



Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

www.suddenvalley.com

Board of Directors Regular Meeting

October 13, 2022, 7:00 PM REMOTE

CLOSED SESSION TO FOLLOW

Call to Order

Land Acknowledgement & Anti-Racism Statement

Roll Call

Item 1) Adoption of Agenda

Item 2) Announcements

Item 3) Property Owner Comments-15 Minutes Total

Please limit comments to 3 minutes per person

Item 4) Project Updates

Item 5) Treasurer's Report

5a. July 2022 Financial Reports

Item 6) New Business

6a. Capital Request – Cold Spring Lane

6b. Capital Request – Maintenance Department Dump Trailer

6c. Operations Contract Approval – Phone Service Upgrade

6c. Pool Repair

6d. Remote Meetings

Item 7) Closed Session – Personnel

Adjournment

Sudden Valley Community Association

Sudden Valley Community Association
Balance Sheet
July 31, 2022 and December 31, 2021

	Unaudited** Jul 31, 2022	Unaudited** Dec 31, 2021	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 410,533	\$ 823,297	\$ (412,764)
Building Completion Deposit Fund	517,650	437,650	80,000
Member Receivables - Operations*	-	34,910	(34,910)
Other Receivables	(8,627)	9,075	(17,702)
Prepaid Expenses	124,817	73,567	51,250
Inventory	5,736	3,622	2,114
Total Current Assets	1,050,109	1,382,121	(332,012)
Current Liabilities			
Accounts Payable	(111,959)	(188,530)	76,571
Accrued Vacation Liability	(61,136)	(47,192)	(13,944)
Accrued Payroll	-	(58,874)	58,874
Prepaid Assessments	(297,008)	(211,076)	(85,932)
Building Completion Deposits	(517,650)	(437,650)	(80,000)
Other Refundable Deposits	(8,606)	(6,663)	(1,943)
Prepaid Golf Memberships	-	(26,269)	26,269
Total Current Liabilities	(996,359)	(976,254)	(20,105)
Operating Reserve Funds			
Emergency Operating Cash	360,945	360,736	209
Undesignated Reserves Cash	300,185	342,077	(41,892)
Total Operating Reserve Funds	661,130	702,813	(41,683)
Net Operating Assets	\$ 714,880	\$ 1,108,680	(393,800)
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,344,962	2,688,455	656,507
Roads Reserve Cash Fund	3,406,820	2,911,292	495,528
Board Density Reduction Cash Fund	87,313	87,365	(52)
Mailbox Cash Fund	90,626	75,985	14,641
Capital Reserve Holding Cash Fund	-	1,157,885	(1,157,885)
CRRRF Capital Reserve Holding Cash	1,166,818	-	1,166,818
Mitigation Assignment of Savings Cash	44,489	44,445	44
LWWSO Assignment of Savings Cash	9,066	137,694	(128,628)
Member Receivables - Capital**	-	21,253	(21,253)
Total Capital Current Assets	8,150,094	7,124,374	1,025,720
Capital Fixed Assets			
Fixed Assets	13,016,676	11,559,476	1,457,200
Lots Held for Sale	204,809	204,809	-
Total Capital Assets	13,221,485	11,764,285	1,457,200
Long Term Liabilities			
CRRRF Loan 2018	-	(1,119,444)	1,119,444
CRRRF Loan 2022	(2,150,000)	-	(2,150,000)
Capital Leases	(190,507)	(223,599)	33,092
Total Long Term Liabilities	(2,340,507)	(1,343,043)	(997,464)
NET ASSETS	\$ 19,745,952	\$ 18,654,297	\$1,091,655
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	106,715	\$439,833	(333,118)
Current Year Net Income: Rec Special Assmt	445	63,481	(63,036)
Transfer Out from Operations to Capital	(500,000)	-	-
Current Year Net Income: Capital**	984,495	1,946,672	(962,177)
Transfer In to Capital from Operations	500,000	-	-
Retained Earnings**	5,068,407	4,565,093	503,314
Capital**	13,585,890	11,639,218	1,946,672
TOTAL MEMBER EQUITY	\$ 19,745,952	\$18,654,297	\$1,091,655

* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal financial statement purposes. As per SVCA policy, Management continues to pursue collection of these receivables via all avenues allowed by Washington State laws. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At July 31, 2022, and December 31, 2021, the balances of receivables written off were \$678,763 and \$583,636, respectively.

** Beginning with the 2020 year end audited financial statements, Accounting Standards Codification (ASC) 606 now 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 will only be incorporated into the issued audited financial statements and will not be 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 audited financial statements (most recently issued audited statements), which fully incorporates ASC 606 and complies with Generally Accepted Accounting Principles (GAAP). Additionally, the 2021 year end financial statements are currently undergoing its annual financial statement audit process and will be formally issued by SVCA's auditors upon the conclusion of the audit.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED

	Current Month - July 2022			Year to Date - 7 Months Ending 7/31/2022			
	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	181,107		231,805	1,264,246			1,617,755
Bad Debt Reserve	(6,090)		(5,515)	(40,173)			(40,047)
Net Current Year Assessment Income	<u>175,017</u>	<u>6,883</u>	<u>226,290</u>	<u>1,224,073</u>	<u>47,137</u>	96.8%	<u>1,577,708</u>
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	35,355			247,115			
Bad Debt Reserve	(478)			442			
Net Special Ops Assmt Income	<u>34,877</u>	<u>2,049</u>		<u>247,557</u>	<u>17,769</u>		
Bad Debt Recoveries - Prior Years			2,383				43,162
Golf Income	170,096	34,796	-	746,422	28,922		-
Marina Income	2,445	2,445	-	135,641	(15,055)		-
Rec Center & Pools Income	4,919	2,502	-	11,469	1,827		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	7,490	427	-	42,572	(6,199)		7,019
Rental Income - Other	2,700	1,933	-	5,823	2,456		-
Area Z Rental Income	3,055	1,055	-	14,408	408		-
Lease Income	-	(3,504)	-	1,862	(22,664)		-
New Home Construction Fees	11,000	4,750	-	60,500	16,750		1,000
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		-
Investment Income	64	(24)	967	432	(181)		6,216
Total Revenue	<u>411,663</u>	<u>53,312</u>	<u>229,640</u>	<u>2,490,759</u>	<u>71,170</u>		<u>1,635,105</u>
EXPENSES							
Salaries & Benefits	187,531	(606)	-	1,055,464	176,309		-
Contracted & Professional Services	32,827	(17,645)	-	274,179	(169,089)		-
CC&Rs/ Mandates	37,573	(3,722)	-	274,672	(69,725)		-
Maintenance & Landscaping	31,081	3,132	-	255,912	(11,769)		-
Utilities	9,603	2,212	-	111,726	(3,761)		-
Administrative	14,112	(2,909)	500	91,400	(888)		500
Regulatory Compliance	11,564	3,853	-	156,097	(73,481)		238
Insurance Premiums	12,189	34	-	79,727	5,834		-
Other Expenses	-	83	-	258	325		-
Depreciation Expense	-	-	85,809	-	-		600,660
Interest expense	-	-	4,482	-	-		27,959
Total Expenses	<u>336,481</u>	<u>(15,568)</u>	<u>90,791</u>	<u>2,299,434</u>	<u>(146,245)</u>		<u>629,357</u>
Net Income (Loss)	<u>75,182</u>	<u>37,744</u>	<u>138,849</u>	<u>191,325</u>	<u>(75,075)</u>		<u>1,005,748</u>
Net UDR Activity for Operations							
Firewise/Road Mowing/Clean Green	(12,409)			(12,409)			
Clubhouse Remediation & Assessment	-			(23,639)			
Hazardous Tree Removal	-			(60,000)			
Net Income (Loss) with Board Approved UDR	<u>62,773</u>	<u>37,744</u>	<u>138,849</u>	<u>95,277</u>	<u>(75,075)</u>		<u>1,005,748</u>
Other Activity							
Net Other UDR Activity*	4,599			60,737			
AR Accrual - Prior Year Reversal	-		(21,253)	(34,910)			(21,253)
AR Accrual - Current Year	-		-	-			-
Vacation Liability- Prior Year Reversal	(633)			(13,944)			
Total Other Activity	<u>3,966</u>		<u>(21,253)</u>	<u>11,883</u>			<u>(21,253)</u>
Grand Total Activity	<u>66,739</u>	<u>37,744</u>	<u>117,596</u>	<u>107,160</u>	<u>(75,075)</u>		<u>984,495</u>

*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/capital transfer fee revenue collections.

Sudden Valley Community Association

Sudden Valley Community Association
Reserve Cash Balance & Activity
 7 Months Actual, 5 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds				
	CRRRF	Roads	Capital Reserve Holding Fund	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 12/31/2021	2,688,455	2,911,292	1,157,885	-	87,365	75,985	182,139	\$ 7,103,121	360,736	342,077	\$ 702,813
Dues Received	787,201	819,768			-	14,641		1,621,610	-	92,618	92,618
Transfer Fees Received, ¼ of 1% Storm Water Mitigation Plan Fee			7,922					7,922			-
Investment Income	2,493	2,655	-	1,011	-	-	57	6,216	209	210	418
Sale of Assets	-				-			-			-
Board Approved Transfer	500,000		(1,165,807)	1,165,807				500,000			-
Additional Loan Funding	1,098,468										-
Mitigation Release	128,641	-					(128,641)	-			-
2022 Expenditures	(1,860,296)	(327,895)	-	-	(52)	-		(2,188,243)		(134,720)	(134,720)
Net Available Cash at 7/31/2022	3,344,962	3,406,820	-	1,166,818	87,313	90,626	53,555	\$ 8,150,094	360,945	300,185	\$ 661,130
5 Month Outlook											
Outlook - 2022 Dues (93% collections)	525,585	540,580				9,755		\$ 1,075,920			\$ -
Outlook - Prior Year Collections	2,106	2,166			2	39		4,313		3,385	3,385
CRRRF Loan Payments for year 2022	(138,766)							(138,766)			-
Obligated Expenses\Holdings	(524,967)	(2,001,665)		(1,166,818)			(53,555)	(3,747,005)		(138,090)	(138,090)
Net Usable Cash Balance 12/31/2022	3,208,920	1,947,901	-	-	87,315	100,420	-	\$ 5,344,556	360,945	165,480	\$ 526,425
Board Recommended Carryover Balance	(600,000)	(500,000)						\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2022, After Recommendation	\$ 2,608,920	\$ 1,447,901	\$ -	\$ -	\$ 87,315	\$ 100,420	\$ -	\$ 4,244,556	\$ 360,945	\$ 165,480	\$ 526,425
Net Current Year Cash Increase (Decrease)	520,465	(963,391)	(1,157,885)	-	(50)	24,435	(182,139)	\$ (1,758,565)	209	(176,597)	\$ (176,388)

*Note, when mitigation period has ended, unspent funds will be returned to the source account, Roads and CRRRF.

Sudden Valley Community Association

Sudden Valley Community Association

Operations - By Department

July 1, 2022 to July 31, 2022

Whole \$

CURRENT MONTH

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	11,000	4,520	894	3,636	31,347	(2,053)	(21,241)	6,103
Accounting	2,250	(1,183)	24,006	(719)	2,544	8,665	(24,300)	6,763
Administration	208	66	31,338	2,448	17,722	(4,083)	(48,852)	(1,569)
Common Costs	4,280	1,359	-	-	29,168	(6,651)	(24,888)	(5,292)
Facilities	3,055	(1,698)	-	3,451	8,168	3,596	(5,113)	5,349
Maintenance	-	(83)	24,680	(5,334)	6,270	987	(30,950)	(4,430)
Subtotal	20,793	2,981	80,918	3,482	95,219	461	(155,344)	6,924
Golf	170,096	34,796	70,725	(6,112)	34,405	(8,928)	64,966	19,756
Marina	3,261	2,927	-	4,854	281	1,726	2,980	9,507
Subtotal	194,150	40,704	151,643	2,224	129,905	(6,741)	(87,398)	36,187
Rec/ Pools/ Parks								
Special Assmt Earned	35,355						35,355	
Curr Yr Bad Debts Activity	(478)						(478)	
Net Special Assmt Dues	34,877	2,049					34,877	2,049
Rec/ Pools/ Parks	7,619	3,675	35,888	(2,830)	19,043	(8,218)	(47,312)	(7,373)
Subtotal Rec/ Pools/ Parks	42,496	5,724	35,888	(2,830)	19,043	(8,218)	(12,435)	(5,324)
Subtotal Operations before Ops Dues	236,646	46,428	187,531	(606)	148,948	(14,959)	(99,833)	30,863
Ops Dues Earned	181,107						181,107	
Curr Yr Bad Debts Activity	(6,090)						(6,090)	
Net Ops Dues	175,017	6,883					175,017	6,883
Net Operations	411,663	53,311	187,531	(606)	148,948	(14,959)	75,184	37,746
Net BOD Approved UDR Activity for Operations								
Firewise/Road Mowing/Clean Green	-		-		12,409		(12,409)	
Clubhouse Remediation & Assessment	-		-		-		-	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	411,663	53,311	187,531	(606)	161,357	(14,959)	62,775	37,746
Other Operating Activity								
UDR Activity	24,986				1,858		23,127	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				633		(633)	
Total Other Operating Activity	24,986				2,491		22,494	
Grand Total Operations Activity	436,649	53,311	187,531	(606)	163,848	(14,959)	85,269	37,746

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association

Operations - By Department
January 1, 2022 to July 31, 2022
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	60,705	15,350	18,089	15,563	263,590	(58,850)	(220,974)	(27,937)
Accounting	18,351	(5,682)	165,349	7,997	25,772	(1,165)	(172,770)	1,150
Administration	1,119	127	204,504	47,190	167,247	(105,127)	(370,632)	(57,810)
Common Costs	19,948	(498)	-	-	247,529	(64,009)	(227,581)	(64,507)
Facilities	14,970	(18,294)	17,886	7,796	90,219	1,384	(93,135)	(9,114)
Maintenance	38	(545)	117,905	54,242	129,856	(66,575)	(247,723)	(12,878)
Subtotal	115,131	(9,542)	523,733	132,788	924,213	(294,342)	(1,332,815)	(171,096)
Golf	746,422	28,922	373,555	85	183,679	12,272	189,188	41,279
Marina	138,985	(13,378)	19,499	16,574	9,053	9,289	110,433	12,485
Subtotal	1,000,538	6,002	916,787	149,447	1,116,945	(272,781)	(1,033,194)	(117,332)
Rec/ Pools/ Parks								
Special Assmt Earned	247,115						247,115	
Curr Yr Bad Debts Activity	442						442	
Net Special Assmt Dues	<u>247,557</u>	<u>17,769</u>					<u>247,557</u>	<u>17,769</u>
Rec/ Pools/ Parks	18,592	263	138,677	26,862	127,027	(49,774)	(247,112)	(22,649)
Subtotal Rec/ Pools/ Parks	266,149	18,032	138,677	26,862	127,027	(49,774)	445	(4,880)
Subtotal Operations before Ops Dues	1,266,687	24,034	1,055,464	176,309	1,243,972	(322,555)	(1,032,749)	(122,212)
Ops Dues Earned	1,264,246						1,264,246	
Curr Yr Bad Debts Activity	(40,173)						(40,173)	
Net Ops Dues	<u>1,224,073</u>	<u>47,137</u>					<u>1,224,073</u>	<u>47,137</u>
Net Operations	2,490,760	71,171	1,055,464	176,309	1,243,972	(322,555)	191,324	(75,075)
Net BOD Approved UDR Activity for Operations								
Firewise/Road Mowing/Clean Green	-		-		12,409		(12,409)	
Clubhouse Remediation & Assessment	-		-		23,639		(23,639)	
Hazardous Tree Removal	-		-		60,000		(60,000)	
Net Operations with Board Approved UDR	2,490,760	71,171	1,055,464	176,309	1,340,020	(322,555)	95,276	(75,075)
Other Operating Activity								
UDR Activity	100,710				21,444		79,266	
AR Accrual - Prior Year Reversal	(34,910)				-		(34,910)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				13,944		(13,944)	
Total Other Operating Activity	<u>65,800</u>				<u>35,388</u>		<u>30,412</u>	
Grand Total Operations Activity	2,556,560	71,171	1,055,464	176,309	1,375,408	(322,555)	125,688	(75,075)

* Excludes Depreciation

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

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2022

	SVCA Owned Lots																											LLE & CTB	Dues Exempt	Total Non-Billable Lots	Total All Lots			
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots			Restricted								
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10					Avail.	Total	
Jan	20	87	107	350	2,376	2,726	43	110	3	25	1	15	26	51	3	14	370	2,463	2,833	76	215	291	446	2,678	3,124	774	0	3	777	732	8	1,517	4,641	
Feb	22	97	119	341	2,389	2,730	33	86	27	23	1	11	18	57	4	15	363	2,486	2,849	83	192	275	446	2,678	3,124	774	0	3	777	732	8	1,517	4,641	
Mar	28	104	132	366	2,433	2,799	17	60	7	12	7	8	18	46	3	15	394	2,537	2,931	52	141	193	446	2,678	3,124	774	0	3	777	732	8	1,517	4,641	
Apr	30	106	136	346	2,391	2,737	38	94	4	19	3	7	22	46	3	15	376	2,497	2,873	70	181	251	446	2,678	3,124	774	0	3	777	732	8	1,517	4,641	
May	31	113	144	361	2,410	2,771	15	77	12	15	2	8	20	39	5	16	392	2,523	2,915	54	155	209	446	2,678	3,124	774	0	3	777	732	8	1,517	4,641	
Jun	34	126	160	362	2,400	2,762	18	75	2	19	6	5	17	40	6	14	396	2,526	2,922	49	153	202	445	2,679	3,124	774	0	3	777	732	8	1,517	4,641	
Jul	37	141	178	332	2,357	2,689	32	116	7	21	2	5	18	36	5	14	369	2,498	2,867	64	192	256	433	2,690	3,123	774	0	3	777	733	8	1,518	4,641	
Aug	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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

Sudden Valley Community Association - Capital Project Report										
CRRRF Projects Open in 2022										
Updated as of 7/31/2022										
							A	B	A-B	
BOARD APPROVED PROJECT							BUDGETED			
Cost Manager	Approval Date	GL	Project Name	Fund	Status		Board Approved	Total Invoiced	Acctg Funds Obligated	
Turf Manager	1/23/20	9719.18	Trim Mower- Turf	CRRRF	Open	●	44,050	19,812	24,238 LE	
Turf Manager	1/23/20	9719.19	Utility Vehicles	CRRRF	Open	●	104,248	51,555	52,693 LE	
Rec Manager	3/12/20	9719.20	Marina Dock Replacement	CRRRF	Open	●	53,929	19,841	34,088	
B. Kruhlak	11/5/20	9721.01	Golf Cart Fleet	CRRRF	Open	●	183,900	55,370	128,530 LE	
B. Kruhlak	2/10/22	9722	Golf Course Bridge Replacement	CRRRF	Open	●	323,177	194,049	129,128	
Turf Manager	3/30/22	9722.1	2014 Toro Flex Walk Mowers	CRRRF	Open	●	10,870	10,000	870	
Turf Manager	3/30/22	9722.02	2022 John Deere 7500A Fairway Mower	CRRRF	Open	●	84,703	-	84,703	
Turf Manager	3/30/22	9722.03	2022 John Deere HD300 SelectSpray Sprayer	CRRRF	Open	●	21,231	21,231	-	
Ops Manager	6/9/22	9722.04	Security System	CRRRF	Open	●	45,717	-	45,717	
Ops Manager	6/9/22	9722.05	Rekeying of Facilities	CRRRF	Open	●	25,000	-	25,000	
Open Projects Total, CRRRF							\$ 896,825	\$ 371,858	\$ 524,967	
		LE	These items represent 5 year capital leases, which means the obligated costs will be spread out over a five year period.							
Note: Cash outlay on 1850 Lake Whatcom Boulevard property purchase is \$1,529,727										

Sudden Valley Community Association - Capital Project Report										
Roads Projects Open in 2022										
Updated as of 7/31/2022										
BOARD APPROVED PROJECT							A	B	A-B	
Cost Manager	Approval Date	GL	Project Name	Fund	Status		BUDGETED Board Approved	Total Invoiced	Acctg Funds Obligated	
GM	3/28/2019 & 7/14/2022	9919.07	Barn 7 & Rotunda Foundation Removal Design	ROADS	Open	●	78,385	22,316	56,069	
GM	10/8/20	9920.06	2020 Southern Court Remediation	ROADS	Open	●	200,000	190,264	9,736	
GM	3/25/21	9921.03	2021 Southern Court Stabilization & Ashpalt Repairs	ROADS	Open	●	189,271	94,544	94,727	
GM	5/27/21	9921.04	Culvert C-182	ROADS	Open	●	15,125	893	14,232	
GM	5/27/21	9921.05	Culvert C-315	ROADS	Open	●	314,700	-	314,700	
GM	1/27/22	9922	Fast Response Unforseen Drainage Issues	ROADS	Open	●	83,208	77,299	5,909	
GM	2/10/22	9922.1	2022 Roads Repair Project	ROADS	Open	●	30,000	25,752	4,248	
GM	1/27/22	9922.2	Polo Park Drive Repairs	ROADS	Open	●	60,793	32,496	28,297	
GM	1/27/22	9922.3	2022 Roads On-Call Engineering	ROADS	Open	●	36,361	2,168	34,193	
GM	5/4/22	9922.4	2022 Pothole Repairs	ROADS	Open	●	37,207	34,997	2,210	
GM	5/4/2022 & 7/14/2022	9922.5	Road & Drainage NOA Projects	ROADS	Open	●	573,239	19,931	553,308	
GM	5/4/22	9922.6	Spring Road, Cascade Lane, Greenhill Road Repairs	ROADS	Open	●	850,199	22,744	827,455	
OPS Manager	6/9/22	9922.7	Marina Parking Lot Grading	ROADS	Open	●	30,000	20,259	9,741	
Subtotal Roads Open Projects							\$ 2,498,488	\$ 543,663	\$ 1,954,825	
			2021 Culvert Vegetation Control (CVC)							
Maint Manager	4/8/21	9921.08	Supplies & Outside Contractor	ROADS	Open	●	27,209	109,355	(82,146)	A
Maint Manager	4/8/21	9921.082	CVC Wages, Taxes, & Benefits	ROADS	Open	●	155,049	26,063	128,986	A
Subtotal Roads CVC Project							\$ 182,258	\$ 135,418	\$ 46,840	
Open Project Totals, Roads							\$ 2,680,746	\$ 679,081	\$ 2,001,665	
		A	9921.08 and 9921.082 are the same project.							

Sudden Valley Community Association - Capital Project Report										
UDR Projects Open in 2022										
Updated as of 7/31/2022										
						A	B	A-B		
BOARD APPROVED PROJECT						BUDGETED				
Cost Manager	Approval Date	GL	Project Name	Fund	Status	Board Approved	Total Invoiced	Acctg Funds Obligated		
Closed Project Totals, Other						\$ 127,325	\$ 123,173	\$ -		
GM	12/19/16	9902	Area Z Mitigation	UDR	Open	●	186,290	179,053	7,237	
GM	6/13/19	9619.02	Hazardous Tree Removal	UDR	Open	●	16,991	8,789	8,202	
GM	2/10/22	9622	Clubhouse Remediation and Assessm	UDR	Open	●	26,683	23,639	3,044	
GM	4/28/22	9622.1	Epiq Transfer Fee Refund Servic	UDR	Open	●	42,117	-	42,117	
Maint. Manager	5/12/22	9622.2	Hazardous Tree Removal UDR 2022	UDR	Open	●	60,000	60,000	-	
Ops Manager	7/14/22	9622.3	Clubhouse Kitchen Repairs	UDR	Open	●	76,058	270	75,788	
GM	4/8/21	9621	Firewise/Road Mowing/Clean Green	UDR	Open	●	4,100	22,045	(17,945) A	
GM	4/8/21	9621.02	Firewise Wages, Taxes, & Benefits	UDR	Open	●	34,315	14,668	19,647 A	
Total Firewise							38,415	36,713	1,702	
Open Project Totals, Other							\$ 446,554	\$ 308,464	\$ 138,090	
		A	9621 and 9621.02 are the same project.							