

Sudden Valley Community Association

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

	Unaudited** May 31, 2024	Unaudited** Dec 31, 2023	Inc / (Dec)
<b>OPERATIONS</b>			
<b>Current Assets</b>			
Operating Cash	\$ 745,026	\$ 678,244	\$ 66,782
Building Completion Deposit Fund	529,150	506,408	22,742
Member Receivables - Operations*	-	43,985	(43,985)
Other Receivables	17,077	16,560	517
Prepaid Expenses	18,073	70,215	(52,142)
Operating Lease ROU Assets	7,742	10,631	(2,889)
Inventory	5,732	5,659	73
<b>Total Current Assets</b>	<b>1,322,800</b>	<b>1,331,702</b>	<b>(8,902)</b>
<b>Current Liabilities</b>			
Accounts Payable	(73,379)	(226,676)	153,297
Accrued Vacation Liability	(74,946)	(64,195)	(10,751)
Accrued Payroll	-	(64,114)	64,114
Prepaid Assessments	(330,807)	(224,404)	(106,403)
Building Completion Deposits	(529,150)	(506,408)	(22,742)
Other Refundable Deposits	(7,896)	(5,896)	(2,000)
Operating Lease Liability	(7,742)	(10,631)	2,889
Prepaid Golf Memberships	-	(112,089)	112,089
<b>Total Current Liabilities</b>	<b>(1,023,920)</b>	<b>(1,214,413)</b>	<b>190,493</b>
<b>Operating Reserve Funds</b>			
Emergency Operating Cash	362,931	362,252	679
Undesignated Reserves Cash	332,314	306,265	26,049
<b>Total Operating Reserve Funds</b>	<b>695,245</b>	<b>668,517</b>	<b>26,728</b>
<b>Net Operating Assets</b>	<b>\$ 994,125</b>	<b>\$ 785,806</b>	<b>\$ 208,320</b>
<b>CAPITAL</b>			
<b>Capital Current Assets</b>			
CRRRF (Capital Repair & Replacement) Cash Fund	3,619,416	3,627,018	(7,602)
Roads Reserve Cash Fund	2,632,461	2,034,275	598,186
Board Density Reduction Cash Fund	87,779	87,688	91
Mailbox Cash Fund	137,061	126,445	10,616
CRRRF Capital Reserve Holding Cash	220,096	222,019	(1,923)
Mitigation Assignment of Savings Cash	49,748	49,688	60
LWWSD Assignment of Savings Cash	14,927	101,840	(86,913)
Member Receivables - Capital**	-	16,112	(16,112)
<b>Total Capital Current Assets</b>	<b>6,761,488</b>	<b>6,265,085</b>	<b>496,403</b>
<b>Capital Fixed Assets</b>			
Fixed Assets	15,516,995	15,373,162	143,833
Finance ROU Assets	104,046	136,464	(32,418)
Lots Held for Sale	236,456	236,456	-
<b>Total Capital Assets</b>	<b>15,857,497</b>	<b>15,746,082</b>	<b>111,415</b>
<b>Long Term Liabilities</b>			
CRRRF Loan 2022	(1,690,908)	(1,799,425)	108,516
Finance Leases	(80,926)	(106,596)	25,670
<b>Total Long Term Liabilities</b>	<b>(1,771,834)</b>	<b>(1,906,021)</b>	<b>134,186</b>
<b>NET ASSETS</b>	<b>\$ 21,841,276</b>	<b>\$ 20,890,952</b>	<b>\$950,324</b>
<b>MEMBER EQUITY</b>			
<b>Member Equity</b>			
Current Year Net Income: Operations	306,565	463,239	(156,674)
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**	646,097	1,471,336	(825,239)
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
<b>TOTAL MEMBER EQUITY</b>	<b>\$ 21,841,276</b>	<b>\$20,890,952</b>	<b>\$950,324</b>

\* 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 May 31, 2024, and December 31, 2023, the balances of receivables written off were \$728,252 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**

UNAUDITED	Current Month - May 2024			Year to Date - 5 Months Ending 5/31/2024			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
<b>REVENUE</b>							
Current Year Dues & Assessments Income							
Dues & Assessments Income	222,585		230,752	1,113,770			1,154,725
Bad Debt Reserve	(1,087)		(2,156)	(29,329)			(25,525)
Net Current Year Assessment Income	221,498	10,216	228,596	1,084,441	28,024	97.4%	1,129,200
Bad Debt Recoveries - Prior Years			1,586				17,320
Golf Income	146,572	20,546	-	517,735	43,155		-
Marina Income	101,715	4,856	-	215,287	21,567		-
Rec Center & Pools Income	2,207	206	-	4,615	(1,436)		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	18,146	12,197	-	60,521	34,259		-
Rental Income - Other	3,615	2,982	-	6,381	4,486		-
Area Z Rental Income	1,614	1,453	-	10,991	(450)		-
Lease Income	5,430	1,284	-	27,149	6,419		-
New Home Construction Fees	56,000	34,917	500	100,150	70,967		2,500
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		1,368
Investment Income	569	477	4,196	3,075	2,616		19,921
<b>Total Revenue</b>	<b>557,366</b>	<b>89,134</b>	<b>234,878</b>	<b>2,030,345</b>	<b>209,607</b>		<b>1,170,309</b>
<b>EXPENSES</b>							
Salaries & Benefits	180,542	12,028	-	873,094	35,218		-
Contracted & Professional Services	27,273	(10,499)	-	100,929	(42,523)		-
CC&Rs/ Mandates	47,333	(11,294)	-	206,006	(23,077)		-
Maintenance & Landscaping	41,362	(12,790)	-	176,453	28,844		-
Utilities	8,895	1,606	-	80,056	(2,713)		-
Administrative	19,436	(3,428)	-	74,244	(7,614)		-
Regulatory Compliance	4,511	3,299	-	104,137	(37,934)		-
Insurance Premiums	15,057	(826)	-	73,811	(2,653)		-
Other Expenses	-	84	-	-	417		-
Depreciation Expense	-	-	96,162	-	-		480,810
Interest expense	-	-	6,194	-	-		27,290
<b>Total Expenses</b>	<b>344,409</b>	<b>(21,820)</b>	<b>102,356</b>	<b>1,688,730</b>	<b>(52,035)</b>		<b>508,100</b>
<b>Net Income (Loss)</b>	<b>212,957</b>	<b>67,314</b>	<b>132,522</b>	<b>341,615</b>	<b>157,572</b>		<b>662,209</b>
<b>Net UDR Activity for Operations</b>							
Hazardous Tree Removal	-			(10,120)			
<b>Net Income (Loss) with Board Approved UDR</b>	<b>212,957</b>	<b>67,314</b>	<b>132,522</b>	<b>331,495</b>	<b>157,572</b>		<b>662,209</b>
<b>Other Activity</b>							
Net Other UDR Activity*	1,402			29,805			
AR Accrual - Prior Year Reversal	-		-	(43,985)			(16,112)
AR Accrual - Current Year	-		-	-			-
Vacation Liability Accrual	(20)			(10,750)			
<b>Total Other Activity</b>	<b>1,382</b>		<b>-</b>	<b>(24,930)</b>			<b>(16,112)</b>
<b>Grand Total Activity</b>	<b>214,339</b>	<b>67,314</b>	<b>132,522</b>	<b>306,565</b>	<b>157,572</b>		<b>646,097</b>

\*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**  
 5 Months Actual, 7 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
<b>Net Available Cash 12/31/2023</b>	<b>3,627,018</b>	<b>2,034,275</b>	<b>222,019</b>	<b>87,688</b>	<b>126,445</b>	<b>151,528</b>	<b>\$ 6,248,973</b>	<b>362,252</b>	<b>306,265</b>	<b>\$ 668,517</b>
Dues Received	557,164	576,063		-	10,374		1,143,601	-	47,105	47,105
Storm Water Mitigation Plan Fee		2,500					2,500			-
Investment Income	11,628	7,476	414	91	242	71	19,921	679	600	1,279
Sale of Assets	1,368			-			1,368			-
Board Approved Transfers	105,600						105,600			-
Mitigation Release	-	86,923				(86,923)	(0)			-
2024 Expenditures	(683,362)	(74,776)	(2,338)	-	-		(760,476)		(21,656)	(21,656)
<b>Net Available Cash at 5/31/2024</b>	<b>3,619,416</b>	<b>2,632,461</b>	<b>220,096</b>	<b>87,779</b>	<b>137,061</b>	<b>64,675</b>	<b>\$ 6,761,488</b>	<b>362,931</b>	<b>332,314</b>	<b>\$ 695,245</b>
7 Month Outlook										
Outlook - 2024 Dues (95% collections)	749,243	770,620			13,906		\$ 1,533,769			\$ -
Outlook - Prior Year Collections	11,606	11,937			215		23,758		22,909	22,909
CRRRF Loan Payments for year 2024	(194,273)						(194,273)			-
Obligated Expenses/Holdings	(1,715,585)	(1,445,317)	(220,096)			(64,675)	(3,445,673)		(104,948)	(104,948)
<b>Net Usable Cash Balance 12/31/2024</b>	<b>2,470,406</b>	<b>1,969,701</b>	<b>-</b>	<b>87,779</b>	<b>151,182</b>	<b>-</b>	<b>\$ 4,679,068</b>	<b>362,931</b>	<b>250,275</b>	<b>\$ 613,206</b>
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
<b>Net Usable Cash 12/31/2024, After Recommendation</b>	<b>\$ 1,870,406</b>	<b>\$ 1,469,701</b>	<b>\$ -</b>	<b>\$ 87,779</b>	<b>\$ 151,182</b>	<b>\$ -</b>	<b>\$ 3,579,068</b>	<b>\$ 362,931</b>	<b>\$ 250,275</b>	<b>\$ 613,206</b>
<b>Net Current Year Cash Increase (Decrease)</b>	<b>(1,156,612)</b>	<b>(64,574)</b>	<b>(222,019)</b>	<b>91</b>	<b>24,737</b>	<b>(151,528)</b>	<b>\$ (1,569,905)</b>	<b>679</b>	<b>(55,990)</b>	<b>\$ (55,311)</b>

\*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**  
**May 1, 2024 to May 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 &amp; 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	64,208	42,896	-	7,099	31,931	(6,496)	32,277	43,499
Accounting	3,082	1,849	28,588	(418)	3,900	3,188	(29,406)	4,619
Administration	159	(494)	33,119	3,012	11,944	(4,247)	(44,904)	(1,729)
Common Costs	4,458	1,199	-	-	38,583	(13,373)	(34,125)	(12,174)
Facilities	7,044	2,737	3,677	550	4,390	13,078	(1,023)	16,365
Maintenance	-	-	31,136	1,065	9,744	(6,065)	(40,880)	(5,000)
Subtotal	<b>78,951</b>	<b>48,187</b>	<b>96,520</b>	<b>11,308</b>	<b>100,492</b>	<b>(13,915)</b>	<b>(118,061)</b>	<b>45,580</b>
Golf	146,572	20,546	65,029	1,718	39,033	(10,681)	42,510	11,583
Marina	104,523	6,997	-	-	2,050	38	102,473	7,035
Rec/ Pools/ Parks	5,822	3,188	18,993	(998)	22,292	(9,290)	(35,463)	(7,100)
Subtotal	<b>256,917</b>	<b>30,731</b>	<b>84,022</b>	<b>720</b>	<b>63,375</b>	<b>(19,933)</b>	<b>109,520</b>	<b>11,518</b>
Subtotal Operations before Ops Dues	<b>335,868</b>	<b>78,918</b>	<b>180,542</b>	<b>12,028</b>	<b>163,867</b>	<b>(33,848)</b>	<b>(8,541)</b>	<b>57,098</b>
Ops Dues Earned	222,585						222,585	
Curr Yr Bad Debts Activity	(1,087)						(1,087)	
Net Ops Dues	221,498	10,216					221,498	10,216
Net Operations	<b>557,366</b>	<b>89,134</b>	<b>180,542</b>	<b>12,028</b>	<b>163,867</b>	<b>(33,848)</b>	<b>212,957</b>	<b>67,314</b>
<b>Net BOD Approved UDR Activity for Operations</b>								
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	<b>557,366</b>	<b>89,134</b>	<b>180,542</b>	<b>12,028</b>	<b>163,867</b>	<b>(33,848)</b>	<b>212,957</b>	<b>67,314</b>
<b>Other Operating Activity</b>								
UDR Activity	7,716				6,314		1,402	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				20		(20)	
Total Other Operating Activity	7,716				6,334		1,382	
Grand Total Operations Activity	<b>565,082</b>	<b>89,134</b>	<b>180,542</b>	<b>12,028</b>	<b>170,201</b>	<b>(33,848)</b>	<b>214,339</b>	<b>67,314</b>

\* Excludes Depreciation  
 B / (W) = Better / (Worse) Than Budget

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

Whole \$

**UNAUDITED**

<b>Department</b>	<b>Actual Revenue</b>	<b>Revenue B / (W)</b>	<b>Actual Salary Benefits</b>	<b>Salary &amp; Benefits B / (W)</b>	<b>Actual Other Expense *</b>	<b>Other Exp B / (W)*</b>	<b>Net Income / (Loss) *</b>	<b>Net B / (W)*</b>
ACC / Security	127,110	96,781	-	35,494	228,666	(82,153)	(101,556)	50,122
Accounting	9,960	3,795	142,396	(1,537)	21,402	(4,284)	(153,838)	(2,026)
Administration	653	(465)	176,779	3,893	47,186	(9,849)	(223,312)	(6,421)
Common Costs	22,015	5,724	-	-	189,137	(31,590)	(167,122)	(25,866)
Facilities	38,139	5,968	18,709	2,426	63,923	33,794	(44,493)	42,188
Maintenance	-	-	163,165	(862)	24,006	18,067	(187,171)	17,205
<b>Subtotal</b>	<b>197,877</b>	<b>111,803</b>	<b>501,049</b>	<b>39,414</b>	<b>574,320</b>	<b>(76,015)</b>	<b>(877,492)</b>	<b>75,202</b>
<b>Golf</b>	517,735	43,155	300,187	(3,269)	187,557	(13,632)	29,991	26,254
<b>Marina</b>	219,295	23,575	-	-	5,479	3,533	213,816	27,108
<b>Rec/ Pools/ Parks</b>	10,996	3,050	71,858	(927)	48,279	(1,139)	(109,141)	984
<b>Subtotal</b>	<b>748,026</b>	<b>69,780</b>	<b>372,045</b>	<b>(4,196)</b>	<b>241,315</b>	<b>(11,238)</b>	<b>134,666</b>	<b>54,346</b>
<b>Subtotal Operations before Ops Dues</b>	<b>945,903</b>	<b>181,583</b>	<b>873,094</b>	<b>35,218</b>	<b>815,635</b>	<b>(87,253)</b>	<b>(742,826)</b>	<b>129,548</b>
<b>Ops Dues Earned</b>	1,113,770						1,113,770	
<b>Curr Yr Bad Debts Activity</b>	(29,329)						(29,329)	
<b>Net Ops Dues</b>	<b>1,084,441</b>	<b>28,024</b>					<b>1,084,441</b>	<b>28,024</b>
<b>Net Operations</b>	<b>2,030,344</b>	<b>209,607</b>	<b>873,094</b>	<b>35,218</b>	<b>815,635</b>	<b>(87,253)</b>	<b>341,615</b>	<b>157,572</b>
<b>Net BOD Approved UDR Activity for Operations</b>								
Hazardous Tree Removal	-		-		10,120		(10,120)	
<b>Net Operations with Board Approved UDR</b>	<b>2,030,344</b>	<b>209,607</b>	<b>873,094</b>	<b>35,218</b>	<b>825,755</b>	<b>(87,253)</b>	<b>331,495</b>	<b>157,572</b>
<b>Other Operating Activity</b>								
UDR Activity	41,620				11,815		29,805	
AR Accrual - Prior Year Reversal	(43,985)				-		(43,985)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				10,750		(10,750)	
<b>Total Other Operating Activity</b>	<b>(2,365)</b>				<b>22,565</b>		<b>(24,930)</b>	
<b>Grand Total Operations Activity</b>	<b>2,027,979</b>	<b>209,607</b>	<b>873,094</b>	<b>35,218</b>	<b>848,320</b>	<b>(87,253)</b>	<b>306,565</b>	<b>157,572</b>

\* Excludes Depreciation

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

Sudden Valley Community Association

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

**UNAUDITED**

	2024 May Actuals	2024 MTD B / (W) Budget	2024 YTD (5 Months) Actuals	2024 YTD B / (W) Budget
<b>REVENUE</b>				
Dues and Assessment Income- Ops	221,498	10,216	1,084,441	28,024
Golf Income	146,572	20,546	517,735	43,155
Marina Income	101,715	4,856	215,287	21,567
Area Z Rental Income	1,614	1,453	10,991	(450)
Lease Income	5,430	1,284	27,149	6,419
Non-Lease Facility Rentals	3,615	2,982	6,381	4,486
Rec Center and Pools Income	2,207	206	4,615	(1,436)
New Home Construction Fees	56,000	34,917	100,150	70,967
Other AR Income	15,179	10,613	54,930	32,099
Other Income	2,967	1,584	5,591	2,160
Investment Income	569	477	3,075	2,616
<b>Total Revenue</b>	<b>557,366</b>	<b>89,134</b>	<b>2,030,345</b>	<b>209,607</b>
<b>EXPENSES</b>				
<b>Salaries &amp; Benefits</b>				
ACC / Security	-	7,099	-	35,494
Accounting	28,588	(418)	142,396	(1,537)
Administration	33,119	3,012	176,779	3,893
Facilities	3,677	550	18,709	2,426
Maintenance	31,136	1,065	163,165	(862)
Golf	65,029	1,718	300,187	(3,269)
Rec/ Pools/ Parks	18,993	(998)	71,858	(927)
Marina	-	-	-	-
<b>Total Salaries &amp; Benefits</b>	<b>180,542</b>	<b>12,028</b>	<b>873,094</b>	<b>35,218</b>
<b>Other Expenses</b>				
<b>Administrative</b>				
General Administrative	-	-	300	(300)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	3,953	(1,888)	12,326	(4,044)
Dues & Subscriptions	3,891	38	19,993	(3,297)
Office Supplies	1,056	1,284	4,721	6,395
GM Discretionary Funds	1,356	(1,020)	3,130	(2,341)
Advertising Costs	-	1,364	6,611	(455)
Cash Over/Short	29	(29)	257	(257)
Currency Gain/Loss	5	(5)	11	(11)
Events Charges	1,191	(1,191)	1,825	(1,563)
Printing & Copying	346	1,713	7,414	(3,611)
Training & Conferences	3,535	(1,993)	5,067	1,458
Recruiting Expense	933	(683)	2,079	(829)
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	1,379	(338)	6,838	(1,630)
Insurance Claims	-	-	-	-
Uniforms	1,762	(680)	3,672	2,871
Cashiering Clearing Account	-	-	-	-
<b>Total Administrative</b>	<b>19,436</b>	<b>(3,428)</b>	<b>74,244</b>	<b>(7,614)</b>
<b>Regulatory Compliance</b>				
Hazardous Tree Removal/ Pruning	-	495	59,956	(44,990)
Permits & Licenses	987	204	1,780	178
Audit & Tax Services	-	4,580	5,105	(525)
Regulatory Compliance	251	99	1,231	523
Federal Income Tax	-	-	-	-
State B&O Tax	2,155	(961)	5,018	6,427
Property/Real Estate Tax	1,118	(1,118)	31,047	453
<b>Total Regulator Compliance</b>	<b>4,511</b>	<b>3,299</b>	<b>104,137</b>	<b>(37,934)</b>
<b>CC&amp;Rs/ Mandates</b>				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	-	278	787	3,329
Postage	212	33	1,596	(366)
Postage- Views	1,072	(72)	5,334	(334)
Newsletter Services	4,856	78	23,904	762
Legal Services	16,792	(11,376)	56,552	(29,468)
Professional Security Services	24,401	(235)	117,833	3,000
<b>Total CC&amp;Rs/ Mandates</b>	<b>47,333</b>	<b>(11,294)</b>	<b>206,006</b>	<b>(23,077)</b>

Sudden Valley Community Association

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

**UNAUDITED**

	2024 May Actuals	2024 MTD B / (W) Budget	2024 YTD (5 Months) Actuals	2024 YTD B / (W) Budget
<b>Insurance Premiums</b>	15,057	(826)	73,811	(2,653)
<b>Utilities</b>				
Utilities	(3,334)	3,334	(3,333)	3,333
Utilities- Natural Gas	2,602	(2,457)	11,111	(3,242)
Utilities- Water & Sewer	-	-	14,227	2,547
Utilities- Electricity	4,967	(818)	26,137	(4,962)
Utilities- Trash & Recycling Service	60	2,532	7,851	5,599
Utilities- Communications Service	4,600	(985)	24,063	(5,988)
<b>Total Utilities</b>	<b>8,895</b>	<b>1,606</b>	<b>80,056</b>	<b>(2,713)</b>
<b>Maintenance &amp; Landscaping</b>				
Landscape R&M	5,132	(1,177)	18,365	(1,598)
Building R&M- Materials	1,518	6,772	6,375	19,144
Building R&M- Contract Services	544	486	14,792	8,482
Raw Materials	-	-	34,208	(20,608)
Raw Materials: Sand & Gravel	1,893	1,843	12,563	16,873
Janitorial Supplies	2,114	(1,308)	6,118	(2,096)
Equipment R&M	7,780	(4,107)	30,116	(1,581)
Small Tools & Equipment	369	(268)	5,308	2,159
Vehicle R&M	3,175	(2,206)	4,436	6,507
Vehicle Fuel	7,800	(4,124)	22,265	(2,837)
Other Supplies	11,037	(9,311)	17,703	(5,466)
Other R&M	-	610	1,708	1,577
Weather Response	-	-	2,496	8,288
Weather Response	-	-	-	-
<b>Total Maintenance &amp; Landscaping</b>	<b>41,362</b>	<b>(12,790)</b>	<b>176,453</b>	<b>28,844</b>
<b>Contracted &amp; Professional Services</b>				
Equipment Lease & Rental	6,083	(4,415)	12,951	(2,617)
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	5,369	(1,391)	24,645	(10,614)
Pool Management	13,192	(4,402)	19,322	(4,634)
Safety & Security Services	2,629	(2,112)	14,059	(1,942)
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	-	27,393	(27,348)
Other Professional Services	-	1,821	2,559	4,632
<b>Total Contracted &amp; Professional Services</b>	<b>27,273</b>	<b>(10,499)</b>	<b>100,929</b>	<b>(42,523)</b>
<b>Other Expenses</b>				
Vandalism	-	84	-	417
Other Charges	-	-	-	-
<b>Total Other Expenses</b>	<b>-</b>	<b>84</b>	<b>-</b>	<b>417</b>
<b>Total Other Expenses</b>	<b>163,867</b>	<b>(33,848)</b>	<b>815,636</b>	<b>(87,253)</b>
<b>Total Operations Expenses</b>	<b>344,409</b>	<b>(21,820)</b>	<b>1,688,730</b>	<b>(52,035)</b>
<b>Net Operations Income (Loss)</b>	<b>212,957</b>	<b>67,314</b>	<b>341,615</b>	<b>157,572</b>
<b>Net BOD Approved UDR Activity for Operations (Expense)</b>				
Hazardous Tree Removal	-	-	(10,120)	-
<b>Net Operations Income (Loss) with BOD Approved UDR</b>	<b>212,957</b>	<b>67,314</b>	<b>331,495</b>	<b>157,572</b>
<b>Other Operating Activity- Income/(Expense)</b>				
UDR Activity	1,402	-	29,805	-
AR Accrual - Prior Year Reversal	-	-	(43,985)	-
AR Accrual - Current Year	-	-	-	-
Vacation Liability Accrual	(20)	-	(10,750)	-
<b>Total Other Operating Activity</b>	<b>1,382</b>	<b>-</b>	<b>(24,930)</b>	<b>-</b>
<b>Grand Total Operations Activity</b>	<b>214,339</b>	<b>67,314</b>	<b>306,565</b>	<b>157,572</b>
* Excludes Depreciation				

## Income Statement Report

### Sudden Valley Community Association

### Common Costs

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Dues and Assessment Income- Ops</b>								
4003 - BD Expense- 2024 Ops	(1,086.95)	(11,120.17)	10,033.22	(29,328.63)	(55,600.85)	26,272.22	(133,442.00)	(104,113.37)
4005.24 - Member Assessments 2024	222,585.40	222,403.00	182.40	1,113,769.53	1,112,018.00	1,751.53	2,668,844.00	1,555,074.47
<b>Total Dues and Assessment Income- Ops</b>	<b>221,498.45</b>	<b>211,282.83</b>	<b>10,215.62</b>	<b>1,084,440.90</b>	<b>1,056,417.15</b>	<b>28,023.75</b>	<b>2,535,402.00</b>	<b>1,450,961.10</b>
<b>Other AR Income</b>								
4830 - Advertising Income	3,041.00	3,166.67	(125.67)	14,882.50	15,833.35	(950.85)	38,000.00	23,117.50
4831 - BD Expense- Views Ads	848.00	0.00	848.00	3,137.50	0.00	3,137.50	0.00	(3,137.50)
<b>Total Other AR Income</b>	<b>3,889.00</b>	<b>3,166.67</b>	<b>722.33</b>	<b>18,020.00</b>	<b>15,833.35</b>	<b>2,186.65</b>	<b>38,000.00</b>	<b>19,980.00</b>
<b>Other Income</b>								
4870 - Member Donation Income	0.00	0.00	0.00	920.67	0.00	920.67	0.00	(920.67)
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>920.67</b>	<b>0.00</b>	<b>920.67</b>	<b>0.00</b>	<b>(920.67)</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	568.75	91.67	477.08	3,074.55	458.35	2,616.20	1,100.00	(1,974.55)
<b>Total Investment Income</b>	<b>568.75</b>	<b>91.67</b>	<b>477.08</b>	<b>3,074.55</b>	<b>458.35</b>	<b>2,616.20</b>	<b>1,100.00</b>	<b>(1,974.55)</b>
<b>Total Common Costs Income</b>	<b>225,956.20</b>	<b>214,541.17</b>	<b>11,415.03</b>	<b>1,106,456.12</b>	<b>1,072,708.85</b>	<b>33,747.27</b>	<b>2,574,502.00</b>	<b>1,468,045.88</b>
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
7110 - Regulatory Compliance	0.00	41.67	(41.67)	0.00	208.35	(208.35)	500.00	500.00
9005 - State B&O Tax	13.08	17.08	(4.00)	118.15	85.40	32.75	205.00	86.85
9015 - Property/Real Estate Tax	1,117.58	0.00	1,117.58	31,046.65	31,500.00	(453.35)	63,000.00	31,953.35
<b>Total Regulatory Compliance</b>	<b>1,130.66</b>	<b>58.75</b>	<b>1,071.91</b>	<b>31,164.80</b>	<b>31,793.75</b>	<b>(628.95)</b>	<b>63,705.00</b>	<b>32,540.20</b>
<b>CC&amp;Rs/ Mandates</b>								
5216 - Postage- Views	1,072.43	1,000.00	72.43	5,333.50	5,000.00	333.50	12,000.00	6,666.50
5225 - Newsletter Services	4,855.50	4,833.33	22.17	23,904.25	24,166.65	(262.40)	58,000.00	34,095.75
7020 - Legal Services	16,792.26	5,416.67	11,375.59	56,551.70	27,083.35	29,468.35	65,000.00	8,448.30
<b>Total CC&amp;Rs/ Mandates</b>	<b>22,720.19</b>	<b>11,250.00</b>	<b>11,470.19</b>	<b>85,789.45</b>	<b>56,250.00</b>	<b>29,539.45</b>	<b>135,000.00</b>	<b>49,210.55</b>

## Income Statement Report Sudden Valley Community Association Common Costs

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Insurance</b>								
5400 - Insurance Premiums	14,731.84	13,900.83	831.01	72,183.20	69,504.15	2,679.05	166,810.00	94,626.80
<b>Total Insurance</b>	<b>14,731.84</b>	<b>13,900.83</b>	<b>831.01</b>	<b>72,183.20</b>	<b>69,504.15</b>	<b>2,679.05</b>	<b>166,810.00</b>	<b>94,626.80</b>
<b>Total Common Costs Expense</b>	<b>38,582.69</b>	<b>25,209.58</b>	<b>13,373.11</b>	<b>189,137.45</b>	<b>157,547.90</b>	<b>31,589.55</b>	<b>365,515.00</b>	<b>176,377.55</b>
<b>Total Common Costs Income / (Loss)</b>	<b>187,373.51</b>	<b>189,331.59</b>	<b>(1,958.08)</b>	<b>917,318.67</b>	<b>915,160.95</b>	<b>2,157.72</b>	<b>2,208,987.00</b>	<b>1,291,668.33</b>

## Income Statement Report

### Sudden Valley Community Association

### ACC / Security

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>New Home Construction Fees</b>								
4350 - New Home Construction	56,000.00	21,083.00	34,917.00	100,150.00	29,183.00	70,967.00	75,000.00	(25,150.00)
<b>Total New Home Construction Fees</b>	<b>56,000.00</b>	<b>21,083.00</b>	<b>34,917.00</b>	<b>100,150.00</b>	<b>29,183.00</b>	<b>70,967.00</b>	<b>75,000.00</b>	<b>(25,150.00)</b>
<b>Other AR Income</b>								
4805 - Compliance Fees & Fines - ACC	0.00	166.00	(166.00)	26,450.00	833.00	25,617.00	2,000.00	(24,450.00)
4806 - BD Expense- ACC Fines	8,207.88	0.00	8,207.88	500.00	0.00	500.00	0.00	(500.00)
<b>Total Other AR Income</b>	<b>8,207.88</b>	<b>166.00</b>	<b>8,041.88</b>	<b>26,950.00</b>	<b>833.00</b>	<b>26,117.00</b>	<b>2,000.00</b>	<b>(24,950.00)</b>
<b>Other Income</b>								
4295 - Security House Checks	0.00	63.00	(63.00)	10.00	313.00	(303.00)	750.00	740.00
<b>Total Other Income</b>	<b>0.00</b>	<b>63.00</b>	<b>(63.00)</b>	<b>10.00</b>	<b>313.00</b>	<b>(303.00)</b>	<b>750.00</b>	<b>740.00</b>
<b>Total ACC / Security Income</b>	<b>64,207.88</b>	<b>21,312.00</b>	<b>42,895.88</b>	<b>127,110.00</b>	<b>30,329.00</b>	<b>96,781.00</b>	<b>77,750.00</b>	<b>(49,360.00)</b>
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	0.00	495.00	(495.00)	59,956.40	14,966.00	44,990.40	55,000.00	(4,956.40)
6300 - Permits & Licenses	0.00	16.00	(16.00)	184.50	83.00	101.50	200.00	15.50
9005 - State B&O Tax	(69.80)	4.00	(73.80)	396.90	21.00	375.90	50.00	(346.90)
<b>Total Regulatory Compliance</b>	<b>(69.80)</b>	<b>515.00</b>	<b>(584.80)</b>	<b>60,537.80</b>	<b>15,070.00</b>	<b>45,467.80</b>	<b>55,250.00</b>	<b>(5,287.80)</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	38.08	4.00	34.08	90.43	21.00	69.43	50.00	(40.43)
7097 - Professional Security Services	24,401.24	24,166.00	235.24	117,833.42	120,833.00	(2,999.58)	290,000.00	172,166.58
<b>Total CC&amp;Rs/ Mandates</b>	<b>24,439.32</b>	<b>24,170.00</b>	<b>269.32</b>	<b>117,923.85</b>	<b>120,854.00</b>	<b>(2,930.15)</b>	<b>290,050.00</b>	<b>172,126.15</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	0.00	5,768.00	(5,768.00)	0.00	28,840.00	(28,840.00)	74,998.00	74,998.00
5335 - Payroll Taxes- Employer	0.00	524.00	(524.00)	0.00	2,619.00	(2,619.00)	6,810.00	6,810.00
5385 - Payroll Benefits - Medical	0.00	807.00	(807.00)	0.00	4,035.00	(4,035.00)	9,684.00	9,684.00
<b>Total Payroll &amp; Benefits</b>	<b>0.00</b>	<b>7,099.00</b>	<b>(7,099.00)</b>	<b>0.00</b>	<b>35,494.00</b>	<b>(35,494.00)</b>	<b>91,492.00</b>	<b>91,492.00</b>

## Income Statement Report

### Sudden Valley Community Association

### ACC / Security

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Utilities</b>								
6050 - Utilities- Communications Service	194.53	60.00	134.53	617.26	300.00	317.26	720.00	102.74
<b>Total Utilities</b>	<b>194.53</b>	<b>60.00</b>	<b>134.53</b>	<b>617.26</b>	<b>300.00</b>	<b>317.26</b>	<b>720.00</b>	<b>102.74</b>
<b>Maintenance &amp; Landscaping</b>								
6775 - Vehicle R&M	2,846.62	0.00	2,846.62	3,055.25	0.00	3,055.25	0.00	(3,055.25)
6785 - Vehicle Fuel	1,658.10	547.00	1,111.10	4,687.12	3,641.00	1,046.12	7,900.00	3,212.88
6795 - Other Supplies	233.92	0.00	233.92	392.47	28.00	364.47	500.00	107.53
<b>Total Maintenance &amp; Landscaping</b>	<b>4,738.64</b>	<b>547.00</b>	<b>4,191.64</b>	<b>8,134.84</b>	<b>3,669.00</b>	<b>4,465.84</b>	<b>8,400.00</b>	<b>265.16</b>
<b>Contracted &amp; Professional Services</b>								
6440 - Safety & Security Services	2,628.60	59.00	2,569.60	14,059.27	6,158.00	7,901.27	15,000.00	940.73
6460 - ACC Consultant	0.00	0.00	0.00	27,393.31	45.00	27,348.31	10,000.00	(17,393.31)
<b>Total Contracted &amp; Professional Services</b>	<b>2,628.60</b>	<b>59.00</b>	<b>2,569.60</b>	<b>41,452.58</b>	<b>6,203.00</b>	<b>35,249.58</b>	<b>25,000.00</b>	<b>(16,452.58)</b>
<b>Other Expenses</b>								
9120 - Vandalism & Towing	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
<b>Total Other Expenses</b>	<b>0.00</b>	<b>84.00</b>	<b>(84.00)</b>	<b>0.00</b>	<b>417.00</b>	<b>(417.00)</b>	<b>1,000.00</b>	<b>1,000.00</b>
<b>Total ACC / Security Expense</b>	<b>31,931.29</b>	<b>32,534.00</b>	<b>(602.71)</b>	<b>228,666.33</b>	<b>182,007.00</b>	<b>46,659.33</b>	<b>471,912.00</b>	<b>243,245.67</b>
<b>Total ACC / Security Income / (Loss)</b>	<b>32,276.59</b>	<b>(11,222.00)</b>	<b>43,498.59</b>	<b>(101,556.33)</b>	<b>(151,678.00)</b>	<b>50,121.67</b>	<b>(394,162.00)</b>	<b>(292,605.67)</b>

## Income Statement Report

### Sudden Valley Community Association

### Accounting

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Other AR Income</b>								
4240 - Title & Recording Fees	2,875.00	1,108.00	1,767.00	9,000.00	5,540.00	3,460.00	40,000.00	31,000.00
4241 - BD Expense- Title Fees	0.00	0.00	0.00	201.61	0.00	201.61	0.00	(201.61)
4705 - NSF Service Fees	243.00	125.00	118.00	974.50	625.00	349.50	1,500.00	525.50
4706 - BD Expense- NSF Fees	(35.76)	0.00	(35.76)	(216.01)	0.00	(216.01)	0.00	216.01
<b>Total Other AR Income</b>	<b>3,082.24</b>	<b>1,233.00</b>	<b>1,849.24</b>	<b>9,960.10</b>	<b>6,165.00</b>	<b>3,795.10</b>	<b>41,500.00</b>	<b>31,539.90</b>
<b>Total Accounting Income</b>	<b>3,082.24</b>	<b>1,233.00</b>	<b>1,849.24</b>	<b>9,960.10</b>	<b>6,165.00</b>	<b>3,795.10</b>	<b>41,500.00</b>	<b>31,539.90</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5015 - Bank Charges & Fees	149.77	125.00	24.77	1,164.53	625.00	539.53	1,500.00	335.47
5121 - Currency Gain/Loss	4.88	0.00	4.88	10.78	0.00	10.78	0.00	(10.78)
5210 - Printing & Copying	38.00	70.00	(32.00)	1,443.46	349.00	1,094.46	5,000.00	3,556.54
5399 - Payroll Service Fees	1,378.75	1,041.00	337.75	6,838.39	5,208.00	1,630.39	12,500.00	5,661.61
<b>Total Administrative</b>	<b>1,571.40</b>	<b>1,236.00</b>	<b>335.40</b>	<b>9,457.16</b>	<b>6,182.00</b>	<b>3,275.16</b>	<b>19,000.00</b>	<b>9,542.84</b>
<b>Regulatory Compliance</b>								
7000 - Audit & Tax Services	0.00	4,580.00	(4,580.00)	5,104.68	4,580.00	524.68	40,000.00	34,895.32
9005 - State B&O Tax	28.18	84.00	(55.82)	149.63	417.00	(267.37)	1,000.00	850.37
<b>Total Regulatory Compliance</b>	<b>28.18</b>	<b>4,664.00</b>	<b>(4,635.82)</b>	<b>5,254.31</b>	<b>4,997.00</b>	<b>257.31</b>	<b>41,000.00</b>	<b>35,745.69</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	135.04	179.00	(43.96)	661.57	897.00	(235.43)	4,000.00	3,338.43
<b>Total CC&amp;Rs/ Mandates</b>	<b>135.04</b>	<b>179.00</b>	<b>(43.96)</b>	<b>661.57</b>	<b>897.00</b>	<b>(235.43)</b>	<b>4,000.00</b>	<b>3,338.43</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	23,313.94	22,878.00	435.94	115,859.65	114,399.00	1,460.65	297,495.00	181,635.35
5335 - Payroll Taxes- Employer	2,291.75	2,062.00	229.75	11,623.85	10,310.00	1,313.85	26,810.00	15,186.15
5385 - Payroll Benefits - Medical	2,982.48	3,230.00	(247.52)	14,912.40	16,150.00	(1,237.60)	38,760.00	23,847.60
<b>Total Payroll &amp; Benefits</b>	<b>28,588.17</b>	<b>28,170.00</b>	<b>418.17</b>	<b>142,395.90</b>	<b>140,859.00</b>	<b>1,536.90</b>	<b>363,065.00</b>	<b>220,669.10</b>

## Income Statement Report

### Sudden Valley Community Association

### Accounting

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Utilities</b>								
6050 - Utilities- Communications Service	165.82	175.00	(9.18)	829.25	875.00	(45.75)	2,100.00	1,270.75
<b>Total Utilities</b>	<b>165.82</b>	<b>175.00</b>	<b>(9.18)</b>	<b>829.25</b>	<b>875.00</b>	<b>(45.75)</b>	<b>2,100.00</b>	<b>1,270.75</b>
<b>Contracted &amp; Professional Services</b>								
5125 - IT Support and Services	1,999.00	834.00	1,165.00	5,199.00	4,167.00	1,032.00	10,000.00	4,801.00
<b>Total Contracted &amp; Professional Services</b>	<b>1,999.00</b>	<b>834.00</b>	<b>1,165.00</b>	<b>5,199.00</b>	<b>4,167.00</b>	<b>1,032.00</b>	<b>10,000.00</b>	<b>4,801.00</b>
<b>Total Accounting Expense</b>	<b>32,487.61</b>	<b>35,258.00</b>	<b>(2,770.39)</b>	<b>163,797.19</b>	<b>157,977.00</b>	<b>5,820.19</b>	<b>439,165.00</b>	<b>275,367.81</b>
<b>Total Accounting Income / (Loss)</b>	<b>(29,405.37)</b>	<b>(34,025.00)</b>	<b>4,619.63</b>	<b>(153,837.09)</b>	<b>(151,812.00)</b>	<b>(2,025.09)</b>	<b>(397,665.00)</b>	<b>(243,827.91)</b>

## Income Statement Report

### Sudden Valley Community Association

### SVCA Operations- Admin

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other Income</b>								
4245 - Photocopy Income	0.00	16.00	(16.00)	91.00	83.00	8.00	200.00	109.00
4255 - Maps and Signs	158.55	637.00	(478.45)	490.02	1,035.00	(544.98)	2,000.00	1,509.98
4844 - Concessions Income (Taxable)	0.00	0.00	0.00	71.80	0.00	71.80	0.00	(71.80)
<b>Total Other Income</b>	<b>158.55</b>	<b>653.00</b>	<b>(494.45)</b>	<b>652.82</b>	<b>1,118.00</b>	<b>(465.18)</b>	<b>2,200.00</b>	<b>1,547.18</b>
<b>Total SVCA Operations- Admin Income</b>	<b>158.55</b>	<b>653.00</b>	<b>(494.45)</b>	<b>652.82</b>	<b>1,118.00</b>	<b>(465.18)</b>	<b>2,200.00</b>	<b>1,547.18</b>
<b>Expense</b>								
<b>Administrative</b>								
5000 - General Administrative	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
5015 - Bank Charges & Fees	1,921.75	416.00	1,505.75	3,219.44	2,083.00	1,136.44	5,000.00	1,780.56
5045 - Dues & Subscriptions	380.41	84.00	296.41	1,674.43	417.00	1,257.43	1,000.00	(674.43)
5090 - Office Supplies	809.51	2,050.00	(1,240.49)	4,145.12	9,577.00	(5,431.88)	21,131.00	16,985.88
5100 - GM Discretionary Funds	1,356.19	336.00	1,020.19	3,129.63	789.00	2,340.63	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)
5121 - Currency Gain/Loss	(0.30)	0.00	(0.30)	0.00	0.00	0.00	0.00	0.00
5205 - Events Charges	1,191.14	0.00	1,191.14	1,825.17	262.00	1,563.17	5,000.00	3,174.83
5210 - Printing & Copying	101.17	164.00	(62.83)	5,402.29	1,529.00	3,873.29	6,500.00	1,097.71
5227 - Training & Conferences	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,500.00	1,500.00
5325 - Recruiting Expense	933.00	250.00	683.00	2,079.35	1,250.00	829.35	3,000.00	920.65
<b>Total Administrative</b>	<b>6,692.87</b>	<b>3,425.00</b>	<b>3,267.87</b>	<b>21,789.43</b>	<b>16,532.00</b>	<b>5,257.43</b>	<b>48,131.00</b>	<b>26,341.57</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
9005 - State B&O Tax	0.51	0.00	0.51	3.46	0.00	3.46	0.00	(3.46)
<b>Total Regulatory Compliance</b>	<b>0.51</b>	<b>0.00</b>	<b>0.51</b>	<b>13.46</b>	<b>0.00</b>	<b>13.46</b>	<b>0.00</b>	<b>(13.46)</b>
<b>CC&amp;Rs/ Mandates</b>								
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	278.00	(278.00)	787.20	1,416.00	(628.80)	5,000.00	4,212.80

## Income Statement Report

### Sudden Valley Community Association

### SVCA Operations- Admin

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	38.78	41.00	(2.22)	631.29	208.00	423.29	500.00	(131.29)
5225 - Newsletter Services	0.00	100.00	(100.00)	0.00	500.00	(500.00)	1,200.00	1,200.00
<b>Total CC&amp;Rs/ Mandates</b>	<b>38.78</b>	<b>419.00</b>	<b>(380.22)</b>	<b>1,418.49</b>	<b>2,124.00</b>	<b>(705.51)</b>	<b>24,700.00</b>	<b>23,281.51</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	29,187.70	29,449.00	(261.30)	144,787.37	147,263.00	(2,475.63)	382,959.00	238,171.63
5335 - Payroll Taxes- Employer	2,874.95	2,645.00	229.95	14,448.14	13,224.00	1,224.14	34,388.00	19,939.86
5385 - Payroll Benefits - Medical	1,055.96	4,037.00	(2,981.04)	17,543.00	20,185.00	(2,642.00)	48,444.00	30,901.00
<b>Total Payroll &amp; Benefits</b>	<b>33,118.61</b>	<b>36,131.00</b>	<b>(3,012.39)</b>	<b>176,778.51</b>	<b>180,672.00</b>	<b>(3,893.49)</b>	<b>465,791.00</b>	<b>289,012.49</b>
<b>Utilities</b>								
6035 - Utilities- Trash & Recycling Service	60.00	0.00	60.00	120.00	0.00	120.00	0.00	(120.00)
6050 - Utilities- Communications Service	1,320.24	250.00	1,070.24	2,810.48	1,250.00	1,560.48	3,000.00	189.52
<b>Total Utilities</b>	<b>1,380.24</b>	<b>250.00</b>	<b>1,130.24</b>	<b>2,930.48</b>	<b>1,250.00</b>	<b>1,680.48</b>	<b>3,000.00</b>	<b>69.52</b>
<b>Maintenance &amp; Landscaping</b>								
6785 - Vehicle Fuel	0.00	0.00	0.00	132.79	275.00	(142.21)	275.00	142.21
<b>Total Maintenance &amp; Landscaping</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>132.79</b>	<b>275.00</b>	<b>(142.21)</b>	<b>275.00</b>	<b>142.21</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	461.97	459.00	2.97	1,455.80	2,292.00	(836.20)	5,500.00	4,044.20
5125 - IT Support and Services	3,370.11	3,144.00	226.11	19,445.94	9,864.00	9,581.94	30,000.00	10,554.06
6440 - Safety & Security Services	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	5,000.00	5,000.00
<b>Total Contracted &amp; Professional Services</b>	<b>3,832.08</b>	<b>3,603.00</b>	<b>229.08</b>	<b>20,901.74</b>	<b>17,156.00</b>	<b>3,745.74</b>	<b>40,500.00</b>	<b>19,598.26</b>
<b>Total SVCA Operations- Admin Expense</b>	<b>45,063.09</b>	<b>43,828.00</b>	<b>1,235.09</b>	<b>223,964.90</b>	<b>218,009.00</b>	<b>5,955.90</b>	<b>582,397.00</b>	<b>358,432.10</b>
<b>Total SVCA Operations- Admin Income / (Loss)</b>	<b>(44,904.54)</b>	<b>(43,175.00)</b>	<b>(1,729.54)</b>	<b>(223,312.08)</b>	<b>(216,891.00)</b>	<b>(6,421.08)</b>	<b>(580,197.00)</b>	<b>(356,884.92)</b>

## Income Statement Report

### Sudden Valley Community Association Facilities

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Area Z Rental Income</b>								
4410 - Area Z Storage Rental Income	0.00	161.00	(161.00)	11,065.50	11,441.00	(375.50)	24,000.00	12,934.50
4412 - BD Expense- Area Z	1,614.44	0.00	1,614.44	(74.81)	0.00	(74.81)	0.00	74.81
<b>Total Area Z Rental Income</b>	<b>1,614.44</b>	<b>161.00</b>	<b>1,453.44</b>	<b>10,990.69</b>	<b>11,441.00</b>	<b>(450.31)</b>	<b>24,000.00</b>	<b>13,009.31</b>
<b>Lease Income</b>								
4430 - Lease Income - Restaurant	3,931.50	2,621.00	1,310.50	19,657.50	13,105.00	6,552.50	31,452.00	11,794.50
4435 - Lease Income - Barn 8	1,200.00	1,200.00	0.00	6,000.00	6,000.00	0.00	14,400.00	8,400.00
4439 - Lease Income- Library	298.20	325.00	(26.80)	1,491.00	1,625.00	(134.00)	3,900.00	2,409.00
<b>Total Lease Income</b>	<b>5,429.70</b>	<b>4,146.00</b>	<b>1,283.70</b>	<b>27,148.50</b>	<b>20,730.00</b>	<b>6,418.50</b>	<b>49,752.00</b>	<b>22,603.50</b>
<b>Total Facilities Income</b>	<b>7,044.14</b>	<b>4,307.00</b>	<b>2,737.14</b>	<b>38,139.19</b>	<b>32,171.00</b>	<b>5,968.19</b>	<b>73,752.00</b>	<b>35,612.81</b>
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	9.00	(9.00)	43.00	42.00	1.00	100.00	57.00
7110 - Regulatory Compliance	73.42	129.00	(55.58)	367.10	646.00	(278.90)	1,550.00	1,182.90
9005 - State B&O Tax	(41.95)	84.00	(125.95)	483.21	417.00	66.21	1,000.00	516.79
<b>Total Regulatory Compliance</b>	<b>31.47</b>	<b>222.00</b>	<b>(190.53)</b>	<b>893.31</b>	<b>1,105.00</b>	<b>(211.69)</b>	<b>2,650.00</b>	<b>1,756.69</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	3,169.77	3,048.00	121.77	16,127.44	15,241.00	886.44	39,634.00	23,506.56
5335 - Payroll Taxes- Employer	363.98	372.00	(8.02)	1,864.45	1,859.00	5.45	4,835.00	2,970.55
5385 - Payroll Benefits - Medical	143.50	807.00	(663.50)	717.50	4,035.00	(3,317.50)	9,684.00	8,966.50
<b>Total Payroll &amp; Benefits</b>	<b>3,677.25</b>	<b>4,227.00</b>	<b>(549.75)</b>	<b>18,709.39</b>	<b>21,135.00</b>	<b>(2,425.61)</b>	<b>54,153.00</b>	<b>35,443.61</b>
<b>Insurance</b>								
5400 - Insurance Premiums	41.67	0.00	41.67	208.35	0.00	208.35	0.00	(208.35)
<b>Total Insurance</b>	<b>41.67</b>	<b>0.00</b>	<b>41.67</b>	<b>208.35</b>	<b>0.00</b>	<b>208.35</b>	<b>0.00</b>	<b>(208.35)</b>
<b>Utilities</b>								
6000 - Utilities	(3,333.77)	0.00	(3,333.77)	(3,333.16)	0.00	(3,333.16)	0.00	3,333.16

## Income Statement Report Sudden Valley Community Association Facilities

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Utilities</b>								
6005 - Utilities- Natural Gas	605.20	0.00	605.20	3,505.45	2,403.00	1,102.45	5,328.00	1,822.55
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	5,837.67	5,791.00	46.67	17,374.00	11,536.33
6033 - Utilities- Electricity	2,182.71	1,919.00	263.71	12,614.04	9,592.00	3,022.04	23,020.00	10,405.96
6035 - Utilities- Trash & Recycling Service	0.00	2,125.00	(2,125.00)	4,608.15	10,624.00	(6,015.85)	25,497.00	20,888.85
6050 - Utilities- Communications Service	685.61	1,669.00	(983.39)	9,008.79	8,346.00	662.79	20,031.00	11,022.21
<b>Total Utilities</b>	<b>139.75</b>	<b>5,713.00</b>	<b>(5,573.25)</b>	<b>32,240.94</b>	<b>36,756.00</b>	<b>(4,515.06)</b>	<b>91,250.00</b>	<b>59,009.06</b>
<b>Maintenance &amp; Landscaping</b>								
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	1,517.70	8,206.00	(6,688.30)	6,374.78	25,102.00	(18,727.22)	35,000.00	28,625.22
6520 - Building R&M- Contract Vendor	544.00	1,030.00	(486.00)	14,792.24	23,274.00	(8,481.76)	45,000.00	30,207.76
6635 - Janitorial Supplies	2,114.18	709.00	1,405.18	6,117.84	3,542.00	2,575.84	8,500.00	2,382.16
6675 - Equipment R&M	0.00	84.00	(84.00)	34.54	417.00	(382.46)	1,000.00	965.46
6795 - Other Supplies	0.00	129.00	(129.00)	0.00	646.00	(646.00)	1,550.00	1,550.00
6796 - Other R&M	0.00	84.00	(84.00)	656.59	417.00	239.59	1,000.00	343.41
<b>Total Maintenance &amp; Landscaping</b>	<b>4,175.88</b>	<b>10,242.00</b>	<b>(6,066.12)</b>	<b>28,020.66</b>	<b>53,398.00</b>	<b>(25,377.34)</b>	<b>92,050.00</b>	<b>64,029.34</b>
<b>Contracted &amp; Professional Services</b>								
6440 - Safety & Security Services	0.00	41.00	(41.00)	0.00	208.00	(208.00)	500.00	500.00
7095 - Other Professional Services	0.00	1,250.00	(1,250.00)	2,558.91	6,250.00	(3,691.09)	15,000.00	12,441.09
<b>Total Contracted &amp; Professional Services</b>	<b>0.00</b>	<b>1,291.00</b>	<b>(1,291.00)</b>	<b>2,558.91</b>	<b>6,458.00</b>	<b>(3,899.09)</b>	<b>15,500.00</b>	<b>12,941.09</b>
<b>Total Facilities Expense</b>	<b>8,066.02</b>	<b>21,695.00</b>	<b>(13,628.98)</b>	<b>82,631.56</b>	<b>118,852.00</b>	<b>(36,220.44)</b>	<b>255,603.00</b>	<b>172,971.44</b>
<b>Total Facilities Income / (Loss)</b>	<b>(1,021.88)</b>	<b>(17,388.00)</b>	<b>16,366.12</b>	<b>(44,492.37)</b>	<b>(86,681.00)</b>	<b>42,188.63</b>	<b>(181,851.00)</b>	<b>(137,358.63)</b>

## Income Statement Report Sudden Valley Community Association Maintenance

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Administrative</b>								
5090 - Office Supplies	108.79	13.00	95.79	108.79	63.00	45.79	150.00	41.21
5210 - Printing & Copying	158.55	9.00	149.55	158.55	42.00	116.55	100.00	(58.55)
6408 - Uniforms	262.09	209.00	53.09	848.03	1,042.00	(193.97)	2,500.00	1,651.97
<b>Total Administrative</b>	<b>529.43</b>	<b>231.00</b>	<b>298.43</b>	<b>1,115.37</b>	<b>1,147.00</b>	<b>(31.63)</b>	<b>2,750.00</b>	<b>1,634.63</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	177.50	166.00	11.50	564.00	833.00	(269.00)	2,000.00	1,436.00
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
<b>Total Regulatory Compliance</b>	<b>177.50</b>	<b>166.00</b>	<b>11.50</b>	<b>564.00</b>	<b>833.00</b>	<b>(269.00)</b>	<b>2,100.00</b>	<b>1,536.00</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	24,643.61	25,511.00	(867.39)	120,851.78	123,761.00	(2,909.22)	319,366.00	198,514.22
5335 - Payroll Taxes- Employer	2,674.22	2,759.00	(84.78)	13,082.76	13,386.00	(303.24)	34,544.00	21,461.24
5385 - Payroll Benefits - Medical	3,818.42	3,931.00	(112.58)	19,379.14	19,656.00	(276.86)	47,175.00	27,795.86
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
<b>Total Payroll &amp; Benefits</b>	<b>31,136.25</b>	<b>32,201.00</b>	<b>(1,064.75)</b>	<b>163,165.06</b>	<b>162,303.00</b>	<b>862.06</b>	<b>412,085.00</b>	<b>248,919.94</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	313.13	221.00	92.13	1,362.78	1,106.00	256.78	2,655.00	1,292.22
<b>Total Utilities</b>	<b>313.13</b>	<b>221.00</b>	<b>92.13</b>	<b>1,362.78</b>	<b>1,106.00</b>	<b>256.78</b>	<b>2,655.00</b>	<b>1,292.22</b>
<b>Maintenance &amp; Landscaping</b>								
6110 - Landscape R&M	0.00	661.00	(661.00)	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	488.50	79.00	409.50	2,053.95	1,167.00	886.95	15,000.00	12,946.05
6765 - Small Tools & Equipment	353.95	0.00	353.95	1,026.88	4,289.00	(3,262.12)	7,500.00	6,473.12
6775 - Vehicle R&M	328.48	761.00	(432.52)	1,380.61	10,129.00	(8,748.39)	17,500.00	16,119.39

## Income Statement Report Sudden Valley Community Association Maintenance

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Maintenance &amp; Landscaping</b>								
6785 - Vehicle Fuel	1,925.62	779.00	1,146.62	7,023.37	5,185.00	1,838.37	11,250.00	4,226.63
6795 - Other Supplies	6.38	0.00	6.38	297.11	383.00	(85.89)	5,000.00	4,702.89
6796 - Other R&M	0.00	0.00	0.00	593.07	0.00	593.07	0.00	(593.07)
<b>Total Maintenance &amp; Landscaping</b>	<b>3,102.93</b>	<b>2,280.00</b>	<b>822.93</b>	<b>15,343.00</b>	<b>35,169.00</b>	<b>(19,826.00)</b>	<b>100,732.00</b>	<b>85,389.00</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	5,621.20	625.00	4,996.20	5,621.20	3,125.00	2,496.20	7,500.00	1,878.80
6440 - Safety & Security Services	0.00	41.00	(41.00)	0.00	208.00	(208.00)	500.00	500.00
7095 - Other Professional Services	0.00	115.00	(115.00)	0.00	485.00	(485.00)	25,000.00	25,000.00
<b>Total Contracted &amp; Professional Services</b>	<b>5,621.20</b>	<b>781.00</b>	<b>4,840.20</b>	<b>5,621.20</b>	<b>3,818.00</b>	<b>1,803.20</b>	<b>33,000.00</b>	<b>27,378.80</b>
<b>Total Maintenance Expense</b>	<b>40,880.44</b>	<b>35,880.00</b>	<b>5,000.44</b>	<b>187,171.41</b>	<b>204,376.00</b>	<b>(17,204.59)</b>	<b>553,322.00</b>	<b>366,150.59</b>
<b>Total Maintenance Income / (Loss)</b>	<b>(40,880.44)</b>	<b>(35,880.00)</b>	<b>(5,000.44)</b>	<b>(187,171.41)</b>	<b>(204,376.00)</b>	<b>17,204.59</b>	<b>(553,322.00)</b>	<b>(366,150.59)</b>

Sudden Valley Community Association

**Income Statement Report**  
**Sudden Valley Community Association**  
**Golf Enterprise**

May 1, 2024 to May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Golf Income</b>								
4150 - Golf Course Annual Greens Fees	\$ 31,896	\$ 39,155	\$ (7,259)	\$ 279,428	\$ 284,862	\$ (5,434)	\$ 385,000	\$ 105,572
4151 - BD Expense- Golf	769	-	769	(3,772)	-	(3,772)	-	3,772
4154 - Golf Course Daily Greens Fees	83,810	61,589	22,221	162,531	122,059	40,472	658,000	495,469
4170 - Driving Range Fees	5,927	4,529	1,398	13,359	10,077	3,282	35,000	21,641
4174 - Golf Cart Rental	22,885	19,286	3,599	54,561	45,260	9,301	195,000	140,439
4176 - Golf Club Storage	176	-	176	1,540	2,400	(860)	2,400	860
4178 - Trail Fees	1,108	1,467	(359)	10,088	9,922	166	14,750	4,662
<b>Total Golf Income</b>	<b>146,572</b>	<b>126,026</b>	<b>20,546</b>	<b>517,735</b>	<b>474,580</b>	<b>43,155</b>	<b>1,290,150</b>	<b>772,415</b>
<b>Other AR Income</b>								
4830 - Advertising Income	-	-	-	-	-	-	-	-
<b>Total Other AR Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Golf Pro Income</b>	<b>146,572</b>	<b>126,026</b>	<b>20,546</b>	<b>517,735</b>	<b>474,580</b>	<b>43,155</b>	<b>1,290,150</b>	<b>772,415</b>
<b>Expense</b>								
<b>Administrative</b>								
5107 - Advertising Costs	-	1,364	(1,364)	6,611	6,156	455	14,000	7,389
5015 - Bank Charges & Fees	1,881	1,524	357	7,942	5,574	2,368	30,000	22,058
5120 - Cash Over/Short	29	-	29	243	-	243	-	(243)
5045 - Dues & Subscriptions	3,510	3,845	(335)	18,319	16,279	2,040	27,300	8,981
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	-	50	(50)	178	350	(172)	700	522
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	48	1,800	(1,752)	135	1,800	(1,665)	1,800	1,665
5227 - Training & Conferences	-	667	(667)	1,155	4,000	(2,845)	4,000	2,845
5326 - Operating Performance Commissions	-	-	-	-	-	-	1,500	1,500
5399 - Payroll Service Fees	-	-	-	-	-	-	-	-
6408 - Uniforms	1,468	753	715	2,791	3,881	(1,090)	8,700	5,909
<b>Total Administrative</b>	<b>6,936</b>	<b>10,003</b>	<b>(3,067)</b>	<b>37,373</b>	<b>38,040</b>	<b>(667)</b>	<b>88,000</b>	<b>50,626</b>
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	(40)	-	(40)	7	-	7	750	743
9005 - State B&O Tax	687	-	687	1,935	7,500	(5,565)	7,500	5,565
<b>TotalRegulatory Compliance</b>	<b>647</b>	<b>-</b>	<b>647</b>	<b>1,943</b>	<b>7,500</b>	<b>(5,557)</b>	<b>8,250</b>	<b>6,308</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	-	21	(21)	-	104	(104)	250	250
5115 - Web Site Maintenance	-	-	-	-	2,700	(2,700)	2,700	2,700
<b>CC&amp;Rs/ Mandates Total</b>	<b>-</b>	<b>21</b>	<b>(21)</b>	<b>-</b>	<b>2,804</b>	<b>(2,804)</b>	<b>2,950</b>	<b>2,950</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	56,637	53,342	3,295	251,306	233,239	18,067	684,013	432,707
5335 - Payroll Taxes- Employer	6,262	5,331	931	27,794	23,309	4,485	68,364	40,570
5385 - Payroll Benefits - Medical	2,129	8,074	(5,945)	21,086	40,370	(19,284)	96,888	75,802
<b>Total Payroll &amp; Benefits</b>	<b>65,029</b>	<b>66,747</b>	<b>(1,718)</b>	<b>300,187</b>	<b>296,918</b>	<b>3,269</b>	<b>849,265</b>	<b>549,079</b>

Sudden Valley Community Association

**Income Statement Report**  
**Sudden Valley Community Association**  
**Golf Enterprise**  
 May 1, 2024 to May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Insurance</b>								
5400 - Insurance Premiums	284	331	(47)	1,419	1,654	(235)	3,969	2,550
<b>Total Insurance</b>	<b>284</b>	<b>331</b>	<b>(47)</b>	<b>1,419</b>	<b>1,654</b>	<b>(235)</b>	<b>3,969</b>	<b>2,550</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	730	612	118	3,598	3,060	538	7,346	3,748
6033 - Utilities- Electricity	1,335	773	562	6,837	5,003	1,834	15,769	8,932
6005 - Utilities- Natural Gas	462	145	317	2,781	1,046	1,735	2,800	19
6023 - Utilities- Water & Sewer	-	-	-	3,945	3,556	389	12,119	8,174
6035 - Utilities- Trash & Recycling Service	-	220	(220)	2,018	1,590	428	4,255	2,237
<b>Total Utilities</b>	<b>2,527</b>	<b>1,750</b>	<b>777</b>	<b>19,181</b>	<b>14,255</b>	<b>4,926</b>	<b>42,289</b>	<b>23,110</b>
<b>Maintenance &amp; Landscaping</b>								
6675 - Equipment R&M	7,291	3,406	3,885	27,032	23,486	3,546	47,000	19,967
6635 - Janitorial Supplies	-	13	(13)	-	63	(63)	150	150
6110 - Landscape R&M	5,132	3,169	1,963	17,848	14,160	3,688	37,500	19,651
6796 - Other R&M	-	376	(376)	458	2,118	(1,660)	2,600	2,142
6795 - Other Supplies	10,090	1,513	8,577	14,955	8,032	6,923	19,500	4,545
6610 - Raw Materials	-	-	-	34,208	12,350	21,858	35,500	1,292
6621 - Raw Materials: Sand & Gravel	1,893	3,736	(1,843)	12,563	29,436	(16,873)	40,000	27,436
6765 - Small Tools & Equipment	15	101	(86)	4,281	3,178	1,103	4,400	119
6785 - Vehicle Fuel	4,216	2,350	1,866	10,421	10,327	94	31,820	21,398
6775 - Vehicle R&M	-	208	(208)	-	814	(814)	2,200	2,200
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
<b>Total Maintenance &amp; Landscaping</b>	<b>28,637</b>	<b>14,872</b>	<b>13,765</b>	<b>121,767</b>	<b>103,964</b>	<b>17,803</b>	<b>220,670</b>	<b>98,900</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	-	584	(584)	5,874	4,917	957	9,000	3,126
6440 - Safety & Security Services	-	335	(335)	-	335	(335)	550	550
7095 - Other Professional Services	-	456	(456)	-	456	(456)	750	750
<b>Total Contracted &amp; Professional Services</b>	<b>-</b>	<b>1,375</b>	<b>(1,375)</b>	<b>5,874</b>	<b>5,708</b>	<b>166</b>	<b>10,300</b>	<b>4,426</b>
<b>Total Golf Expense</b>	<b>104,061</b>	<b>95,099</b>	<b>8,962</b>	<b>487,744</b>	<b>470,843</b>	<b>16,901</b>	<b>1,225,693</b>	<b>737,949</b>
<b>Total Golf Income / (Loss)</b>	<b>\$ 42,510</b>	<b>\$ 30,927</b>	<b>\$ 11,583</b>	<b>\$ 29,991</b>	<b>\$ 3,737</b>	<b>\$ 26,254</b>	<b>\$ 64,457</b>	<b>\$ 34,466</b>

## Income Statement Report Sudden Valley Community Association Marina

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Marina Income</b>								
4415 - Marina Wet Slip Income	6,398.00	6,160.00	238.00	21,768.00	12,320.00	9,448.00	12,320.00	(9,448.00)
4420 - Marina Dry Slip Income	36,819.00	42,204.00	(5,385.00)	66,496.50	84,409.00	(17,912.50)	84,409.00	17,912.50
4425 - Marina Wet/Dry Combo Income	58,338.00	48,495.00	9,843.00	126,080.00	96,991.00	29,089.00	96,991.00	(29,089.00)
4426 - BD Expense- Marina	159.50	0.00	159.50	942.50	0.00	942.50	0.00	(942.50)
<b>Total Marina Income</b>	<b>101,714.50</b>	<b>96,859.00</b>	<b>4,855.50</b>	<b>215,287.00</b>	<b>193,720.00</b>	<b>21,567.00</b>	<b>193,720.00</b>	<b>(21,567.00)</b>
<b>Other Income</b>								
4220 - Marina Gate & Access Cards	2,808.00	667.00	2,141.00	4,008.00	2,000.00	2,008.00	4,000.00	(8.00)
<b>Total Other Income</b>	<b>2,808.00</b>	<b>667.00</b>	<b>2,141.00</b>	<b>4,008.00</b>	<b>2,000.00</b>	<b>2,008.00</b>	<b>4,000.00</b>	<b>(8.00)</b>
<b>Total Marina Income</b>	<b>104,522.50</b>	<b>97,526.00</b>	<b>6,996.50</b>	<b>219,295.00</b>	<b>195,720.00</b>	<b>23,575.00</b>	<b>197,720.00</b>	<b>(21,575.00)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5090 - Office Supplies	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
5210 - Printing & Copying	0.00	16.00	(16.00)	274.57	83.00	191.57	200.00	(74.57)
<b>Total Administrative</b>	<b>0.00</b>	<b>100.00</b>	<b>(100.00)</b>	<b>274.57</b>	<b>500.00</b>	<b>(225.43)</b>	<b>1,200.00</b>	<b>925.43</b>
<b>Regulatory Compliance</b>								
7110 - Regulatory Compliance	177.82	180.00	(2.18)	864.14	900.00	(35.86)	2,160.00	1,295.86
9005 - State B&O Tax	1,461.58	1,000.00	461.58	1,718.76	3,000.00	(1,281.24)	3,000.00	1,281.24
<b>Total Regulatory Compliance</b>	<b>1,639.40</b>	<b>1,180.00</b>	<b>459.40</b>	<b>2,582.90</b>	<b>3,900.00</b>	<b>(1,317.10)</b>	<b>5,160.00</b>	<b>2,577.10</b>
<b>Utilities</b>								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	546.34	570.00	(23.66)	1,710.00	1,163.66
6033 - Utilities- Electricity	143.49	147.00	(3.51)	876.38	736.00	140.38	1,766.00	889.62
6050 - Utilities- Communications Service	266.91	157.00	109.91	1,199.18	785.00	414.18	1,884.00	684.82
<b>Total Utilities</b>	<b>410.40</b>	<b>304.00</b>	<b>106.40</b>	<b>2,621.90</b>	<b>2,091.00</b>	<b>530.90</b>	<b>5,360.00</b>	<b>2,738.10</b>
<b>Maintenance &amp; Landscaping</b>								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,500.00	1,500.00

## Income Statement Report Sudden Valley Community Association Marina

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M- Materials	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
6675 - Equipment R&M	0.00	104.00	(104.00)	0.00	521.00	(521.00)	1,250.00	1,250.00
6795 - Other Supplies	0.00	41.00	(41.00)	0.00	208.00	(208.00)	500.00	500.00
6796 - Other R&M	0.00	150.00	(150.00)	0.00	750.00	(750.00)	1,800.00	1,800.00
<b>Total Maintenance &amp; Landscaping</b>	<b>0.00</b>	<b>504.00</b>	<b>(504.00)</b>	<b>0.00</b>	<b>2,521.00</b>	<b>(2,521.00)</b>	<b>6,050.00</b>	<b>6,050.00</b>
<b>Total Marina Expense</b>	<b>2,049.80</b>	<b>2,088.00</b>	<b>(38.20)</b>	<b>5,479.37</b>	<b>9,012.00</b>	<b>(3,532.63)</b>	<b>17,770.00</b>	<b>12,290.63</b>
<b>Total Marina Income / (Loss)</b>	<b>102,472.70</b>	<b>95,438.00</b>	<b>7,034.70</b>	<b>213,815.63</b>	<b>186,708.00</b>	<b>27,107.63</b>	<b>179,950.00</b>	<b>(33,865.63)</b>

Sudden Valley Community Association

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

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Non-Lease Facility Rentals</b>								
4400 - Facility Rentals	3,245	633	2,612	5,586	1,895	3,691	8,000	2,414
4411 - Picnic Shelter Rentals	370	-	370	795	-	795	-	(795)
	<b>3,615</b>	<b>633</b>	<b>2,982</b>	<b>6,381</b>	<b>1,895</b>	<b>4,486</b>	<b>8,000</b>	<b>1,619</b>
<b>Rec Center and Pools Income</b>								
4510 - Health Club Membership	-	-	-	293	1,000	(707)	1,000	707
4223 - Gym and Pool Access Cards	235	-	235	827	3,000	(2,173)	3,000	2,173
4502 - Instructor & Trainer Fees	622	-	622	1,994	-	1,994	3,000	1,006
4513 - Main Pool Income	1,298	1,941	(643)	1,298	1,941	(643)	14,550	13,252
4515 - Locker Rental	-	-	-	-	50	(50)	50	50
4516 - Quiet Pool Income	-	60	(60)	-	60	(60)	300	300
4010 - Recreation Special Assmt 062018 to052023	-	-	-	142	-	142	-	(142)
4011 - BD Expense- Rec SA 062018 to 052023	52	-	52	61	-	61	-	(61)
4840 - Other Income	-	-	-	-	-	-	-	-
<b>Total Recreation Income</b>	<b>2,207</b>	<b>2,001</b>	<b>206</b>	<b>4,614</b>	<b>6,051</b>	<b>(1,437)</b>	<b>21,900</b>	<b>17,285</b>
<b>Total Recreation Income</b>	<b>5,822</b>	<b>2,634</b>	<b>3,188</b>	<b>10,995</b>	<b>7,946</b>	<b>3,049</b>	<b>29,900</b>	<b>18,904</b>
<b>Expense</b>								
<b>Administrative</b>								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	137	143	(6)	289	709	(420)	1,700	1,411
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	-	-	-	-	-	-	-
5227 - Training & Conferences	3,535	750	2,785	3,912	1,900	2,012	1,900	(2,012)
6408 - Uniforms	32	120	(88)	32	1,620	(1,588)	1,620	1,588
<b>Total Administrative</b>	<b>3,705</b>	<b>1,013</b>	<b>2,692</b>	<b>4,233</b>	<b>4,229</b>	<b>4</b>	<b>5,220</b>	<b>987</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	850	1,000	(150)	971	1,000	(29)	1,000	29
9005 - State B&O Tax	76	5	71	213	5	208	300	87
<b>Total Regulatory Compliance</b>	<b>925</b>	<b>1,005</b>	<b>(80)</b>	<b>1,184</b>	<b>1,005</b>	<b>179</b>	<b>1,300</b>	<b>116</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	-	-	-	213	-	213	-	(213)
<b>CC&amp;Rs/ Mandates Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>213</b>	<b>-</b>	<b>213</b>	<b>-</b>	<b>(213)</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	15,708	14,907	801	60,435	57,218	3,217	213,645	153,210
5335 - Payroll Taxes- Employer	1,793	1,473	320	6,949	5,638	1,311	21,115	14,166
5385 - Payroll Benefits - Medical	1,491	1,615	(124)	4,474	8,075	(3,601)	19,380	14,906
<b>Total Payroll &amp; Benefits</b>	<b>18,993</b>	<b>17,995</b>	<b>998</b>	<b>71,858</b>	<b>70,931</b>	<b>927</b>	<b>254,140</b>	<b>182,282</b>

Sudden Valley Community Association

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

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Utilities</b>								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	924	471	453	4,637	2,353	2,284	5,647	1,010
6033 - Utilities- Electricity	1,305	1,310	(5)	5,810	5,844	(34)	14,284	8,476
6005 - Utilities- Natural Gas	1,535	-	1,535	4,824	4,420	404	8,470	3,646
6023 - Utilities- Water & Sewer	-	-	-	3,898	6,857	(2,959)	23,570	19,673
6035 - Utilities- Trash & Recycling Service	-	247	(247)	1,104	1,236	(132)	2,966	1,862
<b>Total Utilities</b>	<b>3,764</b>	<b>2,028</b>	<b>1,736</b>	<b>20,273</b>	<b>20,710</b>	<b>(437)</b>	<b>54,937</b>	<b>34,667</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	-	-	-	996	2,944	(1,948)	6,000	5,004
6635 - Janitorial Supplies	-	84	(84)	-	417	(417)	1,000	1,000
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	-	-	-	-	-
6795 - Other Supplies	705	41	664	2,060	2,939	(879)	5,000	2,939
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
<b>Total Maintenance &amp; Landscaping</b>	<b>705</b>	<b>125</b>	<b>580</b>	<b>3,055</b>	<b>6,300</b>	<b>(3,245)</b>	<b>12,000</b>	<b>8,943</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	13,192	8,790	4,402	19,322	14,688	4,634	48,000	28,678
6440 - Safety & Security Services	-	41	(41)	-	208	(208)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
<b>Total Contracted &amp; Professional Services</b>	<b>13,192</b>	<b>8,831</b>	<b>4,361</b>	<b>19,322</b>	<b>14,896</b>	<b>4,426</b>	<b>48,500</b>	<b>29,178</b>
<b>Total Recreation Expense</b>	<b>41,284</b>	<b>30,997</b>	<b>10,287</b>	<b>120,137</b>	<b>118,071</b>	<b>2,066</b>	<b>376,097</b>	<b>255,960</b>
<b>Total Recreation Income / (Loss)</b>	<b>\$ (35,463)</b>	<b>\$ (28,363)</b>	<b>\$ (7,100)</b>	<b>\$ (109,141)</b>	<b>\$ (110,125)</b>	<b>\$ 984</b>	<b>\$ (346,197)</b>	<b>\$ (237,056)</b>

## Income Statement Report

### Sudden Valley Community Association

### UDR Activity

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Dues and Assessment Income- Ops</b>								
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	686.59	0.00	686.59	0.00	(686.59)
<b>Total Dues and Assessment Income- Ops</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,316.47</b>	<b>0.00</b>	<b>1,316.47</b>	<b>0.00</b>	<b>(1,316.47)</b>
<b>Dues and Assessments Income- UDR</b>								
4001 - BD Expense- 2023 Ops & prior	2,290.47	0.00	2,290.47	21,532.53	0.00	21,532.53	0.00	(21,532.53)
4081 - BD Expense- Ops 2014 & Prior	0.00	0.00	0.00	1,437.99	0.00	1,437.99	0.00	(1,437.99)
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
<b>Total Dues and Assessments Income- UDR</b>	<b>2,290.47</b>	<b>0.00</b>	<b>2,290.47</b>	<b>(21,014.26)</b>	<b>0.00</b>	<b>(21,014.26)</b>	<b>0.00</b>	<b>21,014.26</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	5,775.90	0.00	5,775.90	29,889.65	0.00	29,889.65	0.00	(29,889.65)
4711 - BD Expense- Late Fee & Int	(2,576.61)	0.00	(2,576.61)	(15,570.50)	0.00	(15,570.50)	0.00	15,570.50
4715 - Lien Fees	7,571.06	0.00	7,571.06	16,346.60	0.00	16,346.60	0.00	(16,346.60)
4720 - Legal Fees/ Reimbursements	350.00	0.00	350.00	552.60	0.00	552.60	0.00	(552.60)
4721 - BD Expense- Legal	(5,960.03)	0.00	(5,960.03)	(15,164.60)	0.00	(15,164.60)	0.00	15,164.60
<b>Total Collections Income</b>	<b>5,160.32</b>	<b>0.00</b>	<b>5,160.32</b>	<b>16,053.75</b>	<b>0.00</b>	<b>16,053.75</b>	<b>0.00</b>	<b>(16,053.75)</b>
<b>Investment Income</b>								
4910 - Interest Earned - Reserve Accounts	264.79	0.00	264.79	1,278.75	0.00	1,278.75	0.00	(1,278.75)
<b>Total Investment Income</b>	<b>264.79</b>	<b>0.00</b>	<b>264.79</b>	<b>1,278.75</b>	<b>0.00</b>	<b>1,278.75</b>	<b>0.00</b>	<b>(1,278.75)</b>
<b>Total UDR Activity Income</b>	<b>7,715.58</b>	<b>0.00</b>	<b>7,715.58</b>	<b>(2,365.29)</b>	<b>0.00</b>	<b>(2,365.29)</b>	<b>0.00</b>	<b>2,365.29</b>
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
9005 - State B&O Tax	223.22	0.00	223.22	693.53	0.00	693.53	0.00	(693.53)
<b>Total Regulatory Compliance</b>	<b>223.22</b>	<b>0.00</b>	<b>223.22</b>	<b>693.53</b>	<b>0.00</b>	<b>693.53</b>	<b>0.00</b>	<b>(693.53)</b>
<b>CC&amp;Rs/ Mandates</b>								
5025 - Collection Charges	265.91	0.00	265.91	1,033.04	0.00	1,033.04	0.00	(1,033.04)

## Income Statement Report Sudden Valley Community Association UDR Activity

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>CC&amp;Rs/ Mandates</b>								
5065 - Lien Charges	5,475.00	0.00	5,475.00	9,738.00	0.00	9,738.00	0.00	(9,738.00)
<b>Total CC&amp;Rs/ Mandates</b>	<b>5,740.91</b>	<b>0.00</b>	<b>5,740.91</b>	<b>10,771.04</b>	<b>0.00</b>	<b>10,771.04</b>	<b>0.00</b>	<b>(10,771.04)</b>
<b>Payroll &amp; Benefits</b>								
5391 - Accrued Vacation Liability	19.65	0.00	19.65	10,750.43	0.00	10,750.43	0.00	(10,750.43)
<b>Total Payroll &amp; Benefits</b>	<b>19.65</b>	<b>0.00</b>	<b>19.65</b>	<b>10,750.43</b>	<b>0.00</b>	<b>10,750.43</b>	<b>0.00</b>	<b>(10,750.43)</b>
<b>Reserve Expenses/Transfers</b>								
9890 - UDR Legal Expenses	350.00	0.00	350.00	350.00	0.00	350.00	0.00	(350.00)
<b>Total Reserve Expenses/Transfers</b>	<b>350.00</b>	<b>0.00</b>	<b>350.00</b>	<b>350.00</b>	<b>0.00</b>	<b>350.00</b>	<b>0.00</b>	<b>(350.00)</b>
<b>Reserve UDR Projects</b>								
9624.01 - 2024 Hazardous Tree Removal	0.00	0.00	0.00	10,119.80	0.00	10,119.80	0.00	(10,119.80)
<b>Total Reserve UDR Projects</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,119.80</b>	<b>0.00</b>	<b>10,119.80</b>	<b>0.00</b>	<b>(10,119.80)</b>
<b>Total UDR Activity Expense</b>	<b>6,333.78</b>	<b>0.00</b>	<b>6,333.78</b>	<b>32,684.80</b>	<b>0.00</b>	<b>32,684.80</b>	<b>0.00</b>	<b>(32,684.80)</b>
<b>Total UDR Activity Income / (Loss)</b>	<b>1,381.80</b>	<b>0.00</b>	<b>1,381.80</b>	<b>(35,050.09)</b>	<b>0.00</b>	<b>(35,050.09)</b>	<b>0.00</b>	<b>35,050.09</b>

## Income Statement Report Sudden Valley Community Association SVCA Reserves

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Dues and Assessments Income- Capital</b>								
4041 - BD Expense- MR&R	0.00	0.00	0.00	32.30	0.00	32.30	0.00	(32.30)
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	433.20	0.00	433.20	0.00	(433.20)
4043.24 - Capital Rep & Repl Assmt 2024	112,722.25	0.00	112,722.25	564,080.55	0.00	564,080.55	0.00	(564,080.55)
4046 - BD Expense- CRRRF 23 & Prior	815.60	0.00	815.60	8,211.65	0.00	8,211.65	0.00	(8,211.65)
4049 - BD Expense - CRRRF 2024	(959.62)	0.00	(959.62)	(12,205.31)	0.00	(12,205.31)	0.00	12,205.31
4051 - BD Expense- Roads 23 & Prior	792.07	0.00	792.07	8,956.38	0.00	8,956.38	0.00	(8,956.38)
4053 - BD Expense - Roads 2024	(1,176.81)	0.00	(1,176.81)	(13,088.10)	0.00	(13,088.10)	0.00	13,088.10
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	445.56	0.00	445.56	0.00	(445.56)
4055.24 - Roads Capital Assmt 2024	115,938.45	0.00	115,938.45	580,174.94	0.00	580,174.94	0.00	(580,174.94)
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	8.04	0.00	8.04	0.00	(8.04)
4060.24 - Mailbox Capital Assmt 2024	2,092.05	0.00	2,092.05	10,468.96	0.00	10,468.96	0.00	(10,468.96)
4061 - BD Expense- Mailbox 2024	(18.90)	0.00	(18.90)	(231.64)	0.00	(231.64)	0.00	231.64
4062 - BD Expense- Mailbox 23 & Prior	14.74	0.00	14.74	156.88	0.00	156.88	0.00	(156.88)
4071 - BD Expense- Mbr Density	0.00	0.00	0.00	0.29	0.00	0.29	0.00	(0.29)
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
<b>Total Dues and Assessments Income- Capi</b>	<b>230,219.83</b>	<b>0.00</b>	<b>230,219.83</b>	<b>1,132,218.63</b>	<b>0.00</b>	<b>1,132,218.63</b>	<b>0.00</b>	<b>(1,132,218.63)</b>
<b>New Home Construction Fees</b>								
4360 - Storm Water Mitigation Revenue	500.00	0.00	500.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
<b>Total New Home Construction Fees</b>	<b>500.00</b>	<b>0.00</b>	<b>500.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>(2,500.00)</b>
<b>Investment Income</b>								
4910 - Interest Earned - Reserve Accounts	4,196.13	0.00	4,196.13	19,921.49	0.00	19,921.49	0.00	(19,921.49)
<b>Total Investment Income</b>	<b>4,196.13</b>	<b>0.00</b>	<b>4,196.13</b>	<b>19,921.49</b>	<b>0.00</b>	<b>19,921.49</b>	<b>0.00</b>	<b>(19,921.49)</b>

## Income Statement Report

### Sudden Valley Community Association

### SVCA Reserves

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Capital Gain (Loss) on Sale of Assets</b>								
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)
<b>Total Capital Gain (Loss) on Sale of Assets</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,368.00</b>	<b>0.00</b>	<b>1,368.00</b>	<b>0.00</b>	<b>(1,368.00)</b>
<b>Total SVCA Reserves Income</b>	<b>234,915.96</b>	<b>0.00</b>	<b>234,915.96</b>	<b>1,156,008.12</b>	<b>0.00</b>	<b>1,156,008.12</b>	<b>0.00</b>	<b>(1,156,008.12)</b>
<b>Expense</b>								
<b>Depreciation Expense</b>								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	32,417.65	0.00	32,417.65	0.00	(32,417.65)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	38,856.70	0.00	38,856.70	0.00	(38,856.70)
6325 - Depr - Land Improvement	11,275.62	0.00	11,275.62	56,378.10	0.00	56,378.10	0.00	(56,378.10)
6326 - Depr - Mailboxes	2,032.24	0.00	2,032.24	10,161.20	0.00	10,161.20	0.00	(10,161.20)
6327 - Depr - Roads and Bridges	40,077.41	0.00	40,077.41	200,387.05	0.00	200,387.05	0.00	(200,387.05)
6328 - Depr - Building Improvements	15,789.41	0.00	15,789.41	78,947.05	0.00	78,947.05	0.00	(78,947.05)
6330 - Depr - Furniture & Fixtures	528.95	0.00	528.95	2,644.75	0.00	2,644.75	0.00	(2,644.75)
6335 - Depr - Communication Equipment	160.14	0.00	160.14	800.70	0.00	800.70	0.00	(800.70)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	6,573.85	0.00	6,573.85	0.00	(6,573.85)
6340 - Depr - Machinery & Equipment	7,278.02	0.00	7,278.02	36,390.10	0.00	36,390.10	0.00	(36,390.10)
6350 - Depr - Vehicles	2,839.75	0.00	2,839.75	14,198.75	0.00	14,198.75	0.00	(14,198.75)
6360 - Amortization	610.76	0.00	610.76	3,053.80	0.00	3,053.80	0.00	(3,053.80)
<b>Total Depreciation Expense</b>	<b>96,161.94</b>	<b>0.00</b>	<b>96,161.94</b>	<b>480,809.70</b>	<b>0.00</b>	<b>480,809.70</b>	<b>0.00</b>	<b>(480,809.70)</b>
<b>Reserve Expenses/Transfers</b>								
8002 - CRRRF Loan Interest Expense	6,193.70	0.00	6,193.70	27,289.58	0.00	27,289.58	0.00	(27,289.58)
<b>Total Reserve Expenses/Transfers</b>	<b>6,193.70</b>	<b>0.00</b>	<b>6,193.70</b>	<b>27,289.58</b>	<b>0.00</b>	<b>27,289.58</b>	<b>0.00</b>	<b>(27,289.58)</b>
<b>Reserve CRRRF Capital Projcets</b>								
9719.18 - Trim Mower- Turf	668.76	0.00	668.76	3,343.80	0.00	3,343.80	0.00	(3,343.80)
9719.19 - Utility Vehicles	1,740.21	0.00	1,740.21	8,701.05	0.00	8,701.05	0.00	(8,701.05)
9719.20 - Marina Dock Replacement	33.75	0.00	33.75	163,037.02	0.00	163,037.02	0.00	(163,037.02)
9721.01 - Golf Cart Fleet	6,130.00	0.00	6,130.00	18,390.00	0.00	18,390.00	0.00	(18,390.00)

## Income Statement Report

### Sudden Valley Community Association

### SVCA Reserves

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Reserve CRRRF Capital Proejcts</b>								
9722.05 - Rekeying of Facilities	1,664.56	0.00	1,664.56	26,265.92	0.00	26,265.92	0.00	(26,265.92)
9722.08 - 2022 Area Z Facility Remodel	1,983.96	0.00	1,983.96	198,600.64	0.00	198,600.64	0.00	(198,600.64)
9722.09 - Barn 8 Refurbishment	1,709.95	0.00	1,709.95	64,610.90	0.00	64,610.90	0.00	(64,610.90)
9723.03 - 2023 Playground ADA Improvemer	2,155.09	0.00	2,155.09	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	0.00	0.00	0.00	16,118.29	0.00	16,118.29	0.00	(16,118.29)
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)
9723.17 - 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	804.38	0.00	804.38	804.38	0.00	804.38	0.00	(804.38)
9724.02 - Asphalt Cart Path Repairs	2,299.00	0.00	2,299.00	2,786.05	0.00	2,786.05	0.00	(2,786.05)
9724.03 - Fleet Replacement of Asst OP-1 &	(1,210.42)	0.00	(1,210.42)	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	4,067.50	0.00	4,067.50	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)
<b>Total Reserve CRRRF Capital Proejcts</b>	<b>22,046.74</b>	<b>0.00</b>	<b>22,046.74</b>	<b>881,557.10</b>	<b>0.00</b>	<b>881,557.10</b>	<b>0.00</b>	<b>(881,557.10)</b>
<b>Reserve Roads Capital Projects</b>								
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	33.75	0.00	33.75	18,681.25	0.00	18,681.25	0.00	(18,681.25)
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	169.77	0.00	169.77	30,269.26	0.00	30,269.26	0.00	(30,269.26)
9923.42 - 2023 Roads Project- Pavement Me	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	4,724.40	0.00	4,724.40	13,938.15	0.00	13,938.15	0.00	(13,938.15)

## Income Statement Report Sudden Valley Community Association SVCA Reserves

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Reserve Roads Capital Projects</b>								
9924.2 - 2024 Roads: On-Call Engineering	3,476.25	0.00	3,476.25	15,491.25	0.00	15,491.25	0.00	(15,491.25)
9924.3 - 2024 Roads: Pot Holes/Minor Road	1,679.62	0.00	1,679.62	6,611.86	0.00	6,611.86	0.00	(6,611.86)
9924.4 - 2024 Roads: Rplc Dr Run Lnd Rpr/C	2,565.00	0.00	2,565.00	2,565.00	0.00	2,565.00	0.00	(2,565.00)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	0.00	0.00	0.00	12,887.67	0.00	12,887.67	0.00	(12,887.67)
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)
<b>Total Reserve Roads Capital Projects</b>	<b>12,648.79</b>	<b>0.00</b>	<b>12,648.79</b>	<b>287,600.10</b>	<b>0.00</b>	<b>287,600.10</b>	<b>0.00</b>	<b>(287,600.10)</b>
<b>Reserve Road CVC Capital Project</b>								
9924.7 - 2024 Roads: CVC Supplies & Outsid	6,020.64	0.00	6,020.64	6,020.64	0.00	6,020.64	0.00	(6,020.64)
9924.72 - 2024 Roads: CVC Wage, Taxes an	5,412.18	0.00	5,412.18	14,713.04	0.00	14,713.04	0.00	(14,713.04)
<b>Total Reserve Road CVC Capital Project</b>	<b>11,432.82</b>	<b>0.00</b>	<b>11,432.82</b>	<b>20,733.68</b>	<b>0.00</b>	<b>20,733.68</b>	<b>0.00</b>	<b>(20,733.68)</b>
<b>Total SVCA Reserves Expense</b>	<b>148,483.99</b>	<b>0.00</b>	<b>148,483.99</b>	<b>1,697,990.16</b>	<b>0.00</b>	<b>1,697,990.16</b>	<b>0.00</b>	<b>(1,697,990.16)</b>
<b>Total SVCA Reserves Income / (Loss)</b>	<b>86,431.97</b>	<b>0.00</b>	<b>86,431.97</b>	<b>(541,982.04)</b>	<b>0.00</b>	<b>(541,982.04)</b>	<b>0.00</b>	<b>541,982.04</b>

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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser  
 CTB = Covenant to Bind