

Sudden Valley Community Association

Sudden Valley Community Association
Balance Sheet
June 30, 2024 and December 31, 2023

	Unaudited** Jun 30, 2024	Unaudited** Dec 31, 2023	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 696,661	\$ 678,244	\$ 18,417
Building Completion Deposit Fund	679,480	506,408	173,072
Member Receivables - Operations*	-	43,985	(43,985)
Other Receivables	17,800	16,560	1,240
Prepaid Expenses	166,081	70,215	95,866
Operating Lease ROU Assets	7,399	10,631	(3,232)
Inventory	5,845	5,659	187
Total Current Assets	1,573,266	1,331,702	241,565
Current Liabilities			
Accounts Payable	(92,778)	(226,676)	133,898
Accrued Vacation Liability	(77,588)	(64,195)	(13,393)
Accrued Payroll	-	(64,114)	64,114
Prepaid Assessments	(282,370)	(224,404)	(57,966)
Building Completion Deposits	(679,480)	(506,408)	(173,072)
Other Refundable Deposits	(8,796)	(5,896)	(2,900)
Operating Lease Liability	(7,399)	(10,631)	3,232
Prepaid Golf Memberships	-	(112,089)	112,089
Total Current Liabilities	(1,148,411)	(1,214,413)	66,002
Operating Reserve Funds			
Emergency Operating Cash	363,065	362,252	813
Undesignated Reserves Cash	315,224	306,265	8,959
Total Operating Reserve Funds	678,289	668,517	9,772
Net Operating Assets	\$ 1,103,144	\$ 785,806	\$ 317,339
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,662,708	3,627,018	35,690
Roads Reserve Cash Fund	2,488,864	2,034,275	454,589
Board Density Reduction Cash Fund	87,797	87,688	109
Mailbox Cash Fund	139,157	126,445	12,712
CRRRF Capital Reserve Holding Cash	220,177	222,019	(1,842)
Mitigation Assignment of Savings Cash	49,760	49,688	72
LWWSD Assignment of Savings Cash	14,931	101,840	(86,909)
Member Receivables - Capital**	-	16,112	(16,112)
Total Capital Current Assets	6,663,394	6,265,085	398,309
Capital Fixed Assets			
Fixed Assets	15,611,464	15,373,162	238,302
Finance ROU Assets	97,563	136,464	(38,901)
Lots Held for Sale	236,456	236,456	-
Total Capital Assets	15,945,483	15,746,082	199,401
Long Term Liabilities			
CRRRF Loan 2022	(1,669,079)	(1,799,425)	130,345
Finance Leases	(75,736)	(106,596)	30,860
Total Long Term Liabilities	(1,744,816)	(1,906,021)	161,205
NET ASSETS	\$ 21,967,205	\$ 20,890,952	\$1,076,253
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	412,234	463,239	(51,005)
Net Income: Rec Special Assmt	-	(180,468)	180,468
Transfers Out from Operations to Capital	(105,600)	(32,799)	(72,801)
Current Year Net Income: Capital**	666,357	1,471,336	(804,979)
Transfers Into Capital from Operations	105,600	32,799	72,801
Retained Earnings**	5,232,892	4,950,121	282,771
Capital**	15,655,722	14,186,724	1,468,998
TOTAL MEMBER EQUITY	\$ 21,967,205	\$20,890,952	\$1,076,253

* 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 June 30, 2024, and December 31, 2023, the balances of receivables written off were \$739,217 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 - June 2024			Year to Date - 6 Months Ending 6/30/2024			
	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	222,694		230,828	1,336,463			1,385,553
Bad Debt Reserve	(9,548)		(5,397)	(38,876)			(30,922)
Net Current Year Assessment Income	213,146	1,862	225,431	1,297,587	29,886	97.1%	1,354,631
Bad Debt Recoveries - Prior Years			3,486				20,842
Golf Income	191,820	28,658	-	709,555	71,813		-
Marina Income	14,959	14,959	-	230,246	36,526		-
Rec Center & Pools Income	7,289	3,893	-	11,903	2,456		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	8,912	(5,536)	-	69,434	28,724		-
Rental Income - Other	1,619	(2,296)	-	8,000	2,190		-
Area Z Rental Income	139	36	-	11,129	(415)		-
Lease Income	5,330	1,184	-	32,478	7,602		-
New Home Construction Fees	57,200	18,695	-	157,350	89,662		2,500
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		1,368
Investment Income	721	629	4,140	3,796	3,246		24,062
Total Revenue	501,135	62,084	233,057	2,531,478	271,690		1,403,403
EXPENSES							
Salaries & Benefits	196,734	13,577	-	1,069,827	48,796		-
Contracted & Professional Services	24,050	(7,300)	-	124,980	(49,824)		-
CC&Rs/ Mandates	48,351	(12,301)	-	254,356	(35,377)		-
Maintenance & Landscaping	37,016	3,514	-	213,470	32,353		-
Utilities	27,169	(1,818)	-	107,225	(4,531)		-
Administrative	18,711	(6,796)	-	92,954	(14,409)		-
Regulatory Compliance	6,816	(2,797)	-	110,952	(40,728)		-
Insurance Premiums	16,255	(2,024)	-	90,066	(4,676)		-
Other Expenses	-	83	-	-	500		-
Depreciation Expense	-	-	206,910	-	-		687,720
Interest expense	-	-	5,925	-	-		33,214
Total Expenses	375,102	(15,862)	212,835	2,063,830	(67,896)		720,934
Net Income (Loss)	126,033	46,222	20,222	467,648	203,794		682,469
Net UDR Activity for Operations							
Firewise	(5,734)			(5,734)			
Hazardous Tree Removal	(12,922)			(23,042)			
GM Recruiting Search	(6,167)			(6,167)			
Net Income (Loss) with Board Approved UDR	101,210	46,222	20,222	432,705	203,794		682,469
Other Activity							
Net Other UDR Activity*	7,101			36,907			
AR Accrual - Prior Year Reversal	-		-	(43,985)			(16,112)
AR Accrual - Current Year	-		-	-			-
Vacation Liability Accrual	(2,642)			(13,393)			
Total Other Activity	4,459		-	(20,471)			(16,112)
Grand Total Activity	105,669	46,222	20,222	412,234	203,794		666,357

*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
 6 Months Actual, 6 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	666,210	690,577		-	12,421		1,369,207	-	55,533	55,533
Storm Water Mitigation Plan Fee		2,500					2,500			-
Investment Income	13,907	9,172	496	109	291	87	24,062	813	720	1,533
Sale of Assets	1,368			-			1,368			-
Board Approved Transfers	105,600						105,600			-
Mitigation Release	-	86,923				(86,923)	-			-
2024 Expenditures	(751,395)	(334,583)	(2,338)	-	-		(1,088,316)		(47,294)	(47,294)
Net Available Cash at 6/30/2024	3,662,708	2,488,864	220,177	87,797	139,157	64,691	\$ 6,663,394	363,065	315,224	\$ 678,289
6 Month Outlook										
Outlook - 2024 Dues (95% collections)	642,208	660,532			11,919		\$ 1,314,659			\$ -
Outlook - Prior Year Collections	9,948	10,231			185		20,364		19,636	19,636
CRRRF Loan Payments for year 2024	(166,520)						(166,520)			-
Obligated Expenses/Holdings	(1,675,304)	(1,185,512)	(220,177)			(64,691)	(3,145,685)		(112,975)	(112,975)
Net Usable Cash Balance 12/31/2024	2,473,040	1,974,115	-	87,797	151,261	-	\$ 4,686,213	363,065	221,886	\$ 584,951
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2024, After Recommendation	\$ 1,873,040	\$ 1,474,115	\$ -	\$ 87,797	\$ 151,261	\$ -	\$ 3,586,213	\$ 363,065	\$ 221,886	\$ 584,951
Net Current Year Cash Increase (Decrease)	(1,153,978)	(60,160)	(222,019)	109	24,816	(151,528)	\$ (1,562,760)	813	(84,379)	\$ (83,566)

*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
June 1, 2024 to June 30, 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	57,400	18,666	-	7,097	25,345	1,959	32,055	27,722
Accounting	3,435	(6,690)	28,330	(162)	7,478	(1,770)	(32,373)	(8,622)
Administration	1,436	1,176	37,879	(1,748)	14,953	(8,427)	(51,396)	(8,999)
Common Costs	3,562	304	-	-	40,206	(14,997)	(36,644)	(14,693)
Facilities	5,468	1,219	3,772	455	15,577	1,145	(13,881)	2,819
Maintenance	-	-	27,832	2,148	13,346	(9,009)	(41,178)	(6,861)
Subtotal	71,301	14,675	97,813	7,790	116,905	(31,099)	(143,417)	(8,634)
Golf	191,820	28,658	66,469	5,426	36,590	7,789	88,761	41,873
Marina	15,959	15,292	-	-	4,049	(2,676)	11,910	12,616
Rec/ Pools/ Parks	8,908	1,597	32,452	361	20,823	(3,453)	(44,367)	(1,495)
Subtotal	216,687	45,547	98,921	5,787	61,462	1,660	56,304	52,994
Subtotal Operations before Ops Dues	287,988	60,222	196,734	13,577	178,367	(29,439)	(87,113)	44,360
Ops Dues Earned	222,694						222,694	
Curr Yr Bad Debts Activity	(9,548)						(9,548)	
Net Ops Dues	213,146	1,862					213,146	1,862
Net Operations	501,134	62,084	196,734	13,577	178,367	(29,439)	126,033	46,222
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		5,734		(5,734)	
Hazardous Tree Removal	-		-		12,922		(12,922)	
GM Recruiting Search	-		-		6,167		(6,167)	
Net Operations with Board Approved UDR	501,134	62,084	196,734	13,577	203,190	(29,439)	101,210	46,222
Other Operating Activity								
UDR Activity	7,883				782		7,101	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				2,642		(2,642)	
Total Other Operating Activity	7,883				3,424		4,459	
Grand Total Operations Activity	509,017	62,084	196,734	13,577	206,614	(29,439)	105,669	46,222

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2024 to June 30, 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	184,510	115,447	-	42,591	254,011	(80,194)	(69,501)	77,844
Accounting	13,395	(2,895)	170,726	(1,699)	28,879	(6,053)	(186,210)	(10,647)
Administration	2,089	711	214,657	2,146	62,139	(18,276)	(274,707)	(15,419)
Common Costs	25,577	6,027	-	-	229,344	(46,586)	(203,767)	(40,559)
Facilities	43,608	7,188	22,481	2,881	79,500	34,939	(58,373)	45,008
Maintenance	-	-	190,997	1,286	37,352	9,057	(228,349)	10,343
Subtotal	269,179	126,478	598,861	47,205	691,225	(107,113)	(1,020,907)	66,570
Golf	709,555	71,813	366,656	2,157	224,147	(5,843)	118,752	68,127
Marina	235,254	38,867	-	-	9,528	857	225,726	39,724
Rec/ Pools/ Parks	19,903	4,646	104,310	(566)	69,103	(4,593)	(153,510)	(513)
Subtotal	964,712	115,326	470,966	1,591	302,778	(9,579)	190,968	107,338
Subtotal Operations before Ops Dues	1,233,891	241,804	1,069,827	48,796	994,003	(116,692)	(829,939)	173,908
Ops Dues Earned	1,336,463						1,336,463	
Curr Yr Bad Debts Activity	(38,876)						(38,876)	
Net Ops Dues	<u>1,297,587</u>	<u>29,886</u>					<u>1,297,587</u>	<u>29,886</u>
Net Operations	<u>2,531,478</u>	<u>271,690</u>	<u>1,069,827</u>	<u>48,796</u>	<u>994,003</u>	<u>(116,692)</u>	<u>467,648</u>	<u>203,794</u>
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		5,734		(5,734)	
Hazardous Tree Removal	-		-		23,042		(23,042)	
GM Recruiting Search	-		-		6,167		(6,167)	
Net Operations with Board Approved UDR	<u>2,531,478</u>	<u>271,690</u>	<u>1,069,827</u>	<u>48,796</u>	<u>1,028,946</u>	<u>(116,692)</u>	<u>432,705</u>	<u>203,794</u>
Other Operating Activity								
UDR Activity	49,503				12,596		36,907	
AR Accrual - Prior Year Reversal	(43,985)				-		(43,985)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				13,393		(13,393)	
Total Other Operating Activity	<u>5,518</u>				<u>25,989</u>		<u>(20,471)</u>	
Grand Total Operations Activity	<u>2,536,996</u>	<u>271,690</u>	<u>1,069,827</u>	<u>48,796</u>	<u>1,054,935</u>	<u>(116,692)</u>	<u>412,234</u>	<u>203,794</u>

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
 June 1, 2024 to June 30, 2024

UNAUDITED

	<u>2024 June Actuals</u>	<u>2024 MTD B / (W) Budget</u>	<u>2024 YTD (6 Months) Actuals</u>	<u>2024 YTD B / (W) Budget</u>
REVENUE				
Dues and Assessment Income- Ops	213,146	1,862	1,297,587	29,886
Golf Income	191,820	28,658	709,555	71,813
Marina Income	14,959	14,959	230,246	36,526
Area Z Rental Income	139	36	11,129	(415)
Lease Income	5,330	1,184	32,478	7,602
Non-Lease Facility Rentals	1,619	(2,296)	8,000	2,190
Rec Center and Pools Income	7,289	3,893	11,903	2,456
New Home Construction Fees	57,200	18,695	157,350	89,662
Other AR Income	6,476	(6,983)	61,406	25,116
Other Income	2,436	1,447	8,028	3,608
Investment Income	721	629	3,796	3,246
Total Revenue	<u>501,135</u>	<u>62,084</u>	<u>2,531,478</u>	<u>271,690</u>
EXPENSES				
Salaries & Benefits				
ACC / Security	-	7,097	-	42,591
Accounting	28,330	(162)	170,726	(1,699)
Administration	37,879	(1,748)	214,657	2,146
Facilities	3,772	455	22,481	2,881
Maintenance	27,832	2,148	190,997	1,286
Golf	66,469	5,426	366,656	2,157
Rec/ Pools/ Parks	32,452	361	104,310	(566)
Marina	-	-	-	-
Total Salaries & Benefits	<u>196,734</u>	<u>13,577</u>	<u>1,069,827</u>	<u>48,796</u>
Other Expenses				
Administrative				
General Administrative	15	(15)	315	(315)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	6,468	(2,929)	18,794	(6,973)
Dues & Subscriptions	2,332	(480)	22,325	(3,777)
Office Supplies	3,646	(2,636)	8,366	3,760
GM Discretionary Funds	-	887	3,130	(1,454)
Advertising Costs	-	1,583	6,611	1,128
Cash Over/Short	7	(7)	264	(264)
Currency Gain/Loss	9	(9)	20	(20)
Events Charges	1,452	(1,452)	3,277	(3,015)
Printing & Copying	750	26	8,164	(3,585)
Training & Conferences	50	75	5,117	1,533
Recruiting Expense	354	(104)	2,433	(933)
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	2,191	(1,149)	9,029	(2,779)
Insurance Claims	-	-	-	-
Uniforms	1,437	(586)	5,109	2,285
Cashiering Clearing Account	-	-	-	-
Total Administrative	<u>18,711</u>	<u>(6,796)</u>	<u>92,954</u>	<u>(14,409)</u>
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	-	-	59,956	(44,990)
Permits & Licenses	579	(387)	2,358	(208)
Audit & Tax Services	3,000	200	8,105	(325)
Regulatory Compliance	251	99	1,482	623
Federal Income Tax	-	-	-	-
State B&O Tax	2,912	(2,635)	7,930	3,793
Property/Real Estate Tax	74	(74)	31,121	379
Total Regulator Compliance	<u>6,816</u>	<u>(2,797)</u>	<u>110,952</u>	<u>(40,728)</u>
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	-	286	787	3,615
Postage	282	(35)	1,878	(401)
Postage- Views	1,069	(69)	6,402	(402)
Newsletter Services	4,825	108	28,729	871
Legal Services	18,363	(12,946)	74,914	(42,414)
Professional Security Services	23,812	355	141,646	3,354
Total CC&Rs/ Mandates	<u>48,351</u>	<u>(12,301)</u>	<u>254,356</u>	<u>(35,377)</u>

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
June 1, 2024 to June 30, 2024

UNAUDITED

	<u>2024 June Actuals</u>	<u>2024 MTD B / (W) Budget</u>	<u>2024 YTD (6 Months) Actuals</u>	<u>2024 YTD B / (W) Budget</u>
Insurance Premiums	16,255	(2,024)	90,066	(4,676)
Utilities				
Utilities	3,639	(3,639)	306	(306)
Utilities- Natural Gas	4,176	(1,029)	15,287	(4,271)
Utilities- Water & Sewer	8,239	2,134	22,466	4,681
Utilities- Electricity	4,952	423	31,089	(4,539)
Utilities- Trash & Recycling Service	1,563	1,274	9,414	6,873
Utilities- Communications Service	4,600	(981)	28,663	(6,969)
Total Utilities	<u>27,169</u>	<u>(1,818)</u>	<u>107,225</u>	<u>(4,531)</u>
Maintenance & Landscaping				
Landscape R&M	8,547	(8,422)	26,912	(10,020)
Building R&M- Materials	1,085	972	7,460	20,116
Building R&M- Contract Services	1,823	1,327	16,615	9,809
Raw Materials	564	19,157	34,772	(1,451)
Raw Materials: Sand & Gravel	3,654	(3,654)	16,217	13,219
Janitorial Supplies	1,501	(698)	7,619	(2,794)
Equipment R&M	5,639	(158)	35,755	(1,739)
Small Tools & Equipment	147	218	5,454	2,378
Vehicle R&M	1,418	(532)	5,854	5,975
Vehicle Fuel	5,833	(343)	28,098	(3,180)
Other Supplies	5,355	(3,437)	23,060	(8,909)
Other R&M	1,450	(916)	3,158	661
Weather Response	-	-	2,496	8,288
Weather Response	-	-	-	-
Total Maintenance & Landscaping	<u>37,016</u>	<u>3,514</u>	<u>213,470</u>	<u>32,353</u>
Contracted & Professional Services				
Equipment Lease & Rental	200	1,466	13,151	(1,151)
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	5,168	(2,112)	29,813	(12,726)
Pool Management	9,479	(2,601)	28,801	(7,235)
Safety & Security Services	1,363	867	15,423	(1,076)
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	-	27,393	(27,348)
Other Professional Services	7,840	(4,920)	10,399	(288)
Total Contracted & Professional Services	<u>24,050</u>	<u>(7,300)</u>	<u>124,980</u>	<u>(49,824)</u>
Other Expenses				
Vandalism	-	83	-	500
Other Charges	-	-	-	-
Total Other Expenses	<u>-</u>	<u>83</u>	<u>-</u>	<u>500</u>
Total Other Expenses	<u>178,368</u>	<u>(29,439)</u>	<u>994,003</u>	<u>(116,692)</u>
Total Operations Expenses	<u>375,102</u>	<u>(15,862)</u>	<u>2,063,830</u>	<u>(67,896)</u>
Net Operations Income (Loss)	<u>126,033</u>	<u>46,222</u>	<u>467,648</u>	<u>203,794</u>
Net BOD Approved UDR Activity for Operations (Expense)				
Firewise	(5,734)		(5,734)	
Hazardous Tree Removal	(12,922)		(23,042)	
GM Recruiting Search	(6,167)		(6,167)	
Net Operations Income (Loss) with BOD Approved UDR	<u>101,210</u>	<u>46,222</u>	<u>432,705</u>	<u>203,794</u>
Other Operating Activity- Income/(Expense)				
UDR Activity	7,101		36,907	
AR Accrual - Prior Year Reversal	-		(43,985)	
AR Accrual - Current Year	-		-	
Vacation Liability Accrual	(2,642)		(13,393)	
Total Other Operating Activity	<u>4,459</u>		<u>(20,471)</u>	
Grand Total Operations Activity	<u>105,669</u>	<u>46,222</u>	<u>412,234</u>	<u>203,794</u>
* Excludes Depreciation				

Income Statement Report Sudden Valley Community Association Common Costs

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2024 Ops	(9,547.60)	(11,120.17)	1,572.57	(38,876.23)	(66,721.02)	27,844.79	(133,442.00)	(94,565.77)
4005.24 - Member Assessments 2024	222,693.66	222,404.00	289.66	1,336,463.19	1,334,422.00	2,041.19	2,668,844.00	1,332,380.81
Total Dues and Assessment Income- Ops	213,146.06	211,283.83	1,862.23	1,297,586.96	1,267,700.98	29,885.98	2,535,402.00	1,237,815.04
Other AR Income								
4830 - Advertising Income	2,977.00	3,166.67	(189.67)	17,859.50	19,000.02	(1,140.52)	38,000.00	20,140.50
4831 - BD Expense- Views Ads	(136.00)	0.00	(136.00)	3,001.50	0.00	3,001.50	0.00	(3,001.50)
Total Other AR Income	2,841.00	3,166.67	(325.67)	20,861.00	19,000.02	1,860.98	38,000.00	17,139.00
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	721.07	91.67	629.40	3,795.62	550.02	3,245.60	1,100.00	(2,695.62)
Total Investment Income	721.07	91.67	629.40	3,795.62	550.02	3,245.60	1,100.00	(2,695.62)
Total Common Costs Income	216,708.13	214,542.17	2,165.96	1,323,164.25	1,287,251.02	35,913.23	2,574,502.00	1,251,337.75
Expense								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	41.67	(41.67)	0.00	250.02	(250.02)	500.00	500.00
9005 - State B&O Tax	25.22	17.08	8.14	143.37	102.48	40.89	205.00	61.63
9015 - Property/Real Estate Tax	74.01	0.00	74.01	31,120.66	31,500.00	(379.34)	63,000.00	31,879.34
Total Regulatory Compliance	99.23	58.75	40.48	31,264.03	31,852.50	(588.47)	63,705.00	32,440.97
CC&Rs/ Mandates								
5216 - Postage- Views	1,068.53	1,000.00	68.53	6,402.03	6,000.00	402.03	12,000.00	5,597.97
5225 - Newsletter Services	4,746.00	4,833.33	(87.33)	28,650.25	28,999.98	(349.73)	58,000.00	29,349.75
7020 - Legal Services	18,362.76	5,416.67	12,946.09	74,914.46	32,500.02	42,414.44	65,000.00	(9,914.46)
Total CC&Rs/ Mandates	24,177.29	11,250.00	12,927.29	109,966.74	67,500.00	42,466.74	135,000.00	25,033.26

Income Statement Report

Sudden Valley Community Association

Common Costs

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	15,929.83	13,900.83	2,029.00	88,113.03	83,404.98	4,708.05	166,810.00	78,696.97
Total Insurance	15,929.83	13,900.83	2,029.00	88,113.03	83,404.98	4,708.05	166,810.00	78,696.97
Total Common Costs Expense	40,206.35	25,209.58	14,996.77	229,343.80	182,757.48	46,586.32	365,515.00	136,171.20
Total Common Costs Income / (Loss)	176,501.78	189,332.59	(12,830.81)	1,093,820.45	1,104,493.54	(10,673.09)	2,208,987.00	1,115,166.55

Income Statement Report

Sudden Valley Community Association

ACC / Security

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	57,200.00	38,505.00	18,695.00	157,350.00	67,688.00	89,662.00	75,000.00	(82,350.00)
Total New Home Construction Fees	57,200.00	38,505.00	18,695.00	157,350.00	67,688.00	89,662.00	75,000.00	(82,350.00)
Other AR Income								
4805 - Compliance Fees & Fines - ACC	300.00	167.00	133.00	26,750.00	1,000.00	25,750.00	2,000.00	(24,750.00)
4806 - BD Expense- ACC Fines	(100.00)	0.00	(100.00)	400.00	0.00	400.00	0.00	(400.00)
Total Other AR Income	200.00	167.00	33.00	27,150.00	1,000.00	26,150.00	2,000.00	(25,150.00)
Other Income								
4295 - Security House Checks	0.00	62.00	(62.00)	10.00	375.00	(365.00)	750.00	740.00
Total Other Income	0.00	62.00	(62.00)	10.00	375.00	(365.00)	750.00	740.00
Total ACC / Security Income	57,400.00	38,734.00	18,666.00	184,510.00	69,063.00	115,447.00	77,750.00	(106,760.00)
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	0.00	0.00	0.00	59,956.40	14,966.00	44,990.40	55,000.00	(4,956.40)
6300 - Permits & Licenses	0.00	17.00	(17.00)	184.50	100.00	84.50	200.00	15.50
9005 - State B&O Tax	4.50	4.00	0.50	401.40	25.00	376.40	50.00	(351.40)
Total Regulatory Compliance	4.50	21.00	(16.50)	60,542.30	15,091.00	45,451.30	55,250.00	(5,292.30)
CC&Rs/ Mandates								
5215 - Postage	3.84	4.00	(0.16)	94.27	25.00	69.27	50.00	(44.27)
7097 - Professional Security Services	23,812.26	24,167.00	(354.74)	141,645.68	145,000.00	(3,354.32)	290,000.00	148,354.32
Total CC&Rs/ Mandates	23,816.10	24,171.00	(354.90)	141,739.95	145,025.00	(3,285.05)	290,050.00	148,310.05
Payroll & Benefits								
5300 - Salaries	0.00	5,767.00	(5,767.00)	0.00	34,607.00	(34,607.00)	74,998.00	74,998.00
5335 - Payroll Taxes- Employer	0.00	523.00	(523.00)	0.00	3,142.00	(3,142.00)	6,810.00	6,810.00
5385 - Payroll Benefits - Medical	0.00	807.00	(807.00)	0.00	4,842.00	(4,842.00)	9,684.00	9,684.00
Total Payroll & Benefits	0.00	7,097.00	(7,097.00)	0.00	42,591.00	(42,591.00)	91,492.00	91,492.00

Income Statement Report Sudden Valley Community Association ACC / Security

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	194.53	60.00	134.53	811.79	360.00	451.79	720.00	(91.79)
Total Utilities	194.53	60.00	134.53	811.79	360.00	451.79	720.00	(91.79)
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	1,150.06	797.00	353.06	5,837.18	4,438.00	1,399.18	7,900.00	2,062.82
6795 - Other Supplies	0.00	68.00	(68.00)	392.47	96.00	296.47	500.00	107.53
Total Maintenance & Landscaping	1,150.06	865.00	285.06	9,284.90	4,534.00	4,750.90	8,400.00	(884.90)
Contracted & Professional Services								
6440 - Safety & Security Services	179.52	2,104.00	(1,924.48)	14,238.79	8,262.00	5,976.79	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	179.52	2,104.00	(1,924.48)	41,632.10	8,307.00	33,325.10	25,000.00	(16,632.10)
Other Expenses								
9120 - Vandalism & Towing	0.00	83.00	(83.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
Total Other Expenses	0.00	83.00	(83.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
Total ACC / Security Expense	25,344.71	34,401.00	(9,056.29)	254,011.04	216,408.00	37,603.04	471,912.00	217,900.96
Total ACC / Security Income / (Loss)	32,055.29	4,333.00	27,722.29	(69,501.04)	(147,345.00)	77,843.96	(394,162.00)	(324,660.96)

Income Statement Report

Sudden Valley Community Association

Accounting

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	3,125.00	10,000.00	(6,875.00)	12,125.00	15,540.00	(3,415.00)	40,000.00	27,875.00
4241 - BD Expense- Title Fees	(250.00)	0.00	(250.00)	(48.39)	0.00	(48.39)	0.00	48.39
4705 - NSF Service Fees	209.02	125.00	84.02	1,183.52	750.00	433.52	1,500.00	316.48
4706 - BD Expense- NSF Fees	350.98	0.00	350.98	134.97	0.00	134.97	0.00	(134.97)
Total Other AR Income	3,435.00	10,125.00	(6,690.00)	13,395.10	16,290.00	(2,894.90)	41,500.00	28,104.90
Total Accounting Income	3,435.00	10,125.00	(6,690.00)	13,395.10	16,290.00	(2,894.90)	41,500.00	28,104.90
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	172.83	125.00	47.83	1,337.36	750.00	587.36	1,500.00	162.64
5121 - Currency Gain/Loss	8.85	0.00	8.85	19.63	0.00	19.63	0.00	(19.63)
5210 - Printing & Copying	158.36	70.00	88.36	1,601.82	419.00	1,182.82	5,000.00	3,398.18
5399 - Payroll Service Fees	2,190.82	1,042.00	1,148.82	9,029.21	6,250.00	2,779.21	12,500.00	3,470.79
Total Administrative	2,530.86	1,237.00	1,293.86	11,988.02	7,419.00	4,569.02	19,000.00	7,011.98
Regulatory Compliance								
7000 - Audit & Tax Services	3,000.00	3,200.00	(200.00)	8,104.68	7,780.00	324.68	40,000.00	31,895.32
9005 - State B&O Tax	50.01	83.00	(32.99)	199.64	500.00	(300.36)	1,000.00	800.36
Total Regulatory Compliance	3,050.01	3,283.00	(232.99)	8,304.32	8,280.00	24.32	41,000.00	32,695.68
CC&Rs/ Mandates								
5215 - Postage	130.03	180.00	(49.97)	791.60	1,077.00	(285.40)	4,000.00	3,208.40
Total CC&Rs/ Mandates	130.03	180.00	(49.97)	791.60	1,077.00	(285.40)	4,000.00	3,208.40
Payroll & Benefits								
5300 - Salaries	23,070.21	22,877.00	193.21	138,929.86	137,276.00	1,653.86	297,495.00	158,565.14
5335 - Payroll Taxes- Employer	2,277.11	2,061.00	216.11	13,900.96	12,371.00	1,529.96	26,810.00	12,909.04
5385 - Payroll Benefits - Medical	2,982.48	3,230.00	(247.52)	17,894.88	19,380.00	(1,485.12)	38,760.00	20,865.12
Total Payroll & Benefits	28,329.80	28,168.00	161.80	170,725.70	169,027.00	1,698.70	363,065.00	192,339.30

Income Statement Report

Sudden Valley Community Association

Accounting

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	165.82	175.00	(9.18)	995.07	1,050.00	(54.93)	2,100.00	1,104.93
Total Utilities	165.82	175.00	(9.18)	995.07	1,050.00	(54.93)	2,100.00	1,104.93
Contracted & Professional Services								
5125 - IT Support and Services	1,600.00	833.00	767.00	6,799.00	5,000.00	1,799.00	10,000.00	3,201.00
Total Contracted & Professional Services	1,600.00	833.00	767.00	6,799.00	5,000.00	1,799.00	10,000.00	3,201.00
Total Accounting Expense	35,806.52	33,876.00	1,930.52	199,603.71	191,853.00	7,750.71	439,165.00	239,561.29
Total Accounting Income / (Loss)	(32,371.52)	(23,751.00)	(8,620.52)	(186,208.61)	(175,563.00)	(10,645.61)	(397,665.00)	(211,456.39)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	14.00	17.00	(3.00)	105.00	100.00	5.00	200.00	95.00
4255 - Maps and Signs	222.28	243.00	(20.72)	712.30	1,278.00	(565.70)	2,000.00	1,287.70
4844 - Concessions Income (Taxable)	0.00	0.00	0.00	71.80	0.00	71.80	0.00	(71.80)
4846 - Vendor Space Rentals	1,200.00	0.00	1,200.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
Total Other Income	1,436.28	260.00	1,176.28	2,089.10	1,378.00	711.10	2,200.00	110.90
Total SVCA Operations- Admin Income	1,436.28	260.00	1,176.28	2,089.10	1,378.00	711.10	2,200.00	110.90
Expense								
Administrative								
5000 - General Administrative	15.00	0.00	15.00	315.00	0.00	315.00	0.00	(315.00)
5015 - Bank Charges & Fees	3,076.00	417.00	2,659.00	6,295.44	2,500.00	3,795.44	5,000.00	(1,295.44)
5045 - Dues & Subscriptions	0.00	83.00	(83.00)	1,674.43	500.00	1,174.43	1,000.00	(674.43)
5090 - Office Supplies	2,410.82	724.00	1,686.82	6,555.94	10,301.00	(3,745.06)	21,131.00	14,575.06
5100 - GM Discretionary Funds	0.00	887.00	(887.00)	3,129.63	1,676.00	1,453.63	5,000.00	1,870.37
5120 - Cash Over/Short	0.00	0.00	0.00	14.00	0.00	14.00	0.00	(14.00)
5205 - Events Charges	1,451.88	0.00	1,451.88	3,277.05	262.00	3,015.05	5,000.00	1,722.95
5210 - Printing & Copying	553.74	681.00	(127.26)	5,956.03	2,210.00	3,746.03	6,500.00	543.97
5227 - Training & Conferences	0.00	125.00	(125.00)	0.00	750.00	(750.00)	1,500.00	1,500.00
5325 - Recruiting Expense	354.00	250.00	104.00	2,433.35	1,500.00	933.35	3,000.00	566.65
Total Administrative	7,861.44	3,167.00	4,694.44	29,650.87	19,699.00	9,951.87	48,131.00	18,480.13
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
9005 - State B&O Tax	19.25	0.00	19.25	22.71	0.00	22.71	0.00	(22.71)
Total Regulatory Compliance	19.25	0.00	19.25	32.71	0.00	32.71	0.00	(32.71)
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
5115 - Web Site Maintenance	0.00	286.00	(286.00)	787.20	1,702.00	(914.80)	5,000.00	4,212.80

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5215 - Postage	148.20	42.00	106.20	779.49	250.00	529.49	500.00	(279.49)
5225 - Newsletter Services	78.88	100.00	(21.12)	78.88	600.00	(521.12)	1,200.00	1,121.12
Total CC&Rs/ Mandates	227.08	428.00	(200.92)	1,645.57	2,552.00	(906.43)	24,700.00	23,054.43
Payroll & Benefits								
5300 - Salaries	31,718.57	29,450.00	2,268.57	176,505.94	176,713.00	(207.06)	382,959.00	206,453.06
5335 - Payroll Taxes- Employer	2,981.63	2,644.00	337.63	17,429.77	15,868.00	1,561.77	34,388.00	16,958.23
5385 - Payroll Benefits - Medical	3,178.76	4,037.00	(858.24)	20,721.76	24,222.00	(3,500.24)	48,444.00	27,722.24
Total Payroll & Benefits	37,878.96	36,131.00	1,747.96	214,657.47	216,803.00	(2,145.53)	465,791.00	251,133.53
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	1,320.24	250.00	1,070.24	4,130.72	1,500.00	2,630.72	3,000.00	(1,130.72)
Total Utilities	1,320.24	250.00	1,070.24	4,250.72	1,500.00	2,750.72	3,000.00	(1,250.72)
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	132.79	275.00	(142.21)	275.00	142.21
6795 - Other Supplies	572.60	0.00	572.60	572.60	0.00	572.60	0.00	(572.60)
Total Maintenance & Landscaping	572.60	0.00	572.60	705.39	275.00	430.39	275.00	(430.39)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	200.27	458.00	(257.73)	1,656.07	2,750.00	(1,093.93)	5,500.00	3,843.93
5125 - IT Support and Services	3,568.28	2,223.00	1,345.28	23,014.22	12,087.00	10,927.22	30,000.00	6,985.78
6440 - Safety & Security Services	1,183.74	0.00	1,183.74	1,183.74	5,000.00	(3,816.26)	5,000.00	3,816.26
Total Contracted & Professional Services	4,952.29	2,681.00	2,271.29	25,854.03	19,837.00	6,017.03	40,500.00	14,645.97
Total SVCA Operations- Admin Expense	52,831.86	42,657.00	10,174.86	276,796.76	260,666.00	16,130.76	582,397.00	305,600.24
Total SVCA Operations- Admin Income / (Loss)	(51,395.58)	(42,397.00)	(8,998.58)	(274,707.66)	(259,288.00)	(15,419.66)	(580,197.00)	(305,489.34)

Income Statement Report Sudden Valley Community Association Facilities

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	0.00	103.00	(103.00)	11,065.50	11,544.00	(478.50)	24,000.00	12,934.50
4412 - BD Expense- Area Z	138.75	0.00	138.75	63.94	0.00	63.94	0.00	(63.94)
Total Area Z Rental Income	138.75	103.00	35.75	11,129.44	11,544.00	(414.56)	24,000.00	12,870.56
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	2,621.00	1,310.50	23,589.00	15,726.00	7,863.00	31,452.00	7,863.00
4435 - Lease Income - Barn 8	1,100.00	1,200.00	(100.00)	7,100.00	7,200.00	(100.00)	14,400.00	7,300.00
4439 - Lease Income- Library	298.20	325.00	(26.80)	1,789.20	1,950.00	(160.80)	3,900.00	2,110.80
Total Lease Income	5,329.70	4,146.00	1,183.70	32,478.20	24,876.00	7,602.20	49,752.00	17,273.80
Total Facilities Income	5,468.45	4,249.00	1,219.45	43,607.64	36,420.00	7,187.64	73,752.00	30,144.36
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	8.00	(8.00)	43.00	50.00	(7.00)	100.00	57.00
7110 - Regulatory Compliance	73.42	129.00	(55.58)	440.52	775.00	(334.48)	1,550.00	1,109.48
9005 - State B&O Tax	63.45	83.00	(19.55)	546.66	500.00	46.66	1,000.00	453.34
Total Regulatory Compliance	136.87	220.00	(83.13)	1,030.18	1,325.00	(294.82)	2,650.00	1,619.82
Payroll & Benefits								
5300 - Salaries	3,257.54	3,048.00	209.54	19,384.98	18,289.00	1,095.98	39,634.00	20,249.02
5335 - Payroll Taxes- Employer	371.06	372.00	(0.94)	2,235.51	2,231.00	4.51	4,835.00	2,599.49
5385 - Payroll Benefits - Medical	143.50	807.00	(663.50)	861.00	4,842.00	(3,981.00)	9,684.00	8,823.00
Total Payroll & Benefits	3,772.10	4,227.00	(454.90)	22,481.49	25,362.00	(2,880.51)	54,153.00	31,671.51
Insurance								
5400 - Insurance Premiums	41.67	0.00	41.67	250.02	0.00	250.02	0.00	(250.02)
Total Insurance	41.67	0.00	41.67	250.02	0.00	250.02	0.00	(250.02)
Utilities								
6000 - Utilities	3,638.86	0.00	3,638.86	305.70	0.00	305.70	0.00	(305.70)

Income Statement Report

Sudden Valley Community Association Facilities

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6005 - Utilities- Natural Gas	708.82	474.00	234.82	4,214.27	2,877.00	1,337.27	5,328.00	1,113.73
6023 - Utilities- Water & Sewer	3,202.59	2,896.00	306.59	9,040.26	8,687.00	353.26	17,374.00	8,333.74
6033 - Utilities- Electricity	1,814.80	1,918.00	(103.20)	14,428.84	11,510.00	2,918.84	23,020.00	8,591.16
6035 - Utilities- Trash & Recycling Service	939.23	2,125.00	(1,185.77)	5,547.38	12,749.00	(7,201.62)	25,497.00	19,949.62
6050 - Utilities- Communications Service	685.59	1,670.00	(984.41)	9,694.38	10,016.00	(321.62)	20,031.00	10,336.62
Total Utilities	10,989.89	9,083.00	1,906.89	43,230.83	45,839.00	(2,608.17)	91,250.00	48,019.17
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	1,085.31	1,974.00	(888.69)	7,460.09	27,076.00	(19,615.91)	35,000.00	27,539.91
6520 - Building R&M- Contract Vendor	1,822.55	3,150.00	(1,327.45)	16,614.79	26,424.00	(9,809.21)	45,000.00	28,385.21
6635 - Janitorial Supplies	1,500.74	708.00	792.74	7,618.58	4,250.00	3,368.58	8,500.00	881.42
6675 - Equipment R&M	0.00	83.00	(83.00)	34.54	500.00	(465.46)	1,000.00	965.46
6795 - Other Supplies	0.00	129.00	(129.00)	0.00	775.00	(775.00)	1,550.00	1,550.00
6796 - Other R&M	0.00	83.00	(83.00)	656.59	500.00	156.59	1,000.00	343.41
Total Maintenance & Landscaping	4,408.60	6,127.00	(1,718.40)	32,429.26	59,525.00	(27,095.74)	92,050.00	59,620.74
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	42.00	(42.00)	0.00	250.00	(250.00)	500.00	500.00
7095 - Other Professional Services	0.00	1,250.00	(1,250.00)	2,558.91	7,500.00	(4,941.09)	15,000.00	12,441.09
Total Contracted & Professional Services	0.00	1,292.00	(1,292.00)	2,558.91	7,750.00	(5,191.09)	15,500.00	12,941.09
Total Facilities Expense	19,349.13	20,949.00	(1,599.87)	101,980.69	139,801.00	(37,820.31)	255,603.00	153,622.31
Total Facilities Income / (Loss)	(13,880.68)	(16,700.00)	2,819.32	(58,373.05)	(103,381.00)	45,007.95	(181,851.00)	(123,477.95)

Income Statement Report Sudden Valley Community Association Maintenance

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5090 - Office Supplies	167.05	12.00	155.05	275.84	75.00	200.84	150.00	(125.84)
5210 - Printing & Copying	0.00	8.00	(8.00)	158.55	50.00	108.55	100.00	(58.55)
6408 - Uniforms	204.34	208.00	(3.66)	1,052.37	1,250.00	(197.63)	2,500.00	1,447.63
Total Administrative	371.39	228.00	143.39	1,486.76	1,375.00	111.76	2,750.00	1,263.24
Regulatory Compliance								
6300 - Permits & Licenses	535.50	167.00	368.50	1,099.50	1,000.00	99.50	2,000.00	900.50
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	535.50	167.00	368.50	1,099.50	1,000.00	99.50	2,100.00	1,000.50
Payroll & Benefits								
5300 - Salaries	21,671.76	23,505.00	(1,833.24)	142,523.54	147,266.00	(4,742.46)	319,366.00	176,842.46
5335 - Payroll Taxes- Employer	2,341.97	2,543.00	(201.03)	15,424.73	15,929.00	(504.27)	34,544.00	19,119.27
5385 - Payroll Benefits - Medical	3,818.42	3,932.00	(113.58)	23,197.56	23,588.00	(390.44)	47,175.00	23,977.44
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	27,832.15	29,980.00	(2,147.85)	190,997.21	192,283.00	(1,285.79)	412,085.00	221,087.79
Utilities								
6050 - Utilities- Communications Service	313.13	222.00	91.13	1,675.91	1,328.00	347.91	2,655.00	979.09
Total Utilities	313.13	222.00	91.13	1,675.91	1,328.00	347.91	2,655.00	979.09
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	471.76	1,982.00	(1,510.24)	1,982.00	1,510.24
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	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
6675 - Equipment R&M	1,268.98	24.00	1,244.98	3,322.93	1,191.00	2,131.93	15,000.00	11,677.07
6765 - Small Tools & Equipment	509.56	224.00	285.56	1,536.44	4,513.00	(2,976.56)	7,500.00	5,963.56
6775 - Vehicle R&M	1,418.32	0.00	1,418.32	2,798.93	10,129.00	(7,330.07)	17,500.00	14,701.07

Income Statement Report Sudden Valley Community Association Maintenance

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6785 - Vehicle Fuel	980.16	1,135.00	(154.84)	8,003.53	6,320.00	1,683.53	11,250.00	3,246.47
6795 - Other Supplies	109.09	0.00	109.09	406.20	383.00	23.20	5,000.00	4,593.80
6796 - Other R&M	0.00	0.00	0.00	593.07	0.00	593.07	0.00	(593.07)
Total Maintenance & Landscaping	4,286.11	1,383.00	2,903.11	19,629.11	36,552.00	(16,922.89)	100,732.00	81,102.89
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	625.00	(625.00)	5,621.20	3,750.00	1,871.20	7,500.00	1,878.80
6440 - Safety & Security Services	0.00	42.00	(42.00)	0.00	250.00	(250.00)	500.00	500.00
7095 - Other Professional Services	7,840.00	1,670.00	6,170.00	7,840.00	2,155.00	5,685.00	25,000.00	17,160.00
Total Contracted & Professional Services	7,840.00	2,337.00	5,503.00	13,461.20	6,155.00	7,306.20	33,000.00	19,538.80
Total Maintenance Expense	41,178.28	34,317.00	6,861.28	228,349.69	238,693.00	(10,343.31)	553,322.00	324,972.31
Total Maintenance Income / (Loss)	(41,178.28)	(34,317.00)	(6,861.28)	(228,349.69)	(238,693.00)	10,343.31	(553,322.00)	(324,972.31)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

June 1, 2024 to June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 22,096	\$ 27,373	\$ (5,277)	\$ 301,525	\$ 312,235	\$ (10,710)	\$ 385,000	\$ 83,475
4151 - BD Expense- Golf	(589)	-	(589)	(4,362)	-	(4,362)	-	4,362
4154 - Golf Course Daily Greens Fees	128,021	99,753	28,268	290,552	221,812	68,740	658,000	367,448
4170 - Driving Range Fees	7,343	5,099	2,244	20,702	15,176	5,526	35,000	14,298
4174 - Golf Cart Rental	33,626	29,718	3,908	88,187	74,978	13,209	195,000	106,813
4176 - Golf Club Storage	146	-	146	1,686	2,400	(714)	2,400	714
4178 - Trail Fees	1,177	1,219	(42)	11,265	11,141	124	14,750	3,485
Total Golf Income	191,820	163,162	28,658	709,555	637,742	71,813	1,290,150	580,595
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	191,820	163,162	28,658	709,555	637,742	71,813	1,290,150	580,595
Expense								
Administrative								
5107 - Advertising Costs	-	1,583	(1,583)	6,611	7,739	(1,128)	14,000	7,389
5015 - Bank Charges & Fees	3,219	2,997	222	11,161	8,571	2,590	30,000	18,839
5120 - Cash Over/Short	7	-	7	250	-	250	-	(250)
5045 - Dues & Subscriptions	2,332	1,769	563	20,650	18,048	2,602	27,300	6,650
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	92	50	42	270	400	(130)	700	430
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	37	-	37	173	1,800	(1,627)	1,800	1,627
5227 - Training & Conferences	50	-	50	1,205	4,000	(2,795)	4,000	2,795
5326 - Operating Performance Commissions	-	-	-	-	-	-	1,500	1,500
5399 - Payroll Service Fees	-	-	-	-	-	-	-	-
6408 - Uniforms	1,233	643	590	4,024	4,524	(500)	8,700	4,676
Total Administrative	6,971	7,042	(71)	44,344	45,082	(738)	88,000	43,656
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	43	-	43	50	-	50	750	700
9005 - State B&O Tax	910	-	910	2,845	7,500	(4,655)	7,500	4,655
TotalRegulatory Compliance	953	-	953	2,896	7,500	(4,604)	8,250	5,355
CC&Rs/ Mandates								
5215 - Postage	-	21	(21)	-	125	(125)	250	250
5115 - Web Site Maintenance	-	-	-	-	2,700	(2,700)	2,700	2,700
CC&Rs/ Mandates Total	-	21	(21)	-	2,825	(2,825)	2,950	2,950
Payroll & Benefits								
5300 - Salaries	56,561	58,019	(1,458)	307,867	291,258	16,609	684,013	376,146
5335 - Payroll Taxes- Employer	6,288	5,802	486	34,082	29,111	4,971	68,364	34,282
5385 - Payroll Benefits - Medical	3,621	8,074	(4,453)	24,707	48,444	(23,737)	96,888	72,181
Total Payroll & Benefits	66,469	71,895	(5,426)	366,656	368,813	(2,157)	849,265	482,609

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

June 1, 2024 to June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	284	331	(47)	1,703	1,985	(282)	3,969	2,266
Total Insurance	284	331	(47)	1,703	1,985	(282)	3,969	2,266
Utilities								
6050 - Utilities- Communications Service	730	614	116	4,329	3,674	655	7,346	3,017
6033 - Utilities- Electricity	1,456	2,059	(603)	8,293	7,062	1,231	15,769	7,476
6005 - Utilities- Natural Gas	418	306	112	3,199	1,352	1,847	2,800	(399)
6023 - Utilities- Water & Sewer	2,250	2,568	(318)	6,195	6,124	71	12,119	5,924
6035 - Utilities- Trash & Recycling Service	403	465	(62)	2,421	2,055	366	4,255	1,834
Total Utilities	5,257	6,012	(755)	24,438	20,267	4,171	42,289	17,852
Maintenance & Landscaping								
6675 - Equipment R&M	4,370	4,136	234	31,402	27,622	3,780	47,000	15,597
6635 - Janitorial Supplies	-	12	(12)	-	75	(75)	150	150
6110 - Landscape R&M	8,547	-	8,547	26,395	14,160	12,235	37,500	11,105
6796 - Other R&M	-	301	(301)	458	2,419	(1,961)	2,600	2,142
6795 - Other Supplies	2,649	1,635	1,014	17,605	9,667	7,938	19,500	1,895
6610 - Raw Materials	564	19,721	(19,157)	34,772	32,071	2,701	35,500	728
6621 - Raw Materials: Sand & Gravel	3,654	-	3,654	16,217	29,436	(13,219)	40,000	23,782
6765 - Small Tools & Equipment	(363)	141	(504)	3,918	3,319	599	4,400	482
6785 - Vehicle Fuel	3,703	3,558	145	14,124	13,885	239	31,820	17,695
6775 - Vehicle R&M	-	886	(886)	-	1,700	(1,700)	2,200	2,200
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	23,124	30,390	(7,266)	144,892	134,354	10,538	220,670	75,776
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	583	(583)	5,874	5,500	374	9,000	3,126
6440 - Safety & Security Services	-	-	-	-	335	(335)	550	550
7095 - Other Professional Services	-	-	-	-	456	(456)	750	750
Total Contracted & Professional Services	-	583	(583)	5,874	6,291	(417)	10,300	4,426
Total Golf Expense	103,058	116,274	(13,216)	590,803	587,117	3,686	1,225,693	634,890
Total Golf Income / (Loss)	\$ 88,761	\$ 46,888	\$ 41,873	\$ 118,752	\$ 50,625	\$ 68,127	\$ 64,457	\$ (54,295)

Income Statement Report

Sudden Valley Community Association

Marina

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	4,792.00	0.00	4,792.00	26,560.00	12,320.00	14,240.00	12,320.00	(14,240.00)
4420 - Marina Dry Slip Income	9,432.00	0.00	9,432.00	75,928.50	84,409.00	(8,480.50)	84,409.00	8,480.50
4425 - Marina Wet/Dry Combo Income	1,732.00	0.00	1,732.00	127,812.00	96,991.00	30,821.00	96,991.00	(30,821.00)
4426 - BD Expense- Marina	(997.50)	0.00	(997.50)	(55.00)	0.00	(55.00)	0.00	55.00
Total Marina Income	14,958.50	0.00	14,958.50	230,245.50	193,720.00	36,525.50	193,720.00	(36,525.50)
Other Income								
4220 - Marina Gate & Access Cards	1,000.00	667.00	333.00	5,008.00	2,667.00	2,341.00	4,000.00	(1,008.00)
Total Other Income	1,000.00	667.00	333.00	5,008.00	2,667.00	2,341.00	4,000.00	(1,008.00)
Total Marina Income	15,958.50	667.00	15,291.50	235,253.50	196,387.00	38,866.50	197,720.00	(37,533.50)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	83.00	(83.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
5210 - Printing & Copying	0.00	17.00	(17.00)	274.57	100.00	174.57	200.00	(74.57)
Total Administrative	0.00	100.00	(100.00)	274.57	600.00	(325.43)	1,200.00	925.43
Regulatory Compliance								
7110 - Regulatory Compliance	177.82	180.00	(2.18)	1,041.96	1,080.00	(38.04)	2,160.00	1,118.04
9005 - State B&O Tax	1,770.21	0.00	1,770.21	3,488.97	3,000.00	488.97	3,000.00	(488.97)
Total Regulatory Compliance	1,948.03	180.00	1,768.03	4,530.93	4,080.00	450.93	5,160.00	629.07
Utilities								
6023 - Utilities- Water & Sewer	278.50	285.00	(6.50)	824.84	855.00	(30.16)	1,710.00	885.16
6033 - Utilities- Electricity	103.98	147.00	(43.02)	980.36	883.00	97.36	1,766.00	785.64
6050 - Utilities- Communications Service	266.91	157.00	109.91	1,466.09	942.00	524.09	1,884.00	417.91
Total Utilities	649.39	589.00	60.39	3,271.29	2,680.00	591.29	5,360.00	2,088.71
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	750.00	(750.00)	1,500.00	1,500.00

Income Statement Report Sudden Valley Community Association Marina

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	83.00	(83.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
6675 - Equipment R&M	0.00	104.00	(104.00)	0.00	625.00	(625.00)	1,250.00	1,250.00
6795 - Other Supplies	1,451.20	42.00	1,409.20	1,451.20	250.00	1,201.20	500.00	(951.20)
6796 - Other R&M	0.00	150.00	(150.00)	0.00	900.00	(900.00)	1,800.00	1,800.00
Total Maintenance & Landscaping	1,451.20	504.00	947.20	1,451.20	3,025.00	(1,573.80)	6,050.00	4,598.80
Total Marina Expense	4,048.62	1,373.00	2,675.62	9,527.99	10,385.00	(857.01)	17,770.00	8,242.01
Total Marina Income / (Loss)	11,909.88	(706.00)	12,615.88	225,725.51	186,002.00	39,723.51	179,950.00	(45,775.51)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 June 1, 2024 to June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	1,499	3,915	(2,416)	7,085	5,810	1,275	8,000	915
4411 - Picnic Shelter Rentals	120	-	120	915	-	915	-	(915)
	1,619	3,915	(2,296)	8,000	5,810	2,190	8,000	-
Rec Center and Pools Income								
4510 - Health Club Membership	74	-	74	367	1,000	(633)	1,000	633
4223 - Gym and Pool Access Cards	752	-	752	1,579	3,000	(1,421)	3,000	1,421
4502 - Instructor & Trainer Fees	235	750	(515)	2,229	750	1,479	3,000	771
4513 - Main Pool Income	5,877	2,586	3,291	7,175	4,527	2,648	14,550	7,375
4515 - Locker Rental	-	-	-	-	50	(50)	50	50
4516 - Quiet Pool Income	-	60	(60)	-	120	(120)	300	300
4010 - Recreation Special Assmt 062018 to052023	-	-	-	142	-	142	-	(142)
4011 - BD Expense- Rec SA 062018 to 052023	351	-	351	411	-	411	-	(411)
4840 - Other Income	-	-	-	-	-	-	-	-
Total Recreation Income	7,289	3,396	3,893	11,903	9,447	2,456	21,900	9,997
Total Recreation Income	8,908	7,311	1,597	19,903	15,257	4,646	29,900	9,997
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	975	141	834	1,264	850	414	1,700	436
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	-	-	-	-	-	-	-
5227 - Training & Conferences	-	-	-	3,912	1,900	2,012	1,900	(2,012)
6408 - Uniforms	-	-	-	32	1,620	(1,588)	1,620	1,588
Total Administrative	975	141	834	5,208	4,370	838	5,220	12
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	971	1,000	(29)	1,000	29
9005 - State B&O Tax	69	90	(21)	282	95	187	300	18
Total Regulatory Compliance	69	90	(21)	1,253	1,095	158	1,300	47
CC&Rs/ Mandates								
5215 - Postage	-	-	-	213	-	213	-	(213)
CC&Rs/ Mandates Total	-	-	-	213	-	213	-	(213)
Payroll & Benefits								
5300 - Salaries	27,658	28,384	(726)	88,093	85,602	2,491	213,645	125,552
5335 - Payroll Taxes- Employer	3,303	2,814	489	10,252	8,452	1,800	21,115	10,863
5385 - Payroll Benefits - Medical	1,491	1,615	(124)	5,965	9,690	(3,725)	19,380	13,415
Total Payroll & Benefits	32,452	32,813	(361)	104,310	103,744	566	254,140	149,830

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 June 1, 2024 to June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	924	471	453	5,560	2,824	2,736	5,647	87
6033 - Utilities- Electricity	1,577	1,251	326	7,387	7,095	292	14,284	6,898
6005 - Utilities- Natural Gas	3,050	2,367	683	7,873	6,787	1,086	8,470	597
6023 - Utilities- Water & Sewer	2,508	4,624	(2,116)	6,406	11,481	(5,075)	23,570	17,164
6035 - Utilities- Trash & Recycling Service	221	247	(26)	1,325	1,483	(158)	2,966	1,641
Total Utilities	8,279	8,960	(681)	28,552	29,670	(1,118)	54,937	26,387
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	-	1,134	(1,134)	996	4,078	(3,082)	6,000	5,003
6635 - Janitorial Supplies	-	83	(83)	-	500	(500)	1,000	1,000
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	1,450	-	1,450	1,450	-	1,450	-	(1,450)
6795 - Other Supplies	570	42	528	2,630	2,981	(351)	5,000	2,369
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	2,019	1,259	760	5,076	7,559	(2,483)	12,000	6,922
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	9,479	6,878	2,601	28,801	21,566	7,235	48,000	19,199
6440 - Safety & Security Services	-	42	(42)	-	250	(250)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	9,479	6,920	2,559	28,801	21,816	6,985	48,500	19,699
Total Recreation Expense	53,275	50,183	3,092	173,413	168,254	5,159	376,097	202,684
Total Recreation Income / (Loss)	\$ (44,367)	\$ (42,872)	\$ (1,495)	\$ (153,510)	\$ (152,997)	\$ (513)	\$ (346,197)	\$ (192,687)

Income Statement Report

Sudden Valley Community Association

UDR Activity

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 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	(12.51)	0.00	(12.51)	674.08	0.00	674.08	0.00	(674.08)
Total Dues and Assessment Income- Ops	(12.51)	0.00	(12.51)	1,303.96	0.00	1,303.96	0.00	(1,303.96)
Dues and Assessments Income- UDR								
4001 - BD Expense- 2023 Ops & prior	2,126.71	0.00	2,126.71	23,659.24	0.00	23,659.24	0.00	(23,659.24)
4081 - BD Expense- Ops 2014 & Prior	2,309.44	0.00	2,309.44	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	4,436.15	0.00	4,436.15	(16,578.11)	0.00	(16,578.11)	0.00	16,578.11
Collections Income								
4710 - Late Fees & Interest	5,894.13	0.00	5,894.13	35,783.78	0.00	35,783.78	0.00	(35,783.78)
4711 - BD Expense- Late Fee & Int	(6,361.13)	0.00	(6,361.13)	(21,931.63)	0.00	(21,931.63)	0.00	21,931.63
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	95.00	0.00	95.00	647.60	0.00	647.60	0.00	(647.60)
4721 - BD Expense- Legal	3,577.67	0.00	3,577.67	(11,586.93)	0.00	(11,586.93)	0.00	11,586.93
Total Collections Income	3,205.67	0.00	3,205.67	19,259.42	0.00	19,259.42	0.00	(19,259.42)
Investment Income								
4910 - Interest Earned - Reserve Accounts	254.61	0.00	254.61	1,533.36	0.00	1,533.36	0.00	(1,533.36)
Total Investment Income	254.61	0.00	254.61	1,533.36	0.00	1,533.36	0.00	(1,533.36)
Total UDR Activity Income	7,883.92	0.00	7,883.92	5,518.63	0.00	5,518.63	0.00	(5,518.63)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	89.17	0.00	89.17	782.70	0.00	782.70	0.00	(782.70)
Total Regulatory Compliance	89.17	0.00	89.17	782.70	0.00	782.70	0.00	(782.70)
CC&Rs/ Mandates								
5025 - Collection Charges	692.81	0.00	692.81	1,725.85	0.00	1,725.85	0.00	(1,725.85)

Income Statement Report

Sudden Valley Community Association

UDR Activity

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
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	692.81	0.00	692.81	11,463.85	0.00	11,463.85	0.00	(11,463.85)
Payroll & Benefits								
5391 - Accrued Vacation Liability	2,642.10	0.00	2,642.10	13,392.53	0.00	13,392.53	0.00	(13,392.53)
Total Payroll & Benefits	2,642.10	0.00	2,642.10	13,392.53	0.00	13,392.53	0.00	(13,392.53)
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	5,734.31	0.00	5,734.31	5,734.31	0.00	5,734.31	0.00	(5,734.31)
9624.01 - 2024 Hazardous Tree Removal	12,922.40	0.00	12,922.40	23,042.20	0.00	23,042.20	0.00	(23,042.20)
9624.02 - 2024 GM Recruiting Search	6,166.66	0.00	6,166.66	6,166.66	0.00	6,166.66	0.00	(6,166.66)
Total Reserve UDR Projects	24,823.37	0.00	24,823.37	34,943.17	0.00	34,943.17	0.00	(34,943.17)
Total UDR Activity Expense	28,247.45	0.00	28,247.45	60,932.25	0.00	60,932.25	0.00	(60,932.25)
Total UDR Activity Income / (Loss)	(20,363.53)	0.00	(20,363.53)	(55,413.62)	0.00	(55,413.62)	0.00	55,413.62

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4041 - BD Expense- MR&R	12.82	0.00	12.82	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	(64.98)	0.00	(64.98)	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	676,802.80	0.00	676,802.80	0.00	(676,802.80)
4046 - BD Expense- CRRRF 23 & Prior	1,705.57	0.00	1,705.57	9,917.22	0.00	9,917.22	0.00	(9,917.22)
4049 - BD Expense - CRRRF 2024	(2,386.70)	0.00	(2,386.70)	(14,592.01)	0.00	(14,592.01)	0.00	14,592.01
4050 - Roads Capital Assessment	(37.13)	0.00	(37.13)	(37.13)	0.00	(37.13)	0.00	37.13
4051 - BD Expense- Roads 23 & Prior	1,794.07	0.00	1,794.07	10,750.45	0.00	10,750.45	0.00	(10,750.45)
4053 - BD Expense - Roads 2024	(2,959.05)	0.00	(2,959.05)	(16,047.15)	0.00	(16,047.15)	0.00	16,047.15
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	(29.71)	0.00	(29.71)	415.85	0.00	415.85	0.00	(415.85)
4055.24 - Roads Capital Assmt 2024	116,012.71	0.00	116,012.71	696,187.65	0.00	696,187.65	0.00	(696,187.65)
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	(0.53)	0.00	(0.53)	7.51	0.00	7.51	0.00	(7.51)
4060.24 - Mailbox Capital Assmt 2024	2,092.72	0.00	2,092.72	12,561.68	0.00	12,561.68	0.00	(12,561.68)
4061 - BD Expense- Mailbox 2024	(50.93)	0.00	(50.93)	(282.57)	0.00	(282.57)	0.00	282.57
4062 - BD Expense- Mailbox 23 & Prior	46.38	0.00	46.38	203.26	0.00	203.26	0.00	(203.26)
4071 - BD Expense- Mbr Density	0.60	0.00	0.60	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	228,858.09	0.00	228,858.09	1,361,076.72	0.00	1,361,076.72	0.00	(1,361,076.72)
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	4,140.08	0.00	4,140.08	24,061.57	0.00	24,061.57	0.00	(24,061.57)
Total Investment Income	4,140.08	0.00	4,140.08	24,061.57	0.00	24,061.57	0.00	(24,061.57)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 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	232,998.17	0.00	232,998.17	1,389,006.29	0.00	1,389,006.29	0.00	(1,389,006.29)
Expense								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	38,901.18	0.00	38,901.18	0.00	(38,901.18)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	46,628.04	0.00	46,628.04	0.00	(46,628.04)
6325 - Depr - Land Improvement	(6,052.10)	0.00	(6,052.10)	50,326.00	0.00	50,326.00	0.00	(50,326.00)
6326 - Depr - Mailboxes	2,032.24	0.00	2,032.24	12,193.44	0.00	12,193.44	0.00	(12,193.44)
6327 - Depr - Roads and Bridges	145,356.95	0.00	145,356.95	345,744.00	0.00	345,744.00	0.00	(345,744.00)
6328 - Depr - Building Improvements	17,735.63	0.00	17,735.63	96,682.68	0.00	96,682.68	0.00	(96,682.68)
6330 - Depr - Furniture & Fixtures	1,282.25	0.00	1,282.25	3,927.00	0.00	3,927.00	0.00	(3,927.00)
6335 - Depr - Communication Equipment	(23.37)	0.00	(23.37)	777.33	0.00	777.33	0.00	(777.33)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	7,888.62	0.00	7,888.62	0.00	(7,888.62)
6340 - Depr - Machinery & Equipment	28,487.75	0.00	28,487.75	64,877.85	0.00	64,877.85	0.00	(64,877.85)
6350 - Depr - Vehicles	1,504.06	0.00	1,504.06	15,702.81	0.00	15,702.81	0.00	(15,702.81)
6360 - Amortization	1,017.02	0.00	1,017.02	4,070.82	0.00	4,070.82	0.00	(4,070.82)
Total Depreciation Expense	206,910.07	0.00	206,910.07	687,719.77	0.00	687,719.77	0.00	(687,719.77)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	5,924.67	0.00	5,924.67	33,214.25	0.00	33,214.25	0.00	(33,214.25)
Total Reserve Expenses/Transfers	5,924.67	0.00	5,924.67	33,214.25	0.00	33,214.25	0.00	(33,214.25)
Reserve CRRRF Capital Projcets								
9719.18 - Trim Mower- Turf	668.76	0.00	668.76	4,012.56	0.00	4,012.56	0.00	(4,012.56)
9719.19 - Utility Vehicles	1,740.21	0.00	1,740.21	10,441.26	0.00	10,441.26	0.00	(10,441.26)
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	0.00	0.00	0.00	18,390.00	0.00	18,390.00	0.00	(18,390.00)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Proejcts								
9722.05 - Rekeying of Facilities	3,637.46	0.00	3,637.46	29,903.38	0.00	29,903.38	0.00	(29,903.38)
9722.08 - 2022 Area Z Facility Remodel	14,309.36	0.00	14,309.36	212,910.00	0.00	212,910.00	0.00	(212,910.00)
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	168.75	0.00	168.75	16,287.04	0.00	16,287.04	0.00	(16,287.04)
9723.07 - Website Improvements	0.00	0.00	0.00	5,496.52	0.00	5,496.52	0.00	(5,496.52)
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	59,179.54	0.00	59,179.54	0.00	(59,179.54)
9723.16 - Generac Generator for Maint Shop	8,145.00	0.00	8,145.00	8,145.00	0.00	8,145.00	0.00	(8,145.00)
9723.17 - 10 Golf Cart Lease	0.00	0.00	0.00	1,325.99	0.00	1,325.99	0.00	(1,325.99)
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	1,394.25	0.00	1,394.25	2,198.63	0.00	2,198.63	0.00	(2,198.63)
9724.02 - Asphalt Cart Path Repairs	0.00	0.00	0.00	2,786.05	0.00	2,786.05	0.00	(2,786.05)
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	0.00	0.00	0.00	4,979.13	0.00	4,979.13	0.00	(4,979.13)
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 Dc	10,216.64	0.00	10,216.64	10,216.64	0.00	10,216.64	0.00	(10,216.64)
Total Reserve CRRRF Capital Proejcts	40,280.43	0.00	40,280.43	921,837.53	0.00	921,837.53	0.00	(921,837.53)
Reserve Roads Capital Projects								
9921.03 - 2021 Southern Crt Stabilization & /	0.00	0.00	0.00	832.50	0.00	832.50	0.00	(832.50)
9922.8 - 2022 Cold Spring Drainage Repair	67.50	0.00	67.50	18,748.75	0.00	18,748.75	0.00	(18,748.75)
9923.1 - Ten Year Capital Roads & Drainage	0.00	0.00	0.00	119,069.25	0.00	119,069.25	0.00	(119,069.25)
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

June 01, 2024 thru June 30, 2024

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve Roads Capital Projects								
9923.42 - 2023 Roads Project- Pavement Ma	0.00	0.00	0.00	26,259.16	0.00	26,259.16	0.00	(26,259.16)
9923.5 - 2024 Road and Drainage Design & I	15,935.00	0.00	15,935.00	29,873.15	0.00	29,873.15	0.00	(29,873.15)
9924.2 - 2024 Roads: On-Call Engineering	4,643.75	0.00	4,643.75	20,135.00	0.00	20,135.00	0.00	(20,135.00)
9924.3 - 2024 Roads: Pot Holes/Minor Road	7,359.91	0.00	7,359.91	13,971.77	0.00	13,971.77	0.00	(13,971.77)
9924.4 - 2024 Roads: Rplc Dr Run Lnd Rpr/C	222,171.30	0.00	222,171.30	224,736.30	0.00	224,736.30	0.00	(224,736.30)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	2,481.25	0.00	2,481.25	15,368.92	0.00	15,368.92	0.00	(15,368.92)
9924.9 - 2024 Bi-Annual Bridge Inspections	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)
Total Reserve Roads Capital Projects	252,658.71	0.00	252,658.71	540,258.81	0.00	540,258.81	0.00	(540,258.81)
Reserve Road CVC Capital Project								
9924.7 - 2024 Roads: CVC Supplies & Outsid	677.28	0.00	677.28	6,697.92	0.00	6,697.92	0.00	(6,697.92)
9924.72 - 2024 Roads: CVC Wage, Taxes an	6,469.28	0.00	6,469.28	21,182.32	0.00	21,182.32	0.00	(21,182.32)
Total Reserve Road CVC Capital Project	7,146.56	0.00	7,146.56	27,880.24	0.00	27,880.24	0.00	(27,880.24)
Total SVCA Reserves Expense	512,920.44	0.00	512,920.44	2,210,910.60	0.00	2,210,910.60	0.00	(2,210,910.60)
Total SVCA Reserves Income / (Loss)	(279,922.27)	0.00	(279,922.27)	(821,904.31)	0.00	(821,904.31)	0.00	821,904.31

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						Avail.		
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10					Total	Total	
Jan	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser
 CTB = Covenant to Bind