

Sudden Valley Community Association

Sudden Valley Community Association
Balance Sheet
July 31, 2024 and December 31, 2023

	Unaudited** Jul 31, 2024	Unaudited** Dec 31, 2023	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 831,093	\$ 678,244	\$ 152,849
Building Completion Deposit Fund	754,165	506,408	247,757
Member Receivables - Operations*	-	43,985	(43,985)
Other Receivables	17,913	16,560	1,353
Prepaid Expenses	149,180	70,215	78,965
Operating Lease ROU Assets	7,055	10,631	(3,576)
Inventory	7,818	5,659	2,160
Total Current Assets	1,767,224	1,331,702	435,523
Current Liabilities			
Accounts Payable	(105,114)	(226,676)	121,562
Accrued Vacation Liability	(81,161)	(64,195)	(16,966)
Accrued Payroll	-	(64,114)	64,114
Prepaid Assessments	(286,253)	(224,404)	(61,849)
Building Completion Deposits	(754,165)	(506,408)	(247,757)
Other Refundable Deposits	(10,456)	(5,896)	(4,560)
Operating Lease Liability	(7,055)	(10,631)	3,576
Prepaid Golf Memberships	-	(112,089)	112,089
Total Current Liabilities	(1,244,204)	(3,214,413)	(29,791)
Deferred Lease Revenue Liabilities			
Deferred Library Lease Revenue	(39,333)	-	(39,333)
Total Deferred Lease Revenue Liabilities	(39,333)	-	(39,333)
Operating Reserve Funds			
Emergency Operating Cash	363,204	362,252	952
Undesignated Reserves Cash	307,470	306,265	1,205
Total Operating Reserve Funds	670,674	668,517	2,157
Net Operating Assets	\$ 1,154,361	\$ 785,806	\$ 368,556
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,394,781	3,627,018	(232,237)
Roads Reserve Cash Fund	2,161,345	2,034,275	127,070
Board Density Reduction Cash Fund	87,815	87,688	127
Mailbox Cash Fund	141,313	126,445	14,868
CRRRF Capital Reserve Holding Cash	219,249	222,019	(2,770)
Mitigation Assignment of Savings Cash	49,772	49,688	84
LWWSD Assignment of Savings Cash	14,931	101,840	(86,909)
Member Receivables - Capital**	-	16,112	(16,112)
Total Capital Current Assets	6,069,206	6,265,085	(195,879)
Capital Fixed Assets			
Fixed Assets	16,342,132	15,373,162	968,970
Finance ROU Assets	91,079	136,464	(45,385)
Lots Held for Sale	236,456	236,456	-
Total Capital Assets	16,669,667	15,746,082	923,585
Long Term Liabilities			
CRRRF Loan 2022	(1,647,363)	(1,799,425)	152,061
Finance Leases	(70,528)	(106,596)	36,068
Total Long Term Liabilities	(1,717,891)	(1,906,021)	188,129
NET ASSETS	\$ 22,175,342	\$ 20,890,952	\$ 1,284,390
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	503,113	463,239	39,874
Net Income: Rec Special Assmt	-	(180,468)	180,468
Transfers Out from Operations to Capital	(145,600)	(32,799)	(112,801)
Current Year Net Income: Capital**	784,627	1,471,336	(686,709)
Transfers Into Capital from Operations	145,600	32,799	112,801
Retained Earnings**	5,232,892	4,950,121	282,771
Capital**	15,654,710	14,186,724	1,467,986
TOTAL MEMBER EQUITY	\$ 22,175,342	\$ 20,890,952	\$ 1,284,390

* 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, 2024, and December 31, 2023, the balances of receivables written off were \$754,155 and \$623,674, 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, 2021, and 2022 audited financial statements (2022 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 - July 2024			Year to Date - 7 Months Ending 7/31/2024			
	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	222,585		230,752	1,559,049			1,616,305
Bad Debt Reserve	(497)		(827)	(39,373)			(31,749)
Net Current Year Assessment Income	222,088	10,805	229,925	1,519,676	40,691	97.5%	1,584,556
Bad Debt Recoveries - Prior Years			2,321				23,201
Golf Income	206,149	(3,963)	-	915,704	67,850		-
Marina Income	6,306	6,306	-	236,552	42,832		-
Rec Center & Pools Income	11,006	5,474	-	22,910	7,931		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	21,249	6,851	-	90,681	35,574		-
Rental Income - Other	1,426	839	-	9,426	3,029		-
Area Z Rental Income	3,631	(2,610)	-	14,760	(3,024)		-
Lease Income	5,532	1,386	-	38,010	8,988		-
New Home Construction Fees	8,450	1,138	-	165,800	90,800		2,500
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		1,368
Investment Income	922	831	4,335	4,718	4,076		28,397
Total Revenue	486,759	27,057	236,581	3,018,237	298,747		1,640,022
EXPENSES							
Salaries & Benefits	203,551	16,497	-	1,273,377	65,294		-
Contracted & Professional Services	19,701	(2,280)	-	144,681	(52,104)		-
CC&Rs/ Mandates	51,754	(15,705)	-	306,111	(51,084)		-
Maintenance & Landscaping	44,862	(15,096)	-	258,329	17,260		-
Utilities	10,731	1,152	-	117,955	(3,378)		-
Administrative	19,249	(2,216)	-	112,204	(16,626)		-
Regulatory Compliance	17,924	(4,819)	-	128,878	(45,548)		-
Insurance Premiums	16,260	(2,030)	-	106,327	(6,706)		-
Other Expenses	-	83	-	-	583		-
Depreciation Expense	-	-	112,312	-	-		800,032
Interest expense	-	-	6,037	-	-		39,251
Total Expenses	384,032	(24,414)	118,349	2,447,862	(92,309)		839,283
Net Income (Loss)	102,727	2,643	118,232	570,375	206,438		800,739
Net UDR Activity for Operations							
Firewise	-			(5,734)			
Hazardous Tree Removal	(10,518)			(33,561)			
GM Recruiting Search	(3,464)			(9,630)			
Net Income (Loss) with Board Approved UDR	88,745	2,643	118,232	521,450	206,438		800,739
Other Activity							
Net Other UDR Activity*	5,706			42,614			
AR Accrual - Prior Year Reversal	-		-	(43,985)			(16,112)
AR Accrual - Current Year	-		-	-			-
Vacation Liability Accrual	(3,573)			(16,966)			
Total Other Activity	2,133		-	(18,337)			(16,112)
Grand Total Activity	90,878	2,643	118,232	503,113	206,438		784,627

*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
 7 Months Actual, 5 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 12/31/2023	3,627,018	2,034,275	222,019	87,688	126,445	151,528	\$ 6,248,973	362,252	306,265	\$ 668,517
Dues Received	779,097	807,532		-	14,524		1,601,152	-	62,026	62,026
Storm Water Mitigation Plan Fee		2,500					2,500			-
Investment Income	16,292	10,956	579	127	344	98	28,397	952	839	1,791
Sale of Assets	1,368			-			1,368			-
Board Approved Transfer- Marina Dock Replacement	105,600									-
Board Approved Transfer- Other Transfers	40,000						40,000			-
Mitigation Release	-	86,923				(86,923)	-			-
2024 Expenditures	(1,174,593)	(780,841)	(3,349)	-	-		(1,958,784)		(61,660)	(61,660)
Net Available Cash at 7/31/2024	3,394,781	2,161,345	219,249	87,815	141,313	64,703	\$ 6,069,206	363,204	307,470	\$ 670,674
5 Month Outlook										
Outlook - 2024 Dues (95% collections)	535,173	550,443			9,933		\$ 1,095,549			\$ -
Outlook - Prior Year Collections	8,290	8,526			154		16,970		16,364	16,364
CRRRF Loan Payments for year 2024	(138,766)						(138,766)			-
Obligated Expenses/Holdings	(1,480,787)	(739,253)	(219,249)			(64,703)	(2,503,992)		(98,992)	(98,992)
Net Usable Cash Balance 12/31/2024	2,318,690	1,981,061	-	87,815	151,400	-	\$ 4,538,967	363,204	224,842	\$ 588,046
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2024, After Recommendation	\$ 1,718,690	\$ 1,481,061	\$ -	\$ 87,815	\$ 151,400	\$ -	\$ 3,438,967	\$ 363,204	\$ 224,842	\$ 588,046
Net Current Year Cash Increase (Decrease)	(1,308,328)	(53,214)	(222,019)	127	24,955	(151,528)	\$ (1,710,006)	952	(81,423)	\$ (80,471)

*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
July 1, 2024 to July 31, 2024
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	19,450	11,908	-	7,098	27,002	5,508	(7,552)	24,514
Accounting	3,989	(6,136)	28,877	(708)	20,101	(11,595)	(44,989)	(18,439)
Administration	1,035	824	34,743	1,387	14,387	(4,958)	(48,095)	(2,747)
Common Costs	4,747	1,489	-	-	41,129	(15,920)	(36,382)	(14,431)
Facilities	9,162	(1,224)	3,743	484	9,361	3,295	(3,942)	2,555
Maintenance	-	-	23,256	(433)	2,777	6,001	(26,033)	5,568
Subtotal	38,383	6,861	90,619	7,828	114,757	(17,669)	(166,993)	(2,980)
Golf	206,149	(3,963)	76,334	5,394	42,556	(12,602)	87,259	(11,171)
Marina	7,706	7,040	-	-	665	423	7,041	7,463
Rec/ Pools/ Parks	12,432	6,313	36,598	3,275	22,502	(11,062)	(46,668)	(1,474)
Subtotal	226,287	9,390	112,932	8,669	65,723	(23,241)	47,632	(5,182)
Subtotal Operations before Ops Dues	264,670	16,251	203,551	16,497	180,480	(40,910)	(119,361)	(8,162)
Ops Dues Earned	222,585						222,585	
Curr Yr Bad Debts Activity	(497)						(497)	
Net Ops Dues	222,088	10,805					222,088	10,805
Net Operations	486,758	27,056	203,551	16,497	180,480	(40,910)	102,727	2,643
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		-		-	
Hazardous Tree Removal	-		-		10,518		(10,518)	
GM Recruiting Search	-		-		3,464		(3,464)	
Net Operations with Board Approved UDR	486,758	27,056	203,551	16,497	194,462	(40,910)	88,745	2,643
Other Operating Activity								
UDR Activity	5,896				190		5,706	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				3,573		(3,573)	
Total Other Operating Activity	5,896				3,763		2,133	
Grand Total Operations Activity	492,654	27,056	203,551	16,497	198,225	(40,910)	90,878	2,643

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2024 to July 31, 2024
YEAR TO DATE

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	203,960	127,355	-	49,689	281,013	(74,686)	(77,053)	102,358
Accounting	17,384	(9,031)	199,602	(2,406)	48,981	(17,649)	(231,199)	(29,086)
Administration	3,124	1,535	249,400	3,533	76,528	(23,236)	(322,804)	(18,168)
Common Costs	30,325	7,516	-	-	270,473	(62,506)	(240,148)	(54,990)
Facilities	52,770	5,964	26,224	3,365	88,862	38,234	(62,316)	47,563
Maintenance	-	-	214,253	853	40,129	15,059	(254,382)	15,912
Subtotal	307,563	133,339	689,479	55,034	805,986	(124,784)	(1,187,902)	63,589
Golf	915,704	67,850	442,990	7,551	266,703	(18,445)	206,011	56,956
Marina	242,960	45,907	-	-	10,193	1,280	232,767	47,187
Rec/ Pools/ Parks	32,335	10,960	140,908	2,709	91,604	(15,654)	(200,177)	(1,985)
Subtotal	1,190,999	124,717	583,898	10,260	368,500	(32,819)	238,601	102,158
Subtotal Operations before Ops Dues	1,498,562	258,056	1,273,377	65,294	1,174,486	(157,603)	(949,301)	165,747
Ops Dues Earned	1,559,049						1,559,049	
Curr Yr Bad Debts Activity	(39,373)						(39,373)	
Net Ops Dues	<u>1,519,676</u>	<u>40,691</u>					<u>1,519,676</u>	<u>40,691</u>
Net Operations	<u>3,018,238</u>	<u>298,747</u>	<u>1,273,377</u>	<u>65,294</u>	<u>1,174,486</u>	<u>(157,603)</u>	<u>570,375</u>	<u>206,438</u>
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		5,734		(5,734)	
Hazardous Tree Removal	-		-		33,561		(33,561)	
GM Recruiting Search	-		-		9,630		(9,630)	
Net Operations with Board Approved UDR	<u>3,018,238</u>	<u>298,747</u>	<u>1,273,377</u>	<u>65,294</u>	<u>1,223,411</u>	<u>(157,603)</u>	<u>521,450</u>	<u>206,438</u>
Other Operating Activity								
UDR Activity	55,400				12,786		42,614	
AR Accrual - Prior Year Reversal	(43,985)				-		(43,985)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				16,966		(16,966)	
Total Other Operating Activity	<u>11,415</u>				<u>29,752</u>		<u>(18,337)</u>	
Grand Total Operations Activity	<u>3,029,653</u>	<u>298,747</u>	<u>1,273,377</u>	<u>65,294</u>	<u>1,253,163</u>	<u>(157,603)</u>	<u>503,113</u>	<u>206,438</u>

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
July 1, 2024 to July 31, 2024

UNAUDITED

	2024 July Actuals	2024 MTD B / (W) Budget	2024 YTD (7 Months) Actuals	2024 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	222,088	10,805	1,519,675	40,691
Golf Income	206,149	(3,963)	915,704	67,850
Marina Income	6,306	6,306	236,552	42,832
Area Z Rental Income	3,631	(2,610)	14,760	(3,024)
Lease Income	5,532	1,386	38,010	8,988
Non-Lease Facility Rentals	1,426	839	9,426	3,029
Rec Center and Pools Income	11,006	5,474	22,910	7,931
New Home Construction Fees	8,450	1,138	165,800	90,800
Other AR Income	18,814	5,356	80,220	30,472
Other Income	2,435	1,495	10,462	5,102
Investment Income	922	831	4,718	4,076
Total Revenue	486,759	27,057	3,018,237	298,747
EXPENSES				
Salaries & Benefits				
ACC / Security	-	7,098	-	49,689
Accounting	28,877	(708)	199,602	(2,406)
Administration	34,743	1,387	249,400	3,533
Facilities	3,743	484	26,224	3,365
Maintenance	23,256	(433)	214,253	853
Golf	76,334	5,394	442,990	7,551
Rec/ Pools/ Parks	36,598	3,275	140,908	2,709
Marina	-	-	-	-
Total Salaries & Benefits	203,551	16,497	1,273,377	65,294
Other Expenses				
Administrative				
General Administrative	(15)	15	300	(300)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	5,991	(1,654)	24,785	(8,627)
Dues & Subscriptions	2,412	(16)	24,737	(3,793)
Office Supplies	1,175	1,916	9,542	5,675
GM Discretionary Funds	-	916	3,130	(538)
Advertising Costs	-	2,078	6,611	3,206
Cash Over/Short	(6)	6	257	(257)
Currency Gain/Loss	34	(34)	54	(54)
Events Charges	2,964	(1,618)	6,241	(4,633)
Printing & Copying	1,598	(675)	9,762	(4,260)
Training & Conferences	170	(45)	5,287	1,488
Recruiting Expense	194	56	2,627	(877)
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	1,536	(494)	10,566	(3,274)
Insurance Claims	-	-	-	-
Uniforms	3,196	(2,667)	8,305	(382)
Cashiering Clearing Account	-	-	-	-
Total Administrative	19,249	(2,216)	112,204	(16,626)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	-	6,286	59,956	(38,704)
Permits & Licenses	126	66	2,485	(143)
Audit & Tax Services	16,000	(10,000)	24,105	(10,325)
Regulatory Compliance	251	99	1,734	722
Federal Income Tax	-	-	-	-
State B&O Tax	1,547	(1,270)	9,477	2,523
Property/Real Estate Tax	-	-	31,121	379
Total Regulator Compliance	17,924	(4,819)	128,878	(45,548)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	135	150	922	3,765
Postage	254	(8)	2,133	(410)
Postage- Views	1,076	(76)	7,478	(478)
Newsletter Services	5,151	(217)	33,880	653
Legal Services	19,090	(13,673)	94,004	(56,087)
Professional Security Services	26,048	(1,881)	167,694	1,473
Total CC&Rs/ Mandates	51,754	(15,705)	306,111	(51,084)

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
July 1, 2024 to July 31, 2024

UNAUDITED

	2024 July Actuals	2024 MTD B / (W) Budget	2024 YTD (7 Months) Actuals	2024 YTD B / (W) Budget
Insurance Premiums	16,260	(2,030)	106,327	(6,706)
Utilities				
Utilities	(3,293)	3,293	(2,988)	2,988
Utilities- Natural Gas	1,438	(761)	16,725	(5,032)
Utilities- Water & Sewer	-	-	22,466	4,681
Utilities- Electricity	5,963	(977)	37,052	(5,516)
Utilities- Trash & Recycling Service	2,025	581	11,439	7,454
Utilities- Communications Service	4,598	(984)	33,261	(7,953)
Total Utilities	10,731	1,152	117,955	(3,378)
Maintenance & Landscaping				
Landscape R&M	9,191	(7,978)	36,103	(17,998)
Building R&M- Materials	2,908	(888)	10,368	19,228
Building R&M- Contract Services	4,344	(2,121)	20,959	7,688
Raw Materials	590	368	35,362	(1,083)
Raw Materials: Sand & Gravel	9,587	(3,804)	25,803	9,416
Janitorial Supplies	636	168	8,255	(2,626)
Equipment R&M	8,426	(5,199)	44,181	(6,938)
Small Tools & Equipment	(798)	964	4,657	3,341
Vehicle R&M	200	3,387	6,054	9,362
Vehicle Fuel	4,590	1,179	32,688	(2,001)
Other Supplies	2,048	1,554	25,105	(7,352)
Other R&M	3,140	(2,726)	6,298	(2,065)
Weather Response	-	-	2,496	8,288
Weather Response	-	-	-	-
Total Maintenance & Landscaping	44,862	(15,096)	258,329	17,260
Contracted & Professional Services				
Equipment Lease & Rental	1,518	148	14,669	(1,003)
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	7,839	(5,482)	37,652	(18,208)
Pool Management	10,344	(1,521)	39,145	(8,756)
Safety & Security Services	-	1,373	15,423	297
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	-	27,393	(27,348)
Other Professional Services	-	3,202	10,399	2,914
Total Contracted & Professional Services	19,701	(2,280)	144,681	(52,104)
Other Expenses				
Vandalism	-	83	-	583
Other Charges	-	-	-	-
Total Other Expenses	-	83	-	583
Total Other Expenses	180,481	(40,911)	1,174,485	(157,603)
Total Operations Expenses	384,032	(24,414)	2,447,862	(92,309)
Net Operations Income (Loss)	102,727	2,643	570,375	206,438
Net BOD Approved UDR Activity for Operations (Expense)				
Firewise	-	-	(5,734)	-
Hazardous Tree Removal	(10,518)	-	(33,561)	-
GM Recruiting Search	(3,464)	-	(9,630)	-
Net Operations Income (Loss) with BOD Approved UDR	88,745	2,643	521,450	206,438
Other Operating Activity- Income/(Expense)				
UDR Activity	5,706	-	42,614	-
AR Accrual - Prior Year Reversal	-	-	(43,985)	-
AR Accrual - Current Year	-	-	-	-
Vacation Liability Accrual	(3,573)	-	(16,966)	-
Total Other Operating Activity	2,133	-	(18,337)	-
Grand Total Operations Activity	90,878	2,643	503,113	206,438
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2024 Ops	(497.03)	(11,120.17)	10,623.14	(39,373.26)	(77,841.19)	38,467.93	(133,442.00)	(94,068.74)
4005.24 - Member Assessments 2024	222,585.40	222,404.00	181.40	1,559,048.59	1,556,826.00	2,222.59	2,668,844.00	1,109,795.41
Total Dues and Assessment Income- Ops	222,088.37	211,283.83	10,804.54	1,519,675.33	1,478,984.81	40,690.52	2,535,402.00	1,015,726.67
Other AR Income								
4830 - Advertising Income	3,357.00	3,166.67	190.33	21,216.50	22,166.69	(950.19)	38,000.00	16,783.50
4831 - BD Expense- Views Ads	468.00	0.00	468.00	3,469.50	0.00	3,469.50	0.00	(3,469.50)
Total Other AR Income	3,825.00	3,166.67	658.33	24,686.00	22,166.69	2,519.31	38,000.00	13,314.00
Other Income								
4870 - Member Donation Income	0.00	0.00	0.00	920.67	0.00	920.67	0.00	(920.67)
Total Other Income	0.00	0.00	0.00	920.67	0.00	920.67	0.00	(920.67)
Investment Income								
4900 - Interest Earned - Operating Accounts	922.21	91.67	830.54	4,717.83	641.69	4,076.14	1,100.00	(3,617.83)
Total Investment Income	922.21	91.67	830.54	4,717.83	641.69	4,076.14	1,100.00	(3,617.83)
Total Common Costs Income	226,835.58	214,542.17	12,293.41	1,549,999.83	1,501,793.19	48,206.64	2,574,502.00	1,024,502.17
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	41.67	(41.67)	0.00	291.69	(291.69)	500.00	500.00
9005 - State B&O Tax	30.09	17.08	13.01	173.46	119.56	53.90	205.00	31.54
9015 - Property/Real Estate Tax	0.00	0.00	0.00	31,120.66	31,500.00	(379.34)	63,000.00	31,879.34
Total Regulatory Compliance	30.09	58.75	(28.66)	31,294.12	31,911.25	(617.13)	63,705.00	32,410.88
CC&Rs/ Mandates								
5216 - Postage- Views	1,076.15	1,000.00	76.15	7,478.18	7,000.00	478.18	12,000.00	4,521.82
5225 - Newsletter Services	4,998.50	4,833.33	165.17	33,648.75	33,833.31	(184.56)	58,000.00	24,351.25
7020 - Legal Services	19,089.59	5,416.67	13,672.92	94,004.05	37,916.69	56,087.36	65,000.00	(29,004.05)
Total CC&Rs/ Mandates	25,164.24	11,250.00	13,914.24	135,130.98	78,750.00	56,380.98	135,000.00	(130.98)

Income Statement Report Sudden Valley Community Association Common Costs

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	15,934.83	13,900.83	2,034.00	104,047.86	97,305.81	6,742.05	166,810.00	62,762.14
Total Insurance	15,934.83	13,900.83	2,034.00	104,047.86	97,305.81	6,742.05	166,810.00	62,762.14
Total Common Costs Expense	41,129.16	25,209.58	15,919.58	270,472.96	207,967.06	62,505.90	365,515.00	95,042.04
Total Common Costs Income / (Loss)	185,706.42	189,332.59	(3,626.17)	1,279,526.87	1,293,826.13	(14,299.26)	2,208,987.00	929,460.13

Income Statement Report

Sudden Valley Community Association

ACC / Security

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	8,450.00	7,312.00	1,138.00	165,800.00	75,000.00	90,800.00	75,000.00	(90,800.00)
Total New Home Construction Fees	8,450.00	7,312.00	1,138.00	165,800.00	75,000.00	90,800.00	75,000.00	(90,800.00)
Other AR Income								
4805 - Compliance Fees & Fines - ACC	11,000.00	167.00	10,833.00	37,750.00	1,167.00	36,583.00	2,000.00	(35,750.00)
4806 - BD Expense- ACC Fines	0.00	0.00	0.00	400.00	0.00	400.00	0.00	(400.00)
Total Other AR Income	11,000.00	167.00	10,833.00	38,150.00	1,167.00	36,983.00	2,000.00	(36,150.00)
Other Income								
4295 - Security House Checks	0.00	63.00	(63.00)	10.00	438.00	(428.00)	750.00	740.00
Total Other Income	0.00	63.00	(63.00)	10.00	438.00	(428.00)	750.00	740.00
Total ACC / Security Income	19,450.00	7,542.00	11,908.00	203,960.00	76,605.00	127,355.00	77,750.00	(126,210.00)
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	0.00	6,286.00	(6,286.00)	59,956.40	21,252.00	38,704.40	55,000.00	(4,956.40)
6300 - Permits & Licenses	0.00	17.00	(17.00)	184.50	117.00	67.50	200.00	15.50
9005 - State B&O Tax	165.00	4.00	161.00	566.40	29.00	537.40	50.00	(516.40)
Total Regulatory Compliance	165.00	6,307.00	(6,142.00)	60,707.30	21,398.00	39,309.30	55,250.00	(5,457.30)
CC&Rs/ Mandates								
5215 - Postage	78.05	4.00	74.05	172.32	29.00	143.32	50.00	(122.32)
7097 - Professional Security Services	26,048.27	24,167.00	1,881.27	167,693.95	169,167.00	(1,473.05)	290,000.00	122,306.05
Total CC&Rs/ Mandates	26,126.32	24,171.00	1,955.32	167,866.27	169,196.00	(1,329.73)	290,050.00	122,183.73
Payroll & Benefits								
5300 - Salaries	0.00	5,767.00	(5,767.00)	0.00	40,374.00	(40,374.00)	74,998.00	74,998.00
5335 - Payroll Taxes- Employer	0.00	524.00	(524.00)	0.00	3,666.00	(3,666.00)	6,810.00	6,810.00
5385 - Payroll Benefits - Medical	0.00	807.00	(807.00)	0.00	5,649.00	(5,649.00)	9,684.00	9,684.00
Total Payroll & Benefits	0.00	7,098.00	(7,098.00)	0.00	49,689.00	(49,689.00)	91,492.00	91,492.00

Income Statement Report

Sudden Valley Community Association

ACC / Security

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	194.66	60.00	134.66	1,006.45	420.00	586.45	720.00	(286.45)
Total Utilities	194.66	60.00	134.66	1,006.45	420.00	586.45	720.00	(286.45)
Maintenance & Landscaping								
6775 - Vehicle R&M	0.00	0.00	0.00	3,055.25	0.00	3,055.25	0.00	(3,055.25)
6785 - Vehicle Fuel	515.62	790.00	(274.38)	6,352.80	5,228.00	1,124.80	7,900.00	1,547.20
6795 - Other Supplies	0.00	67.00	(67.00)	392.47	163.00	229.47	500.00	107.53
Total Maintenance & Landscaping	515.62	857.00	(341.38)	9,800.52	5,391.00	4,409.52	8,400.00	(1,400.52)
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	1,032.00	(1,032.00)	14,238.79	9,294.00	4,944.79	15,000.00	761.21
6460 - ACC Consultant	0.00	0.00	0.00	27,393.31	45.00	27,348.31	10,000.00	(17,393.31)
Total Contracted & Professional Services	0.00	1,032.00	(1,032.00)	41,632.10	9,339.00	32,293.10	25,000.00	(16,632.10)
Other Expenses								
9120 - Vandalism & Towing	0.00	83.00	(83.00)	0.00	583.00	(583.00)	1,000.00	1,000.00
Total Other Expenses	0.00	83.00	(83.00)	0.00	583.00	(583.00)	1,000.00	1,000.00
Total ACC / Security Expense	27,001.60	39,608.00	(12,606.40)	281,012.64	256,016.00	24,996.64	471,912.00	190,899.36
Total ACC / Security Income / (Loss)	(7,551.60)	(32,066.00)	24,514.40	(77,052.64)	(179,411.00)	102,358.36	(394,162.00)	(317,109.36)

Income Statement Report Sudden Valley Community Association Accounting

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	3,725.00	10,000.00	(6,275.00)	15,850.00	25,540.00	(9,690.00)	40,000.00	24,150.00
4241 - BD Expense- Title Fees	48.38	0.00	48.38	(0.01)	0.00	(0.01)	0.00	0.01
4705 - NSF Service Fees	270.00	125.00	145.00	1,453.52	875.00	578.52	1,500.00	46.48
4706 - BD Expense- NSF Fees	(53.99)	0.00	(53.99)	80.98	0.00	80.98	0.00	(80.98)
Total Other AR Income	3,989.39	10,125.00	(6,135.61)	17,384.49	26,415.00	(9,030.51)	41,500.00	24,115.51
Total Accounting Income	3,989.39	10,125.00	(6,135.61)	17,384.49	26,415.00	(9,030.51)	41,500.00	24,115.51
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	128.02	125.00	3.02	1,465.38	875.00	590.38	1,500.00	34.62
5121 - Currency Gain/Loss	34.18	0.00	34.18	53.81	0.00	53.81	0.00	(53.81)
5210 - Printing & Copying	411.68	69.00	342.68	2,013.50	488.00	1,525.50	5,000.00	2,986.50
5399 - Payroll Service Fees	1,536.37	1,042.00	494.37	10,565.58	7,292.00	3,273.58	12,500.00	1,934.42
Total Administrative	2,110.25	1,236.00	874.25	14,098.27	8,655.00	5,443.27	19,000.00	4,901.73
Regulatory Compliance								
7000 - Audit & Tax Services	16,000.00	6,000.00	10,000.00	24,104.68	13,780.00	10,324.68	40,000.00	15,895.32
9005 - State B&O Tax	59.92	83.00	(23.08)	259.56	583.00	(323.44)	1,000.00	740.44
Total Regulatory Compliance	16,059.92	6,083.00	9,976.92	24,364.24	14,363.00	10,001.24	41,000.00	16,635.76
CC&Rs/ Mandates								
5215 - Postage	166.09	179.00	(12.91)	957.69	1,256.00	(298.31)	4,000.00	3,042.31
Total CC&Rs/ Mandates	166.09	179.00	(12.91)	957.69	1,256.00	(298.31)	4,000.00	3,042.31
Payroll & Benefits								
5300 - Salaries	23,572.31	22,877.00	695.31	162,502.17	160,153.00	2,349.17	297,495.00	134,992.83
5335 - Payroll Taxes- Employer	2,321.83	2,062.00	259.83	16,222.79	14,433.00	1,789.79	26,810.00	10,587.21
5385 - Payroll Benefits - Medical	2,982.48	3,230.00	(247.52)	20,877.36	22,610.00	(1,732.64)	38,760.00	17,882.64
Total Payroll & Benefits	28,876.62	28,169.00	707.62	199,602.32	197,196.00	2,406.32	363,065.00	163,462.68

Income Statement Report

Sudden Valley Community Association

Accounting

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	165.85	175.00	(9.15)	1,160.92	1,225.00	(64.08)	2,100.00	939.08
Total Utilities	165.85	175.00	(9.15)	1,160.92	1,225.00	(64.08)	2,100.00	939.08
Contracted & Professional Services								
5125 - IT Support and Services	1,600.00	833.00	767.00	8,399.00	5,833.00	2,566.00	10,000.00	1,601.00
Total Contracted & Professional Services	1,600.00	833.00	767.00	8,399.00	5,833.00	2,566.00	10,000.00	1,601.00
Total Accounting Expense	48,978.73	36,675.00	12,303.73	248,582.44	228,528.00	20,054.44	439,165.00	190,582.56
Total Accounting Income / (Loss)	(44,989.34)	(26,550.00)	(18,439.34)	(231,197.95)	(202,113.00)	(29,084.95)	(397,665.00)	(166,467.05)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	8.00	17.00	(9.00)	113.00	117.00	(4.00)	200.00	87.00
4255 - Maps and Signs	18.00	194.00	(176.00)	730.30	1,472.00	(741.70)	2,000.00	1,269.70
4840 - Non-Taxable Income	23.00	0.00	23.00	23.00	0.00	23.00	0.00	(23.00)
4844 - Concessions Income (Taxable)	610.50	0.00	610.50	682.30	0.00	682.30	0.00	(682.30)
4846 - Vendor Space Rentals	375.00	0.00	375.00	1,575.00	0.00	1,575.00	0.00	(1,575.00)
Total Other Income	1,034.50	211.00	823.50	3,123.60	1,589.00	1,534.60	2,200.00	(923.60)
Total SVCA Operations- Admin Income	1,034.50	211.00	823.50	3,123.60	1,589.00	1,534.60	2,200.00	(923.60)
Expense								
Administrative								
5000 - General Administrative	(15.00)	0.00	(15.00)	300.00	0.00	300.00	0.00	(300.00)
5015 - Bank Charges & Fees	1,220.82	417.00	803.82	7,516.12	2,917.00	4,599.12	5,000.00	(2,516.12)
5045 - Dues & Subscriptions	0.00	83.00	(83.00)	1,674.43	583.00	1,091.43	1,000.00	(674.43)
5090 - Office Supplies	1,145.10	2,804.00	(1,658.90)	7,701.04	13,105.00	(5,403.96)	21,131.00	13,429.96
5100 - GM Discretionary Funds	0.00	916.00	(916.00)	3,129.63	2,592.00	537.63	5,000.00	1,870.37
5120 - Cash Over/Short	0.24	0.00	0.24	14.24	0.00	14.24	0.00	(14.24)
5205 - Events Charges	2,963.74	1,346.00	1,617.74	6,240.79	1,608.00	4,632.79	5,000.00	(1,240.79)
5210 - Printing & Copying	789.01	829.00	(39.99)	6,745.04	3,039.00	3,706.04	6,500.00	(245.04)
5227 - Training & Conferences	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00	1,500.00
5325 - Recruiting Expense	194.00	250.00	(56.00)	2,627.35	1,750.00	877.35	3,000.00	372.65
Total Administrative	6,297.91	6,770.00	(472.09)	35,948.64	26,469.00	9,479.64	48,131.00	12,182.36
Regulatory Compliance								
6300 - Permits & Licenses	5.13	0.00	5.13	15.13	0.00	15.13	0.00	(15.13)
9005 - State B&O Tax	8.84	0.00	8.84	31.55	0.00	31.55	0.00	(31.55)
Total Regulatory Compliance	13.97	0.00	13.97	46.68	0.00	46.68	0.00	(46.68)
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00	18,000.00

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5115 - Web Site Maintenance	135.00	285.00	(150.00)	922.20	1,987.00	(1,064.80)	5,000.00	4,077.80
5215 - Postage	10.15	42.00	(31.85)	789.64	292.00	497.64	500.00	(289.64)
5225 - Newsletter Services	152.32	100.00	52.32	231.20	700.00	(468.80)	1,200.00	968.80
Total CC&Rs/ Mandates	297.47	427.00	(129.53)	1,943.04	2,979.00	(1,035.96)	24,700.00	22,756.96
Payroll & Benefits								
5300 - Salaries	28,958.56	29,449.00	(490.44)	205,464.50	206,162.00	(697.50)	382,959.00	177,494.50
5335 - Payroll Taxes- Employer	2,605.64	2,644.00	(38.36)	20,035.41	18,512.00	1,523.41	34,388.00	14,352.59
5385 - Payroll Benefits - Medical	3,178.76	4,037.00	(858.24)	23,900.52	28,259.00	(4,358.48)	48,444.00	24,543.48
Total Payroll & Benefits	34,742.96	36,130.00	(1,387.04)	249,400.43	252,933.00	(3,532.57)	465,791.00	216,390.57
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	120.00	0.00	120.00	0.00	(120.00)
6050 - Utilities- Communications Service	1,321.64	250.00	1,071.64	5,452.36	1,750.00	3,702.36	3,000.00	(2,452.36)
Total Utilities	1,321.64	250.00	1,071.64	5,572.36	1,750.00	3,822.36	3,000.00	(2,572.36)
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	132.79	275.00	(142.21)	275.00	142.21
6795 - Other Supplies	0.00	0.00	0.00	572.60	0.00	572.60	0.00	(572.60)
Total Maintenance & Landscaping	0.00	0.00	0.00	705.39	275.00	430.39	275.00	(430.39)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	218.00	458.00	(240.00)	1,874.07	3,208.00	(1,333.93)	5,500.00	3,625.93
5125 - IT Support and Services	6,239.00	1,524.00	4,715.00	29,253.22	13,611.00	15,642.22	30,000.00	746.78
6440 - Safety & Security Services	0.00	0.00	0.00	1,183.74	5,000.00	(3,816.26)	5,000.00	3,816.26
Total Contracted & Professional Services	6,457.00	1,982.00	4,475.00	32,311.03	21,819.00	10,492.03	40,500.00	8,188.97
Total SVCA Operations- Admin Expense	49,130.95	45,559.00	3,571.95	325,927.57	306,225.00	19,702.57	582,397.00	256,469.43
Total SVCA Operations- Admin Income / (Loss)	(48,096.45)	(45,348.00)	(2,748.45)	(322,803.97)	(304,636.00)	(18,167.97)	(580,197.00)	(257,393.03)

Income Statement Report Sudden Valley Community Association Facilities

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	5,109.50	6,240.00	(1,130.50)	16,175.00	17,784.00	(1,609.00)	24,000.00	7,825.00
4412 - BD Expense- Area Z	(1,479.00)	0.00	(1,479.00)	(1,415.06)	0.00	(1,415.06)	0.00	1,415.06
Total Area Z Rental Income	3,630.50	6,240.00	(2,609.50)	14,759.94	17,784.00	(3,024.06)	24,000.00	9,240.06
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	2,621.00	1,310.50	27,520.50	18,347.00	9,173.50	31,452.00	3,931.50
4435 - Lease Income - Barn 8	1,100.00	1,200.00	(100.00)	8,200.00	8,400.00	(200.00)	14,400.00	6,200.00
4439 - Lease Income- Library	500.00	325.00	175.00	2,289.20	2,275.00	14.20	3,900.00	1,610.80
Total Lease Income	5,531.50	4,146.00	1,385.50	38,009.70	29,022.00	8,987.70	49,752.00	11,742.30
Total Facilities Income	9,162.00	10,386.00	(1,224.00)	52,769.64	46,806.00	5,963.64	73,752.00	20,982.36
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	8.00	(8.00)	43.00	58.00	(15.00)	100.00	57.00
7110 - Regulatory Compliance	73.42	129.00	(55.58)	513.94	904.00	(390.06)	1,550.00	1,036.06
9005 - State B&O Tax	145.90	83.00	62.90	692.56	583.00	109.56	1,000.00	307.44
Total Regulatory Compliance	219.32	220.00	(0.68)	1,249.50	1,545.00	(295.50)	2,650.00	1,400.50
Payroll & Benefits								
5300 - Salaries	3,236.88	3,048.00	188.88	22,621.86	21,337.00	1,284.86	39,634.00	17,012.14
5335 - Payroll Taxes- Employer	362.46	372.00	(9.54)	2,597.97	2,603.00	(5.03)	4,835.00	2,237.03
5385 - Payroll Benefits - Medical	143.50	807.00	(663.50)	1,004.50	5,649.00	(4,644.50)	9,684.00	8,679.50
Total Payroll & Benefits	3,742.84	4,227.00	(484.16)	26,224.33	29,589.00	(3,364.67)	54,153.00	27,928.67
Insurance								
5400 - Insurance Premiums	41.67	0.00	41.67	291.69	0.00	291.69	0.00	(291.69)
Total Insurance	41.67	0.00	41.67	291.69	0.00	291.69	0.00	(291.69)
Utilities								
6000 - Utilities	(3,293.24)	0.00	(3,293.24)	(2,987.54)	0.00	(2,987.54)	0.00	2,987.54

Income Statement Report

Sudden Valley Community Association Facilities

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6005 - Utilities- Natural Gas	570.41	271.00	299.41	4,784.68	3,148.00	1,636.68	5,328.00	543.32
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	9,040.26	8,687.00	353.26	17,374.00	8,333.74
6033 - Utilities- Electricity	1,978.73	1,918.00	60.73	16,407.57	13,428.00	2,979.57	23,020.00	6,612.43
6035 - Utilities- Trash & Recycling Service	1,401.78	2,124.00	(722.22)	6,949.16	14,873.00	(7,923.84)	25,497.00	18,547.84
6050 - Utilities- Communications Service	685.38	1,669.00	(983.62)	10,379.76	11,685.00	(1,305.24)	20,031.00	9,651.24
Total Utilities	1,343.06	5,982.00	(4,638.94)	44,573.89	51,821.00	(7,247.11)	91,250.00	46,676.11
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	44.67	0.00	44.67	0.00	(44.67)
6515 - Building R&M- Materials	2,777.82	1,937.00	840.82	10,237.91	29,013.00	(18,775.09)	35,000.00	24,762.09
6520 - Building R&M- Contract Vendor	4,343.82	2,223.00	2,120.82	20,958.61	28,647.00	(7,688.39)	45,000.00	24,041.39
6635 - Janitorial Supplies	636.25	708.00	(71.75)	8,254.83	4,958.00	3,296.83	8,500.00	245.17
6675 - Equipment R&M	0.00	83.00	(83.00)	34.54	583.00	(548.46)	1,000.00	965.46
6795 - Other Supplies	0.00	129.00	(129.00)	0.00	904.00	(904.00)	1,550.00	1,550.00
6796 - Other R&M	0.00	83.00	(83.00)	656.59	583.00	73.59	1,000.00	343.41
Total Maintenance & Landscaping	7,757.89	5,163.00	2,594.89	40,187.15	64,688.00	(24,500.85)	92,050.00	51,862.85
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	42.00	(42.00)	0.00	292.00	(292.00)	500.00	500.00
7095 - Other Professional Services	0.00	1,250.00	(1,250.00)	2,558.91	8,750.00	(6,191.09)	15,000.00	12,441.09
Total Contracted & Professional Services	0.00	1,292.00	(1,292.00)	2,558.91	9,042.00	(6,483.09)	15,500.00	12,941.09
Total Facilities Expense	13,104.78	16,884.00	(3,779.22)	115,085.47	156,685.00	(41,599.53)	255,603.00	140,517.53
Total Facilities Income / (Loss)	(3,942.78)	(6,498.00)	2,555.22	(62,315.83)	(109,879.00)	47,563.17	(181,851.00)	(119,535.17)

Income Statement Report Sudden Valley Community Association Maintenance

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5090 - Office Supplies	0.00	13.00	(13.00)	275.84	88.00	187.84	150.00	(125.84)
5210 - Printing & Copying	0.00	8.00	(8.00)	158.55	58.00	100.55	100.00	(58.55)
6408 - Uniforms	318.00	208.00	110.00	1,370.37	1,458.00	(87.63)	2,500.00	1,129.63
Total Administrative	318.00	229.00	89.00	1,804.76	1,604.00	200.76	2,750.00	945.24
Regulatory Compliance								
6300 - Permits & Licenses	121.25	167.00	(45.75)	1,220.75	1,167.00	53.75	2,000.00	779.25
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	121.25	167.00	(45.75)	1,220.75	1,167.00	53.75	2,100.00	879.25
Payroll & Benefits								
5300 - Salaries	17,534.53	17,048.00	486.53	160,058.07	164,314.00	(4,255.93)	319,366.00	159,307.93
5335 - Payroll Taxes- Employer	1,903.02	1,844.00	59.02	17,327.75	17,773.00	(445.25)	34,544.00	17,216.25
5385 - Payroll Benefits - Medical	3,818.42	3,931.00	(112.58)	27,015.98	27,519.00	(503.02)	47,175.00	20,159.02
6447.1 - Weather Response Payroll	0.00	0.00	0.00	8,862.88	5,000.00	3,862.88	10,000.00	1,137.12
6447.2 - Weather Response Payroll Taxes	0.00	0.00	0.00	988.50	500.00	488.50	1,000.00	11.50
Total Payroll & Benefits	23,255.97	22,823.00	432.97	214,253.18	215,106.00	(852.82)	412,085.00	197,831.82
Utilities								
6050 - Utilities- Communications Service	313.32	221.00	92.32	1,989.23	1,549.00	440.23	2,655.00	665.77
Total Utilities	313.32	221.00	92.32	1,989.23	1,549.00	440.23	2,655.00	665.77
Maintenance & Landscaping								
6110 - Landscape R&M	136.53	0.00	136.53	608.29	1,982.00	(1,373.71)	1,982.00	1,373.71
6447 - Weather Response	0.00	0.00	0.00	2,496.25	10,784.00	(8,287.75)	35,000.00	32,503.75
6610 - Raw Materials	0.00	0.00	0.00	0.00	1,250.00	(1,250.00)	2,500.00	2,500.00
6621 - Raw Materials: Sand & Gravel	0.00	719.00	(719.00)	0.00	719.00	(719.00)	5,000.00	5,000.00
6675 - Equipment R&M	509.83	389.00	120.83	3,832.76	1,580.00	2,252.76	15,000.00	11,167.24
6765 - Small Tools & Equipment	86.33	99.00	(12.67)	1,622.77	4,612.00	(2,989.23)	7,500.00	5,877.23
6775 - Vehicle R&M	199.73	3,504.00	(3,304.27)	2,998.66	13,633.00	(10,634.34)	17,500.00	14,501.34

Income Statement Report

Sudden Valley Community Association

Maintenance

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6785 - Vehicle Fuel	985.25	1,125.00	(139.75)	8,988.78	7,445.00	1,543.78	11,250.00	2,261.22
6795 - Other Supplies	106.66	0.00	106.66	512.86	383.00	129.86	5,000.00	4,487.14
6796 - Other R&M	0.00	0.00	0.00	593.07	0.00	593.07	0.00	(593.07)
Total Maintenance & Landscaping	2,024.33	5,836.00	(3,811.67)	21,653.44	42,388.00	(20,734.56)	100,732.00	79,078.56
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	625.00	(625.00)	5,621.20	4,375.00	1,246.20	7,500.00	1,878.80
6440 - Safety & Security Services	0.00	42.00	(42.00)	0.00	292.00	(292.00)	500.00	500.00
7095 - Other Professional Services	0.00	1,658.00	(1,658.00)	7,840.00	3,813.00	4,027.00	25,000.00	17,160.00
Total Contracted & Professional Services	0.00	2,325.00	(2,325.00)	13,461.20	8,480.00	4,981.20	33,000.00	19,538.80
Total Maintenance Expense	26,032.87	31,601.00	(5,568.13)	254,382.56	270,294.00	(15,911.44)	553,322.00	298,939.44
Total Maintenance Income / (Loss)	(26,032.87)	(31,601.00)	5,568.13	(254,382.56)	(270,294.00)	15,911.44	(553,322.00)	(298,939.44)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

July 1, 2024 to July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 14,784	\$ 19,751	\$ (4,967)	\$ 316,308	\$ 331,986	\$ (15,678)	\$ 385,000	\$ 68,692
4151 - BD Expense- Golf	(14,152)	-	(14,152)	(18,514)	-	(18,514)	-	18,514
4154 - Golf Course Daily Greens Fees	153,037	144,102	8,935	443,589	365,914	77,675	658,000	214,411
4170 - Driving Range Fees	8,095	6,580	1,515	28,796	21,756	7,040	35,000	6,204
4174 - Golf Cart Rental	43,770	38,434	5,336	131,957	113,412	18,545	195,000	63,043
4176 - Golf Club Storage	13	-	13	1,699	2,400	(701)	2,400	701
4178 - Trail Fees	603	1,245	(642)	11,868	12,386	(518)	14,750	2,882
Total Golf Income	206,149	210,112	(3,963)	915,704	847,854	67,850	1,290,150	374,447
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	206,149	210,112	(3,963)	915,704	847,854	67,850	1,290,150	374,447
Expense								
Administrative								
5107 - Advertising Costs	-	2,078	(2,078)	6,611	9,817	(3,206)	14,000	7,389
5015 - Bank Charges & Fees	4,643	3,795	848	15,803	12,366	3,437	30,000	14,197
5120 - Cash Over/Short	(7)	-	(7)	243	-	243	-	(243)
5045 - Dues & Subscriptions	2,412	2,313	99	23,063	20,361	2,702	27,300	4,237
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	30	50	(20)	301	450	(149)	700	399
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	199	-	199	371	1,800	(1,429)	1,800	1,429
5227 - Training & Conferences	100	-	100	1,305	4,000	(2,695)	4,000	2,695
5326 - Operating Performance Commissions	-	-	-	-	-	-	1,500	1,500
5399 - Payroll Service Fees	-	-	-	-	-	-	-	-
6408 - Uniforms	713	321	392	4,737	4,845	(108)	8,700	3,963
Total Administrative	8,090	8,557	(467)	52,434	53,639	(1,205)	88,000	35,566
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	-	-	50	-	50	750	700
9005 - State B&O Tax	1,042	-	1,042	3,887	7,500	(3,613)	7,500	3,613
Total Regulatory Compliance	1,042	-	1,042	3,938	7,500	(3,562)	8,250	4,313
CC&Rs/ Mandates								
5215 - Postage	-	21	(21)	-	146	(146)	250	250
5115 - Web Site Maintenance	-	-	-	-	2,700	(2,700)	2,700	2,700
CC&Rs/ Mandates Total	-	21	(21)	-	2,846	(2,846)	2,950	2,950
Payroll & Benefits								
5300 - Salaries	64,673	66,959	(2,286)	372,540	358,217	14,323	684,013	311,473
5335 - Payroll Taxes- Employer	7,294	6,695	599	41,376	35,806	5,570	68,364	26,988
5385 - Payroll Benefits - Medical	4,367	8,074	(3,707)	29,074	56,518	(27,444)	96,888	67,814
Total Payroll & Benefits	76,334	81,728	(5,394)	442,990	450,541	(7,551)	849,265	406,275

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

July 1, 2024 to July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	284	330	(46)	1,987	2,315	(328)	3,969	1,982
Total Insurance	284	330	(46)	1,987	2,315	(328)	3,969	1,982
Utilities								
6050 - Utilities- Communications Service	729	612	117	5,058	4,286	772	7,346	2,288
6033 - Utilities- Electricity	2,250	1,670	580	10,544	8,732	1,812	15,769	5,225
6005 - Utilities- Natural Gas	499	155	344	3,698	1,507	2,191	2,800	(898)
6023 - Utilities- Water & Sewer	-	-	-	6,195	6,124	71	12,119	5,924
6035 - Utilities- Trash & Recycling Service	403	235	168	2,824	2,290	534	4,255	1,431
Total Utilities	3,881	2,672	1,209	28,319	22,939	5,380	42,289	13,970
Maintenance & Landscaping								
6675 - Equipment R&M	4,608	2,651	1,957	36,010	30,273	5,737	47,000	10,989
6635 - Janitorial Supplies	-	13	(13)	-	88	(88)	150	150
6110 - Landscape R&M	9,055	1,088	7,967	35,450	15,248	20,202	37,500	2,050
6796 - Other R&M	-	181	(181)	458	2,600	(2,142)	2,600	2,142
6795 - Other Supplies	1,915	3,323	(1,408)	19,520	12,990	6,530	19,500	(20)
6610 - Raw Materials	590	958	(368)	35,362	33,029	2,333	35,500	138
6621 - Raw Materials: Sand & Gravel	9,587	5,064	4,523	25,803	34,500	(8,697)	40,000	14,197
6765 - Small Tools & Equipment	(884)	67	(951)	3,034	3,386	(352)	4,400	1,366
6785 - Vehicle Fuel	3,089	3,854	(765)	17,213	17,739	(526)	31,820	14,607
6775 - Vehicle R&M	-	83	(83)	-	1,783	(1,783)	2,200	2,200
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	27,959	17,282	10,677	172,851	151,636	21,215	220,670	47,819
Contracted & Professional Services								
5085 - Equipment Lease & Rental	1,300	583	717	7,174	6,083	1,091	9,000	1,826
6440 - Safety & Security Services	-	215	(215)	-	550	(550)	550	550
7095 - Other Professional Services	-	294	(294)	-	750	(750)	750	750
Total Contracted & Professional Services	1,300	1,092	208	7,174	7,383	(209)	10,300	3,126
Total Golf Expense	118,890	111,682	7,208	709,693	698,799	10,894	1,225,693	516,001
Total Golf Income / (Loss)	\$ 87,259	\$ 98,430	\$ (11,171)	\$ 206,011	\$ 149,055	\$ 56,956	\$ 64,457	\$ (141,554)

Income Statement Report Sudden Valley Community Association Marina

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	3,531.00	0.00	3,531.00	30,091.00	12,320.00	17,771.00	12,320.00	(17,771.00)
4420 - Marina Dry Slip Income	2,665.00	0.00	2,665.00	78,593.50	84,409.00	(5,815.50)	84,409.00	5,815.50
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	127,812.00	96,991.00	30,821.00	96,991.00	(30,821.00)
4426 - BD Expense- Marina	110.00	0.00	110.00	55.00	0.00	55.00	0.00	(55.00)
Total Marina Income	6,306.00	0.00	6,306.00	236,551.50	193,720.00	42,831.50	193,720.00	(42,831.50)
Other Income								
4220 - Marina Gate & Access Cards	1,400.00	666.00	734.00	6,408.00	3,333.00	3,075.00	4,000.00	(2,408.00)
Total Other Income	1,400.00	666.00	734.00	6,408.00	3,333.00	3,075.00	4,000.00	(2,408.00)
Total Marina Income	7,706.00	666.00	7,040.00	242,959.50	197,053.00	45,906.50	197,720.00	(45,239.50)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	83.00	(83.00)	0.00	583.00	(583.00)	1,000.00	1,000.00
5210 - Printing & Copying	0.00	17.00	(17.00)	274.57	117.00	157.57	200.00	(74.57)
Total Administrative	0.00	100.00	(100.00)	274.57	700.00	(425.43)	1,200.00	925.43
Regulatory Compliance								
7110 - Regulatory Compliance	177.82	180.00	(2.18)	1,219.78	1,260.00	(40.22)	2,160.00	940.22
9005 - State B&O Tax	11.71	0.00	11.71	3,500.68	3,000.00	500.68	3,000.00	(500.68)
Total Regulatory Compliance	189.53	180.00	9.53	4,720.46	4,260.00	460.46	5,160.00	439.54
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	824.84	855.00	(30.16)	1,710.00	885.16
6033 - Utilities- Electricity	77.86	147.00	(69.14)	1,058.22	1,030.00	28.22	1,766.00	707.78
6050 - Utilities- Communications Service	267.06	157.00	110.06	1,733.15	1,099.00	634.15	1,884.00	150.85
Total Utilities	344.92	304.00	40.92	3,616.21	2,984.00	632.21	5,360.00	1,743.79
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00	1,500.00

Income Statement Report Sudden Valley Community Association Marina

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6515 - Building R&M- Materials	130.50	83.00	47.50	130.50	583.00	(452.50)	1,000.00	869.50
6675 - Equipment R&M	0.00	104.00	(104.00)	0.00	729.00	(729.00)	1,250.00	1,250.00
6795 - Other Supplies	0.00	42.00	(42.00)	1,451.20	292.00	1,159.20	500.00	(951.20)
6796 - Other R&M	0.00	150.00	(150.00)	0.00	1,050.00	(1,050.00)	1,800.00	1,800.00
Total Maintenance & Landscaping	130.50	504.00	(373.50)	1,581.70	3,529.00	(1,947.30)	6,050.00	4,468.30
Total Marina Expense	664.95	1,088.00	(423.05)	10,192.94	11,473.00	(1,280.06)	17,770.00	7,577.06
Total Marina Income / (Loss)	7,041.05	(422.00)	7,463.05	232,766.56	185,580.00	47,186.56	179,950.00	(52,816.56)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 July 1, 2024 to July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	961	587	374	8,046	6,397	1,649	8,000	(46)
4411 - Picnic Shelter Rentals	465	-	465	1,380	-	1,380	-	(1,380)
	1,426	587	839	9,426	6,397	3,029	8,000	(1,426)
Rec Center and Pools Income								
4510 - Health Club Membership	214	-	214	581	1,000	(419)	1,000	419
4223 - Gym and Pool Access Cards	688	-	688	2,267	3,000	(733)	3,000	733
4502 - Instructor & Trainer Fees	582	750	(168)	2,811	1,500	1,311	3,000	189
4513 - Main Pool Income	9,262	4,722	4,540	16,437	9,249	7,188	14,550	(1,887)
4515 - Locker Rental	-	-	-	-	50	(50)	50	50
4516 - Quiet Pool Income	-	60	(60)	-	180	(180)	300	300
4010 - Recreation Special Assmt 062018 to052023	-	-	-	142	-	142	-	(142)
4011 - BD Expense- Rec SA 062018 to 052023	261	-	261	672	-	672	-	(672)
4840 - Other Income	-	-	-	-	-	-	-	-
Total Recreation Income	11,006	5,532	5,474	22,910	14,979	7,931	21,900	(1,010)
Total Recreation Income	12,433	6,119	6,314	32,336	21,376	10,960	29,900	(2,436)
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	-	141	(141)	1,264	991	273	1,700	436
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	199	-	199	199	-	199	-	(199)
5227 - Training & Conferences	70	-	70	3,982	1,900	2,082	1,900	(2,082)
6408 - Uniforms	2,165	-	2,165	2,198	1,620	578	1,620	(578)
Total Administrative	2,434	141	2,293	7,642	4,511	3,131	5,220	(2,423)
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	971	1,000	(29)	1,000	29
9005 - State B&O Tax	84	90	(6)	366	185	181	300	(66)
Total Regulatory Compliance	84	90	(6)	1,337	1,185	152	1,300	(37)
CC&Rs/ Mandates								
5215 - Postage	-	-	-	213	-	213	-	(213)
CC&Rs/ Mandates Total	-	-	-	213	-	213	-	(213)
Payroll & Benefits								
5300 - Salaries	31,436	34,803	(3,367)	119,530	120,405	(875)	213,645	94,115
5335 - Payroll Taxes- Employer	3,671	3,455	216	13,922	11,907	2,015	21,115	7,193
5385 - Payroll Benefits - Medical	1,491	1,615	(124)	7,456	11,305	(3,849)	19,380	11,924
Total Payroll & Benefits	36,598	39,873	(3,275)	140,908	143,617	(2,709)	254,140	113,232

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 July 1, 2024 to July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	921	470	451	6,482	3,294	3,188	5,647	(835)
6033 - Utilities- Electricity	1,656	1,251	405	9,043	8,346	697	14,284	5,242
6005 - Utilities- Natural Gas	369	251	118	8,242	7,038	1,204	8,470	228
6023 - Utilities- Water & Sewer	-	-	-	6,406	11,481	(5,075)	23,570	17,164
6035 - Utilities- Trash & Recycling Service	221	247	(26)	1,546	1,730	(184)	2,966	1,420
Total Utilities	3,166	2,219	947	31,718	31,889	(171)	54,937	23,219
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	3,308	-	3,308	4,303	4,078	225	6,000	1,697
6635 - Janitorial Supplies	-	83	(83)	-	583	(583)	1,000	1,000
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	3,140	-	3,140	4,590	-	4,590	-	(4,590)
6795 - Other Supplies	27	42	(15)	2,656	3,024	(368)	5,000	2,344
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	6,475	125	6,350	11,549	7,685	3,864	12,000	451
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	10,344	8,823	1,521	39,145	30,389	8,756	48,000	8,855
6440 - Safety & Security Services	-	42	(42)	-	292	(292)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	10,344	8,865	1,479	39,145	30,681	8,464	48,500	9,355
Total Recreation Expense	59,101	51,313	7,788	232,512	219,568	12,944	376,097	143,584
Total Recreation Income / (Loss)	\$ (46,668)	\$ (45,194)	\$ (1,474)	\$ (200,177)	\$ (198,192)	\$ (1,985)	\$ (346,197)	\$ (146,020)

Income Statement Report

Sudden Valley Community Association

UDR Activity

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4005.22 - Member Assessments 2022	0.00	0.00	0.00	629.88	0.00	629.88	0.00	(629.88)
4005.23 - Member Assessments 2023	0.00	0.00	0.00	674.08	0.00	674.08	0.00	(674.08)
Total Dues and Assessment Income- Ops	0.00	0.00	0.00	1,303.96	0.00	1,303.96	0.00	(1,303.96)
Dues and Assessments Income- UDR								
4001 - BD Expense- 2023 Ops & prior	1,196.12	0.00	1,196.12	24,855.36	0.00	24,855.36	0.00	(24,855.36)
4081 - BD Expense- Ops 2014 & Prior	0.00	0.00	0.00	3,747.43	0.00	3,747.43	0.00	(3,747.43)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(43,984.78)	0.00	(43,984.78)	0.00	43,984.78
Total Dues and Assessments Income- UDR	1,196.12	0.00	1,196.12	(15,381.99)	0.00	(15,381.99)	0.00	15,381.99
Lease Income								
4439.1 - Lease Income- Library Prepaid Recr	666.67	0.00	666.67	666.67	0.00	666.67	0.00	(666.67)
Total Lease Income	666.67	0.00	666.67	666.67	0.00	666.67	0.00	(666.67)
Collections Income								
4710 - Late Fees & Interest	5,766.55	0.00	5,766.55	41,550.33	0.00	41,550.33	0.00	(41,550.33)
4711 - BD Expense- Late Fee & Int	(2,949.97)	0.00	(2,949.97)	(24,881.60)	0.00	(24,881.60)	0.00	24,881.60
4715 - Lien Fees	0.00	0.00	0.00	16,346.60	0.00	16,346.60	0.00	(16,346.60)
4720 - Legal Fees/ Reimbursements	380.00	0.00	380.00	1,027.60	0.00	1,027.60	0.00	(1,027.60)
4721 - BD Expense- Legal	578.93	0.00	578.93	(11,008.00)	0.00	(11,008.00)	0.00	11,008.00
Total Collections Income	3,775.51	0.00	3,775.51	23,034.93	0.00	23,034.93	0.00	(23,034.93)
Investment Income								
4910 - Interest Earned - Reserve Accounts	257.90	0.00	257.90	1,791.26	0.00	1,791.26	0.00	(1,791.26)
Total Investment Income	257.90	0.00	257.90	1,791.26	0.00	1,791.26	0.00	(1,791.26)
Total UDR Activity Income	5,896.20	0.00	5,896.20	11,414.83	0.00	11,414.83	0.00	(11,414.83)

Income Statement Report

Sudden Valley Community Association

UDR Activity

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Regulatory Compliance								
9005 - State B&O Tax	85.88	0.00	85.88	868.58	0.00	868.58	0.00	(868.58)
Total Regulatory Compliance	85.88	0.00	85.88	868.58	0.00	868.58	0.00	(868.58)
CC&Rs/ Mandates								
5025 - Collection Charges	103.81	0.00	103.81	1,829.66	0.00	1,829.66	0.00	(1,829.66)
5065 - Lien Charges	0.00	0.00	0.00	9,738.00	0.00	9,738.00	0.00	(9,738.00)
Total CC&Rs/ Mandates	103.81	0.00	103.81	11,567.66	0.00	11,567.66	0.00	(11,567.66)
Payroll & Benefits								
5391 - Accrued Vacation Liability	3,573.16	0.00	3,573.16	16,965.69	0.00	16,965.69	0.00	(16,965.69)
Total Payroll & Benefits	3,573.16	0.00	3,573.16	16,965.69	0.00	16,965.69	0.00	(16,965.69)
Reserve Expenses/Transfers								
9890 - UDR Legal Expenses	0.00	0.00	0.00	350.00	0.00	350.00	0.00	(350.00)
Total Reserve Expenses/Transfers	0.00	0.00	0.00	350.00	0.00	350.00	0.00	(350.00)
Reserve UDR Projects								
9623 - 2023 Firewise/Road Mowing/Clean Gr	0.00	0.00	0.00	5,734.31	0.00	5,734.31	0.00	(5,734.31)
9624.01 - 2024 Hazardous Tree Removal	10,518.40	0.00	10,518.40	33,560.60	0.00	33,560.60	0.00	(33,560.60)
9624.02 - 2024 GM Recruiting Search	3,463.70	0.00	3,463.70	9,630.36	0.00	9,630.36	0.00	(9,630.36)
Total Reserve UDR Projects	13,982.10	0.00	13,982.10	48,925.27	0.00	48,925.27	0.00	(48,925.27)
Total UDR Activity Expense	17,744.95	0.00	17,744.95	78,677.20	0.00	78,677.20	0.00	(78,677.20)
Total UDR Activity Income / (Loss)	(11,848.75)	0.00	(11,848.75)	(67,262.37)	0.00	(67,262.37)	0.00	67,262.37

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4041 - BD Expense- MR&R	0.00	0.00	0.00	45.12	0.00	45.12	0.00	(45.12)
4043.22 - Capital Rep & Repl Assmt 2022	0.00	0.00	0.00	433.20	0.00	433.20	0.00	(433.20)
4043.23 - Capital Rep & Repl Assmt 2023	0.00	0.00	0.00	368.22	0.00	368.22	0.00	(368.22)
4043.24 - Capital Rep & Repl Assmt 2024	112,722.25	0.00	112,722.25	789,525.05	0.00	789,525.05	0.00	(789,525.05)
4046 - BD Expense- CRRRF 23 & Prior	1,108.22	0.00	1,108.22	11,025.44	0.00	11,025.44	0.00	(11,025.44)
4049 - BD Expense - CRRRF 2024	(727.28)	0.00	(727.28)	(15,319.29)	0.00	(15,319.29)	0.00	15,319.29
4050 - Roads Capital Assessment	0.00	0.00	0.00	(37.13)	0.00	(37.13)	0.00	37.13
4051 - BD Expense- Roads 23 & Prior	1,229.29	0.00	1,229.29	11,979.74	0.00	11,979.74	0.00	(11,979.74)
4053 - BD Expense - Roads 2024	(94.49)	0.00	(94.49)	(16,141.64)	0.00	(16,141.64)	0.00	16,141.64
4055.22 - Roads Capital Assmt 2022	0.00	0.00	0.00	445.56	0.00	445.56	0.00	(445.56)
4055.23 - Roads Capital Assmt 2023	0.00	0.00	0.00	415.85	0.00	415.85	0.00	(415.85)
4055.24 - Roads Capital Assmt 2024	115,938.45	0.00	115,938.45	812,126.10	0.00	812,126.10	0.00	(812,126.10)
4060.22 - Mailbox Capital Assmt 2022	0.00	0.00	0.00	8.04	0.00	8.04	0.00	(8.04)
4060.23 - Mailbox Capital Assmt 2023	0.00	0.00	0.00	7.51	0.00	7.51	0.00	(7.51)
4060.24 - Mailbox Capital Assmt 2024	2,092.05	0.00	2,092.05	14,653.73	0.00	14,653.73	0.00	(14,653.73)
4061 - BD Expense- Mailbox 2024	(5.56)	0.00	(5.56)	(288.13)	0.00	(288.13)	0.00	288.13
4062 - BD Expense- Mailbox 23 & Prior	20.77	0.00	20.77	224.03	0.00	224.03	0.00	(224.03)
4071 - BD Expense- Mbr Density	0.00	0.00	0.00	0.89	0.00	0.89	0.00	(0.89)
4995 - BD Expense- 60day accrual CAP	0.00	0.00	0.00	(16,111.87)	0.00	(16,111.87)	0.00	16,111.87
Total Dues and Assessments Income- Capi	232,283.70	0.00	232,283.70	1,593,360.42	0.00	1,593,360.42	0.00	(1,593,360.42)
New Home Construction Fees								
4360 - Storm Water Mitigation Revenue	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
Total New Home Construction Fees	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
Investment Income								
4910 - Interest Earned - Reserve Accounts	4,335.29	0.00	4,335.29	28,396.86	0.00	28,396.86	0.00	(28,396.86)
Total Investment Income	4,335.29	0.00	4,335.29	28,396.86	0.00	28,396.86	0.00	(28,396.86)

Income Statement Report Sudden Valley Community Association SVCA Reserves

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	0.00	0.00	0.00	1,368.00	0.00	1,368.00	0.00	(1,368.00)
Total Capital Gain (Loss) on Sale of Assets	0.00	0.00	0.00	1,368.00	0.00	1,368.00	0.00	(1,368.00)
Total SVCA Reserves Income	236,618.99	0.00	236,618.99	1,625,625.28	0.00	1,625,625.28	0.00	(1,625,625.28)
Expense								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	45,384.71	0.00	45,384.71	0.00	(45,384.71)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	54,399.38	0.00	54,399.38	0.00	(54,399.38)
6325 - Depr - Land Improvement	8,363.90	0.00	8,363.90	58,689.90	0.00	58,689.90	0.00	(58,689.90)
6326 - Depr - Mailboxes	2,032.24	0.00	2,032.24	14,225.68	0.00	14,225.68	0.00	(14,225.68)
6327 - Depr - Roads and Bridges	57,624.00	0.00	57,624.00	403,368.00	0.00	403,368.00	0.00	(403,368.00)
6328 - Depr - Building Improvements	16,086.34	0.00	16,086.34	112,769.02	0.00	112,769.02	0.00	(112,769.02)
6330 - Depr - Furniture & Fixtures	654.50	0.00	654.50	4,581.50	0.00	4,581.50	0.00	(4,581.50)
6335 - Depr - Communication Equipment	123.45	0.00	123.45	900.78	0.00	900.78	0.00	(900.78)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	9,203.39	0.00	9,203.39	0.00	(9,203.39)
6340 - Depr - Machinery & Equipment	9,833.07	0.00	9,833.07	74,710.92	0.00	74,710.92	0.00	(74,710.92)
6350 - Depr - Vehicles	1,346.36	0.00	1,346.36	17,049.17	0.00	17,049.17	0.00	(17,049.17)
6360 - Amortization	678.47	0.00	678.47	4,749.29	0.00	4,749.29	0.00	(4,749.29)
Total Depreciation Expense	112,311.97	0.00	112,311.97	800,031.74	0.00	800,031.74	0.00	(800,031.74)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	6,036.90	0.00	6,036.90	39,251.15	0.00	39,251.15	0.00	(39,251.15)
Total Reserve Expenses/Transfers	6,036.90	0.00	6,036.90	39,251.15	0.00	39,251.15	0.00	(39,251.15)
Reserve CRRRF Capital Proejcts								
9719.18 - Trim Mower- Turf	668.76	0.00	668.76	4,681.32	0.00	4,681.32	0.00	(4,681.32)
9719.19 - Utility Vehicles	1,740.21	0.00	1,740.21	12,181.47	0.00	12,181.47	0.00	(12,181.47)
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	21,455.00	0.00	21,455.00	0.00	(21,455.00)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Proejcts								
9722.05 - Rekeying of Facilities	707.20	0.00	707.20	30,610.58	0.00	30,610.58	0.00	(30,610.58)
9722.08 - 2022 Area Z Facility Remodel	1,523.96	0.00	1,523.96	214,433.96	0.00	214,433.96	0.00	(214,433.96)
9722.09 - Barn 8 Refurbishment	0.00	0.00	0.00	64,610.90	0.00	64,610.90	0.00	(64,610.90)
9723.03 - 2023 Playground ADA Improvemer	0.00	0.00	0.00	105,206.35	0.00	105,206.35	0.00	(105,206.35)
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	313,108.35	0.00	313,108.35	329,395.39	0.00	329,395.39	0.00	(329,395.39)
9723.07 - Website Improvements	54.00	0.00	54.00	5,550.52	0.00	5,550.52	0.00	(5,550.52)
9723.11 - Irrigation Sys Pump Control Replac	0.00	0.00	0.00	19,548.00	0.00	19,548.00	0.00	(19,548.00)
9723.13 - Area Z Tall Barn Refurbishment	0.00	0.00	0.00	76,957.36	0.00	76,957.36	0.00	(76,957.36)
9723.16 - Generac Generator for Maint Shop	0.00	0.00	0.00	8,145.00	0.00	8,145.00	0.00	(8,145.00)
9723.17 - 10 Golf Cart Lease	2,651.98	0.00	2,651.98	3,977.97	0.00	3,977.97	0.00	(3,977.97)
9724.01 - Turf Building Remodel - HVAC	0.00	0.00	0.00	9,026.33	0.00	9,026.33	0.00	(9,026.33)
9724.012 - Turf Building Remodel - Permit/Dc	0.00	0.00	0.00	2,198.63	0.00	2,198.63	0.00	(2,198.63)
9724.02 - Asphalt Cart Path Repairs	54,080.00	0.00	54,080.00	56,866.05	0.00	56,866.05	0.00	(56,866.05)
9724.03 - Fleet Replacement of Asst OP-1 &	0.00	0.00	0.00	74,364.14	0.00	74,364.14	0.00	(74,364.14)
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	67.50	0.00	67.50	5,046.63	0.00	5,046.63	0.00	(5,046.63)
9724.07 - Adult Center Furnace & Water Hea	0.00	0.00	0.00	6,554.11	0.00	6,554.11	0.00	(6,554.11)
9724.08 - Adult Ctr & Clbhse Painting/Chs Dr	0.00	0.00	0.00	10,216.64	0.00	10,216.64	0.00	(10,216.64)
Total Reserve CRRRF Capital Proejcts	377,666.96	0.00	377,666.96	1,317,282.31	0.00	1,317,282.31	0.00	(1,317,282.31)
Reserve Roads Capital Projects								
9921.03 - 2021 Southern Crt Stabilization & A	0.00	0.00	0.00	832.50	0.00	832.50	0.00	(832.50)
9922.8 - 2022 Cold Spring Drainage Repair	5,175.00	0.00	5,175.00	23,923.75	0.00	23,923.75	0.00	(23,923.75)
9923.1 - Ten Year Capital Roads & Drainage	13,279.00	0.00	13,279.00	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	30,269.26	0.00	30,269.26	0.00	(30,269.26)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

July 01, 2024 thru July 31, 2024

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
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 & I	(3,864.00)	0.00	(3,864.00)	26,009.15	0.00	26,009.15	0.00	(26,009.15)
9924.2 - 2024 Roads: On-Call Engineering	3,375.00	0.00	3,375.00	23,510.00	0.00	23,510.00	0.00	(23,510.00)
9924.3 - 2024 Roads: Pot Holes/Minor Road	3,440.51	0.00	3,440.51	17,412.28	0.00	17,412.28	0.00	(17,412.28)
9924.4 - 2024 Roads: Rplc Dr Run Lnd Rpr/C	407,587.49	0.00	407,587.49	632,323.79	0.00	632,323.79	0.00	(632,323.79)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	0.00	0.00	0.00	15,368.92	0.00	15,368.92	0.00	(15,368.92)
9924.9 - 2024 Bi-Annual Bridge Inspections	4,561.00	0.00	4,561.00	5,561.00	0.00	5,561.00	0.00	(5,561.00)
Total Reserve Roads Capital Projects	433,554.00	0.00	433,554.00	973,812.81	0.00	973,812.81	0.00	(973,812.81)
Reserve Road CVC Capital Project								
9924.7 - 2024 Roads: CVC Supplies & Outsid	1,269.46	0.00	1,269.46	7,967.38	0.00	7,967.38	0.00	(7,967.38)
9924.72 - 2024 Roads: CVC Wage, Taxes an	11,435.87	0.00	11,435.87	32,618.19	0.00	32,618.19	0.00	(32,618.19)
Total Reserve Road CVC Capital Project	12,705.33	0.00	12,705.33	40,585.57	0.00	40,585.57	0.00	(40,585.57)
Total SVCA Reserves Expense	942,275.16	0.00	942,275.16	3,170,963.58	0.00	3,170,963.58	0.00	(3,170,963.58)
Total SVCA Reserves Income / (Loss)	(705,656.17)	0.00	(705,656.17)	(1,545,338.30)	0.00	(1,545,338.30)	0.00	1,545,338.30

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2024

	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	96	116	301	2,517	2,818	24	62	5	13	1	11	16	40	1	14	321	2,613	2,934	47	140	187	368	2,753	3,121	774	0	3	777	737	6	1,520	4,641	
Feb	22	104	126	303	2,508	2,811	14	59	10	22	3	6	15	42	1	12	325	2,612	2,937	43	141	184	368	2,753	3,121	774	0	3	777	737	6	1,520	4,641	
Mar	23	114	137	307	2,510	2,817	11	57	4	9	4	7	17	44	1	12	330	2,624	2,954	37	129	166	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
Apr	27	121	148	308	2,532	2,840	5	31	4	13	1	4	21	38	1	14	335	2,653	2,988	32	100	132	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
May	28	123	151	304	2,508	2,812	13	58	3	11	0	6	18	34	1	13	332	2,631	2,963	35	122	157	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
Jun	29	136	165	293	2,482	2,775	17	65	9	17	1	5	16	37	2	11	322	2,618	2,940	45	135	180	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
Jul	31	152	183	293	2,476	2,769	11	51	7	15	7	10	16	35	2	14	324	2,628	2,952	43	125	168	367	2,753	3,120	774	0	3	777	738	6	1,521	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