

Sudden Valley Community Association

Sudden Valley Community Association
Balance Sheet
January 31, 2023 and December 31, 2022

	Unaudited** Jan 31, 2023	Unaudited** Dec 31, 2022	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 595,072	\$ 507,491	\$ 87,581
Building Completion Deposit Fund	472,660	492,620	(19,960)
Member Receivables - Operations*	-	46,750	(46,749)
Other Receivables	11,420	8,288	3,131
Prepaid Expenses	70,840	81,738	(10,899)
Inventory	5,698	6,200	(502)
Total Current Assets	1,155,690	1,143,087	12,602
Current Liabilities			
Accounts Payable	(150,639)	(205,246)	54,607
Accrued Vacation Liability	(61,311)	(61,576)	265
Accrued Payroll	-	(54,127)	54,127
Prepaid Assessments	(336,456)	(181,105)	(155,351)
Building Completion Deposits	(472,660)	(492,620)	19,960
Other Refundable Deposits	(5,666)	(4,916)	(750)
Prepaid Golf Memberships	-	(153,151)	153,151
Total Current Liabilities	(1,026,732)	(1,152,741)	126,009
Operating Reserve Funds			
Emergency Operating Cash	361,127	361,096	31
Undesignated Reserves Cash	241,825	223,385	18,440
Total Operating Reserve Funds	602,952	584,481	18,471
Net Operating Assets	\$ 731,910	\$ 574,827	157,082
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,289,847	3,220,387	69,460
Roads Reserve Cash Fund	2,582,804	2,560,947	21,857
Board Density Reduction Cash Fund	87,552	87,552	-
Mailbox Cash Fund	103,157	101,061	2,096
CRRRF Capital Reserve Holding Cash	262,216	262,193	23
Mitigation Assignment of Savings Cash	44,556	44,545	11
LWWS Assignment of Savings Cash	9,076	9,076	-
Member Receivables - Capital**	-	19,262	(19,262)
Total Capital Current Assets	6,379,208	6,305,023	74,185
Capital Fixed Assets			
Fixed Assets	14,497,831	14,478,354	19,477
Lots Held for Sale	204,809	204,809	-
Total Capital Assets	14,702,640	14,683,163	19,477
Long Term Liabilities			
CRRRF Loan 2022	(2,021,347)	(2,041,668)	20,321
Capital Leases	(161,475)	(166,357)	4,882
Total Long Term Liabilities	(2,182,822)	(2,208,025)	25,203
NET ASSETS	\$ 19,630,936	\$ 19,354,988	\$275,948
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	138,660	(\$75,065)	213,725
Current Year Net Income: Rec Special Assmt	17,955	(2,572)	20,527
Net Transfers Out from Operations to Capital	-	(482,660)	482,660
Current Year Net Income: Capital**	119,333	1,704,224	(1,584,891)
Net Transfers Into Capital from Operations	-	482,660	(482,660)
Retained Earnings**	4,990,770	5,068,407	(77,637)
Capital**	14,364,218	12,659,994	1,704,224
TOTAL MEMBER EQUITY	\$ 19,630,936	\$19,354,988	\$275,948

* 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 January 31, 2023, and December 31, 2022, the balances of receivables written off were \$667,224 and \$599,478, 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 applicable capital transfer fee revenues, as a contract liability balance (unearned revenue), which is then reversed out in future years when these 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 capital related collections for internal monthly presentation purposes. See SVCA's 2020 and 2021 audited financial statements (2021 represents the most recently issued audited statements), which fully incorporates ASC 606 and complies with Generally Accepted Accounting Principals (GAAP).

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - January 2023			Year to Date - 1 Months Ending 1/31/2023		
	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	179,702		230,844	179,702		230,844
Bad Debt Reserve	(14,049)		(14,005)	(14,049)		(14,005)
Net Current Year Assessment Income	165,653	(4,750)	216,839	165,653	(4,750)	92.2% 216,839
Special Ops Assmt Income- Rec/ Pools/ Parks						
Dues & Assessments Income	36,491			36,491		
Bad Debt Reserve	(224)			(224)		
Net Special Ops Assmt Income	36,267	1,791		36,267	1,791	
Bad Debt Recoveries - Prior Years			14,234			14,234
Golf Income	198,351	5,622	-	198,351	5,622	-
Marina Income	-	-	-	-	-	-
Rec Center & Pools Income	40	(52)	-	40	(52)	-
Legal & Collections Income	-	-	-	-	-	-
Other Income	4,861	(1,971)	-	4,861	(1,971)	-
Rental Income - Other	225	(42)	-	225	(42)	-
Area Z Rental Income	4,415	2,415	-	4,415	2,415	-
Lease Income	3,552	48	-	3,552	48	-
New Home Construction Fees	-	-	-	-	-	-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-	-
Investment Income	72	(16)	763	72	(16)	763
Total Revenue	413,436	3,045	231,836	413,436	3,045	231,836
EXPENSES						
Salaries & Benefits	93,694	20,557	-	93,694	20,557	-
Contracted & Professional Services	16,094	(2,353)	-	16,094	(2,353)	-
CC&Rs/ Mandates	32,383	(3,953)	-	32,383	(3,953)	-
Maintenance & Landscaping	36,597	6,784	-	36,597	6,784	-
Utilities	10,317	451	-	10,317	451	-
Administrative	13,609	4,843	-	13,609	4,843	-
Regulatory Compliance	11,325	(3,534)	-	11,325	(3,534)	-
Insurance Premiums	13,482	(305)	-	13,482	(305)	-
Other Expenses	-	83	-	-	83	-
Depreciation Expense	-	-	85,809	-	-	85,809
Interest expense	-	-	7,432	-	-	7,432
Total Expenses	227,501	22,573	93,241	227,501	22,573	93,241
Net Income (Loss)	185,935	25,618	138,595	185,935	25,618	138,595
Net UDR Activity for Operations						
Firewise/Road Mowing/Clean Green	-			-		
Hazardous Tree Removal	-			-		
Net Income (Loss) with Board Approved UDR	185,935	25,618	138,595	185,935	25,618	138,595
Other Activity						
Net Other UDR Activity*	17,165			17,165		
AR Accrual - Prior Year Reversal	(46,750)		(19,262)	(46,750)		(19,262)
AR Accrual - Current Year	-		-	-		-
Vacation Liability- Prior Year Reversal	265			265		
Total Other Activity	(29,320)		(19,262)	(29,320)		(19,262)
Grand Total Activity	156,615	25,618	119,333	156,615	25,618	119,333

*Prior year recoveries for operations are deposited into the Undesignated Reserve Account (UDR).

**Refer to the last footnote on the Balance Sheet (prior page) for a discussion of Accounting Standards Codification (ASC) 606 and capital dues revenue collections.

Sudden Valley Community Association
Reserve Cash Balance & Activity
1 Months Actual, 11 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 12/31/2022	3,220,387	2,560,947	262,193	87,552	101,061	53,621	\$ 6,285,761	361,096	223,385	\$ 584,481
Dues Received	112,631	115,883		-	2,091		230,605	-	18,551	18,551
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	401	323	23	0	5	11	763	31	19	50
Sale of Assets	-			-			-			-
Mitigation Release	-	-				-	-			-
2023 Expenditures	(43,572)	(94,349)	-	-	-		(137,921)		(130)	(130)
Net Available Cash at 1/31/2023	3,289,847	2,582,804	262,216	87,552	103,157	53,632	\$ 6,379,208	361,127	241,825	\$ 602,952
11 Month Outlook										
Outlook - 2023 Dues (95% collections)	1,178,518	1,212,134			21,868		\$ 2,412,520			\$ -
Outlook - Prior Year Collections	18,685	19,218		19	347		38,269		32,579	32,579
CRRRF Loan Payments for year 2023	(305,286)						(305,286)			-
Obligated Expenses\Holdings	(719,918)	(466,475)	(262,216)			(53,632)	(1,502,241)		(7,237)	(7,237)
Net Usable Cash Balance 12/31/2023	3,461,845	3,347,681	-	87,571	125,372	-	\$ 7,022,470	361,127	267,167	\$ 628,293
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2023, After Recommendation	\$ 2,861,845	\$ 2,847,681	\$ -	\$ 87,571	\$ 125,372	\$ -	\$ 5,922,470	\$ 361,127	\$ 267,167	\$ 628,293
Net Current Year Cash Increase (Decrease)	241,458	786,734	(262,193)	19	24,311	(53,621)	\$ 736,709	31	43,782	\$ 43,812

*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

January 1, 2023 to January 31, 2023

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	-	(167)	-	6,962	38,840	(12,491)	(38,840)	(5,696)
Accounting	1,222	(2,378)	14,879	3,122	3,339	(744)	(16,996)	-
Administration	57	(85)	15,237	10,265	7,521	404	(22,701)	10,584
Common Costs	3,655	734	-	-	23,350	(3)	(19,695)	731
Facilities	7,317	2,565	1,974	473	12,285	3,473	(6,942)	6,511
Maintenance	-	(83)	16,187	3,528	10,217	9,902	(26,404)	13,347
Subtotal	12,251	586	48,277	24,350	95,552	541	(131,578)	25,477
Golf	198,351	5,622	30,677	(895)	33,351	(129)	134,323	4,598
Marina	-	-	-	-	418	762	(418)	762
Subtotal	210,602	6,208	78,954	23,455	129,321	1,174	2,327	30,837
Rec/ Pools/ Parks								
Special Assmt Earned	36,491						36,491	
Curr Yr Bad Debts Activity	(224)						(224)	
Net Special Assmt Dues	36,267	1,791					36,267	1,791
Rec/ Pools/ Parks	915	(204)	14,740	(2,898)	4,487	842	(18,312)	(2,260)
Subtotal Rec/ Pools/ Parks	37,182	1,587	14,740	(2,898)	4,487	842	17,955	(469)
Subtotal Operations before Ops Dues	247,784	7,795	93,694	20,557	133,808	2,016	20,282	30,368
Ops Dues Earned	179,702						179,702	
Curr Yr Bad Debts Activity	(14,049)						(14,049)	
Net Ops Dues	165,653	(4,750)					165,653	(4,750)
Net Operations	413,437	3,045	93,694	20,557	133,808	2,016	185,935	25,618
Net BOD Approved UDR Activity for Operations								
Firewise/Road Mowing/Clean Green	-		-		-		-	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	413,437	3,045	93,694	20,557	133,808	2,016	185,935	25,618
Other Operating Activity								
UDR Activity	19,093				1,928		17,165	
AR Accrual - Prior Year Reversal	(46,750)				-		(46,750)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				(265)		265	
Total Other Operating Activity	(27,657)				1,663		(29,320)	
Grand Total Operations Activity	385,780	3,045	93,694	20,557	135,471	2,016	156,615	25,618

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association
 Operations - By Department
 January 1, 2023 to January 31, 2023
 YEAR TO DATE

Whole \$

<u>UNAUDITED</u>								
<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	-	(167)	-	6,962	38,840	(12,491)	(38,840)	(5,696)
Accounting	1,222	(2,378)	14,879	3,122	3,339	(744)	(16,996)	-
Administration	57	(85)	15,237	10,265	7,521	404	(22,701)	10,584
Common Costs	3,655	734	-	-	23,350	(3)	(19,695)	731
Facilities	7,317	2,565	1,974	473	12,285	3,473	(6,942)	6,511
Maintenance	-	(83)	16,187	3,528	10,217	9,902	(26,404)	13,347
Subtotal	12,251	586	48,277	24,350	95,552	541	(131,578)	25,477
Golf	198,351	5,622	30,677	(895)	33,351	(129)	134,323	4,598
Marina	-	-	-	-	418	762	(418)	762
Subtotal	210,602	6,208	78,954	23,455	129,321	1,174	2,327	30,837
Rec/ Pools/ Parks								
Special Assmt Earned	36,491						36,491	
Curr Yr Bad Debts Activity	(224)						(224)	
Net Special Assmt Dues	36,267	1,791					36,267	1,791
Rec/ Pools/ Parks	915	(204)	14,740	(2,898)	4,487	842	(18,312)	(2,260)
Subtotal Rec/ Pools/ Parks	37,182	1,587	14,740	(2,898)	4,487	842	17,955	(469)
Subtotal Operations before Ops Dues	247,784	7,795	93,694	20,557	133,808	2,016	20,282	30,368
Ops Dues Earned	179,702						179,702	
Curr Yr Bad Debts Activity	(14,049)						(14,049)	
Net Ops Dues	165,653	(4,750)					165,653	(4,750)
Net Operations	413,437	3,045	93,694	20,557	133,808	2,016	185,935	25,618
Net BOD Approved UDR Activity for Operations								
Firewise/Road Mowing/Clean Green	-		-		-		-	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	413,437	3,045	93,694	20,557	133,808	2,016	185,935	25,618
Other Operating Activity								
UDR Activity	19,093				1,928		17,165	
AR Accrual - Prior Year Reversal	(46,750)				-		(46,750)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				(265)		265	
Total Other Operating Activity	(27,657)				1,663		(29,320)	
Grand Total Operations Activity	385,780	3,045	93,694	20,557	135,471	2,016	156,615	25,618

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
January 1, 2023 to January 31, 2023

UNAUDITED

	2023 January Actuals	2023 MTD B / (W) Budget	2023 YTD (1 Months) Actuals	2023 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	165,653	(4,750)	165,653	(4,750)
Special Ops Assmt Income- Rec/ Pools/ Parks	36,266	1,791	36,266	1,791
Golf Income	198,351	5,622	198,351	5,622
Marina Income	-	-	-	-
Area Z Rental Income	4,415	2,415	4,415	2,415
Lease Income	3,552	48	3,552	48
Non-Lease Facility Rentals	225	(42)	225	(42)
Rec Center and Pools Income	40	(52)	40	(52)
New Home Construction Fees	-	-	-	-
Other AR Income	4,805	(1,795)	4,805	(1,795)
Other Income	57	(176)	57	(176)
Investment Income	72	(16)	72	(16)
Total Revenue	413,436	3,045	413,436	3,045
EXPENSES				
Salaries & Benefits				
ACC / Security	-	6,962	-	6,962
Accounting	14,879	3,122	14,879	3,122
Administration	15,237	10,265	15,237	10,265
Facilities	1,974	473	1,974	473
Maintenance	16,187	3,528	16,187	3,528
Golf	30,677	(895)	30,677	(895)
Rec/ Pools/ Parks	14,740	(2,898)	14,740	(2,898)
Marina	-	-	-	-
Total Salaries & Benefits	93,694	20,557	93,694	20,557
Other Expenses				
Administrative				
General Administrative	-	-	-	-
Bank Charges & Fees	1,382	2,046	1,382	2,046
Dues & Subscriptions	6,858	1,514	6,858	1,514
Office Supplies	357	1,787	357	1,787
GM Discretionary Funds	201	216	201	216
Advertising Costs	331	(131)	331	(131)
Cash Over/Short	-	-	-	-
Currency Gain/Loss	-	-	-	-
Events Charges	691	(691)	691	(691)
Printing & Copying	821	(110)	821	(110)
Training & Conferences	-	846	-	846
Recruiting Expense	250	292	250	292
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	1,566	(566)	1,566	(566)
Insurance Claims	-	-	-	-
Uniforms	1,152	(360)	1,152	(360)
Cashiering Clearing Account	-	-	-	-
Total Administrative	13,609	4,843	13,609	4,843
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	10,317	(4,067)	10,317	(4,067)
Permits & Licenses	409	(154)	409	(154)
Audit & Tax Services	-	-	-	-
Regulatory Compliance	204	146	204	146
Federal Income Tax	-	-	-	-
State B&O Tax	395	541	395	541
Property/Real Estate Tax	-	-	-	-
Total Regulator Compliance	11,325	(3,534)	11,325	(3,534)
CC&Rs/ Mandates				
Annual General Meeting	(1,554)	1,554	(1,554)	1,554
Special General Meeting	(1,621)	1,621	(1,621)	1,621
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	842	(425)	842	(425)
Postage	192	161	192	161
Postage- Views	956	(39)	956	(39)
Newsletter Services	4,617	(83)	4,617	(83)
Legal Services	4,677	365	4,677	365
Professional Security Services	24,274	(7,107)	24,274	(7,107)
Total CC&Rs/ Mandates	32,383	(3,953)	32,383	(3,953)

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
January 1, 2023 to January 31, 2023

UNAUDITED

	2023 January Actuals	2023 MTD B / (W) Budget	2023 YTD (1 Months) Actuals	2023 YTD B / (W) Budget
Insurance Premiums	13,482	(305)	13,482	(305)
Utilities				
Utilities	(3,098)	3,098	(3,098)	3,098
Utilities- Natural Gas	2,696	(1,885)	2,696	(1,885)
Utilities- Water & Sewer	-	536	-	536
Utilities- Electricity	5,287	(1,851)	5,287	(1,851)
Utilities- Trash & Recycling Service	1,450	380	1,450	380
Utilities- Communications Service	3,982	173	3,982	173
Total Utilities	10,317	451	10,317	451
Maintenance & Landscaping				
Landscape R&M	2,858	1,692	2,858	1,692
Building R&M- Materials	1,067	1,795	1,067	1,795
Building R&M- Contract Services	4,226	774	4,226	774
Raw Materials	4,073	(1,573)	4,073	(1,573)
Raw Materials: Sand & Gravel	7,833	(4,550)	7,833	(4,550)
Janitorial Supplies	703	496	703	496
Equipment R&M	7,256	715	7,256	715
Small Tools & Equipment	1,173	(281)	1,173	(281)
Vehicle R&M	1,338	575	1,338	575
Vehicle Fuel	2,205	1,564	2,205	1,564
Other Supplies	188	2,388	188	2,388
Other R&M	37	579	37	579
Weather Response	3,640	2,610	3,640	2,610
Weather Response	-	-	-	-
Total Maintenance & Landscaping	36,597	6,784	36,597	6,784
Contracted & Professional Services				
Equipment Lease & Rental	-	1,242	-	1,242
IT Support and Services	4,534	(1,201)	4,534	(1,201)
Pool Management	-	-	-	-
Safety & Security Services	10,842	(9,712)	10,842	(9,712)
Snow Removal Services	561	4,439	561	4,439
Storm Response Tree Removal	-	-	-	-
ACC Consultant	289	544	289	544
Other Professional Services	(132)	2,335	(132)	2,335
Total Contracted & Professional Services	16,094	(2,353)	16,094	(2,353)
Other Expenses				
Vandalism	-	83	-	83
Emergency Preparedness Committee Support	-	-	-	-
Total Other Expenses	-	83	-	83
Total Other Expenses	133,807	2,016	133,807	2,016
Total Operations Expenses	227,501	22,573	227,501	22,573
Net Operations Income (Loss)	185,935	25,618	185,935	25,618
Net BOD Approved UDR Activity for Operations (Expense)				
Firewise/Road Mowing/Clean Green	-	-	-	-
Hazardous Tree Removal	-	-	-	-
Net Operations Income (Loss) with BOD Approved UDR	185,935	25,618	185,935	25,618
Other Operating Activity- Income/(Expense)				
UDR Activity	17,165	-	17,165	-
AR Accrual - Prior Year Reversal	(46,750)	-	(46,750)	-
AR Accrual - Current Year	-	-	-	-
Vacation Liability Accrual	265	-	265	-
Total Other Operating Activity	(29,320)	-	(29,320)	-
Grand Total Operations Activity	156,615	25,618	156,615	25,618
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2023 Ops	(14,048.54)	(8,969.00)	(5,079.54)	(14,048.54)	(8,969.00)	(5,079.54)	(117,981.00)	(103,932.46)
4005.23 - Member Assessments 2023	179,701.56	179,372.00	329.56	179,701.56	179,372.00	329.56	2,359,629.00	2,179,927.44
Total Dues and Assessment Income- Ops	165,653.02	170,403.00	(4,749.98)	165,653.02	170,403.00	(4,749.98)	2,241,648.00	2,075,994.98
Other AR Income								
4830 - Advertising Income	2,762.50	2,833.00	(70.50)	2,762.50	2,833.00	(70.50)	34,000.00	31,237.50
4831 - BD Expense- Views Ads	820.50	0.00	820.50	820.50	0.00	820.50	0.00	(820.50)
Total Other AR Income	3,583.00	2,833.00	750.00	3,583.00	2,833.00	750.00	34,000.00	30,417.00
Investment Income								
4900 - Interest Earned - Operating Accounts	71.87	88.00	(16.13)	71.87	88.00	(16.13)	1,050.00	978.13
Total Investment Income	71.87	88.00	(16.13)	71.87	88.00	(16.13)	1,050.00	978.13
Total Common Costs Income	169,307.89	173,324.00	(4,016.11)	169,307.89	173,324.00	(4,016.11)	2,276,698.00	2,107,390.11
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
9005 - State B&O Tax	14.45	17.00	(2.55)	14.45	17.00	(2.55)	205.00	190.55
9015 - Property/Real Estate Tax	0.00	0.00	0.00	0.00	0.00	0.00	58,800.00	58,800.00
Total Regulatory Compliance	14.45	100.00	(85.55)	14.45	100.00	(85.55)	60,005.00	59,990.55
CC&Rs/ Mandates								
5216 - Postage- Views	956.44	917.00	39.44	956.44	917.00	39.44	11,000.00	10,043.56
5225 - Newsletter Services	4,560.25	4,417.00	143.25	4,560.25	4,417.00	143.25	53,000.00	48,439.75
7020 - Legal Services	4,677.38	5,042.00	(364.62)	4,677.38	5,042.00	(364.62)	60,500.00	55,822.62
Total CC&Rs/ Mandates	10,194.07	10,376.00	(181.93)	10,194.07	10,376.00	(181.93)	124,500.00	114,305.93

Income Statement Report Sudden Valley Community Association Common Costs

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	13,141.22	12,871.00	270.22	13,141.22	12,871.00	270.22	154,450.00	141,308.78
Total Insurance	13,141.22	12,871.00	270.22	13,141.22	12,871.00	270.22	154,450.00	141,308.78
Total Common Costs Expense	23,349.74	23,347.00	2.74	23,349.74	23,347.00	2.74	338,955.00	315,605.26
Total Common Costs Income / (Loss)	145,958.15	149,977.00	(4,018.85)	145,958.15	149,977.00	(4,018.85)	1,937,743.00	1,791,784.85

Income Statement Report

Sudden Valley Community Association

ACC / Security

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
New Home Construction Fees								
4350 - New Home Construction	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00	75,000.00
Total New Home Construction Fees	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00	75,000.00
Other AR Income								
4805 - Compliance Fees & Fines - ACC	1,000.00	167.00	833.00	1,000.00	167.00	833.00	2,000.00	1,000.00
4806 - BD Expense- ACC Fines	(1,000.00)	0.00	(1,000.00)	(1,000.00)	0.00	(1,000.00)	0.00	1,000.00
Total Other AR Income	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00
Other Income								
4295 - Security House Checks	0.00	0.00	0.00	0.00	0.00	0.00	750.00	750.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	750.00	750.00
Total ACC / Security Income	0.00	167.00	(167.00)	0.00	167.00	(167.00)	77,750.00	77,750.00
Expense								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	10,317.00	6,250.00	4,067.00	10,317.00	6,250.00	4,067.00	75,000.00	64,683.00
6300 - Permits & Licenses	0.00	17.00	(17.00)	0.00	17.00	(17.00)	200.00	200.00
9005 - State B&O Tax	15.00	4.00	11.00	15.00	4.00	11.00	50.00	35.00
Total Regulatory Compliance	10,332.00	6,271.00	4,061.00	10,332.00	6,271.00	4,061.00	75,250.00	64,918.00
CC&Rs/ Mandates								
5215 - Postage	0.00	4.00	(4.00)	0.00	4.00	(4.00)	50.00	50.00
7097 - Professional Security Services	24,273.50	17,167.00	7,106.50	24,273.50	17,167.00	7,106.50	206,000.00	181,726.50
Total CC&Rs/ Mandates	24,273.50	17,171.00	7,102.50	24,273.50	17,171.00	7,102.50	206,050.00	181,776.50
Payroll & Benefits								
5300 - Salaries	0.00	5,712.00	(5,712.00)	0.00	5,712.00	(5,712.00)	74,261.00	74,261.00
5335 - Payroll Taxes- Employer	0.00	520.00	(520.00)	0.00	520.00	(520.00)	6,754.00	6,754.00
5385 - Payroll Benefits - Medical	0.00	730.00	(730.00)	0.00	730.00	(730.00)	8,760.00	8,760.00
Total Payroll & Benefits	0.00	6,962.00	(6,962.00)	0.00	6,962.00	(6,962.00)	89,775.00	89,775.00

Income Statement Report

Sudden Valley Community Association

ACC / Security

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	42.17	160.00	(117.83)	42.17	160.00	(117.83)	1,915.00	1,872.83
Total Utilities	42.17	160.00	(117.83)	42.17	160.00	(117.83)	1,915.00	1,872.83
Maintenance & Landscaping								
6775 - Vehicle R&M	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
6785 - Vehicle Fuel	540.53	623.00	(82.47)	540.53	623.00	(82.47)	7,475.00	6,934.47
6795 - Other Supplies	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
Total Maintenance & Landscaping	540.53	873.00	(332.47)	540.53	873.00	(332.47)	10,975.00	10,434.47
Contracted & Professional Services								
6440 - Safety & Security Services	3,362.80	958.00	2,404.80	3,362.80	958.00	2,404.80	11,500.00	8,137.20
6460 - ACC Consultant	288.75	833.00	(544.25)	288.75	833.00	(544.25)	10,000.00	9,711.25
Total Contracted & Professional Services	3,651.55	1,791.00	1,860.55	3,651.55	1,791.00	1,860.55	21,500.00	17,848.45
Other Expenses								
9120 - Vandalism & Towing	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
Total Other Expenses	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
Total ACC / Security Expense	38,839.75	33,311.00	5,528.75	38,839.75	33,311.00	5,528.75	406,465.00	367,625.25
Total ACC / Security Income / (Loss)	(38,839.75)	(33,144.00)	(5,695.75)	(38,839.75)	(33,144.00)	(5,695.75)	(328,715.00)	(289,875.25)

Income Statement Report

Sudden Valley Community Association

Accounting

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	1,000.00	3,500.00	(2,500.00)	1,000.00	3,500.00	(2,500.00)	42,000.00	41,000.00
4705 - NSF Service Fees	8.69	100.00	(91.31)	8.69	100.00	(91.31)	1,200.00	1,191.31
4706 - BD Expense- NSF Fees	213.58	0.00	213.58	213.58	0.00	213.58	0.00	(213.58)
Total Other AR Income	1,222.27	3,600.00	(2,377.73)	1,222.27	3,600.00	(2,377.73)	43,200.00	41,977.73
Total Accounting Income	1,222.27	3,600.00	(2,377.73)	1,222.27	3,600.00	(2,377.73)	43,200.00	41,977.73
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	219.19	125.00	94.19	219.19	125.00	94.19	1,500.00	1,280.81
5210 - Printing & Copying	492.00	119.00	373.00	492.00	119.00	373.00	8,500.00	8,008.00
5227 - Training & Conferences	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00	300.00
5399 - Payroll Service Fees	1,566.02	1,000.00	566.02	1,566.02	1,000.00	566.02	12,000.00	10,433.98
Total Administrative	2,277.21	1,269.00	1,008.21	2,277.21	1,269.00	1,008.21	22,300.00	20,022.79
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	0.00	0.00	0.00	0.00	0.00	40,000.00	40,000.00
9005 - State B&O Tax	15.13	63.00	(47.87)	15.13	63.00	(47.87)	750.00	734.87
Total Regulatory Compliance	15.13	63.00	(47.87)	15.13	63.00	(47.87)	40,750.00	40,734.87
CC&Rs/ Mandates								
5215 - Postage	191.52	224.00	(32.48)	191.52	224.00	(32.48)	5,000.00	4,808.48
Total CC&Rs/ Mandates	191.52	224.00	(32.48)	191.52	224.00	(32.48)	5,000.00	4,808.48
Payroll & Benefits								
5300 - Salaries	10,756.75	13,832.00	(3,075.25)	10,756.75	13,832.00	(3,075.25)	276,637.00	265,880.25
5335 - Payroll Taxes- Employer	995.24	1,249.00	(253.76)	995.24	1,249.00	(253.76)	24,978.00	23,982.76
5385 - Payroll Benefits - Medical	3,127.07	2,920.00	207.07	3,127.07	2,920.00	207.07	35,040.00	31,912.93
Total Payroll & Benefits	14,879.06	18,001.00	(3,121.94)	14,879.06	18,001.00	(3,121.94)	336,655.00	321,775.94

Income Statement Report Sudden Valley Community Association Accounting

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	187.88	206.00	(18.12)	187.88	206.00	(18.12)	2,475.00	2,287.12
Total Utilities	187.88	206.00	(18.12)	187.88	206.00	(18.12)	2,475.00	2,287.12
Contracted & Professional Services								
5125 - IT Support and Services	800.00	833.00	(33.00)	800.00	833.00	(33.00)	10,000.00	9,200.00
7095 - Other Professional Services	(132.17)	0.00	(132.17)	(132.17)	0.00	(132.17)	0.00	132.17
Total Contracted & Professional Services	667.83	833.00	(165.17)	667.83	833.00	(165.17)	10,000.00	9,332.17
Total Accounting Expense	18,218.63	20,596.00	(2,377.37)	18,218.63	20,596.00	(2,377.37)	417,180.00	398,961.37
Total Accounting Income / (Loss)	(16,996.36)	(16,996.00)	(0.36)	(16,996.36)	(16,996.00)	(0.36)	(373,980.00)	(356,983.64)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4245 - Photocopy Income	0.00	17.00	(17.00)	0.00	17.00	(17.00)	200.00	200.00
4255 - Maps and Signs	57.09	125.00	(67.91)	57.09	125.00	(67.91)	1,500.00	1,442.91
Total Other Income	57.09	142.00	(84.91)	57.09	142.00	(84.91)	1,700.00	1,642.91
Total SVCA Operations- Admin Income	57.09	142.00	(84.91)	57.09	142.00	(84.91)	1,700.00	1,642.91
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	114.01	250.00	(135.99)	114.01	250.00	(135.99)	3,000.00	2,885.99
5045 - Dues & Subscriptions	226.00	83.00	143.00	226.00	83.00	143.00	1,000.00	774.00
5090 - Office Supplies	356.62	1,761.00	(1,404.38)	356.62	1,761.00	(1,404.38)	21,131.00	20,774.38
5100 - GM Discretionary Funds	200.87	417.00	(216.13)	200.87	417.00	(216.13)	5,000.00	4,799.13
5205 - Events Charges	691.20	0.00	691.20	691.20	0.00	691.20	5,000.00	4,308.80
5210 - Printing & Copying	328.52	542.00	(213.48)	328.52	542.00	(213.48)	6,500.00	6,171.48
5227 - Training & Conferences	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
5325 - Recruiting Expense	250.00	542.00	(292.00)	250.00	542.00	(292.00)	6,500.00	6,250.00
Total Administrative	2,167.22	3,845.00	(1,677.78)	2,167.22	3,845.00	(1,677.78)	51,131.00	48,963.78
Regulatory Compliance								
9005 - State B&O Tax	0.06	0.00	0.06	0.06	0.00	0.06	0.00	(0.06)
Total Regulatory Compliance	0.06	0.00	0.06	0.06	0.00	0.06	0.00	(0.06)
CC&Rs/ Mandates								
5003 - Annual General Meeting	(1,554.33)	0.00	(1,554.33)	(1,554.33)	0.00	(1,554.33)	16,000.00	17,554.33
5007 - Special General Meeting	(1,620.88)	0.00	(1,620.88)	(1,620.88)	0.00	(1,620.88)	0.00	1,620.88
5115 - Web Site Maintenance	842.35	417.00	425.35	842.35	417.00	425.35	5,000.00	4,157.65
5215 - Postage	0.00	88.00	(88.00)	0.00	88.00	(88.00)	1,050.00	1,050.00
5225 - Newsletter Services	56.75	117.00	(60.25)	56.75	117.00	(60.25)	1,400.00	1,343.25
Total CC&Rs/ Mandates	(2,276.11)	622.00	(2,898.11)	(2,276.11)	622.00	(2,898.11)	23,450.00	25,726.11

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5300 - Salaries	7,921.05	20,053.00	(12,131.95)	7,921.05	20,053.00	(12,131.95)	401,060.00	393,138.95
5335 - Payroll Taxes- Employer	741.56	1,799.00	(1,057.44)	741.56	1,799.00	(1,057.44)	35,970.00	35,228.44
5385 - Payroll Benefits - Medical	6,574.31	3,650.00	2,924.31	6,574.31	3,650.00	2,924.31	43,800.00	37,225.69
Total Payroll & Benefits	15,236.92	25,502.00	(10,265.08)	15,236.92	25,502.00	(10,265.08)	480,830.00	465,593.08
Utilities								
6050 - Utilities- Communications Service	120.00	358.00	(238.00)	120.00	358.00	(238.00)	4,300.00	4,180.00
Total Utilities	120.00	358.00	(238.00)	120.00	358.00	(238.00)	4,300.00	4,180.00
Maintenance & Landscaping								
6785 - Vehicle Fuel	49.89	0.00	49.89	49.89	0.00	49.89	250.00	200.11
Total Maintenance & Landscaping	49.89	0.00	49.89	49.89	0.00	49.89	250.00	200.11
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	600.00	(600.00)	0.00	600.00	(600.00)	7,200.00	7,200.00
5125 - IT Support and Services	3,733.55	2,500.00	1,233.55	3,733.55	2,500.00	1,233.55	30,000.00	26,266.45
6440 - Safety & Security Services	3,726.00	0.00	3,726.00	3,726.00	0.00	3,726.00	0.00	(3,726.00)
Total Contracted & Professional Services	7,459.55	3,100.00	4,359.55	7,459.55	3,100.00	4,359.55	37,200.00	29,740.45
Total SVCA Operations- Admin Expense	22,757.53	33,427.00	(10,669.47)	22,757.53	33,427.00	(10,669.47)	597,161.00	574,403.47
Total SVCA Operations- Admin Income / (Loss)	(22,700.44)	(33,285.00)	10,584.56	(22,700.44)	(33,285.00)	10,584.56	(595,461.00)	(572,760.56)

Income Statement Report

Sudden Valley Community Association Facilities

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	5,585.51	2,000.00	3,585.51	5,585.51	2,000.00	3,585.51	24,000.00	18,414.49
4412 - BD Expense- Area Z	(1,170.70)	0.00	(1,170.70)	(1,170.70)	0.00	(1,170.70)	0.00	1,170.70
Total Area Z Rental Income	4,414.81	2,000.00	2,414.81	4,414.81	2,000.00	2,414.81	24,000.00	19,585.19
Lease Income								
4430 - Lease Income - Restaurant	2,621.00	2,471.00	150.00	2,621.00	2,471.00	150.00	29,652.00	27,031.00
4439 - Lease Income- Library	281.00	281.00	0.00	281.00	281.00	0.00	3,372.00	3,091.00
Total Lease Income	2,902.00	2,752.00	150.00	2,902.00	2,752.00	150.00	33,024.00	30,122.00
Total Facilities Income	7,316.81	4,752.00	2,564.81	7,316.81	4,752.00	2,564.81	57,024.00	49,707.19
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	8.00	(8.00)	0.00	8.00	(8.00)	100.00	100.00
7110 - Regulatory Compliance	73.42	100.00	(26.58)	73.42	100.00	(26.58)	1,200.00	1,126.58
9005 - State B&O Tax	127.31	83.00	44.31	127.31	83.00	44.31	1,000.00	872.69
Total Regulatory Compliance	200.73	191.00	9.73	200.73	191.00	9.73	2,300.00	2,099.27
Payroll & Benefits								
5300 - Salaries	963.79	1,779.00	(815.21)	963.79	1,779.00	(815.21)	37,373.00	36,409.21
5335 - Payroll Taxes- Employer	113.32	215.00	(101.68)	113.32	215.00	(101.68)	4,525.00	4,411.68
5385 - Payroll Benefits - Medical	897.01	453.00	444.01	897.01	453.00	444.01	5,431.00	4,533.99
Total Payroll & Benefits	1,974.12	2,447.00	(472.88)	1,974.12	2,447.00	(472.88)	47,329.00	45,354.88
Insurance								
5400 - Insurance Premiums	56.83	0.00	56.83	56.83	0.00	56.83	0.00	(56.83)
Total Insurance	56.83	0.00	56.83	56.83	0.00	56.83	0.00	(56.83)
Utilities								
6000 - Utilities	(3,097.80)	0.00	(3,097.80)	(3,097.80)	0.00	(3,097.80)	0.00	3,097.80
6005 - Utilities- Natural Gas	891.29	524.00	367.29	891.29	524.00	367.29	6,290.00	5,398.71

Income Statement Report

Sudden Valley Community Association Facilities

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	0.00	0.00	0.00	16,692.00	16,692.00
6033 - Utilities- Electricity	2,844.58	1,915.00	929.58	2,844.58	1,915.00	929.58	22,975.00	20,130.42
6035 - Utilities- Trash & Recycling Service	858.53	1,456.00	(597.47)	858.53	1,456.00	(597.47)	17,475.00	16,616.47
6050 - Utilities- Communications Service	1,795.82	1,642.00	153.82	1,795.82	1,642.00	153.82	19,700.00	17,904.18
Total Utilities	3,292.42	5,537.00	(2,244.58)	3,292.42	5,537.00	(2,244.58)	83,132.00	79,839.58
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
6515 - Building R&M- Materials	1,066.69	2,779.00	(1,712.31)	1,066.69	2,779.00	(1,712.31)	30,000.00	28,933.31
6520 - Building R&M- Contract Vendor	4,226.12	5,000.00	(773.88)	4,226.12	5,000.00	(773.88)	16,000.00	11,773.88
6635 - Janitorial Supplies	703.05	833.00	(129.95)	703.05	833.00	(129.95)	10,000.00	9,296.95
6675 - Equipment R&M	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
6765 - Small Tools & Equipment	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
6795 - Other Supplies	190.38	127.00	63.38	190.38	127.00	63.38	1,523.00	1,332.62
6796 - Other R&M	37.24	208.00	(170.76)	37.24	208.00	(170.76)	2,500.00	2,462.76
Total Maintenance & Landscaping	6,223.48	9,155.00	(2,931.52)	6,223.48	9,155.00	(2,931.52)	62,523.00	56,299.52
Contracted & Professional Services								
6440 - Safety & Security Services	2,511.41	42.00	2,469.41	2,511.41	42.00	2,469.41	500.00	(2,011.41)
7095 - Other Professional Services	0.00	833.00	(833.00)	0.00	833.00	(833.00)	10,000.00	10,000.00
Total Contracted & Professional Services	2,511.41	875.00	1,636.41	2,511.41	875.00	1,636.41	10,500.00	7,988.59
Total Facilities Expense	14,258.99	18,205.00	(3,946.01)	14,258.99	18,205.00	(3,946.01)	205,784.00	191,525.01
Total Facilities Income / (Loss)	(6,942.18)	(13,453.00)	6,510.82	(6,942.18)	(13,453.00)	6,510.82	(148,760.00)	(141,817.82)

Income Statement Report Sudden Valley Community Association Maintenance

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
Total Other Income	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
Total Maintenance Income	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
Expense								
Administrative								
5090 - Office Supplies	0.00	92.00	(92.00)	0.00	92.00	(92.00)	1,100.00	1,100.00
5210 - Printing & Copying	0.00	8.00	(8.00)	0.00	8.00	(8.00)	100.00	100.00
6408 - Uniforms	869.71	125.00	744.71	869.71	125.00	744.71	1,500.00	630.29
Total Administrative	869.71	225.00	644.71	869.71	225.00	644.71	2,700.00	1,830.29
Regulatory Compliance								
6300 - Permits & Licenses	408.50	167.00	241.50	408.50	167.00	241.50	2,000.00	1,591.50
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	408.50	167.00	241.50	408.50	167.00	241.50	2,100.00	1,691.50
Payroll & Benefits								
5300 - Salaries	8,509.11	13,012.00	(4,502.89)	8,509.11	13,012.00	(4,502.89)	231,400.00	222,890.89
5335 - Payroll Taxes- Employer	810.44	1,432.00	(621.56)	810.44	1,432.00	(621.56)	25,460.00	24,649.56
5385 - Payroll Benefits - Medical	6,867.05	2,521.00	4,346.05	6,867.05	2,521.00	4,346.05	30,246.00	23,378.95
6447.1 - Weather Response Payroll	0.00	2,500.00	(2,500.00)	0.00	2,500.00	(2,500.00)	10,000.00	10,000.00
6447.2 - Weather Response Payroll Taxes	0.00	250.00	(250.00)	0.00	250.00	(250.00)	1,000.00	1,000.00
Total Payroll & Benefits	16,186.60	19,715.00	(3,528.40)	16,186.60	19,715.00	(3,528.40)	298,106.00	281,919.40
Utilities								
6050 - Utilities- Communications Service	244.64	125.00	119.64	244.64	125.00	119.64	1,500.00	1,255.36
Total Utilities	244.64	125.00	119.64	244.64	125.00	119.64	1,500.00	1,255.36
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	0.00	0.00	0.00	1,391.00	1,391.00

Income Statement Report

Sudden Valley Community Association

Maintenance

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6447 - Weather Response	3,640.14	6,250.00	(2,609.86)	3,640.14	6,250.00	(2,609.86)	25,000.00	21,359.86
6515 - Building R&M- Materials	0.00	0.00	0.00	0.00	0.00	0.00	750.00	750.00
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	10,000.00	10,000.00
6635 - Janitorial Supplies	0.00	8.00	(8.00)	0.00	8.00	(8.00)	100.00	100.00
6675 - Equipment R&M	211.17	4,000.00	(3,788.83)	211.17	4,000.00	(3,788.83)	15,000.00	14,788.83
6765 - Small Tools & Equipment	1,173.30	417.00	756.30	1,173.30	417.00	756.30	5,000.00	3,826.70
6775 - Vehicle R&M	1,338.30	1,417.00	(78.70)	1,338.30	1,417.00	(78.70)	17,000.00	15,661.70
6785 - Vehicle Fuel	528.81	935.00	(406.19)	528.81	935.00	(406.19)	18,350.00	17,821.19
6795 - Other Supplies	0.00	100.00	(100.00)	0.00	100.00	(100.00)	5,000.00	5,000.00
Total Maintenance & Landscaping	6,891.72	13,127.00	(6,235.28)	6,891.72	13,127.00	(6,235.28)	100,091.00	93,199.28
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00
6440 - Safety & Security Services	1,242.00	42.00	1,200.00	1,242.00	42.00	1,200.00	500.00	(742.00)
6442 - Snow Removal Services	560.85	5,000.00	(4,439.15)	560.85	5,000.00	(4,439.15)	20,000.00	19,439.15
7095 - Other Professional Services	0.00	1,307.00	(1,307.00)	0.00	1,307.00	(1,307.00)	15,686.00	15,686.00
Total Contracted & Professional Services	1,802.85	6,474.00	(4,671.15)	1,802.85	6,474.00	(4,671.15)	37,686.00	35,883.15
Total Maintenance Expense	26,404.02	39,833.00	(13,428.98)	26,404.02	39,833.00	(13,428.98)	442,183.00	415,778.98
Total Maintenance Income / (Loss)	(26,404.02)	(39,750.00)	13,345.98	(26,404.02)	(39,750.00)	13,345.98	(441,183.00)	(414,778.98)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

January 1, 2023 to January 31, 2023

	Current Period			Year to Date (1 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 174,107	\$ 170,278	\$ 3,829	\$ 174,107	\$ 170,278	\$ 3,829	\$ 360,016	\$ 185,909
4151 - BD Expense- Golf	787	-	787	787	-	787	-	(787)
4154 - Golf Course Daily Greens Fees	7,274	7,000	274	7,274	7,000	274	564,848	557,574
4170 - Driving Range Fees	690	600	90	690	600	90	33,778	33,088
4174 - Golf Cart Rental	8,755	8,000	755	8,755	8,000	755	166,053	157,298
4176 - Golf Club Storage	780	940	(160)	780	940	(160)	2,163	1,383
4178 - Trail Fees	5,958	5,911	47	5,958	5,911	47	14,772	8,814
Total Golf Income	198,351	192,729	5,622	198,351	192,729	5,622	1,141,630	943,279
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	198,351	192,729	5,622	198,351	192,729	5,622	1,141,630	943,279
Expense								
Administrative								
5107 - Advertising Costs	331	200	131	331	200	131	12,900	12,569
5015 - Bank Charges & Fees	1,049	3,049	(2,000)	1,049	3,049	(2,000)	18,450	17,401
5120 - Cash Over/Short	-	-	-	-	-	-	-	-
5045 - Dues & Subscriptions	6,632	8,289	(1,657)	6,632	8,289	(1,657)	24,700	18,068
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	-	67	(67)	-	67	(67)	800	800
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	-	4	(4)	-	4	(4)	2,050	2,050
5227 - Training & Conferences	-	571	(571)	-	571	(571)	4,000	4,000
5326 - Operating Performance Commissions	-	-	-	-	-	-	1,332	1,332
6408 - Uniforms	282	667	(385)	282	667	(385)	8,500	8,218
Total Administrative	8,294	12,847	(4,553)	8,294	12,847	(4,553)	72,732	64,438
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	63	(63)	-	63	(63)	750	750
9005 - State B&O Tax	210	769	(559)	210	769	(559)	4,653	4,443
TotalRegulatory Compliance	210	832	(622)	210	832	(622)	5,403	5,193
CC&Rs/ Mandates								
5215 - Postage	-	37	(37)	-	37	(37)	450	450
5115 - Web Site Maintenance	-	-	-	-	-	-	2,500	2,500
CC&Rs/ Mandates Total	-	37	(37)	-	37	(37)	2,950	2,950
Payroll & Benefits								
5300 - Salaries	18,643	20,528	(1,885)	18,643	20,528	(1,885)	650,507	631,864
5335 - Payroll Taxes- Employer	1,845	2,063	(218)	1,845	2,063	(218)	65,368	63,523
5385 - Payroll Benefits - Medical	10,189	7,191	2,998	10,189	7,191	2,998	86,292	76,103
Total Payroll & Benefits	30,677	29,782	895	30,677	29,782	895	802,167	771,490

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

January 1, 2023 to January 31, 2023

	Current Period			Year to Date (1 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	284	306	(22)	284	306	(22)	3,675	3,391
Total Insurance	284	306	(22)	284	306	(22)	3,675	3,391
Utilities								
6050 - Utilities- Communications Service	686	718	(32)	686	718	(32)	8,620	7,934
6033 - Utilities- Electricity	1,253	1,002	251	1,253	1,002	251	19,560	18,307
6005 - Utilities- Natural Gas	749	141	608	749	141	608	3,170	2,421
6023 - Utilities- Water & Sewer	-	536	(536)	-	536	(536)	12,025	12,025
6035 - Utilities- Trash & Recycling Service	356	175	181	356	175	181	3,938	3,582
Total Utilities	3,044	2,572	472	3,044	2,572	472	47,313	44,269
Maintenance & Landscaping								
6675 - Equipment R&M	5,687	3,284	2,403	5,687	3,284	2,403	39,404	33,717
6635 - Janitorial Supplies	-	25	(25)	-	25	(25)	300	300
6110 - Landscape R&M	2,841	3,092	(251)	2,841	3,092	(251)	37,105	34,264
6796 - Other R&M	-	200	(200)	-	200	(200)	2,400	2,400
6795 - Other Supplies	-	1,491	(1,491)	-	1,491	(1,491)	17,900	17,900
6610 - Raw Materials	4,073	2,500	1,573	4,073	2,500	1,573	30,000	25,928
6621 - Raw Materials: Sand & Gravel	7,833	3,075	4,758	7,833	3,075	4,758	36,900	29,067
6765 - Small Tools & Equipment	-	208	(208)	-	208	(208)	2,800	2,800
6785 - Vehicle Fuel	1,086	1,961	(875)	1,086	1,961	(875)	23,530	22,444
6775 - Vehicle R&M	-	183	(183)	-	183	(183)	2,200	2,200
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	21,519	16,019	5,500	21,519	16,019	5,500	192,539	171,020
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	500	(500)	-	500	(500)	6,000	6,000
6440 - Safety & Security Services	-	46	(46)	-	46	(46)	550	550
7095 - Other Professional Services	-	63	(63)	-	63	(63)	750	750
Total Contracted & Professional Services	-	609	(609)	-	609	(609)	7,300	7,300
Total Golf Expense	64,028	63,004	1,024	64,028	63,004	1,024	1,134,079	1,070,051
Total Golf Income / (Loss)	\$ 134,323	\$ 129,725	\$ 4,598	\$ 134,323	\$ 129,725	\$ 4,598	\$ 7,551	\$ (126,772)

Income Statement Report Sudden Valley Community Association Marina

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	0.00	0.00	0.00	12,288.00	12,288.00
4420 - Marina Dry Slip Income	0.00	0.00	0.00	0.00	0.00	0.00	56,684.00	56,684.00
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	0.00	0.00	0.00	94,106.00	94,106.00
Total Marina Income	0.00	0.00	0.00	0.00	0.00	0.00	163,078.00	163,078.00
Other Income								
4220 - Marina Gate & Access Cards	0.00	0.00	0.00	0.00	0.00	0.00	3,806.00	3,806.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	3,806.00	3,806.00
Total Marina Income	0.00	0.00	0.00	0.00	0.00	0.00	166,884.00	166,884.00
Expense								
Administrative								
5090 - Office Supplies	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
5210 - Printing & Copying	0.00	17.00	(17.00)	0.00	17.00	(17.00)	200.00	200.00
Total Administrative	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00	1,200.00
Regulatory Compliance								
7110 - Regulatory Compliance	130.69	167.00	(36.31)	130.69	167.00	(36.31)	2,000.00	1,869.31
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
Total Regulatory Compliance	130.69	167.00	(36.31)	130.69	167.00	(36.31)	4,500.00	4,369.31
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	0.00	0.00	0.00	3,900.00	3,900.00
6033 - Utilities- Electricity	146.90	200.00	(53.10)	146.90	200.00	(53.10)	2,395.00	2,248.10
6050 - Utilities- Communications Service	140.67	142.00	(1.33)	140.67	142.00	(1.33)	1,700.00	1,559.33
Total Utilities	287.57	342.00	(54.43)	287.57	342.00	(54.43)	7,995.00	7,707.43
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00
6515 - Building R&M- Materials	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00

Income Statement Report

Sudden Valley Community Association

Marina

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
6675 - Equipment R&M	0.00	104.00	(104.00)	0.00	104.00	(104.00)	1,250.00	1,250.00
6765 - Small Tools & Equipment	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
6795 - Other Supplies	0.00	67.00	(67.00)	0.00	67.00	(67.00)	800.00	800.00
6796 - Other R&M	0.00	150.00	(150.00)	0.00	150.00	(150.00)	1,800.00	1,800.00
Total Maintenance & Landscaping	0.00	571.00	(571.00)	0.00	571.00	(571.00)	8,850.00	8,850.00
Total Marina Expense	418.26	1,180.00	(761.74)	418.26	1,180.00	(761.74)	22,545.00	22,126.74
Total Marina Income / (Loss)	(418.26)	(1,180.00)	761.74	(418.26)	(1,180.00)	761.74	144,339.00	144,757.26

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 January 1, 2023 to January 31, 2023

	Current Period			Year to Date (1 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to 052023	\$ 36,491	\$ 36,289	\$ 202	\$ 36,491	\$ 36,289	\$ 202	\$ 181,443	\$ 144,953
4011 - BD Expense- Rec SA 062018 to 052023	(224)	(1,814)	1,590	(224)	(1,814)	1,590	(9,072)	(8,848)
	36,266	34,475	1,791	36,266	34,475	1,791	172,371	136,106
Lease Income								
4435 - Lease Income - Barn 8	650	752	(102)	650	752	(102)	9,020	8,370
	650	752	(102)	650	752	(102)	9,020	8,370
Non-Lease Facility Rentals								
4400 - Facility Rentals	225	267	(42)	225	267	(42)	3,200	2,975
4411 - Picnic Shelter Rentals	-	-	-	-	-	-	2,500	2,500
	225	267	(42)	225	267	(42)	5,700	5,475
Rec Center and Pools Income								
4510 - Health Club Membership	40	92	(52)	40	92	(52)	1,100	1,060
4223 - Gym and Pool Access Cards	-	-	-	-	-	-	4,100	4,100
4502 - Instructor & Trainer Fees	-	-	-	-	-	-	6,000	6,000
4513 - Main Pool Income	-	-	-	-	-	-	14,425	14,425
4515 - Locker Rental	-	-	-	-	-	-	100	100
4516 - Quiet Pool Income	-	-	-	-	-	-	233	233
4840 - Other Income	-	8	(8)	-	8	(8)	100	100
Total Recreation Income	40	100	(60)	40	100	(60)	26,058	26,018
Total Recreation Income	37,181	35,594	1,587	37,181	35,594	1,587	213,149	175,969
Expense								
Administrative								
5015 - Bank Charges & Fees	-	4	(4)	-	4	(4)	50	50
5090 - Office Supplies	-	141	(141)	-	141	(141)	1,700	1,700
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	21	(21)	-	21	(21)	250	250
5227 - Training & Conferences	-	-	-	-	-	-	1,750	1,750
6408 - Uniforms	-	-	-	-	-	-	1,600	1,600
Total Administrative	-	166	(166)	-	166	(166)	5,350	5,350
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	-	-	-	600	600
9005 - State B&O Tax	13	-	13	13	-	13	300	287
Total Regulatory Compliance	13	-	13	13	-	13	900	887
CC&Rs/ Mandates								
5215 - Postage	-	-	-	-	-	-	-	-
CC&Rs/ Mandates Total	-	-	-	-	-	-	-	-
Payroll & Benefits								
5300 - Salaries	11,989	8,592	3,397	11,989	8,592	3,397	226,224	214,235
5335 - Payroll Taxes- Employer	1,278	905	373	1,278	905	373	23,213	21,935
5385 - Payroll Benefits - Medical	1,473	2,345	(872)	1,473	2,345	(872)	28,149	26,676
Total Payroll & Benefits	14,740	11,842	2,898	14,740	11,842	2,898	277,586	262,846

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 January 1, 2023 to January 31, 2023

	Current Period			Year to Date (1 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	765	804	(39)	765	804	(40)	9,645	8,880
6033 - Utilities- Electricity	1,043	319	724	1,043	319	724	10,621	9,578
6005 - Utilities- Natural Gas	1,056	146	910	1,056	146	910	4,846	3,790
6023 - Utilities- Water & Sewer	-	-	-	-	-	-	17,495	17,495
6035 - Utilities- Trash & Recycling Service	234	198	36	234	199	37	2,390	2,155
Total Utilities	3,097	1,467	1,630	3,097	1,468	1,630	44,997	41,898
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	5,000	5,000
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	1,358	500	858	1,358	500	858	7,500	6,142
6635 - Janitorial Supplies	-	333	(333)	-	333	(333)	4,000	4,000
6110 - Landscape R&M	17	1,250	(1,233)	17	1,250	(1,233)	15,000	14,983
6796 - Other R&M	-	58	(58)	-	58	(58)	700	700
6795 - Other Supplies	-	791	(791)	-	791	(791)	9,500	9,501
6621 - Raw Materials: Sand & Gravel	-	208	(208)	-	208	(208)	2,500	2,501
6765 - Small Tools & Equipment	-	183	(183)	-	183	(183)	2,200	2,200
6785 - Vehicle Fuel	-	250	(250)	-	250	(250)	3,000	3,000
6775 - Vehicle R&M	-	63	(63)	-	63	(63)	750	750
Total Maintenance & Landscaping	1,375	3,636	(2,261)	1,375	3,636	(2,261)	50,150	48,777
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	17	(17)	-	17	(17)	200	200
6438 - Pool Management	-	-	-	-	-	-	35,000	35,000
6440 - Safety & Security Services	-	42	(42)	-	42	(42)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	-	59	(59)	-	59	(59)	35,700	35,700
Total Recreation Expense	19,226	17,170	2,056	19,226	17,171	2,056	414,683	395,458
Total Recreation Income / (Loss)	\$ 17,955	\$ 18,424	\$ (469)	\$ 17,955	\$ 18,423	\$ (469)	\$ (201,534)	\$ (219,489)

Income Statement Report Sudden Valley Community Association UDR Activity

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- UDR								
4001 - BD Expense- 2022 Ops & prior	13,911.69	0.00	13,911.69	13,911.69	0.00	13,911.69	0.00	(13,911.69)
4993 - BD Expense- 60day accrual OPS	(46,750.47)	0.00	(46,750.47)	(46,750.47)	0.00	(46,750.47)	0.00	46,750.47
Total Dues and Assessments Income- UDR	(32,838.78)	0.00	(32,838.78)	(32,838.78)	0.00	(32,838.78)	0.00	32,838.78
Collections Income								
4710 - Late Fees & Interest	6,422.24	0.00	6,422.24	6,422.24	0.00	6,422.24	0.00	(6,422.24)
4711 - BD Expense- Late Fee & Int	(2,730.73)	0.00	(2,730.73)	(2,730.73)	0.00	(2,730.73)	0.00	2,730.73
4721 - BD Expense- Legal	1,441.17	0.00	1,441.17	1,441.17	0.00	1,441.17	0.00	(1,441.17)
Total Collections Income	5,132.68	0.00	5,132.68	5,132.68	0.00	5,132.68	0.00	(5,132.68)
Investment Income								
4910 - Interest Earned - Reserve Accounts	49.55	0.00	49.55	49.55	0.00	49.55	0.00	(49.55)
Total Investment Income	49.55	0.00	49.55	49.55	0.00	49.55	0.00	(49.55)
Total UDR Activity Income	(27,656.55)	0.00	(27,656.55)	(27,656.55)	0.00	(27,656.55)	0.00	27,656.55
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	96.33	0.00	96.33	96.33	0.00	96.33	0.00	(96.33)
Total Regulatory Compliance	96.33	0.00	96.33	96.33	0.00	96.33	0.00	(96.33)
CC&Rs/ Mandates								
5025 - Collection Charges	407.73	0.00	407.73	407.73	0.00	407.73	0.00	(407.73)
5065 - Lien Charges	1,424.50	0.00	1,424.50	1,424.50	0.00	1,424.50	0.00	(1,424.50)
Total CC&Rs/ Mandates	1,832.23	0.00	1,832.23	1,832.23	0.00	1,832.23	0.00	(1,832.23)

Income Statement Report

Sudden Valley Community Association

UDR Activity

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Payroll & Benefits								
5391 - Accrued Vacation Liability	(265.16)	0.00	(265.16)	(265.16)	0.00	(265.16)	0.00	265.16
Total Payroll & Benefits	(265.16)	0.00	(265.16)	(265.16)	0.00	(265.16)	0.00	265.16
Total UDR Activity Expense	1,663.40	0.00	1,663.40	1,663.40	0.00	1,663.40	0.00	(1,663.40)
Total UDR Activity Income / (Loss)	(29,319.95)	0.00	(29,319.95)	(29,319.95)	0.00	(29,319.95)	0.00	29,319.95

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- Capital								
4043.23 - Capital Rep & Repl Assmt 2023	112,766.76	0.00	112,766.76	112,766.76	0.00	112,766.76	0.00	(112,766.76)
4046 - BD Expense- CRRRF 22 & Prior	6,799.76	0.00	6,799.76	6,799.76	0.00	6,799.76	0.00	(6,799.76)
4049 - BD Expense - CRRRF 2023	(6,575.70)	0.00	(6,575.70)	(6,575.70)	0.00	(6,575.70)	0.00	6,575.70
4051 - BD Expense- Roads 22 & Prior	7,342.71	0.00	7,342.71	7,342.71	0.00	7,342.71	0.00	(7,342.71)
4053 - BD Expense - Roads 2023	(7,302.16)	0.00	(7,302.16)	(7,302.16)	0.00	(7,302.16)	0.00	7,302.16
4055.23 - Roads Capital Assmt 2023	115,984.22	0.00	115,984.22	115,984.22	0.00	115,984.22	0.00	(115,984.22)
4060.23 - Mailbox Capital Assmt 2023	2,092.90	0.00	2,092.90	2,092.90	0.00	2,092.90	0.00	(2,092.90)
4061 - BD Expense- Mailbox 2023	(127.05)	0.00	(127.05)	(127.05)	0.00	(127.05)	0.00	127.05
4062 - BD Expense- Mailbox 22 & Prior	128.30	0.00	128.30	128.30	0.00	128.30	0.00	(128.30)
4995 - BD Expense- 60day accrual CAP	(19,261.54)	0.00	(19,261.54)	(19,261.54)	0.00	(19,261.54)	0.00	19,261.54
Total Dues and Assessments Income- Capi	211,848.20	0.00	211,848.20	211,848.20	0.00	211,848.20	0.00	(211,848.20)
Investment Income								
4910 - Interest Earned - Reserve Accounts	763.10	0.00	763.10	763.10	0.00	763.10	0.00	(763.10)
Total Investment Income	763.10	0.00	763.10	763.10	0.00	763.10	0.00	(763.10)
Total SVCA Reserves Income	212,611.30	0.00	212,611.30	212,611.30	0.00	212,611.30	0.00	(212,611.30)
<u>Expense</u>								
Depreciation Expense								
6320 - Depr - Buildings	571.31	0.00	571.31	571.31	0.00	571.31	0.00	(571.31)
6325 - Depr - Land Improvement	6,267.24	0.00	6,267.24	6,267.24	0.00	6,267.24	0.00	(6,267.24)
6326 - Depr - Mailboxes	2,069.98	0.00	2,069.98	2,069.98	0.00	2,069.98	0.00	(2,069.98)
6327 - Depr - Roads and Bridges	36,160.80	0.00	36,160.80	36,160.80	0.00	36,160.80	0.00	(36,160.80)
6328 - Depr - Building Improvements	16,869.71	0.00	16,869.71	16,869.71	0.00	16,869.71	0.00	(16,869.71)
6330 - Depr - Furniture & Fixtures	111.73	0.00	111.73	111.73	0.00	111.73	0.00	(111.73)
6335 - Depr - Communication Equipment	328.30	0.00	328.30	328.30	0.00	328.30	0.00	(328.30)
6337 - Depr - Computers	1,420.08	0.00	1,420.08	1,420.08	0.00	1,420.08	0.00	(1,420.08)
6340 - Depr - Machinery & Equipment	12,925.45	0.00	12,925.45	12,925.45	0.00	12,925.45	0.00	(12,925.45)

Income Statement Report Sudden Valley Community Association SVCA Reserves

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6350 - Depr - Vehicles	8,473.15	0.00	8,473.15	8,473.15	0.00	8,473.15	0.00	(8,473.15)
6360 - Amortization	610.76	0.00	610.76	610.76	0.00	610.76	0.00	(610.76)
Total Depreciation Expense	85,808.51	0.00	85,808.51	85,808.51	0.00	85,808.51	0.00	(85,808.51)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	7,432.04	0.00	7,432.04	7,432.04	0.00	7,432.04	0.00	(7,432.04)
Total Reserve Expenses/Transfers	7,432.04	0.00	7,432.04	7,432.04	0.00	7,432.04	0.00	(7,432.04)
Reserve CRRRF Capital Proejcts								
9719.18 - Trim Mower- Turf	9,038.30	0.00	9,038.30	9,038.30	0.00	9,038.30	0.00	(9,038.30)
9719.19 - Utility Vehicles	23,422.31	0.00	23,422.31	23,422.31	0.00	23,422.31	0.00	(23,422.31)
9719.20 - Marina Dock Replacement	29,367.57	0.00	29,367.57	29,367.57	0.00	29,367.57	0.00	(29,367.57)
9721.01 - Golf Cart Fleet	39,845.00	0.00	39,845.00	39,845.00	0.00	39,845.00	0.00	(39,845.00)
9722 - Golf Course Bridge Replacement	322,407.09	0.00	322,407.09	322,407.09	0.00	322,407.09	0.00	(322,407.09)
9722.03 - 2022 John Deere HD300 SelectSp	21,231.30	0.00	21,231.30	21,231.30	0.00	21,231.30	0.00	(21,231.30)
9722.04 - Security System	53,229.92	0.00	53,229.92	53,229.92	0.00	53,229.92	0.00	(53,229.92)
9722.06 - Roadside Mower	90,754.16	0.00	90,754.16	90,754.16	0.00	90,754.16	0.00	(90,754.16)
9722.07 - Main Pool Gutter Repair	26,932.80	0.00	26,932.80	26,932.80	0.00	26,932.80	0.00	(26,932.80)
9722.08 - 2022 Area Z Facility Remodel	1,380.00	0.00	1,380.00	1,380.00	0.00	1,380.00	0.00	(1,380.00)
9722.09 - 2022 Barn 8 Remodel	16,630.64	0.00	16,630.64	16,630.64	0.00	16,630.64	0.00	(16,630.64)
9722.095 - 2022 Dump Trailer Porject	14,051.91	0.00	14,051.91	14,051.91	0.00	14,051.91	0.00	(14,051.91)
9722.096 - 2022 Clubhouse Kitchen Repair/F	94,912.84	0.00	94,912.84	94,912.84	0.00	94,912.84	0.00	(94,912.84)
9722.1 - 2014 Toro Flex Walk Mowers	10,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00	0.00	(10,000.00)
9722.2 - 1850 Lake Whatcom Blvd Property I	1,570,680.63	0.00	1,570,680.63	1,570,680.63	0.00	1,570,680.63	0.00	(1,570,680.63)
Total Reserve CRRRF Capital Proejcts	2,323,884.47	0.00	2,323,884.47	2,323,884.47	0.00	2,323,884.47	0.00	(2,323,884.47)
Reserve Roads Capital Projects								
9919.07 - Barn 7 & Rotunda Foundation Rerr	77,959.89	0.00	77,959.89	77,959.89	0.00	77,959.89	0.00	(77,959.89)
9920.06 - 2020 Southern Court Remediation	198,236.03	0.00	198,236.03	198,236.03	0.00	198,236.03	0.00	(198,236.03)

Income Statement Report Sudden Valley Community Association SVCA Reserves

January 01, 2023 thru January 31, 2023

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve Roads Capital Projects								
9921.03 - 2021 Southern Crt Stabilization & /	141,227.28	0.00	141,227.28	141,227.28	0.00	141,227.28	0.00	(141,227.28)
9921.04 - Culvert 182	14,892.50	0.00	14,892.50	14,892.50	0.00	14,892.50	0.00	(14,892.50)
9921.05 - Culvert 315	1,440.36	0.00	1,440.36	1,440.36	0.00	1,440.36	0.00	(1,440.36)
9922 - Fast Response Unforseen Drainage Is	63,845.07	0.00	63,845.07	63,845.07	0.00	63,845.07	0.00	(63,845.07)
9922.1 - 2022 Roads Repair Project	25,751.69	0.00	25,751.69	25,751.69	0.00	25,751.69	0.00	(25,751.69)
9922.2 - Polo Park Drive Repairs	59,949.49	0.00	59,949.49	59,949.49	0.00	59,949.49	0.00	(59,949.49)
9922.3 - 2022 Roads On-Call Engineering	35,831.71	0.00	35,831.71	35,831.71	0.00	35,831.71	0.00	(35,831.71)
9922.4 - 2022 Pothole Repairs	34,997.18	0.00	34,997.18	34,997.18	0.00	34,997.18	0.00	(34,997.18)
9922.5 - 2022 Road & Drainage NOA Project	548,701.37	0.00	548,701.37	548,701.37	0.00	548,701.37	0.00	(548,701.37)
9922.6 - Cascade Lane	828,542.01	0.00	828,542.01	828,542.01	0.00	828,542.01	0.00	(828,542.01)
9922.7 - Marina Parking Lot Grading	23,869.98	0.00	23,869.98	23,869.98	0.00	23,869.98	0.00	(23,869.98)
9922.8 - 2022 Cold Spring Drainage Repair	12,363.75	0.00	12,363.75	12,363.75	0.00	12,363.75	0.00	(12,363.75)
Total Reserve Roads Capital Projects	2,067,608.31	0.00	2,067,608.31	2,067,608.31	0.00	2,067,608.31	0.00	(2,067,608.31)
Reserve Road CVC Capital Project								
9921.08 - 2021 Culvert Vegetation Control	121,535.53	0.00	121,535.53	121,535.53	0.00	121,535.53	0.00	(121,535.53)
9921.082 - 2021 CVC - Wages, Taxes, & Ber	26,062.70	0.00	26,062.70	26,062.70	0.00	26,062.70	0.00	(26,062.70)
Total Reserve Road CVC Capital Project	147,598.23	0.00	147,598.23	147,598.23	0.00	147,598.23	0.00	(147,598.23)
Total SVCA Reserves Expense	4,632,331.56	0.00	4,632,331.56	4,632,331.56	0.00	4,632,331.56	0.00	(4,632,331.56)
Total SVCA Reserves Income / (Loss)	(4,419,720.26)	0.00	(4,419,720.26)	(4,419,720.26)	0.00	(4,419,720.26)	0.00	4,419,720.26
Total Association Net Income / (Loss)	(4,263,105.42)	160,317.00	(4,423,422.42)	(4,263,105.42)	160,317.00	(4,423,422.42)	0.00	4,263,105.42

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2023

	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	18	37	55	322	2,520	2,842	20	96	6	23	3	9	16	29	3	20	340	2,557	2,897	48	177	225	388	2,734	3,122	774	3	0	777	734	8	1,519	4,641
Feb	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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
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
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser
 CTB = Covenant to Bind