Dues and Assessment Income- Ops	234,195.44	226,107.00	8,088.44	684,582.16	678,321.00	6,261.16	2,713,279.00	2,028,696.84
Other AR Income								
4830 - Advertising Income	3,500.00	3,333.00	167.00	8,543.00	9,999.00	(1,456.00)	40,000.00	31,457.00
4831 - BD Expense- Views Ads	101.00	0.00	101.00	293.00	0.00	293.00	0.00	(293.00)
Total Other AR Income	3,601.00	3,333.00	268.00	8,836.00	9,999.00	(1,163.00)	40,000.00	31,164.00
Other Income								
4610 - Timber Income	1,112.55	0.00	1,112.55	9,599.40	0.00	9,599.40	0.00	(9,599.40)
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	1,112.55	0.00	1,112.55	12,530.00	0.00	12,530.00	0.00	(12,530.00)
Investment Income								
4900 - Interest Earned - Operating Accounts	766.52	583.00	183.52	2,120.17	1,749.00	371.17	7,000.00	4,879.83
Total Investment Income	766.52	583.00	183.52	2,120.17	1,749.00	371.17	7,000.00	4,879.83
Total Common Costs Income	239,675.51	230,023.00	9,652.51	708,068.33	690,069.00	17,999.33	2,760,279.00	2,052,210.67
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	97.90	416.00	(318.10)	844.74	500.00	344.74	500.00	(344.74)
9005 - State B&O Tax	52.91	19.00	33.91	98.84	57.00	41.84	225.00	126.16
9015 - Property/Real Estate Tax	833.30	0.00	833.30	30,684.79	31,500.00	(815.21)	63,000.00	32,315.21
Total Regulatory Compliance	984.11	435.00	549.11	31,628.37	32,057.00	(428.63)	63,725.00	32,096.63
CC&Rs/ Mandates								
5216 - Postage- Views	1,239.46	1,250.00	(10.54)	3,522.94	3,750.00	(227.06)	15,000.00	11,477.06
5225 - Newsletter Services	5,160.00	5,000.00	160.00	14,298.00	15,000.00	(702.00)	60,000.00	45,702.00

Income Statement Report Sudden Valley Community Association Common Costs

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
7020 - Legal Services	13,748.59	5,625.00	8,123.59	43,524.49	16,875.00	26,649.49	67,500.00	23,975.51
Total CC&Rs/ Mandates	20,148.05	11,875.00	8,273.05	61,345.43	35,625.00	25,720.43	142,500.00	81,154.57
Insurance								
5400 - Insurance Premiums	15,914.54	17,201.00	(1,286.46)	47,743.62	51,604.00	(3,860.38)	206,416.00	158,672.38
Total Insurance	15,914.54	17,201.00	(1,286.46)	47,743.62	51,604.00	(3,860.38)	206,416.00	158,672.38
Total Common Costs Expense	37,046.70	29,511.00	7,535.70	140,717.42	119,286.00	21,431.42	412,641.00	271,923.58
Total Common Costs Income / (Loss)	202,628.81	200,512.00	2,116.81	567,350.91	570,783.00	(3,432.09)	2,347,638.00	1,780,287.09

Income Statement Report

Sudden Valley Community Association

ACC / Security

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	28,000.00	1,330.00	26,670.00	35,000.00	2,660.00	32,340.00	100,000.00	65,000.00
Total New Home Construction Fees	28,000.00	1,330.00	26,670.00	35,000.00	2,660.00	32,340.00	100,000.00	65,000.00
Other AR Income								
4805 - Compliance Fees & Fines - ACC	4,000.00	132.00	3,868.00	21,600.00	7,845.00	13,755.00	30,000.00	8,400.00
4806 - BD Expense- ACC Fines	(900.00)	0.00	(900.00)	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	3,100.00	132.00	2,968.00	27,954.47	7,845.00	20,109.47	30,000.00	2,045.53
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	31,100.00	1,462.00	29,638.00	62,999.47	10,505.00	52,494.47	130,000.00	67,000.53
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	7,284.00	13,365.00	(6,081.00)	28,454.80	27,945.00	509.80	100,000.00	71,545.20
6166 - Nov 2024 Storm ComArea Tree Remc	0.00	0.00	0.00	30,028.80	0.00	30,028.80	0.00	(30,028.80)
6300 - Permits & Licenses	184.50	90.00	94.50	184.50	90.00	94.50	200.00	15.50
9005 - State B&O Tax	259.87	26.00	233.87	619.46	127.00	492.46	500.00	(119.46)
Total Regulatory Compliance	7,728.37	13,481.00	(5,752.63)	59,287.56	28,162.00	31,125.56	100,700.00	41,412.44
CC&Rs/ Mandates								
5215 - Postage	2.07	0.00	2.07	63.66	50.00	13.66	50.00	(13.66)
7097 - Professional Security Services	24,888.22	24,870.00	18.22	71,967.18	72,870.00	(902.82)	300,000.00	228,032.82
Total CC&Rs/ Mandates	24,890.29	24,870.00	20.29	72,030.84	72,920.00	(889.16)	300,050.00	228,019.16
Payroll & Benefits								
5300 - Salaries	6,038.38	5,767.00	271.38	17,775.74	16,724.00	1,051.74	74,984.00	57,208.26
5335 - Payroll Taxes- Employer	598.26	524.00	74.26	1,780.23	1,519.00	261.23	6,809.00	5,028.77

Income Statement Report

Sudden Valley Community Association

ACC / Security

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	777.09	825.00	(47.91)	2,331.27	2,475.00	(143.73)	9,900.00	7,568.73
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	562.00	562.00
Total Payroll & Benefits	7,413.73	7,116.00	297.73	21,887.24	20,718.00	1,169.24	92,255.00	70,367.76
Utilities								
6050 - Utilities- Communications Service	207.88	120.00	87.88	542.64	360.00	182.64	1,440.00	897.36
Total Utilities	207.88	120.00	87.88	542.64	360.00	182.64	1,440.00	897.36
Maintenance & Landscaping								
6785 - Vehicle Fuel	818.66	697.00	121.66	3,344.97	2,098.00	1,246.97	9,704.00	6,359.03
6795 - Other Supplies	0.00	0.00	0.00	44.23	0.00	44.23	482.00	437.77
Total Maintenance & Landscaping	818.66	697.00	121.66	3,389.20	2,098.00	1,291.20	10,186.00	6,796.80
Contracted & Professional Services								
6440 - Safety & Security Services	4,338.04	1,625.00	2,713.04	7,349.56	12,230.00	(4,880.44)	25,000.00	17,650.44
6460 - ACC Consultant	0.00	0.00	0.00	0.00	317.00	(317.00)	10,000.00	10,000.00
Total Contracted & Professional Services	4,338.04	1,625.00	2,713.04	7,349.56	12,547.00	(5,197.44)	35,000.00	27,650.44
Other Expenses								
9120 - Vandalism & Towing	0.00	417.00	(417.00)	217.00	1,250.00	(1,033.00)	5,000.00	4,783.00
Total Other Expenses	0.00	417.00	(417.00)	217.00	1,250.00	(1,033.00)	5,000.00	4,783.00
Total ACC / Security Expense	45,396.97	48,326.00	(2,929.03)	164,704.04	138,055.00	26,649.04	544,631.00	379,926.96
Total ACC / Security Income / (Loss)	(14,296.97)	(46,864.00)	32,567.03	(101,704.57)	(127,550.00)	25,845.43	(414,631.00)	(312,926.43)

Income Statement Report

Sudden Valley Community Association

Accounting

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	2,850.00	2,844.00	6.00	6,700.00	7,724.00	(1,024.00)	40,000.00	33,300.00
4241 - BD Expense- Title Fees	(24.99)	0.00	(24.99)	100.00	0.00	100.00	0.00	(100.00)
4705 - NSF Service Fees	297.00	124.00	173.00	783.00	358.00	425.00	1,500.00	717.00
4706 - BD Expense- NSF Fees	97.68	0.00	97.68	(23.69)	0.00	(23.69)	0.00	23.69
Total Other AR Income	3,219.69	2,968.00	251.69	7,559.31	8,082.00	(522.69)	41,500.00	33,940.69
Total Accounting Income	3,219.69	2,968.00	251.69	7,559.31	8,082.00	(522.69)	41,500.00	33,940.69
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	109.97	0.00	109.97	0.00	(109.97)
5015 - Bank Charges & Fees	160.00	656.00	(496.00)	533.74	863.00	(329.26)	1,500.00	966.26
5210 - Printing & Copying	53.76	435.00	(381.24)	1,072.55	1,080.00	(7.45)	5,000.00	3,927.45
5399 - Payroll Service Fees	2,077.14	1,731.00	346.14	5,372.11	4,235.00	1,137.11	16,000.00	10,627.89
Total Administrative	2,290.90	2,822.00	(531.10)	7,088.37	6,178.00	910.37	22,500.00	15,411.63
Regulatory Compliance								
7000 - Audit & Tax Services	9,970.00	9,065.00	905.00	9,970.00	9,065.00	905.00	49,000.00	39,030.00
9005 - State B&O Tax	91.64	39.00	52.64	148.29	168.00	(19.71)	1,000.00	851.71
Total Regulatory Compliance	10,061.64	9,104.00	957.64	10,118.29	9,233.00	885.29	50,000.00	39,881.71
CC&Rs/ Mandates								
5215 - Postage	149.21	144.00	5.21	452.78	523.00	(70.22)	5,000.00	4,547.22
Total CC&Rs/ Mandates	149.21	144.00	5.21	452.78	523.00	(70.22)	5,000.00	4,547.22
Payroll & Benefits								
5300 - Salaries	23,744.97	24,534.00	(789.03)	68,410.72	71,156.00	(2,745.28)	319,043.00	250,632.28
5335 - Payroll Taxes- Employer	2,353.60	2,207.00	146.60	6,866.76	6,401.00	465.76	28,701.00	21,834.24
5385 - Payroll Benefits - Medical	3,108.36	3,300.00	(191.64)	9,325.08	9,900.00	(574.92)	39,600.00	30,274.92

Income Statement Report Sudden Valley Community Association Accounting

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
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	29,206.93	30,041.00	(834.07)	84,602.56	87,457.00	(2,854.44)	389,737.00	305,134.44
Utilities								
6050 - Utilities- Communications Service	165.91	232.00	(66.09)	497.69	696.00	(198.31)	2,782.00	2,284.31
Total Utilities	165.91	232.00	(66.09)	497.69	696.00	(198.31)	2,782.00	2,284.31
Contracted & Professional Services								
5125 - IT Support and Services	299.00	632.00	(333.00)	1,899.00	1,893.00	6.00	10,000.00	8,101.00
7095 - Other Professional Services	0.00	0.00	0.00	17.52	0.00	17.52	0.00	(17.52)
Total Contracted & Professional Services	299.00	632.00	(333.00)	1,916.52	1,893.00	23.52	10,000.00	8,083.48
Total Accounting Expense	42,173.59	42,975.00	(801.41)	104,676.21	105,980.00	(1,303.79)	480,019.00	375,342.79
Total Accounting Income / (Loss)	(38,953.90)	(40,007.00)	1,053.10	(97,116.90)	(97,898.00)	781.10	(438,519.00)	(341,402.10)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	150.00	0.00	150.00	238.14	0.00	238.14	0.00	(238.14)
4255 - Maps and Signs	296.00	51.00	245.00	393.32	153.00	240.32	1,000.00	606.68
4840 - Non-Taxable Income	20.00	0.00	20.00	20.00	0.00	20.00	0.00	(20.00)
Total Other Income	466.00	51.00	415.00	651.46	153.00	498.46	1,000.00	348.54
Total SVCA Operations- Admin Income	466.00	51.00	415.00	651.46	153.00	498.46	1,000.00	348.54
Expense								
Administrative								
5000 - General Administrative	(105.00)	0.00	(105.00)	(105.00)	0.00	(105.00)	0.00	105.00
5015 - Bank Charges & Fees	5,778.84	266.00	5,512.84	6,825.82	385.00	6,440.82	5,000.00	(1,825.82)
5045 - Dues & Subscriptions	0.00	368.00	(368.00)	337.79	529.00	(191.21)	1,000.00	662.21
5090 - Office Supplies	1,924.00	1,608.00	316.00	4,074.07	3,622.00	452.07	21,000.00	16,925.93
5100 - GM Discretionary Funds	250.00	0.00	250.00	287.86	0.00	287.86	5,000.00	4,712.14
5120 - Cash Over/Short	(15.00)	0.00	(15.00)	(15.99)	0.00	(15.99)	0.00	15.99
5205 - Events Charges	0.00	397.00	(397.00)	0.00	485.00	(485.00)	7,500.00	7,500.00
5210 - Printing & Copying	1,325.80	1,315.00	10.80	3,177.27	3,626.00	(448.73)	10,000.00	6,822.73
5227 - Training & Conferences	159.65	125.00	34.65	874.65	375.00	499.65	1,500.00	625.35
5325 - Recruiting Expense	122.00	145.00	(23.00)	283.00	573.00	(290.00)	3,000.00	2,717.00
Total Administrative	9,440.29	4,224.00	5,216.29	15,739.47	9,595.00	6,144.47	54,000.00	38,260.53
Regulatory Compliance								
9005 - State B&O Tax	3.53	0.00	3.53	5.01	0.00	5.01	0.00	(5.01)
Total Regulatory Compliance	3.53	0.00	3.53	5.01	0.00	5.01	0.00	(5.01)
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	270.00	0.00	270.00	810.00	2,983.00	(2,173.00)	5,000.00	4,190.00
5215 - Postage	120.84	160.00	(39.16)	515.13	403.00	112.13	1,000.00	484.87

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5225 - Newsletter Services	380.80	0.00	380.80	1,142.40	0.00	1,142.40	1,200.00	57.60
Total CC&Rs/ Mandates	771.64	160.00	611.64	2,467.53	3,386.00	(918.47)	31,200.00	28,732.47
Payroll & Benefits								
5300 - Salaries	28,523.91	29,639.00	(1,115.09)	82,553.08	85,962.00	(3,408.92)	385,427.00	302,873.92
5335 - Payroll Taxes- Employer	2,813.35	2,661.00	152.35	8,198.06	7,717.00	481.06	34,602.00	26,403.94
5385 - Payroll Benefits - Medical	2,626.71	4,125.00	(1,498.29)	7,848.96	12,375.00	(4,526.04)	49,500.00	41,651.04
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	33,963.97	36,425.00	(2,461.03)	98,600.10	106,054.00	(7,453.90)	472,420.00	373,819.90
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
6050 - Utilities- Communications Service	1,378.12	500.00	878.12	3,350.77	1,500.00	1,850.77	6,000.00	2,649.23
Total Utilities	1,378.12	500.00	878.12	3,410.77	1,500.00	1,910.77	6,000.00	2,589.23
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	197.00	(197.00)	0.00	500.00	(500.00)	500.00	500.00
Total Maintenance & Landscaping	0.00	197.00	(197.00)	0.00	500.00	(500.00)	500.00	500.00
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	405.00	(405.00)	0.00	1,861.00	(1,861.00)	7,000.00	7,000.00
5125 - IT Support and Services	4,571.15	3,848.00	723.15	11,023.26	9,456.00	1,567.26	40,000.00	28,976.74
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	20,500.00	0.00	20,500.00	0.00	(20,500.00)
Total Contracted & Professional Services	10,571.15	4,253.00	6,318.15	32,273.83	11,317.00	20,956.83	47,000.00	14,726.17
Total SVCA Operations- Admin Expense	56,128.70	45,759.00	10,369.70	152,496.71	132,352.00	20,144.71	611,120.00	458,623.29
Total SVCA Operations- Admin Income / (Loss)	(55,662.70)	(45,708.00)	(9,954.70)	(151,845.25)	(132,199.00)	(19,646.25)	(610,120.00)	(458,274.75)

Income Statement Report Sudden Valley Community Association Facilities

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	312.50	0.00	312.50	6,312.50	6,444.00	(131.50)	24,000.00	17,687.50
4412 - BD Expense- Area Z	74.50	0.00	74.50	(246.50)	0.00	(246.50)	0.00	246.50
Total Area Z Rental Income	387.00	0.00	387.00	6,066.00	6,444.00	(378.00)	24,000.00	17,934.00
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	3,083.00	848.50	11,794.50	9,250.00	2,544.50	37,000.00	25,205.50
4435 - Lease Income - Barn 8	1,300.00	1,200.00	100.00	3,900.00	3,600.00	300.00	14,400.00	10,500.00
4439 - Lease Income- Library	500.00	500.00	0.00	1,500.00	1,500.00	0.00	6,600.00	5,100.00
Total Lease Income	5,731.50	4,783.00	948.50	17,194.50	14,350.00	2,844.50	58,000.00	40,805.50
Non-Lease Facility Rentals								
4400 - Facility Rentals	0.00	167.00	(167.00)	0.00	500.00	(500.00)	2,000.00	2,000.00
Total Non-Lease Facility Rentals	0.00	167.00	(167.00)	0.00	500.00	(500.00)	2,000.00	2,000.00
Total Facilities Income	6,118.50	4,950.00	1,168.50	23,260.50	21,294.00	1,966.50	84,000.00	60,739.50
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
7110 - Regulatory Compliance	73.42	130.00	(56.58)	220.26	388.00	(167.74)	1,550.00	1,329.74
9005 - State B&O Tax	259.42	47.00	212.42	503.02	269.00	234.02	1,000.00	496.98
Total Regulatory Compliance	332.84	177.00	155.84	723.28	657.00	66.28	2,650.00	1,926.72
Payroll & Benefits								
5300 - Salaries	3,296.86	3,402.00	(105.14)	9,380.75	9,867.00	(486.25)	44,241.00	34,860.25
5335 - Payroll Taxes- Employer	363.30	404.00	(40.70)	1,062.98	1,171.00	(108.02)	5,249.00	4,186.02
5385 - Payroll Benefits - Medical	(87.32)	825.00	(912.32)	1,328.17	2,475.00	(1,146.83)	9,900.00	8,571.83
5395 - Payroll Benefits - 401(k)	0.00	0.00	0.00	0.00	0.00	0.00	332.00	332.00
Total Payroll & Benefits	3,572.84	4,631.00	(1,058.16)	11,771.90	13,513.00	(1,741.10)	59,722.00	47,950.10

Income Statement Report Sudden Valley Community Association Facilities

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	41.63	0.00	41.63	124.89	0.00	124.89	0.00	(124.89)
Total Insurance	41.63	0.00	41.63	124.89	0.00	124.89	0.00	(124.89)
Utilities								
6000 - Utilities	(3,401.62)	0.00	(3,401.62)	(3,121.44)	0.00	(3,121.44)	0.00	3,121.44
6005 - Utilities- Natural Gas	765.47	785.00	(19.53)	3,230.76	2,443.00	787.76	8,683.00	5,452.24
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	2,966.59	2,846.00	120.59	19,441.00	16,474.41
6033 - Utilities- Electricity	3,697.02	2,718.00	979.02	10,811.14	8,528.00	2,283.14	29,448.00	18,636.86
6035 - Utilities- Trash & Recycling Service	1,159.00	2,214.00	(1,055.00)	2,833.35	4,232.00	(1,398.65)	15,000.00	12,166.65
6050 - Utilities- Communications Service	762.57	2,500.00	(1,737.43)	2,283.06	7,500.00	(5,216.94)	30,000.00	27,716.94
Total Utilities	2,982.44	8,217.00	(5,234.56)	19,003.46	25,549.00	(6,545.54)	102,572.00	83,568.54
Maintenance & Landscaping								
6515 - Building R&M- Materials	2,677.14	2,816.00	(138.86)	5,368.43	9,800.00	(4,431.57)	40,000.00	34,631.57
6520 - Building R&M- Contract Vendor	855.44	8,753.00	(7,897.56)	5,471.54	14,297.00	(8,825.46)	45,000.00	39,528.46
6635 - Janitorial Supplies	1,053.80	394.00	659.80	2,167.99	1,782.00	385.99	12,000.00	9,832.01
6675 - Equipment R&M	0.00	2,945.00	(2,945.00)	0.00	2,945.00	(2,945.00)	10,000.00	10,000.00
6795 - Other Supplies	38.95	129.00	(90.05)	104.34	387.00	(282.66)	1,550.00	1,445.66
6796 - Other R&M	0.00	0.00	0.00	511.34	538.00	(26.66)	1,000.00	488.66
Total Maintenance & Landscaping	4,625.33	15,037.00	(10,411.67)	13,623.64	29,749.00	(16,125.36)	109,550.00	95,926.36
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	0.00	7,649.00	(7,649.00)	15,000.00	15,000.00
Total Contracted & Professional Services	0.00	0.00	0.00	2,570.00	7,649.00	(5,079.00)	15,000.00	12,430.00
Total Facilities Expense	11,555.08	28,062.00	(16,506.92)	47,817.17	77,117.00	(29,299.83)	289,494.00	241,676.83
Total Facilities Income / (Loss)	(5,436.58)	(23,112.00)	17,675.42	(24,556.67)	(55,823.00)	31,266.33	(205,494.00)	(180,937.33)

Income Statement Report

Sudden Valley Community Association

Maintenance

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5090 - Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00
6408 - Uniforms	332.33	13.00	319.33	1,213.56	265.00	948.56	2,500.00	1,286.44
Total Administrative	332.33	13.00	319.33	1,213.56	265.00	948.56	2,650.00	1,436.44
Regulatory Compliance								
6300 - Permits & Licenses	881.24	0.00	881.24	1,270.97	421.00	849.97	2,200.00	929.03
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	881.24	0.00	881.24	1,270.97	421.00	849.97	2,300.00	1,029.03
Payroll & Benefits								
5300 - Salaries	20,158.42	25,510.00	(5,351.58)	75,911.03	73,986.00	1,925.03	331,728.00	255,816.97
5335 - Payroll Taxes- Employer	2,117.65	2,740.00	(622.35)	8,210.31	7,946.00	264.31	35,627.00	27,416.69
5385 - Payroll Benefits - Medical	4,852.56	4,017.00	835.56	13,002.88	12,052.00	950.88	48,208.00	35,205.12
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	27,128.63	32,267.00	(5,138.37)	107,675.09	102,234.00	5,441.09	434,551.00	326,875.91
Utilities								
6050 - Utilities- Communications Service	326.91	343.00	(16.09)	854.48	1,030.00	(175.52)	4,119.00	3,264.52
Total Utilities	326.91	343.00	(16.09)	854.48	1,030.00	(175.52)	4,119.00	3,264.52
Maintenance & Landscaping								
6110 - Landscape R&M	76.29	0.00	76.29	76.29	2,513.00	(2,436.71)	5,000.00	4,923.71
6447 - Weather Response	978.55	8,820.00	(7,841.45)	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	871.22	956.00	(84.78)	5,333.79	2,015.00	3,318.79	15,000.00	9,666.21
6765 - Small Tools & Equipment	144.11	0.00	144.11	163.72	856.00	(692.28)	12,000.00	11,836.28
6775 - Vehicle R&M	413.24	396.00	17.24	3,049.17	669.00	2,380.17	17,500.00	14,450.83

Income Statement Report Sudden Valley Community Association Maintenance

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6785 - Vehicle Fuel	1,090.10	1,080.00	10.10	3,718.81	3,420.00	298.81	14,683.00	10,964.19
6795 - Other Supplies	0.00	10.00	(10.00)	1,762.67	362.00	1,400.67	5,000.00	3,237.33
6796 - Other R&M	761.17	0.00	761.17	761.17	0.00	761.17	0.00	(761.17)
Total Maintenance & Landscaping	4,334.68	11,262.00	(6,927.32)	15,888.42	31,045.00	(15,156.58)	111,683.00	95,794.58
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00	7,500.00
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	0.00	0.00	0.00	0.00	0.00	0.00	33,000.00	33,000.00
Total Maintenance Expense	33,003.79	43,885.00	(10,881.21)	126,902.52	134,995.00	(8,092.48)	588,303.00	461,400.48
Total Maintenance Income / (Loss)	(33,003.79)	(43,885.00)	10,881.21	(126,902.52)	(134,995.00)	8,092.48	(588,303.00)	(461,400.48)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

March 1, 2025 to March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 37,171	\$ 30,611	\$ 6,560	\$ 209,515	\$ 213,856	\$ (4,341)	\$ 387,000	\$ 177,485
4151 - BD Expense- Golf	(2,942)	-	(2,942)	1,380	-	1,380	-	(1,380)
4154 - Golf Course Daily Greens Fees	15,464	23,380	(7,916)	29,813	42,430	(12,617)	754,171	724,358
4170 - Driving Range Fees	2,086	2,248	(162)	3,288	3,392	(104)	38,900	35,612
4174 - Golf Cart Rental	6,086	9,039	(2,953)	15,701	21,083	(5,382)	227,679	211,978
4176 - Golf Club Storage	52	25	27	1,198	1,261	(63)	1,850	652
4178 - Trail Fees	1,822	922	900	7,375	6,725	650	15,400	8,025
Total Golf Income	59,740	66,225	(6,485)	268,271	288,747	(20,476)	1,425,000	1,156,730
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	59,740	66,225	(6,485)	268,271	288,747	(20,476)	1,425,000	1,156,730
Expense								
Administrative								
5107 - Advertising Costs	3,127	6,577	(3,450)	4,248	9,450	(5,202)	15,000	10,752
5015 - Bank Charges & Fees	894	1,290	(396)	3,763	4,205	(442)	32,000	28,237
5120 - Cash Over/Short	(3)	-	(3)	(3)	-	(3)	-	3
5045 - Dues & Subscriptions	3,598	4,297	(699)	14,847	14,481	366	29,393	14,546
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	26	200	(174)	26	200	(174)	1,100	1,074
5210 - Printing & Copying	-	85	(85)	34	85	(51)	1,800	1,766
5227 - Training & Conferences	250	-	250	2,556	4,992	(2,436)	6,300	3,744
5326 - Operating Performance Commissions	-	-	-	-	-	-	7,059	7,059
5326.1 - Operating Perf Comm Payroll Taxes	-	-	-	-	-	-	706	706
5399 - Payroll Service Fees	-	-	-	-	-	-	-	-
6408 - Uniforms	1,229	489	740	1,663	952	711	7,100	5,437
Total Administrative	9,121	12,948	(3,827)	27,135	34,395	(7,260)	100,578	73,444
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	103	-	103	568	125	443	400	(168)
9005 - State B&O Tax	292	356	(64)	755	967	(212)	7,500	6,745
Total Regulatory Compliance	395	356	39	1,323	1,092	231	7,900	6,577
CC&Rs/ Mandates								
5215 - Postage	-	31	(31)	-	93	(93)	370	370
5115 - Web Site Maintenance	-	225	(225)	-	675	(675)	2,700	2,700
CC&Rs/ Mandates Total	-	256	(256)	-	768	(768)	3,070	3,070
Payroll & Benefits								
5300 - Salaries	49,699	55,310	(5,611)	134,762	143,620	(8,858)	760,037	625,275
5335 - Payroll Taxes- Employer	5,312	5,462	(150)	14,511	14,175	336	75,032	60,521
5385 - Payroll Benefits - Medical	5,920	8,250	(2,330)	20,127	24,750	(4,624)	99,000	78,874
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	5,700	5,700
Total Payroll & Benefits	60,931	69,022	(8,091)	169,400	182,545	(13,145)	939,769	770,370

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

March 1, 2025 to March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	298	306	(8)	893	917	(24)	3,740	2,847
Total Insurance	298	306	(8)	893	917	(24)	3,740	2,847
Utilities								
6050 - Utilities- Communications Service	810	854	(44)	2,271	2,560	(289)	10,239	7,968
6033 - Utilities- Electricity	1,363	1,553	(190)	4,119	4,771	(652)	20,968	16,849
6005 - Utilities- Natural Gas	650	578	72	2,141	1,766	375	6,171	4,030
6023 - Utilities- Water & Sewer	-	-	-	2,011	2,051	(40)	13,629	11,618
6035 - Utilities- Trash & Recycling Service	450	414	36	1,304	1,243	61	4,968	3,664
Total Utilities	3,273	3,399	(126)	11,846	12,391	(545)	55,975	44,129
Maintenance & Landscaping								
6675 - Equipment R&M	13,286	9,270	4,016	25,648	18,524	7,124	50,000	24,352
6635 - Janitorial Supplies	-	-	-	-	-	-	-	-
6110 - Landscape R&M	435	6,586	(6,151)	11,400	12,418	(1,018)	40,000	28,600
6796 - Other R&M	1,318	-	1,318	1,930	528	1,402	2,980	1,050
6795 - Other Supplies	1,255	1,027	228	1,785	3,161	(1,376)	21,500	19,715
6610 - Raw Materials	6,416	7,429	(1,013)	9,005	8,466	539	38,000	28,994
6621 - Raw Materials: Sand & Gravel	6,864	5,248	1,616	16,909	12,300	4,609	40,000	23,091
6765 - Small Tools & Equipment	715	289	426	2,043	2,665	(622)	5,400	3,357
6785 - Vehicle Fuel	1,665	1,804	(139)	2,868	3,589	(721)	35,761	32,892
6775 - Vehicle R&M	-	-	-	-	110	(110)	1,200	1,200
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	31,955	31,653	302	71,590	61,761	9,829	234,841	163,251
Contracted & Professional Services								
5085 - Equipment Lease & Rental	490	1,344	(854)	7,487	6,610	877	15,000	7,513
6440 - Safety & Security Services	-	-	-	-	-	-	550	550
7095 - Other Professional Services	-	-	-	-	-	-	750	750
Total Contracted & Professional Services	490	1,344	(854)	7,487	6,610	877	16,300	8,813
Total Golf Expense	106,463	119,284	(12,821)	289,673	300,479	(10,806)	1,362,173	1,072,501
Total Golf Income / (Loss)	\$ (46,723)	\$ (53,059)	\$ 6,336	\$ (21,402)	\$ (11,732)	\$ (9,670)	\$ 62,827	\$ 84,229

Income Statement Report Sudden Valley Community Association Marina

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	19,977.00	19,862.00	115.00	19,977.00	19,862.00	115.00	24,828.00	4,851.00
4420 - Marina Dry Slip Income	58,898.00	58,465.00	433.00	59,453.00	58,465.00	988.00	75,929.00	16,476.00
4425 - Marina Wet/Dry Combo Income	129,457.00	128,249.00	1,208.00	129,457.00	128,249.00	1,208.00	129,544.00	87.00
4426 - BD Expense- Marina	(1,030.50)	0.00	(1,030.50)	(583.50)	0.00	(583.50)	0.00	583.50
Total Marina Income	207,301.50	206,576.00	725.50	208,303.50	206,576.00	1,727.50	230,301.00	21,997.50
Other Income								
4220 - Marina Gate & Access Cards	325.00	89.00	236.00	325.00	179.00	146.00	6,400.00	6,075.00
Total Other Income	325.00	89.00	236.00	325.00	179.00	146.00	6,400.00	6,075.00
Total Marina Income	207,626.50	206,665.00	961.50	208,628.50	206,755.00	1,873.50	236,701.00	28,072.50
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	83.00	(83.00)	98.87	250.00	(151.13)	1,000.00	901.13
5210 - Printing & Copying	0.00	200.00	(200.00)	0.00	200.00	(200.00)	200.00	200.00
Total Administrative	0.00	283.00	(283.00)	98.87	450.00	(351.13)	1,200.00	1,101.13
Regulatory Compliance								
7110 - Regulatory Compliance	176.45	189.00	(12.55)	530.72	541.00	(10.28)	2,160.00	1,629.28
9005 - State B&O Tax	2,522.82	2,524.00	(1.18)	2,535.35	2,524.00	11.35	3,500.00	964.65
Total Regulatory Compliance	2,699.27	2,713.00	(13.73)	3,066.07	3,065.00	1.07	5,660.00	2,593.93
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	278.50	270.00	8.50	1,868.00	1,589.50
6033 - Utilities- Electricity	298.18	204.00	94.18	777.49	601.00	176.49	1,766.00	988.51
6050 - Utilities- Communications Service	310.55	162.00	148.55	850.79	485.00	365.79	1,939.00	1,088.21
Total Utilities	608.73	366.00	242.73	1,906.78	1,356.00	550.78	5,573.00	3,666.22
Maintenance & Landscaping								
6110 - Landscape R&M	763.00	225.00	538.00	763.00	225.00	538.00	1,500.00	737.00

Income Statement Report Sudden Valley Community Association Marina

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
6675 - Equipment R&M	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00	1,250.00
6795 - Other Supplies	53.40	0.00	53.40	53.40	0.00	53.40	500.00	446.60
6796 - Other R&M	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00	1,800.00
Total Maintenance & Landscaping	816.40	225.00	591.40	816.40	225.00	591.40	6,050.00	5,233.60
Total Marina Expense	4,124.40	3,587.00	537.40	5,888.12	5,096.00	792.12	18,483.00	12,594.88
Total Marina Income / (Loss)	203,502.10	203,078.00	424.10	202,740.38	201,659.00	1,081.38	218,218.00	15,477.62

Sudden Valley Community Association

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

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	310	1,032	(722)	2,320	1,294	1,026	10,000	7,680
4411 - Picnic Shelter Rentals	-	-	-	200	-	200	-	(200)
	310	1,032	(722)	2,520	1,294	1,226	10,000	7,480
Rec Center and Pools Income								
4510 - Health Club Membership	70	-	70	446	164	282	1,000	554
4223 - Gym and Pool Access Cards	294	110	184	917	427	490	3,000	2,083
4502 - Instructor & Trainer Fees	481	350	131	1,484	765	719	3,000	1,516
4513 - Main Pool Income	-	-	-	-	-	-	25,000	25,000
4515 - Locker Rental	(40)	-	(40)	40	-	40	-	(40)
4516 - Quiet Pool Income	-	-	-	-	-	-	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	805	460	345	3,541	1,356	2,185	32,300	28,759
Total Recreation Income	1,115	1,492	(377)	6,061	2,650	3,411	42,300	36,239
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	240	-	240	1,893	93	1,800	2,100	207
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	-	-	107	-	107	-	(107)
5227 - Training & Conferences	-	-	-	-	387	(387)	4,500	4,500
6408 - Uniforms	-	-	-	-	-	-	2,000	2,000
Total Administrative	240	-	240	2,000	480	1,520	8,600	6,600
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	-	-	-	1,000	1,000
9005 - State B&O Tax	90	10	80	168	40	128	300	132
Total Regulatory Compliance	90	10	80	168	40	128	1,300	1,132
CC&Rs/ Mandates								
5215 - Postage	88	19	69	232	269	(37)	300	68
CC&Rs/ Mandates Total	88	19	69	232	269	(37)	300	68
Payroll & Benefits								
5300 - Salaries	18,488	11,473	7,015	51,450	32,206	19,244	229,126	177,676
5335 - Payroll Taxes- Employer	1,972	1,127	845	5,595	3,165	2,430	22,649	17,054
5385 - Payroll Benefits - Medical	1,554	1,650	(96)	4,663	4,950	(287)	19,800	15,137
5395 - Payroll Benefits - 401(k)	-	-	-	-	-	-	1,215	1,215
Total Payroll & Benefits	22,014	14,250	7,764	61,707	40,321	21,386	272,790	211,082

Sudden Valley Community Association

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

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	973	980	(7)	2,707	2,941	(234)	11,765	9,058
6033 - Utilities- Electricity	1,415	1,157	258	3,954	3,382	572	15,364	11,410
6005 - Utilities- Natural Gas	1,314	917	397	3,673	2,763	910	10,813	7,141
6023 - Utilities- Water & Sewer	-	-	-	2,136	2,879	(743)	16,620	14,484
6035 - Utilities- Trash & Recycling Service	227	232	(5)	678	694	(16)	3,114	2,436
Total Utilities	3,929	3,286	643	13,147	12,659	488	57,676	44,529
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	1,182	-	1,182	1,584	-	1,584	7,500	5,916
6635 - Janitorial Supplies	-	208	(208)	-	625	(625)	2,500	2,500
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	-	-	-	-	-
6795 - Other Supplies	1,270	3,897	(2,627)	1,926	3,897	(1,971)	7,750	5,824
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	2,452	4,105	(1,653)	3,510	4,522	(1,012)	17,750	14,240
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	1,611	-	1,611	1,611	-	1,611	55,000	53,389
6440 - Safety & Security Services	-	42	(42)	-	125	(125)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	1,611	42	1,569	1,611	125	1,486	55,500	53,889
Total Recreation Expense	30,426	21,712	8,714	82,376	58,416	23,960	413,916	331,540
Total Recreation Income / (Loss)	\$ (29,311)	\$ (20,220)	\$ (9,091)	\$ (76,315)	\$ (55,766)	\$ (20,549)	\$ (371,616)	\$ (295,301)

Income Statement Report Sudden Valley Community Association UDR Activity

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	0.00	0.00	0.00	(154.42)	0.00	(154.42)	0.00	154.42
4001 - BD Expense- 2024 Ops & prior	1,931.79	0.00	1,931.79	26,652.42	0.00	26,652.42	0.00	(26,652.42)
4081 - BD Expense- Ops 2014 & Prior	648.77	0.00	648.77	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	2,580.56	0.00	2,580.56	(26,309.30)	0.00	(26,309.30)	0.00	26,309.30
Lease Income								
4439.1 - Lease Income- Library Prepaid Recr	666.67	0.00	666.67	2,000.01	0.00	2,000.01	0.00	(2,000.01)
Total Lease Income	666.67	0.00	666.67	2,000.01	0.00	2,000.01	0.00	(2,000.01)
Collections Income								
4710 - Late Fees & Interest	3,895.88	0.00	3,895.88	15,180.19	0.00	15,180.19	0.00	(15,180.19)
4711 - BD Expense- Late Fee & Int	(3,418.65)	0.00	(3,418.65)	318.31	0.00	318.31	0.00	(318.31)
4720 - Legal Fees/ Reimbursements	100.00	0.00	100.00	100.00	0.00	100.00	0.00	(100.00)
4721 - BD Expense- Legal	(118.30)	0.00	(118.30)	2,673.05	0.00	2,673.05	0.00	(2,673.05)
Total Collections Income	458.93	0.00	458.93	18,271.55	0.00	18,271.55	0.00	(18,271.55)
Investment Income								
4910 - Interest Earned - Reserve Accounts	175.24	0.00	175.24	574.46	0.00	574.46	0.00	(574.46)
Total Investment Income	175.24	0.00	175.24	574.46	0.00	574.46	0.00	(574.46)
Total UDR Activity Income	3,881.40	0.00	3,881.40	(5,463.28)	0.00	(5,463.28)	0.00	5,463.28
Expense								
Regulatory Compliance								
9005 - State B&O Tax	182.26	0.00	182.26	281.06	0.00	281.06	0.00	(281.06)
Total Regulatory Compliance	182.26	0.00	182.26	281.06	0.00	281.06	0.00	(281.06)
CC&Rs/ Mandates								
5025 - Collection Charges	329.34	0.00	329.34	674.82	0.00	674.82	0.00	(674.82)

Income Statement Report Sudden Valley Community Association UDR Activity

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
CC&Rs/ Mandates								
5065 - Lien Charges	1,517.50	0.00	1,517.50	3,945.50	0.00	3,945.50	0.00	(3,945.50)
Total CC&Rs/ Mandates	1,846.84	0.00	1,846.84	4,620.32	0.00	4,620.32	0.00	(4,620.32)
Payroll & Benefits								
5391 - Accrued Vacation Liability	583.65	0.00	583.65	11,595.67	0.00	11,595.67	0.00	(11,595.67)
Total Payroll & Benefits	583.65	0.00	583.65	11,595.67	0.00	11,595.67	0.00	(11,595.67)
Reserve UDR Projects								
9624.04 - Legal Exp. for Past Due Accts Coll	1,322.83	0.00	1,322.83	9,983.59	0.00	9,983.59	0.00	(9,983.59)
Total Reserve UDR Projects	1,322.83	0.00	1,322.83	9,983.59	0.00	9,983.59	0.00	(9,983.59)
Total UDR Activity Expense	3,935.58	0.00	3,935.58	26,480.64	0.00	26,480.64	0.00	(26,480.64)
Total UDR Activity Income / (Loss)	(54.18)	0.00	(54.18)	(31,943.92)	0.00	(31,943.92)	0.00	31,943.92

Income Statement Report Sudden Valley Community Association SVCA Reserves

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
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	31.68	0.00	31.68	31.68	0.00	31.68	0.00	(31.68)
4041 - BD Expense- MR&R	31.70	0.00	31.70	31.70	0.00	31.70	0.00	(31.70)
4043.25 - Capital Rep & Repl Assmt 2025	120,960.12	0.00	120,960.12	361,922.18	0.00	361,922.18	0.00	(361,922.18)
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	1,000.54	0.00	1,000.54	10,134.45	0.00	10,134.45	0.00	(10,134.45)
4049 - BD Expense - CRRRF 2025	(2,581.02)	0.00	(2,581.02)	(11,130.63)	0.00	(11,130.63)	0.00	11,130.63
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	1,072.32	0.00	1,072.32	10,867.44	0.00	10,867.44	0.00	(10,867.44)
4053 - BD Expense - Roads 2025	(2,501.05)	0.00	(2,501.05)	(11,783.38)	0.00	(11,783.38)	0.00	11,783.38
4055.25 - Roads Capital Assmt 2025	124,404.47	0.00	124,404.47	372,188.33	0.00	372,188.33	0.00	(372,188.33)
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	2,223.19	0.00	2,223.19	6,649.96	0.00	6,649.96	0.00	(6,649.96)
4061 - BD Expense- Mailbox 2025	(45.87)	0.00	(45.87)	(207.65)	0.00	(207.65)	0.00	207.65
4062 - BD Expense- Mailbox 24 & Prior	7.88	0.00	7.88	181.02	0.00	181.02	0.00	(181.02)
4071 - BD Expense- Mbr Density	0.07	0.00	0.07	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	244,604.03	0.00	244,604.03	725,171.06	0.00	725,171.06	0.00	(725,171.06)
Investment Income								
4910 - Interest Earned - Reserve Accounts	2,938.68	0.00	2,938.68	9,095.17	0.00	9,095.17	0.00	(9,095.17)
Total Investment Income	2,938.68	0.00	2,938.68	9,095.17	0.00	9,095.17	0.00	(9,095.17)
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	247,542.71	0.00	247,542.71	735,266.23	0.00	735,266.23	0.00	(735,266.23)

Income Statement Report Sudden Valley Community Association SVCA Reserves

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	19,450.59	0.00	19,450.59	0.00	(19,450.59)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	23,314.02	0.00	23,314.02	0.00	(23,314.02)
6325 - Depr - Land Improvement	8,363.90	0.00	8,363.90	25,091.70	0.00	25,091.70	0.00	(25,091.70)
6326 - Depr - Mailboxes	1,979.19	0.00	1,979.19	5,937.57	0.00	5,937.57	0.00	(5,937.57)
6327 - Depr - Roads and Bridges	55,485.13	0.00	55,485.13	166,455.39	0.00	166,455.39	0.00	(166,455.39)
6328 - Depr - Building Improvements	16,064.74	0.00	16,064.74	48,194.22	0.00	48,194.22	0.00	(48,194.22)
6330 - Depr - Furniture & Fixtures	645.50	0.00	645.50	1,936.50	0.00	1,936.50	0.00	(1,936.50)
6335 - Depr - Communication Equipment	123.45	0.00	123.45	370.35	0.00	370.35	0.00	(370.35)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	3,944.31	0.00	3,944.31	0.00	(3,944.31)
6340 - Depr - Machinery & Equipment	9,800.01	0.00	9,800.01	29,400.03	0.00	29,400.03	0.00	(29,400.03)
6360 - Amortization	678.47	0.00	678.47	2,035.41	0.00	2,035.41	0.00	(2,035.41)
Total Depreciation Expense	108,710.03	0.00	108,710.03	326,130.09	0.00	326,130.09	0.00	(326,130.09)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	5,393.68	0.00	5,393.68	15,981.10	0.00	15,981.10	0.00	(15,981.10)
Total Reserve Expenses/Transfers	5,393.68	0.00	5,393.68	15,981.10	0.00	15,981.10	0.00	(15,981.10)
Reserve CRRRF Capital Projects								
9719.18 - Trim Mower- Turf	0.00	0.00	0.00	9,362.64	0.00	9,362.64	0.00	(9,362.64)
9719.19 - Utility Vehicles	0.00	0.00	0.00	24,362.94	0.00	24,362.94	0.00	(24,362.94)
9719.20 - Marina Dock Replacement	0.00	0.00	0.00	163,037.02	0.00	163,037.02	0.00	(163,037.02)
9721.01 - Golf Cart Fleet	3,065.00	0.00	3,065.00	45,975.00	0.00	45,975.00	0.00	(45,975.00)
9722.05 - Rekeying of Facilities	0.00	0.00	0.00	31,494.00	0.00	31,494.00	0.00	(31,494.00)
9722.08 - 2022 Area Z Facility Remodel	250.69	0.00	250.69	497,222.19	0.00	497,222.19	0.00	(497,222.19)
9722.09 - Barn 8 Refurbishment	257.00	0.00	257.00	169,871.23	0.00	169,871.23	0.00	(169,871.23)
9723.03 - 2023 Playground ADA Improvemer	0.00	0.00	0.00	107,775.01	0.00	107,775.01	0.00	(107,775.01)
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)
9723.05 - Core Area:Tennis court Resurfe & I	0.00	0.00	0.00	349,118.00	0.00	349,118.00	0.00	(349,118.00)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Projects								
9723.07 - Website Improvements	0.00	0.00	0.00	5,604.52	0.00	5,604.52	0.00	(5,604.52)
9723.11 - Irrigation Sys Pump Control Replac	0.00	0.00	0.00	43,671.32	0.00	43,671.32	0.00	(43,671.32)
9723.13 - Area Z Tall Barn Refurbishment	0.00	0.00	0.00	59,179.54	0.00	59,179.54	0.00	(59,179.54)
9723.16 - Generac Generator for Maint Shop	0.00	0.00	0.00	16,290.00	0.00	16,290.00	0.00	(16,290.00)
9723.17 - 10 Golf Cart Lease	1,325.99	0.00	1,325.99	14,653.18	0.00	14,653.18	0.00	(14,653.18)
9724.01 - Turf Building Remodel - HVAC	0.00	0.00	0.00	9,009.00	0.00	9,009.00	0.00	(9,009.00)
9724.012 - Turf Building Remodel - Permit/Dc	135.00	0.00	135.00	8,082.48	0.00	8,082.48	0.00	(8,082.48)
9724.02 - Asphalt Cart Path Repairs	0.00	0.00	0.00	54,080.00	0.00	54,080.00	0.00	(54,080.00)
9724.03 - Fleet Replacement of Asst OP-1 &	0.00	0.00	0.00	88,524.68	0.00	88,524.68	0.00	(88,524.68)
9724.04 - Purchase of Kubota M5660SUHD	0.00	0.00	0.00	50,936.70	0.00	50,936.70	0.00	(50,936.70)
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)
9724.06 - Clubhouse HVAC 20 Ton Design/P	0.00	0.00	0.00	13,274.92	0.00	13,274.92	0.00	(13,274.92)
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)
9724.08 - Adult Ctr & Clbhse Painting/Chs Dc	0.00	0.00	0.00	40,867.00	0.00	40,867.00	0.00	(40,867.00)
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)
9724.10 - John Deere ProGator 2030A	0.00	0.00	0.00	52,093.42	0.00	52,093.42	0.00	(52,093.42)
9724.11 - Golf Bridge Repair (Bridge #2)	202.50	0.00	202.50	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	20,601.00	0.00	20,601.00	20,601.00	0.00	20,601.00	0.00	(20,601.00)
Total Reserve CRRRF Capital Projects	25,837.18	0.00	25,837.18	2,130,531.76	0.00	2,130,531.76	0.00	(2,130,531.76)
Reserve Roads Capital Projects								
9921.03 - 2021 Southern Crt Stabilization & /	0.00	0.00	0.00	18,134.50	0.00	18,134.50	0.00	(18,134.50)
9922.8 - 2022 Cold Spring Drainage Repair	0.00	0.00	0.00	65,308.88	0.00	65,308.88	0.00	(65,308.88)
9923.1 - Ten Year Capital Roads & Drainage	0.00	0.00	0.00	132,348.25	0.00	132,348.25	0.00	(132,348.25)
9923.3 - 2023 Roads On-Call Engineering	0.00	0.00	0.00	39,994.75	0.00	39,994.75	0.00	(39,994.75)
9923.41 - 2023 Roads Project- Street Signs	0.00	0.00	0.00	30,535.77	0.00	30,535.77	0.00	(30,535.77)

Income Statement Report Sudden Valley Community Association SVCA Reserves

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve Roads Capital Projects								
9923.42 - 2023 Roads Project- Pavement Ma	0.00	0.00	0.00	26,259.16	0.00	26,259.16	0.00	(26,259.16)
9923.5 - 2024 Road and Drainage Design & P	0.00	0.00	0.00	36,619.15	0.00	36,619.15	0.00	(36,619.15)
9924.1 - 2024 Roads: Fast Response	0.00	0.00	0.00	51,261.31	0.00	51,261.31	0.00	(51,261.31)
9924.2 - 2024 Roads: On-Call Engineering	0.00	0.00	0.00	40,305.05	0.00	40,305.05	0.00	(40,305.05)
9924.3 - 2024 Roads: Pot Holes/Minor Road	0.00	0.00	0.00	33,378.16	0.00	33,378.16	0.00	(33,378.16)
9924.4 - 2024 Roads: Rplc Dr Run Lnd Rpr/C	0.00	0.00	0.00	984,776.23	0.00	984,776.23	0.00	(984,776.23)
9924.5 - 2024 Roads: Renewal of 5-yr progra	0.00	0.00	0.00	28,396.50	0.00	28,396.50	0.00	(28,396.50)
9924.6 - Area Z Brdg & Culvert #4 with Brdg	54,161.25	0.00	54,161.25	100,219.42	0.00	100,219.42	0.00	(100,219.42)
9924.9 - 2024 Bi-Annual Bridge Inspections	0.00	0.00	0.00	5,561.00	0.00	5,561.00	0.00	(5,561.00)
9925.2 - 2025 Roads:On Call Engineering	708.75	0.00	708.75	2,261.25	0.00	2,261.25	0.00	(2,261.25)
9925.3 - 2025 Roads:Potholes & Minor Road	4,300.82	0.00	4,300.82	4,300.82	0.00	4,300.82	0.00	(4,300.82)
9925.4 - 2025 Roads:Streetsigns/Pavement	1,959.07	0.00	1,959.07	1,959.07	0.00	1,959.07	0.00	(1,959.07)
Total Reserve Roads Capital Projects	61,129.89	0.00	61,129.89	1,601,619.27	0.00	1,601,619.27	0.00	(1,601,619.27)
Reserve Road CVC Capital Project								
9924.7 - 2024 Roads: CVC Supplies & Outsid	0.00	0.00	0.00	68,292.21	0.00	68,292.21	0.00	(68,292.21)
9924.72 - 2024 Roads: CVC Wage, Taxes an	0.00	0.00	0.00	56,103.82	0.00	56,103.82	0.00	(56,103.82)
9925.72 - 2025 Roads:CVC Wages/Taxes & B	6,025.29	0.00	6,025.29	6,025.29	0.00	6,025.29	0.00	(6,025.29)
Total Reserve Road CVC Capital Project	6,025.29	0.00	6,025.29	130,421.32	0.00	130,421.32	0.00	(130,421.32)
Total SVCA Reserves Expense	207,096.07	0.00	207,096.07	4,204,683.54	0.00	4,204,683.54	0.00	(4,204,683.54)
Total SVCA Reserves Income / (Loss)	40,446.64	0.00	40,446.64	(3,469,417.31)	0.00	(3,469,417.31)	0.00	3,469,417.31

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.	Total		
	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	
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