

Sudden Valley Community Association

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

	Unaudited** Oct 31, 2022	See Note** Dec 31, 2021	Inc / (Dec)
<b>OPERATIONS</b>			
<b>Current Assets</b>			
Operating Cash	\$ 423,319	\$ 823,297	\$ (399,978)
Building Completion Deposit Fund	527,900	437,650	90,250
Member Receivables - Operations*	-	34,910	(34,910)
Other Receivables	5,766	9,075	(3,309)
Prepaid Expenses	85,605	73,567	12,038
Inventory	4,536	3,622	914
<b>Total Current Assets</b>	<b>1,047,126</b>	<b>1,382,121</b>	<b>(334,995)</b>
<b>Current Liabilities</b>			
Accounts Payable	(175,666)	(188,530)	12,864
Accrued Vacation Liability	(68,270)	(47,192)	(21,078)
Accrued Payroll	-	(58,874)	58,874
Prepaid Assessments	(223,150)	(211,076)	(12,074)
Building Completion Deposits	(527,900)	(437,650)	(90,250)
Other Refundable Deposits	(5,166)	(6,663)	1,497
Prepaid Golf Memberships	(5,867)	(26,269)	20,402
<b>Total Current Liabilities</b>	<b>(1,006,019)</b>	<b>(976,254)</b>	<b>(29,765)</b>
<b>Operating Reserve Funds</b>			
Emergency Operating Cash	361,036	360,736	300
Undesignated Reserves Cash	261,445	342,077	(80,632)
<b>Total Operating Reserve Funds</b>	<b>622,481</b>	<b>702,813</b>	<b>(80,332)</b>
<b>Net Operating Assets</b>	<b>\$ 663,588</b>	<b>\$ 1,108,680</b>	<b>(445,092)</b>
<b>CAPITAL</b>			
<b>Capital Current Assets</b>			
CRRRF (Capital Repair & Replacement) Cash Fund	3,262,196	2,688,455	573,741
Roads Reserve Cash Fund	2,716,997	2,911,292	(194,295)
Board Density Reduction Cash Fund	87,552	87,365	187
Mailbox Cash Fund	96,919	75,985	20,934
Capital Reserve Holding Cash Fund	-	1,157,885	(1,157,885)
CRRRF Capital Reserve Holding Cash	1,167,260	-	1,167,260
Mitigation Assignment of Savings Cash	44,522	44,445	77
LWWS Assignment of Savings Cash	9,066	137,694	(128,628)
Member Receivables - Capital**	-	21,253	(21,253)
<b>Total Capital Current Assets</b>	<b>7,384,512</b>	<b>7,124,374</b>	<b>260,138</b>
<b>Capital Fixed Assets</b>			
Fixed Assets	14,092,797	11,538,814	2,553,983
Lots Held for Sale	204,809	204,809	-
<b>Total Capital Assets</b>	<b>14,297,606</b>	<b>11,743,623</b>	<b>2,553,983</b>
<b>Long Term Liabilities</b>			
CRRRF Loan 2018	-	(1,119,444)	1,119,444
CRRRF Loan 2022	(2,082,034)	-	(2,082,034)
Capital Leases	(176,069)	(223,599)	47,530
<b>Total Long Term Liabilities</b>	<b>(2,258,103)</b>	<b>(1,343,043)</b>	<b>(915,060)</b>
<b>NET ASSETS</b>	<b>\$ 20,087,603</b>	<b>\$ 18,633,635</b>	<b>\$1,453,968</b>
<b>MEMBER EQUITY</b>			
<b>Member Equity</b>			
Current Year Net Income: Operations	61,201	\$439,833	(378,632)
Current Year Net Income: Rec Special Assmt	(19,554)	63,481	(83,035)
Transfer Out from Operations to Capital	(500,000)	-	-
Current Year Net Income: Capital**	1,412,321	1,926,010	(513,689)
Transfer In to Capital from Operations	500,000	-	-
Retained Earnings**	5,068,407	4,565,093	503,314
Capital**	13,565,228	11,639,218	1,926,010
<b>TOTAL MEMBER EQUITY</b>	<b>\$ 20,087,603</b>	<b>\$18,633,635</b>	<b>\$1,453,968</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 October 31, 2022, and December 31, 2021, the balances of receivables written off were \$646,897 and \$583,636, 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 and 2021 audited financial statements (2021 represents the most recently issued audited statements), which fully incorporates ASC 606 and complies with Generally Accepted Accounting Principals (GAAP).

Sudden Valley Community Association

Sudden Valley Community Association  
Income Statement Summary

UNAUDITED	Current Month - October 2022			Year to Date - 10 Months Ending 10/31/2022			
	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	180,529		230,844	1,806,395			2,311,209
Bad Debt Reserve	1,153		4,301	(45,116)			(41,824)
Net Current Year Assessment Income	181,682	13,549	235,145	1,761,279	79,942	97.5%	2,269,385
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	35,307			353,096			
Bad Debt Reserve	1,170			1,399			
Net Special Ops Assmt Income	36,477	3,649		354,495	26,226		
Bad Debt Recoveries - Prior Years			4,164				49,401
Golf Income	66,318	32,818	-	1,165,981	175,281		-
Marina Income	3,102	3,102	-	149,918	(778)		-
Rec Center & Pools Income	119	(823)	-	15,936	519		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	6,329	(399)	-	67,033	(2,259)		7,019
Rental Income - Other	362	95	-	9,212	4,045		-
Area Z Rental Income	3,603	1,603	-	19,869	(131)		-
Lease Income	2,225	(1,279)	-	23,548	(11,489)		-
New Home Construction Fees	-	(6,250)	-	75,240	12,740		1,000
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		-
Investment Income	80	(7)	916	663	(212)		9,036
<b>Total Revenue</b>	<b>300,297</b>	<b>46,058</b>	<b>240,225</b>	<b>3,643,174</b>	<b>283,884</b>		<b>2,335,841</b>
<b>EXPENSES</b>							
Salaries & Benefits	154,873	18,256	-	1,660,557	178,241		-
Contracted & Professional Services	18,392	(3,211)	-	378,101	(227,474)		-
CC&Rs/ Mandates	50,637	(22,120)	-	399,693	(98,531)		-
Maintenance & Landscaping	47,684	(13,523)	-	362,826	(16,191)		-
Utilities	25,124	(4,968)	-	155,382	7,263		-
Administrative	15,595	(4,243)	-	137,001	(7,840)		500
Regulatory Compliance	23,720	(8,346)	-	240,720	(86,013)		429
Insurance Premiums	15,775	(3,551)	-	120,317	1,913		-
Other Expenses	-	83	-	258	575		-
Depreciation Expense	-	-	85,809	-	-		858,085
Interest expense	-	-	5,663	-	-		43,253
<b>Total Expenses</b>	<b>351,800</b>	<b>(41,623)</b>	<b>91,472</b>	<b>3,454,855</b>	<b>(248,057)</b>		<b>902,267</b>
<b>Net Income (Loss)</b>	<b>(51,503)</b>	<b>4,435</b>	<b>148,753</b>	<b>188,319</b>	<b>35,827</b>		<b>1,433,574</b>
<b>Net UDR Activity for Operations</b>							
Firewise/Road Mowing/Clean Green	-			(15,586)			
Clubhouse Remediation & Assessment	-			(23,639)			
Epiq Transfer Fee Refund Servicer	-			(38,304)			
2022 Clubhouse Kitchen Repairs	(16,983)			(34,766)			
Hazardous Tree Removal	-			(60,000)			
<b>Net Income (Loss) with Board Approved UDR</b>	<b>(68,486)</b>	<b>4,435</b>	<b>148,753</b>	<b>16,024</b>	<b>35,827</b>		<b>1,433,574</b>
<b>Other Activity</b>							
Net Other UDR Activity*	13,076			81,610			
AR Accrual - Prior Year Reversal	-		(21,253)	(34,910)			(21,253)
AR Accrual - Current Year	-		-	-			-
Vacation Liability- Prior Year Reversal	(3,011)			(21,077)			
<b>Total Other Activity</b>	<b>10,065</b>		<b>(21,253)</b>	<b>25,623</b>			<b>(21,253)</b>
<b>Grand Total Activity</b>	<b>(58,421)</b>	<b>4,435</b>	<b>127,500</b>	<b>41,647</b>	<b>35,827</b>		<b>1,412,321</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/capital transfer fee revenue collections.

Sudden Valley Community Association

**Sudden Valley Community Association**  
**Reserve Cash Balance & Activity**  
 10 Months Actual, 2 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds				
	CRRRF	Roads	Capital Reserve Holding Fund	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
<b>Net Available Cash 12/31/2021</b>	<b>2,688,455</b>	<b>2,911,292</b>	<b>1,157,885</b>	-	<b>87,365</b>	<b>75,985</b>	<b>182,139</b>	<b>\$ 7,103,121</b>	<b>360,736</b>	<b>342,077</b>	<b>\$ 702,813</b>
Dues Received	1,124,618	1,169,454			-	20,934		2,315,006	-	125,914	125,914
Transfer Fees Received, ¼ of 1% Storm Water Mitigation Plan Fee			7,922					7,922			-
Investment Income	3,663	3,831	-	1,453	-	-	90	9,036	300	277	577
Sale of Assets	-				-			-			-
Board Approved Transfer	500,000		(1,165,807)	1,165,807				500,000			-
Additional Loan Funding	1,098,468										-
Mitigation Release	128,641	-					(128,641)	-			-
2022 Expenditures	(2,281,649)	(1,368,580)	-	-	187	-		(3,650,042)		(206,823)	(206,823)
<b>Net Available Cash at 10/31/2022</b>	<b>3,262,196</b>	<b>2,716,997</b>	-	<b>1,167,260</b>	<b>87,552</b>	<b>96,919</b>	<b>53,588</b>	<b>\$ 7,384,512</b>	<b>361,036</b>	<b>261,445</b>	<b>\$ 622,481</b>
2 Month Outlook											
Outlook - 2022 Dues (93% collections)	210,234	216,232				3,902		\$ 430,368			\$ -
Outlook - Prior Year Collections	842	866			-	16		1,724		1,354	1,354
CRRRF Loan Payments for year 2022	(55,507)							(55,507)			-
Obligated Expenses\Holdings	(659,116)	(981,574)		(1,167,260)			(53,588)	(2,861,538)		(62,113)	(62,113)
<b>Net Usable Cash Balance 12/31/2022</b>	<b>2,758,650</b>	<b>1,952,521</b>	-	-	<b>87,552</b>	<b>100,837</b>	-	<b>\$ 4,899,560</b>	<b>361,036</b>	<b>200,686</b>	<b>\$ 561,722</b>
Board Recommended Carryover Balance	(600,000)	(500,000)						\$ (1,100,000)			\$ -
<b>Net Usable Cash 12/31/2022, After Recommendation</b>	<b>\$ 2,158,650</b>	<b>\$ 1,452,521</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 87,552</b>	<b>\$ 100,837</b>	<b>\$ -</b>	<b>\$ 3,799,560</b>	<b>\$ 361,036</b>	<b>\$ 200,686</b>	<b>\$ 561,722</b>
<b>Net Current Year Cash Increase (Decrease)</b>	<b>70,195</b>	<b>(958,771)</b>	<b>(1,157,885)</b>	-	<b>187</b>	<b>24,852</b>	<b>(182,139)</b>	<b>\$ (2,203,561)</b>	<b>300</b>	<b>(141,391)</b>	<b>\$ (141,091)</b>

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

Sudden Valley Community Association

Sudden Valley Community Association  
 Operations - By Department  
 October 1, 2022 to October 31, 2022  
 CURRENT MONTH

Whole \$

<u>UNAUDITED</u>								
<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	-	(6,479)	903	3,629	39,824	(10,531)	(40,727)	(13,381)
Accounting	2,206	(1,227)	24,676	(1,389)	13,371	(2,163)	(35,841)	(4,779)
Administration	127	(15)	30,511	3,276	28,085	(20,379)	(58,469)	(17,118)
Common Costs	4,076	1,156	-	-	26,816	(4,299)	(22,740)	(3,143)
Facilities	5,178	426	786	2,666	20,096	(5,251)	(15,704)	(2,159)
Maintenance	-	(83)	31,486	(7,860)	5,656	1,649	(37,142)	(6,294)
Subtotal	<b>11,587</b>	<b>(6,222)</b>	<b>88,362</b>	<b>322</b>	<b>133,848</b>	<b>(40,974)</b>	<b>(210,623)</b>	<b>(46,874)</b>
Golf	66,318	32,818	49,364	10,730	46,034	(18,533)	(29,080)	25,015
Marina	3,102	3,102	-	4,852	613	1,994	2,489	9,948
Subtotal	<b>81,007</b>	<b>29,698</b>	<b>137,726</b>	<b>15,904</b>	<b>180,495</b>	<b>(57,513)</b>	<b>(237,214)</b>	<b>(11,911)</b>
Rec/ Pools/ Parks								
Special Assmt Earned	35,307						35,307	
Curr Yr Bad Debts Activity	1,170						1,170	
Net Special Assmt Dues	36,477	3,649					36,477	3,649
Rec/ Pools/ Parks	1,131	(838)	17,147	2,352	16,432	(2,366)	(32,448)	(852)
Subtotal Rec/ Pools/ Parks	<b>37,608</b>	<b>2,811</b>	<b>17,147</b>	<b>2,352</b>	<b>16,432</b>	<b>(2,366)</b>	<b>4,029</b>	<b>2,797</b>
Subtotal Operations before Ops Dues	<b>118,615</b>	<b>32,509</b>	<b>154,873</b>	<b>18,256</b>	<b>196,927</b>	<b>(59,879)</b>	<b>(233,185)</b>	<b>(9,114)</b>
Ops Dues Earned	180,529						180,529	
Curr Yr Bad Debts Activity	1,153						1,153	
Net Ops Dues	181,682	13,549					181,682	13,549
Net Operations	<b>300,297</b>	<b>46,058</b>	<b>154,873</b>	<b>18,256</b>	<b>196,927</b>	<b>(59,879)</b>	<b>(51,503)</b>	<b>4,435</b>
Net BOD Approved UDR Activity for Operations								
Firewise/Road Mowing/Clean Green	-		-		-		-	
Clubhouse Remediation & Assessment	-		-		-		-	
Epiq Transfer Fee Refund Servicer	-		-		-		-	
2022 Clubhouse Kitchen Repairs	-		-		16,983		(16,983)	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	<b>300,297</b>	<b>46,058</b>	<b>154,873</b>	<b>18,256</b>	<b>213,910</b>	<b>(59,879)</b>	<b>(68,486)</b>	<b>4,435</b>
Other Operating Activity								
UDR Activity	14,127				1,051		13,076	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				3,011		(3,011)	
Total Other Operating Activity	<b>14,127</b>				<b>4,062</b>		<b>10,065</b>	
Grand Total Operations Activity	<b>314,424</b>	<b>46,058</b>	<b>154,873</b>	<b>18,256</b>	<b>217,972</b>	<b>(59,879)</b>	<b>(58,421)</b>	<b>4,435</b>

\* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association  
 Operations - By Department  
 January 1, 2022 to October 31, 2022  
 YEAR TO DATE

Whole \$

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	77,845	13,053	21,204	27,977	400,182	(107,565)	(343,541)	(66,535)
Accounting	27,293	(7,040)	253,189	345	63,055	(4,826)	(288,951)	(11,521)
Administration	1,490	73	319,529	48,696	226,650	(129,098)	(544,689)	(80,329)
Common Costs	32,727	3,519	-	-	359,276	(82,305)	(326,549)	(78,786)
Facilities	36,917	(10,603)	20,243	17,314	123,255	9,809	(106,581)	16,520
Maintenance	38	(795)	224,623	13,879	148,940	(63,797)	(373,525)	(50,713)
Subtotal	<u>176,310</u>	<u>(1,793)</u>	<u>838,788</u>	<u>108,211</u>	<u>1,321,358</u>	<u>(377,782)</u>	<u>(1,983,836)</u>	<u>(271,364)</u>
Golf	1,165,981	175,281	572,839	4,801	285,974	(3,345)	307,168	176,737
Marina	153,460	764	19,499	33,228	10,699	14,861	123,262	48,853
Subtotal	<u>1,495,751</u>	<u>174,252</u>	<u>1,431,126</u>	<u>146,240</u>	<u>1,618,031</u>	<u>(366,266)</u>	<u>(1,553,406)</u>	<u>(45,774)</u>
Rec/ Pools/ Parks								
Special Assmt Earned	353,096						353,096	
Curr Yr Bad Debts Activity	1,399						1,399	
Net Special Assmt Dues	354,495	26,226					354,495	26,226
Rec/ Pools/ Parks	31,648	3,464	229,431	32,001	176,266	(60,032)	(374,049)	(24,567)
Subtotal Rec/ Pools/ Parks	<u>386,143</u>	<u>29,690</u>	<u>229,431</u>	<u>32,001</u>	<u>176,266</u>	<u>(60,032)</u>	<u>(19,554)</u>	<u>1,659</u>
Subtotal Operations before Ops Dues	<u>1,881,894</u>	<u>203,942</u>	<u>1,660,557</u>	<u>178,241</u>	<u>1,794,297</u>	<u>(426,298)</u>	<u>(1,572,960)</u>	<u>(44,115)</u>
Ops Dues Earned	1,806,395						1,806,395	
Curr Yr Bad Debts Activity	(45,116)						(45,116)	
Net Ops Dues	<u>1,761,279</u>	<u>79,942</u>					<u>1,761,279</u>	<u>79,942</u>
Net Operations	<u>3,643,173</u>	<u>283,884</u>	<u>1,660,557</u>	<u>178,241</u>	<u>1,794,297</u>	<u>(426,298)</u>	<u>188,319</u>	<u>35,827</u>
Net BOD Approved UDR Activity for Operations								
Firewise/Road Mowing/Clean Green	-		-		15,586		(15,586)	
Clubhouse Remediation & Assessment	-		-		23,639		(23,639)	
Epiq Transfer Fee Refund Servicer	-		-		38,304		(38,304)	
2022 Clubhouse Kitchen Repairs	-		-		34,766		(34,766)	
Hazardous Tree Removal	-		-		60,000		(60,000)	
Net Operations with Board Approved UDR	<u>3,643,173</u>	<u>283,884</u>	<u>1,660,557</u>	<u>178,241</u>	<u>1,966,592</u>	<u>(426,298)</u>	<u>16,024</u>	<u>35,827</u>
Other Operating Activity								
UDR Activity	108,646				27,036		81,610	
AR Accrual - Prior Year Reversal	(34,910)				-		(34,910)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				21,077		(21,077)	
Total Other Operating Activity	<u>73,736</u>				<u>48,113</u>		<u>25,623</u>	
Grand Total Operations Activity	<u>3,716,909</u>	<u>283,884</u>	<u>1,660,557</u>	<u>178,241</u>	<u>2,014,705</u>	<u>(426,298)</u>	<u>41,647</u>	<u>35,827</u>

\* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association  
Operations Income Statement  
October 1, 2022 to October 31, 2022

UNAUDITED

	2022 October Actuals	2022 MTD B / (W) Budget	2022 YTD (10 Months) Actuals	2022 YTD B / (W) Budget
<b>REVENUE</b>				
Dues and Assessment Income- Ops	181,682	13,549	1,761,280	79,942
Special Ops Assmt Income- Rec/ Pools/ Parks	36,477	3,649	354,495	26,226
Golf Income	66,318	32,818	1,165,981	175,281
Marina Income	3,102	3,102	149,918	(778)
Area Z Rental Income	3,603	1,603	19,869	(131)
Lease Income	2,225	(1,279)	23,548	(11,489)
Non-Lease Facility Rentals	362	95	9,212	4,045
Rec Center and Pools Income	119	(823)	15,936	519
New Home Construction Fees	-	(6,250)	75,240	12,740
Other AR Income	5,227	(1,206)	60,139	(4,194)
Other Income	1,102	807	6,893	1,935
Investment Income	80	(7)	663	(212)
<b>Total Revenue</b>	<b>300,297</b>	<b>46,058</b>	<b>3,643,174</b>	<b>283,884</b>
<b>EXPENSES</b>				
<b>Salaries &amp; Benefits</b>				
ACC / Security	903	3,629	21,204	27,977
Accounting	24,676	(1,389)	253,189	345
Administration	30,511	3,276	319,529	48,696
Facilities	786	2,666	20,243	17,314
Maintenance	31,486	(7,860)	224,623	13,879
Golf	49,364	10,730	572,839	4,801
Rec/ Pools/ Parks	17,147	2,352	229,431	32,001
Marina	-	4,852	19,499	33,228
<b>Total Salaries &amp; Benefits</b>	<b>154,873</b>	<b>18,256</b>	<b>1,660,557</b>	<b>178,241</b>
<b>Other Expenses</b>				
<b>Administrative</b>				
General Administrative	25	(25)	188	(188)
Bank Charges & Fees	4,220	(1,941)	31,673	(10,931)
Dues & Subscriptions	903	472	24,239	(714)
Office Supplies	3,130	(916)	26,582	(4,440)
GM Discretionary Funds	41	376	1,129	3,038
Advertising Costs	499	576	15,658	(4,908)
Cash Over/Short	100	(100)	729	(729)
Currency Gain/Loss	22	(22)	154	(154)
Events Charges	2,399	(2,249)	2,399	3,601
Printing & Copying	1,348	(461)	8,135	743
Training & Conferences	-	629	3,938	5,268
Recruiting Expense	89	453	1,948	3,469
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	1,393	(560)	12,987	(4,654)
Uniforms	1,426	(475)	7,242	2,759
Cashiering Clearing Account	-	-	-	-
<b>Total Administrative</b>	<b>15,595</b>	<b>(4,243)</b>	<b>137,001</b>	<b>(7,840)</b>
<b>Regulatory Compliance</b>				
Hazardous Tree Removal/ Pruning	11,985	(6,860)	119,716	(68,466)
Permits & Licenses	-	254	2,677	615
Audit & Tax Services	10,630	(1,630)	35,390	610
Regulatory Compliance	568	(218)	20,680	(17,180)
Federal Income Tax	-	-	-	-
State B&O Tax	537	108	8,797	68
Property/Real Estate Tax	-	-	53,460	(1,660)
<b>Total Regulator Compliance</b>	<b>23,720</b>	<b>(8,346)</b>	<b>240,720</b>	<b>(86,013)</b>
<b>CC&amp;Rs/ Mandates</b>				
Annual General Meeting	-	-	-	16,000
Special General Meeting	14,203	(14,203)	15,482	(15,482)
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	1,420	(553)	7,942	725
Postage	344	22	1,943	1,718
Postage- Views	957	126	9,403	1,430
Newsletter Services	5,369	(502)	48,032	635
Legal Services	4,835	(168)	130,924	(84,257)
Professional Security Services	23,509	(6,842)	185,967	(19,300)
<b>Total CC&amp;Rs/ Mandates</b>	<b>50,637</b>	<b>(22,120)</b>	<b>399,693</b>	<b>(98,531)</b>

Sudden Valley Community Association

Sudden Valley Community Association  
Operations Income Statement  
October 1, 2022 to October 31, 2022

UNAUDITED

	2022 October Actuals	2022 MTD B / (W) Budget	2022 YTD (10 Months) Actuals	2022 YTD B / (W) Budget
<b>Insurance Premiums</b>	15,775	(3,551)	120,317	1,913
<b>Utilities</b>				
Utilities	3,790	(3,790)	12,519	(12,519)
Utilities- Natural Gas	1,369	796	12,466	9,184
Utilities- Water & Sewer	10,397	(1,545)	41,826	2,425
Utilities- Electricity	3,613	818	41,178	8,495
Utilities- Trash & Recycling Service	1,965	(473)	13,183	1,734
Utilities- Communications Service	3,900	(774)	34,210	(2,056)
<b>Total Utilities</b>	<b>25,124</b>	<b>(4,968)</b>	<b>155,382</b>	<b>7,263</b>
<b>Maintenance &amp; Landscaping</b>				
Landscape R&M	2,704	2,013	23,060	24,111
Building R&M- Materials	3,491	(429)	13,736	16,889
Building R&M- Contract Services	1,579	216	29,536	(11,578)
Raw Materials	3,897	(1,414)	28,558	(3,725)
Raw Materials: Sand & Gravel	4,198	419	11,171	34,996
Janitorial Supplies	1,986	(620)	6,059	7,607
Equipment R&M	16,383	(10,987)	72,478	(18,516)
Small Tools & Equipment	666	265	8,663	954
Vehicle R&M	2,754	(727)	11,165	9,106
Vehicle Fuel	9,205	(5,572)	48,307	(11,974)
Other Supplies	821	2,514	23,673	9,360
Other R&M	-	799	43,732	(35,733)
Weather Response	-	-	42,688	(37,688)
Weather Response	-	-	-	-
<b>Total Maintenance &amp; Landscaping</b>	<b>47,684</b>	<b>(13,523)</b>	<b>362,826</b>	<b>(16,191)</b>
<b>Contracted &amp; Professional Services</b>				
Equipment Lease & Rental	177	1,274	11,834	2,667
IT Support and Services	3,798	(465)	37,972	(4,639)
Pool Management	9,179	(7,012)	60,781	(47,781)
Safety & Security Services	4,629	(2,567)	47,251	(26,626)
Snow Removal Services	-	-	16,228	(8,728)
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	4,167	53,547	(11,880)
Other Professional Services	609	1,392	150,488	(130,487)
<b>Total Contracted &amp; Professional Services</b>	<b>18,392</b>	<b>(3,211)</b>	<b>378,101</b>	<b>(227,474)</b>
<b>Other Expenses</b>				
Vandalism	-	83	258	575
Emergency Preparedness Committee Support	-	-	-	-
<b>Total Other Expenses</b>	<b>-</b>	<b>83</b>	<b>258</b>	<b>575</b>
<b>Total Other Expenses</b>	<b>196,927</b>	<b>(59,879)</b>	<b>1,794,298</b>	<b>(426,298)</b>
<b>Total Operations Expenses</b>	<b>351,800</b>	<b>(41,623)</b>	<b>3,454,855</b>	<b>(248,057)</b>
<b>Net Operations Income (Loss)</b>	<b>(51,503)</b>	<b>4,435</b>	<b>188,319</b>	<b>35,827</b>
<b>Net BOD Approved UDR Activity for Operations (Expense)</b>				
Firewise/Road Mowing/Clean Green	-	-	(15,586)	-
Clubhouse Remediation & Assessment	-	-	(23,639)	-
Epiq Transfer Fee Refund Servicer	-	-	(38,304)	-
2022 Clubhouse Kitchen Repairs	(16,983)	-	(34,766)	-
Hazardous Tree Removal	-	-	(60,000)	-
<b>Net Operations Income (Loss) with BOD Approved UDR</b>	<b>(68,486)</b>	<b>4,435</b>	<b>16,024</b>	<b>35,827</b>
<b>Other Operating Activity- Income/(Expense)</b>				
UDR Activity	13,076	-	81,610	-
AR Accrual - Prior Year Reversal	-	-	(34,910)	-
AR Accrual - Current Year	-	-	-	-
Vacation Liability Accrual	(3,011)	-	(21,077)	-
<b>Total Other Operating Activity</b>	<b>10,065</b>	<b>-</b>	<b>25,623</b>	<b>-</b>
<b>Grand Total Operations Activity</b>	<b>(58,421)</b>	<b>4,435</b>	<b>41,647</b>	<b>35,827</b>
* Excludes Depreciation				

## Income Statement Report

### Sudden Valley Community Association

### Common Costs

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 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- 2022 Ops	1,152.95	(12,656.00)	13,808.95	(45,115.68)	(126,553.00)	81,437.32	(151,863.00)	(106,747.32)
4005.22 - Member Assessments 2022	180,528.82	180,789.00	(260.18)	1,806,395.29	1,807,891.00	(1,495.71)	2,169,469.00	363,073.71
<b>Total Dues and Assessment Income- Ops</b>	<b>181,681.77</b>	<b>168,133.00</b>	<b>13,548.77</b>	<b>1,761,279.61</b>	<b>1,681,338.00</b>	<b>79,941.61</b>	<b>2,017,606.00</b>	<b>256,326.39</b>
<b>Other AR Income</b>								
4830 - Advertising Income	3,139.50	2,833.00	306.50	30,798.00	28,333.00	2,465.00	34,000.00	3,202.00
4831 - BD Expense- Views Ads	(118.99)	0.00	(118.99)	(351.50)	0.00	(351.50)	0.00	351.50
<b>Total Other AR Income</b>	<b>3,020.51</b>	<b>2,833.00</b>	<b>187.51</b>	<b>30,446.50</b>	<b>28,333.00</b>	<b>2,113.50</b>	<b>34,000.00</b>	<b>3,553.50</b>
<b>Other Income</b>								
4870 - Member Donation Income	975.00	0.00	975.00	1,617.64	0.00	1,617.64	0.00	(1,617.64)
<b>Total Other Income</b>	<b>975.00</b>	<b>0.00</b>	<b>975.00</b>	<b>1,617.64</b>	<b>0.00</b>	<b>1,617.64</b>	<b>0.00</b>	<b>(1,617.64)</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	80.08	87.00	(6.92)	662.89	875.00	(212.11)	1,050.00	387.11
4910 - Interest Earned - Reserve Accounts	0.00	0.00	0.00	(0.06)	0.00	(0.06)	0.00	0.06
<b>Total Investment Income</b>	<b>80.08</b>	<b>87.00</b>	<b>(6.92)</b>	<b>662.83</b>	<b>875.00</b>	<b>(212.17)</b>	<b>1,050.00</b>	<b>387.17</b>
<b>Total Common Costs Income</b>	<b>185,757.36</b>	<b>171,053.00</b>	<b>14,704.36</b>	<b>1,794,006.58</b>	<b>1,710,546.00</b>	<b>83,460.58</b>	<b>2,052,656.00</b>	<b>258,649.42</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5015 - Bank Charges & Fees	0.00	0.00	0.00	0.20	0.00	0.20	0.00	(0.20)
5121 - Currency Gain/Loss	21.75	0.00	21.75	154.11	0.00	154.11	0.00	(154.11)
<b>Total Administrative</b>	<b>21.75</b>	<b>0.00</b>	<b>21.75</b>	<b>154.31</b>	<b>0.00</b>	<b>154.31</b>	<b>0.00</b>	<b>(154.31)</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	0.00	0.00	83.25	0.00	83.25	0.00	(83.25)
7110 - Regulatory Compliance	375.00	83.00	292.00	375.00	833.00	(458.00)	1,000.00	625.00
9005 - State B&O Tax	16.40	17.00	(0.60)	157.90	171.00	(13.10)	205.00	47.10

## Income Statement Report Sudden Valley Community Association Common Costs

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Regulatory Compliance</b>								
9015 - Property/Real Estate Tax	0.00	0.00	0.00	53,460.14	51,800.00	1,660.14	51,800.00	(1,660.14)
<b>Total Regulatory Compliance</b>	<b>391.40</b>	<b>100.00</b>	<b>291.40</b>	<b>54,076.29</b>	<b>52,804.00</b>	<b>1,272.29</b>	<b>53,005.00</b>	<b>(1,071.29)</b>
<b>CC&amp;Rs/ Mandates</b>								
5216 - Postage- Views	956.65	1,083.00	(126.35)	9,402.94	10,833.00	(1,430.06)	13,000.00	3,597.06
5225 - Newsletter Services	5,119.75	4,750.00	369.75	46,939.25	47,500.00	(560.75)	57,000.00	10,060.75
7020 - Legal Services	4,835.33	4,667.00	168.33	130,924.24	46,667.00	84,257.24	56,000.00	(74,924.24)
<b>Total CC&amp;Rs/ Mandates</b>	<b>10,911.73</b>	<b>10,500.00</b>	<b>411.73</b>	<b>187,266.43</b>	<b>105,000.00</b>	<b>82,266.43</b>	<b>126,000.00</b>	<b>(61,266.43)</b>
<b>Insurance</b>								
5400 - Insurance Premiums	15,490.82	11,917.00	3,573.82	117,478.23	119,167.00	(1,688.77)	143,000.00	25,521.77
<b>Total Insurance</b>	<b>15,490.82</b>	<b>11,917.00</b>	<b>3,573.82</b>	<b>117,478.23</b>	<b>119,167.00</b>	<b>(1,688.77)</b>	<b>143,000.00</b>	<b>25,521.77</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	300.82	0.00	300.82	0.00	(300.82)
<b>Total Contracted &amp; Professional Services</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>300.82</b>	<b>0.00</b>	<b>300.82</b>	<b>0.00</b>	<b>(300.82)</b>
<b>Total Common Costs Expense</b>	<b>26,815.70</b>	<b>22,517.00</b>	<b>4,298.70</b>	<b>359,276.08</b>	<b>276,971.00</b>	<b>82,305.08</b>	<b>322,005.00</b>	<b>(37,271.08)</b>
<b>Total Common Costs Income / (Loss)</b>	<b>158,941.66</b>	<b>148,536.00</b>	<b>10,405.66</b>	<b>1,434,730.50</b>	<b>1,433,575.00</b>	<b>1,155.50</b>	<b>1,730,651.00</b>	<b>295,920.50</b>

## Income Statement Report

### Sudden Valley Community Association

### ACC / Security

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 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	0.00	6,250.00	(6,250.00)	75,240.00	62,500.00	12,740.00	75,000.00	(240.00)
<b>Total New Home Construction Fees</b>	<b>0.00</b>	<b>6,250.00</b>	<b>(6,250.00)</b>	<b>75,240.00</b>	<b>62,500.00</b>	<b>12,740.00</b>	<b>75,000.00</b>	<b>(240.00)</b>
<b>Other AR Income</b>								
4805 - Compliance Fees & Fines - ACC	0.00	167.00	(167.00)	2,400.00	1,667.00	733.00	2,000.00	(400.00)
<b>Total Other AR Income</b>	<b>0.00</b>	<b>167.00</b>	<b>(167.00)</b>	<b>2,400.00</b>	<b>1,667.00</b>	<b>733.00</b>	<b>2,000.00</b>	<b>(400.00)</b>
<b>Other Income</b>								
4295 - Security House Checks	0.00	62.00	(62.00)	60.00	625.00	(565.00)	750.00	690.00
4835 - Miscellaneous Income	0.00	0.00	0.00	145.00	0.00	145.00	0.00	(145.00)
<b>Total Other Income</b>	<b>0.00</b>	<b>62.00</b>	<b>(62.00)</b>	<b>205.00</b>	<b>625.00</b>	<b>(420.00)</b>	<b>750.00</b>	<b>545.00</b>
<b>Total ACC / Security Income</b>	<b>0.00</b>	<b>6,479.00</b>	<b>(6,479.00)</b>	<b>77,845.00</b>	<b>64,792.00</b>	<b>13,053.00</b>	<b>77,750.00</b>	<b>(95.00)</b>
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	11,984.55	5,000.00	6,984.55	119,716.47	50,000.00	69,716.47	60,000.00	(59,716.47)
6300 - Permits & Licenses	0.00	17.00	(17.00)	202.75	167.00	35.75	200.00	(2.75)
9005 - State B&O Tax	0.00	45.00	(45.00)	36.90	458.00	(421.10)	550.00	513.10
<b>Total Regulatory Compliance</b>	<b>11,984.55</b>	<b>5,062.00</b>	<b>6,922.55</b>	<b>119,956.12</b>	<b>50,625.00</b>	<b>69,331.12</b>	<b>60,750.00</b>	<b>(59,206.12)</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	0.00	17.00	(17.00)	0.00	167.00	(167.00)	200.00	200.00
7097 - Professional Security Services	23,508.50	16,667.00	6,841.50	185,967.39	166,667.00	19,300.39	200,000.00	14,032.61
<b>Total CC&amp;Rs/ Mandates</b>	<b>23,508.50</b>	<b>16,684.00</b>	<b>6,824.50</b>	<b>185,967.39</b>	<b>166,834.00</b>	<b>19,133.39</b>	<b>200,200.00</b>	<b>14,232.61</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	687.94	3,543.00	(2,855.06)	18,054.17	38,976.00	(20,921.83)	46,062.00	28,007.83
5335 - Payroll Taxes- Employer	50.10	330.00	(279.90)	1,499.66	3,622.00	(2,122.34)	4,280.00	2,780.34
5385 - Payroll Benefits - Medical	165.05	659.00	(493.95)	1,650.45	6,583.00	(4,932.55)	7,899.00	6,248.55
<b>Total Payroll &amp; Benefits</b>	<b>903.09</b>	<b>4,532.00</b>	<b>(3,628.91)</b>	<b>21,204.28</b>	<b>49,181.00</b>	<b>(27,976.72)</b>	<b>58,241.00</b>	<b>37,036.72</b>

## Income Statement Report

### Sudden Valley Community Association

### ACC / Security

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6050 - Utilities- Communications Service	41.89	167.00	(125.11)	803.69	1,667.00	(863.31)	2,000.00	1,196.31
<b>Total Utilities</b>	<b>41.89</b>	<b>167.00</b>	<b>(125.11)</b>	<b>803.69</b>	<b>1,667.00</b>	<b>(863.31)</b>	<b>2,000.00</b>	<b>1,196.31</b>
<b>Maintenance &amp; Landscaping</b>								
6675 - Equipment R&M	25.35	83.00	(57.65)	25.35	833.00	(807.65)	1,000.00	974.65
6765 - Small Tools & Equipment	0.00	20.00	(20.00)	0.00	208.00	(208.00)	250.00	250.00
6775 - Vehicle R&M	0.00	250.00	(250.00)	2,180.30	2,500.00	(319.70)	3,000.00	819.70
6785 - Vehicle Fuel	2,091.45	542.00	1,549.45	11,694.43	5,417.00	6,277.43	6,500.00	(5,194.43)
6795 - Other Supplies	0.00	68.00	(68.00)	51.14	366.00	(314.86)	500.00	448.86
<b>Total Maintenance &amp; Landscaping</b>	<b>2,116.80</b>	<b>963.00</b>	<b>1,153.80</b>	<b>13,951.22</b>	<b>9,324.00</b>	<b>4,627.22</b>	<b>11,250.00</b>	<b>(2,701.22)</b>
<b>Contracted &amp; Professional Services</b>								
6440 - Safety & Security Services	2,171.78	1,667.00	504.78	10,638.83	16,667.00	(6,028.17)	20,000.00	9,361.17
6460 - ACC Consultant	0.00	4,167.00	(4,167.00)	53,547.12	41,667.00	11,880.12	50,000.00	(3,547.12)
7095 - Other Professional Services	0.00	500.00	(500.00)	15,059.21	5,000.00	10,059.21	6,000.00	(9,059.21)
<b>Total Contracted &amp; Professional Services</b>	<b>2,171.78</b>	<b>6,334.00</b>	<b>(4,162.22)</b>	<b>79,245.16</b>	<b>63,334.00</b>	<b>15,911.16</b>	<b>76,000.00</b>	<b>(3,245.16)</b>
<b>Other Expenses</b>								
9120 - Vandalism & Towing	0.00	83.00	(83.00)	258.48	833.00	(574.52)	1,000.00	741.52
<b>Total Other Expenses</b>	<b>0.00</b>	<b>83.00</b>	<b>(83.00)</b>	<b>258.48</b>	<b>833.00</b>	<b>(574.52)</b>	<b>1,000.00</b>	<b>741.52</b>
<b>Total ACC / Security Expense</b>	<b>40,726.61</b>	<b>33,825.00</b>	<b>6,901.61</b>	<b>421,386.34</b>	<b>341,798.00</b>	<b>79,588.34</b>	<b>409,441.00</b>	<b>(11,945.34)</b>
<b>Total ACC / Security Income / (Loss)</b>	<b>(40,726.61)</b>	<b>(27,346.00)</b>	<b>(13,380.61)</b>	<b>(343,541.34)</b>	<b>(277,006.00)</b>	<b>(66,535.34)</b>	<b>(331,691.00)</b>	<b>11,850.34</b>

## Income Statement Report

### Sudden Valley Community Association

### Accounting

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other AR Income</b>								
4240 - Title & Recording Fees	2,125.00	3,333.00	(1,208.00)	25,750.00	33,333.00	(7,583.00)	40,000.00	14,250.00
4241 - BD Expense- Title Fees	0.00	0.00	0.00	103.42	0.00	103.42	0.00	(103.42)
4705 - NSF Service Fees	81.00	100.00	(19.00)	1,353.00	1,000.00	353.00	1,200.00	(153.00)
4706 - BD Expense- NSF Fees	0.00	0.00	0.00	86.56	0.00	86.56	0.00	(86.56)
<b>Total Other AR Income</b>	<b>2,206.00</b>	<b>3,433.00</b>	<b>(1,227.00)</b>	<b>27,292.98</b>	<b>34,333.00</b>	<b>(7,040.02)</b>	<b>41,200.00</b>	<b>13,907.02</b>
<b>Total Accounting Income</b>	<b>2,206.00</b>	<b>3,433.00</b>	<b>(1,227.00)</b>	<b>27,292.98</b>	<b>34,333.00</b>	<b>(7,040.02)</b>	<b>41,200.00</b>	<b>13,907.02</b>
<b>Expense</b>								
<b>Administrative</b>								
5000 - General Administrative	24.98	0.00	24.98	139.64	0.00	139.64	0.00	(139.64)
5015 - Bank Charges & Fees	218.21	125.00	93.21	992.23	1,250.00	(257.77)	1,500.00	507.77
5210 - Printing & Copying	0.00	63.00	(63.00)	1,367.82	628.00	739.82	4,500.00	3,132.18
5227 - Training & Conferences	0.00	67.00	(67.00)	0.00	667.00	(667.00)	800.00	800.00
5399 - Payroll Service Fees	1,392.83	833.00	559.83	12,987.23	8,333.00	4,654.23	10,000.00	(2,987.23)
<b>Total Administrative</b>	<b>1,636.02</b>	<b>1,088.00</b>	<b>548.02</b>	<b>15,486.92</b>	<b>10,878.00</b>	<b>4,608.92</b>	<b>16,800.00</b>	<b>1,313.08</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	150.00	(150.00)	150.00	150.00
7000 - Audit & Tax Services	10,630.00	9,000.00	1,630.00	35,390.00	36,000.00	(610.00)	45,000.00	9,610.00
9005 - State B&O Tax	33.09	62.00	(28.91)	406.80	625.00	(218.20)	750.00	343.20
<b>Total Regulatory Compliance</b>	<b>10,663.09</b>	<b>9,062.00</b>	<b>1,601.09</b>	<b>35,796.80</b>	<b>36,775.00</b>	<b>(978.20)</b>	<b>45,900.00</b>	<b>10,103.20</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	85.50	225.00	(139.50)	1,410.26	2,244.00	(833.74)	5,000.00	3,589.74
<b>Total CC&amp;Rs/ Mandates</b>	<b>85.50</b>	<b>225.00</b>	<b>(139.50)</b>	<b>1,410.26</b>	<b>2,244.00</b>	<b>(833.74)</b>	<b>5,000.00</b>	<b>3,589.74</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	20,491.47	18,937.00	1,554.47	209,925.15	208,315.00	1,610.15	246,189.00	36,263.85
5335 - Payroll Taxes- Employer	1,708.97	1,716.00	(7.03)	18,507.53	18,879.00	(371.47)	22,311.00	3,803.47

## Income Statement Report

### Sudden Valley Community Association

### Accounting

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Payroll &amp; Benefits</b>								
5385 - Payroll Benefits - Medical	2,475.67	2,634.00	(158.33)	24,756.75	26,340.00	(1,583.25)	31,608.00	6,851.25
<b>Total Payroll &amp; Benefits</b>	<b>24,676.11</b>	<b>23,287.00</b>	<b>1,389.11</b>	<b>253,189.43</b>	<b>253,534.00</b>	<b>(344.57)</b>	<b>300,108.00</b>	<b>46,918.57</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	187.65	0.00	187.65	1,847.51	0.00	1,847.51	0.00	(1,847.51)
<b>Total Utilities</b>	<b>187.65</b>	<b>0.00</b>	<b>187.65</b>	<b>1,847.51</b>	<b>0.00</b>	<b>1,847.51</b>	<b>0.00</b>	<b>(1,847.51)</b>
<b>Contracted &amp; Professional Services</b>								
5125 - IT Support and Services	800.00	833.00	(33.00)	8,299.00	8,333.00	(34.00)	10,000.00	1,701.00
7095 - Other Professional Services	0.00	0.00	0.00	215.35	0.00	215.35	0.00	(215.35)
<b>Total Contracted &amp; Professional Services</b>	<b>800.00</b>	<b>833.00</b>	<b>(33.00)</b>	<b>8,514.35</b>	<b>8,333.00</b>	<b>181.35</b>	<b>10,000.00</b>	<b>1,485.65</b>
<b>Total Accounting Expense</b>	<b>38,048.37</b>	<b>34,495.00</b>	<b>3,553.37</b>	<b>316,245.27</b>	<b>311,764.00</b>	<b>4,481.27</b>	<b>377,808.00</b>	<b>61,562.73</b>
<b>Total Accounting Income / (Loss)</b>	<b>(35,842.37)</b>	<b>(31,062.00)</b>	<b>(4,780.37)</b>	<b>(288,952.29)</b>	<b>(277,431.00)</b>	<b>(11,521.29)</b>	<b>(336,608.00)</b>	<b>(47,655.71)</b>

## Income Statement Report

### Sudden Valley Community Association

### SVCA Operations- Admin

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Other Income</b>								
4245 - Photocopy Income	70.00	17.00	53.00	241.00	167.00	74.00	200.00	(41.00)
4255 - Maps and Signs	57.09	125.00	(67.91)	1,137.19	1,250.00	(112.81)	1,500.00	362.81
4835 - Miscellaneous Income	0.00	0.00	0.00	112.00	0.00	112.00	0.00	(112.00)
<b>Total Other Income</b>	<b>127.09</b>	<b>142.00</b>	<b>(14.91)</b>	<b>1,490.19</b>	<b>1,417.00</b>	<b>73.19</b>	<b>1,700.00</b>	<b>209.81</b>
<b>Total SVCA Operations- Admin Income</b>	<b>127.09</b>	<b>142.00</b>	<b>(14.91)</b>	<b>1,490.19</b>	<b>1,417.00</b>	<b>73.19</b>	<b>1,700.00</b>	<b>209.81</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5000 - General Administrative	0.00	0.00	0.00	48.03	0.00	48.03	0.00	(48.03)
5015 - Bank Charges & Fees	251.66	250.00	1.66	6,581.61	2,500.00	4,081.61	3,000.00	(3,581.61)
5045 - Dues & Subscriptions	417.02	83.00	334.02	1,098.03	833.00	265.03	1,000.00	(98.03)
5090 - Office Supplies	2,745.97	1,761.00	984.97	20,494.97	17,609.00	2,885.97	21,131.00	636.03
5100 - GM Discretionary Funds	41.25	417.00	(375.75)	1,128.52	4,167.00	(3,038.48)	5,000.00	3,871.48
5120 - Cash Over/Short	100.01	0.00	100.01	729.00	0.00	729.00	0.00	(729.00)
5205 - Events Charges	2,398.84	150.00	2,248.84	2,398.84	6,000.00	(3,601.16)	7,500.00	5,101.16
5210 - Printing & Copying	1,260.53	542.00	718.53	6,124.85	5,417.00	707.85	6,500.00	375.15
5227 - Training & Conferences	0.00	250.00	(250.00)	0.00	2,500.00	(2,500.00)	3,000.00	3,000.00
5325 - Recruiting Expense	88.61	542.00	(453.39)	1,947.96	5,417.00	(3,469.04)	6,500.00	4,552.04
<b>Total Administrative</b>	<b>7,303.89</b>	<b>3,995.00</b>	<b>3,308.89</b>	<b>40,551.81</b>	<b>44,443.00</b>	<b>(3,891.19)</b>	<b>53,631.00</b>	<b>13,079.19</b>
<b>Regulatory Compliance</b>								
9005 - State B&O Tax	1.32	0.00	1.32	10.18	0.00	10.18	0.00	(10.18)
<b>Total Regulatory Compliance</b>	<b>1.32</b>	<b>0.00</b>	<b>1.32</b>	<b>10.18</b>	<b>0.00</b>	<b>10.18</b>	<b>0.00</b>	<b>(10.18)</b>
<b>CC&amp;Rs/ Mandates</b>								
5003 - Annual General Meeting	0.00	0.00	0.00	0.00	16,000.00	(16,000.00)	16,000.00	16,000.00
5007 - Special General Meeting	14,203.34	0.00	14,203.34	15,482.24	0.00	15,482.24	0.00	(15,482.24)
5115 - Web Site Maintenance	703.53	417.00	286.53	5,922.02	4,167.00	1,755.02	5,000.00	(922.02)
5215 - Postage	258.91	87.00	171.91	348.98	875.00	(526.02)	1,050.00	701.02

## Income Statement Report

### Sudden Valley Community Association

### SVCA Operations- Admin

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>CC&amp;Rs/ Mandates</b>								
5225 - Newsletter Services	249.74	117.00	132.74	1,092.34	1,167.00	(74.66)	1,400.00	307.66
<b>Total CC&amp;Rs/ Mandates</b>	<b>15,415.52</b>	<b>621.00</b>	<b>14,794.52</b>	<b>22,845.58</b>	<b>22,209.00</b>	<b>636.58</b>	<b>23,450.00</b>	<b>604.42</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	25,847.27	27,838.00	(1,990.73)	272,015.84	306,232.00	(34,216.16)	361,908.00	89,892.16
5335 - Payroll Taxes- Employer	2,149.38	2,503.00	(353.62)	23,971.18	27,534.00	(3,562.82)	32,540.00	8,568.82
5385 - Payroll Benefits - Medical	2,514.84	3,446.00	(931.16)	23,541.60	34,459.00	(10,917.40)	41,351.00	17,809.40
<b>Total Payroll &amp; Benefits</b>	<b>30,511.49</b>	<b>33,787.00</b>	<b>(3,275.51)</b>	<b>319,528.62</b>	<b>368,225.00</b>	<b>(48,696.38)</b>	<b>435,799.00</b>	<b>116,270.38</b>
<b>Utilities</b>								
6035 - Utilities- Trash & Recycling Service	56.00	0.00	56.00	110.00	0.00	110.00	0.00	(110.00)
6050 - Utilities- Communications Service	290.00	257.00	33.00	3,408.22	2,567.00	841.22	3,080.00	(328.22)
<b>Total Utilities</b>	<b>346.00</b>	<b>257.00</b>	<b>89.00</b>	<b>3,518.22</b>	<b>2,567.00</b>	<b>951.22</b>	<b>3,080.00</b>	<b>(438.22)</b>
<b>Maintenance &amp; Landscaping</b>								
6775 - Vehicle R&M	0.00	0.00	0.00	12.00	0.00	12.00	0.00	(12.00)
6795 - Other Supplies	0.00	0.00	0.00	645.54	0.00	645.54	0.00	(645.54)
<b>Total Maintenance &amp; Landscaping</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>657.54</b>	<b>0.00</b>	<b>657.54</b>	<b>0.00</b>	<b>(657.54)</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	177.35	333.00	(155.65)	4,329.18	3,333.00	996.18	4,000.00	(329.18)
5125 - IT Support and Services	2,997.78	2,500.00	497.78	29,672.58	25,000.00	4,672.58	30,000.00	327.42
6440 - Safety & Security Services	1,842.75	0.00	1,842.75	26,912.00	0.00	26,912.00	0.00	(26,912.00)
7095 - Other Professional Services	0.00	0.00	0.00	98,153.06	0.00	98,153.06	0.00	(98,153.06)
<b>Total Contracted &amp; Professional Services</b>	<b>5,017.88</b>	<b>2,833.00</b>	<b>2,184.88</b>	<b>159,066.82</b>	<b>28,333.00</b>	<b>130,733.82</b>	<b>34,000.00</b>	<b>(125,066.82)</b>
<b>Total SVCA Operations- Admin Expense</b>	<b>58,596.10</b>	<b>41,493.00</b>	<b>17,103.10</b>	<b>546,178.77</b>	<b>465,777.00</b>	<b>80,401.77</b>	<b>549,960.00</b>	<b>3,781.23</b>
<b>Total SVCA Operations- Admin Income / (L)</b>	<b>(58,469.01)</b>	<b>(41,351.00)</b>	<b>(17,118.01)</b>	<b>(544,688.58)</b>	<b>(464,360.00)</b>	<b>(80,328.58)</b>	<b>(548,260.00)</b>	<b>(3,571.42)</b>

## Income Statement Report

### Sudden Valley Community Association Facilities

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 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	4,995.00	2,000.00	2,995.00	21,327.50	20,000.00	1,327.50	24,000.00	2,672.50
4412 - BD Expense- Area Z	(1,392.50)	0.00	(1,392.50)	(1,458.88)	0.00	(1,458.88)	0.00	1,458.88
<b>Total Area Z Rental Income</b>	<b>3,602.50</b>	<b>2,000.00</b>	<b>1,602.50</b>	<b>19,868.62</b>	<b>20,000.00</b>	<b>(131.38)</b>	<b>24,000.00</b>	<b>4,131.38</b>
<b>Lease Income</b>								
4430 - Lease Income - Restaurant	1,294.39	2,471.00	(1,176.61)	14,238.29	24,710.00	(10,471.71)	29,652.00	15,413.71
4439 - Lease Income- Library	281.00	281.00	0.00	2,810.00	2,810.00	0.00	3,372.00	562.00
<b>Total Lease Income</b>	<b>1,575.39</b>	<b>2,752.00</b>	<b>(1,176.61)</b>	<b>17,048.29</b>	<b>27,520.00</b>	<b>(10,471.71)</b>	<b>33,024.00</b>	<b>15,975.71</b>
<b>Total Facilities Income</b>	<b>5,177.89</b>	<b>4,752.00</b>	<b>425.89</b>	<b>36,916.91</b>	<b>47,520.00</b>	<b>(10,603.09)</b>	<b>57,024.00</b>	<b>20,107.09</b>
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	8.00	(8.00)	36.80	83.00	(46.20)	100.00	63.20
7110 - Regulatory Compliance	130.68	100.00	30.68	1,303.81	1,000.00	303.81	1,200.00	(103.81)
9005 - State B&O Tax	98.56	83.00	15.56	351.96	833.00	(481.04)	1,000.00	648.04
<b>Total Regulatory Compliance</b>	<b>229.24</b>	<b>191.00</b>	<b>38.24</b>	<b>1,692.57</b>	<b>1,916.00</b>	<b>(223.43)</b>	<b>2,300.00</b>	<b>607.43</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	0.00	2,710.00	(2,710.00)	11,911.25	29,807.00	(17,895.75)	35,226.00	23,314.75
5335 - Payroll Taxes- Employer	0.00	334.00	(334.00)	1,103.12	3,669.00	(2,565.88)	4,336.00	3,232.88
5385 - Payroll Benefits - Medical	785.52	408.00	377.52	7,228.50	4,081.00	3,147.50	4,897.00	(2,331.50)
<b>Total Payroll &amp; Benefits</b>	<b>785.52</b>	<b>3,452.00</b>	<b>(2,666.48)</b>	<b>20,242.87</b>	<b>37,557.00</b>	<b>(17,314.13)</b>	<b>44,459.00</b>	<b>24,216.13</b>
<b>Utilities</b>								
6000 - Utilities	3,790.37	0.00	3,790.37	12,518.60	0.00	12,518.60	0.00	(12,518.60)
6005 - Utilities- Natural Gas	1,191.48	783.00	408.48	3,761.62	7,833.00	(4,071.38)	9,400.00	5,638.38
6023 - Utilities- Water & Sewer	3,305.83	3,084.00	221.83	13,467.20	15,417.00	(1,949.80)	18,500.00	5,032.80
6033 - Utilities- Electricity	1,169.13	1,785.00	(615.87)	16,609.07	17,858.00	(1,248.93)	21,430.00	4,820.93
6035 - Utilities- Trash & Recycling Service	1,222.88	1,083.00	139.88	7,392.49	10,833.00	(3,440.51)	13,000.00	5,607.51

## Income Statement Report

### Sudden Valley Community Association Facilities

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6050 - Utilities- Communications Service	1,741.88	1,542.00	199.88	15,418.04	15,417.00	1.04	18,500.00	3,081.96
<b>Total Utilities</b>	<b>12,421.57</b>	<b>8,277.00</b>	<b>4,144.57</b>	<b>69,167.02</b>	<b>67,358.00</b>	<b>1,809.02</b>	<b>80,830.00</b>	<b>11,662.98</b>
<b>Maintenance &amp; Landscaping</b>								
6110 - Landscape R&M	0.00	83.00	(83.00)	0.00	833.00	(833.00)	1,000.00	1,000.00
6515 - Building R&M- Materials	3,124.30	2,500.00	624.30	12,889.51	25,000.00	(12,110.49)	30,000.00	17,110.49
6520 - Building R&M- Contract Vendor	1,579.47	1,795.00	(215.53)	29,535.94	17,958.00	11,577.94	21,550.00	(7,985.94)
6621 - Raw Materials: Sand & Gravel	0.00	125.00	(125.00)	0.00	1,250.00	(1,250.00)	1,500.00	1,500.00
6635 - Janitorial Supplies	1,986.12	1,000.00	986.12	5,172.61	10,000.00	(4,827.39)	12,000.00	6,827.39
6675 - Equipment R&M	0.00	83.00	(83.00)	2,154.38	833.00	1,321.38	1,000.00	(1,154.38)
6765 - Small Tools & Equipment	0.00	42.00	(42.00)	84.66	417.00	(332.34)	500.00	415.34
6775 - Vehicle R&M	0.00	83.00	(83.00)	0.00	833.00	(833.00)	1,000.00	1,000.00
6785 - Vehicle Fuel	0.00	42.00	(42.00)	0.00	417.00	(417.00)	500.00	500.00
6795 - Other Supplies	145.60	250.00	(104.40)	145.60	2,500.00	(2,354.40)	3,000.00	2,854.40
6796 - Other R&M	0.00	208.00	(208.00)	644.64	2,083.00	(1,438.36)	2,500.00	1,855.36
<b>Total Maintenance &amp; Landscaping</b>	<b>6,835.49</b>	<b>6,211.00</b>	<b>624.49</b>	<b>50,627.34</b>	<b>62,124.00</b>	<b>(11,496.66)</b>	<b>74,550.00</b>	<b>23,922.66</b>
<b>Contracted &amp; Professional Services</b>								
6438 - Pool Management	0.00	0.00	0.00	38.64	0.00	38.64	0.00	(38.64)
6440 - Safety & Security Services	0.00	83.00	(83.00)	0.00	833.00	(833.00)	1,000.00	1,000.00
7095 - Other Professional Services	609.28	83.00	526.28	1,729.18	833.00	896.18	1,000.00	(729.18)
<b>Total Contracted &amp; Professional Services</b>	<b>609.28</b>	<b>166.00</b>	<b>443.28</b>	<b>1,767.82</b>	<b>1,666.00</b>	<b>101.82</b>	<b>2,000.00</b>	<b>232.18</b>
<b>Total Facilities Expense</b>	<b>20,881.10</b>	<b>18,297.00</b>	<b>2,584.10</b>	<b>143,497.62</b>	<b>170,621.00</b>	<b>(27,123.38)</b>	<b>204,139.00</b>	<b>60,641.38</b>
<b>Total Facilities Income / (Loss)</b>	<b>(15,703.21)</b>	<b>(13,545.00)</b>	<b>(2,158.21)</b>	<b>(106,580.71)</b>	<b>(123,101.00)</b>	<b>16,520.29</b>	<b>(147,115.00)</b>	<b>(40,534.29)</b>

## Income Statement Report

### Sudden Valley Community Association

### Maintenance

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Other Income</b>								
4220 - Marina Gate & Access Cards	0.00	0.00	0.00	38.00	0.00	38.00	0.00	(38.00)
4235 - Trash Service	0.00	83.00	(83.00)	0.00	833.00	(833.00)	1,000.00	1,000.00
<b>Total Other Income</b>	<b>0.00</b>	<b>83.00</b>	<b>(83.00)</b>	<b>38.00</b>	<b>833.00</b>	<b>(795.00)</b>	<b>1,000.00</b>	<b>962.00</b>
<b>Total Maintenance Income</b>	<b>0.00</b>	<b>83.00</b>	<b>(83.00)</b>	<b>38.00</b>	<b>833.00</b>	<b>(795.00)</b>	<b>1,000.00</b>	<b>962.00</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5090 - Office Supplies	0.00	92.00	(92.00)	108.59	917.00	(808.41)	1,100.00	991.41
5210 - Printing & Copying	0.00	8.00	(8.00)	0.00	83.00	(83.00)	100.00	100.00
6408 - Uniforms	0.00	125.00	(125.00)	619.94	1,250.00	(630.06)	1,500.00	880.06
<b>Total Administrative</b>	<b>0.00</b>	<b>225.00</b>	<b>(225.00)</b>	<b>728.53</b>	<b>2,250.00</b>	<b>(1,521.47)</b>	<b>2,700.00</b>	<b>1,971.47</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	167.00	(167.00)	1,272.50	1,667.00	(394.50)	2,000.00	727.50
9005 - State B&O Tax	0.00	50.00	(50.00)	0.00	100.00	(100.00)	100.00	100.00
<b>Total Regulatory Compliance</b>	<b>0.00</b>	<b>217.00</b>	<b>(217.00)</b>	<b>1,272.50</b>	<b>1,767.00</b>	<b>(494.50)</b>	<b>2,100.00</b>	<b>827.50</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	27,185.31	18,493.00	8,692.31	190,535.78	182,016.00	8,519.78	231,167.00	40,631.22
5335 - Payroll Taxes- Employer	2,663.49	2,145.00	518.49	18,407.75	21,108.00	(2,700.25)	26,808.00	8,400.25
5385 - Payroll Benefits - Medical	1,636.95	2,988.00	(1,351.05)	9,421.64	29,878.00	(20,456.36)	35,853.00	26,431.36
6447.1 - Weather Response Payroll	0.00	0.00	0.00	6,370.94	5,000.00	1,370.94	10,000.00	3,629.06
6447.2 - Weather Response Payroll Taxes	0.00	0.00	0.00	(112.92)	500.00	(612.92)	1,000.00	1,112.92
<b>Total Payroll &amp; Benefits</b>	<b>31,485.75</b>	<b>23,626.00</b>	<b>7,859.75</b>	<b>224,623.19</b>	<b>238,502.00</b>	<b>(13,878.81)</b>	<b>304,828.00</b>	<b>80,204.81</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	238.74	125.00	113.74	1,866.40	1,250.00	616.40	1,500.00	(366.40)
<b>Total Utilities</b>	<b>238.74</b>	<b>125.00</b>	<b>113.74</b>	<b>1,866.40</b>	<b>1,250.00</b>	<b>616.40</b>	<b>1,500.00</b>	<b>(366.40)</b>

## Income Statement Report

### Sudden Valley Community Association

### Maintenance

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Maintenance &amp; Landscaping</b>								
6110 - Landscape R&M	0.00	167.00	(167.00)	0.00	1,667.00	(1,667.00)	2,000.00	2,000.00
6447 - Weather Response	0.00	0.00	0.00	42,688.40	5,000.00	37,688.40	10,000.00	(32,688.40)
6515 - Building R&M- Materials	367.14	62.00	305.14	392.50	625.00	(232.50)	750.00	357.50
6610 - Raw Materials	18.01	208.00	(189.99)	18.01	2,083.00	(2,064.99)	2,500.00	2,481.99
6621 - Raw Materials: Sand & Gravel	0.00	833.00	(833.00)	0.00	8,333.00	(8,333.00)	10,000.00	10,000.00
6635 - Janitorial Supplies	0.00	8.00	(8.00)	0.00	83.00	(83.00)	100.00	100.00
6675 - Equipment R&M	0.00	1,250.00	(1,250.00)	14,979.22	12,500.00	2,479.22	15,000.00	20.78
6765 - Small Tools & Equipment	395.61	417.00	(21.39)	3,129.06	4,167.00	(1,037.94)	5,000.00	1,870.94
6775 - Vehicle R&M	2,754.10	1,417.00	1,337.10	8,955.87	14,167.00	(5,211.13)	17,000.00	8,044.13
6785 - Vehicle Fuel	1,268.40	958.00	310.40	7,670.78	9,583.00	(1,912.22)	11,500.00	3,829.22
6795 - Other Supplies	0.00	417.00	(417.00)	4,343.97	4,167.00	176.97	5,000.00	656.03
6796 - Other R&M	0.00	0.00	0.00	35,667.24	0.00	35,667.24	0.00	(35,667.24)
<b>Total Maintenance &amp; Landscaping</b>	<b>4,803.26</b>	<b>5,737.00</b>	<b>(933.74)</b>	<b>117,845.05</b>	<b>62,375.00</b>	<b>55,470.05</b>	<b>78,850.00</b>	<b>(38,995.05)</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	0.00	417.00	(417.00)	0.00	4,167.00	(4,167.00)	5,000.00	5,000.00
6440 - Safety & Security Services	614.25	167.00	447.25	4,075.25	1,667.00	2,408.25	2,000.00	(2,075.25)
6442 - Snow Removal Services	0.00	0.00	0.00	16,227.60	7,500.00	8,727.60	15,000.00	(1,227.60)
7095 - Other Professional Services	0.00	417.00	(417.00)	6,924.81	4,167.00	2,757.81	5,000.00	(1,924.81)
<b>Total Contracted &amp; Professional Services</b>	<b>614.25</b>	<b>1,001.00</b>	<b>(386.75)</b>	<b>27,227.66</b>	<b>17,501.00</b>	<b>9,726.66</b>	<b>27,000.00</b>	<b>(227.66)</b>
<b>Total Maintenance Expense</b>	<b>37,142.00</b>	<b>30,931.00</b>	<b>6,211.00</b>	<b>373,563.33</b>	<b>323,645.00</b>	<b>49,918.33</b>	<b>416,978.00</b>	<b>43,414.67</b>
<b>Total Maintenance Income / (Loss)</b>	<b>(37,142.00)</b>	<b>(30,848.00)</b>	<b>(6,294.00)</b>	<b>(373,525.33)</b>	<b>(322,812.00)</b>	<b>(50,713.33)</b>	<b>(415,978.00)</b>	<b>(42,452.67)</b>

Sudden Valley Community Association

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

October 1, 2022 to October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Golf Income</b>								
4150 - Golf Course Annual Greens Fees	\$ 9,182	\$ 8,000	\$ 1,182	\$ 352,553	\$ 334,000	\$ 18,553	\$ 349,600	\$ (2,953)
4151 - BD Expense- Golf	2,696	-	2,696	(887)	-	(887)	-	887
4154 - Golf Course Daily Greens Fees	39,385	15,000	24,385	581,532	473,000	108,532	499,900	(81,632)
4170 - Driving Range Fees	2,334	1,100	1,234	31,776	24,300	7,476	25,200	(6,576)
4174 - Golf Cart Rental	12,398	9,000	3,398	184,671	143,000	41,671	148,000	(36,671)
4176 - Golf Club Storage	30	50	(20)	2,185	1,600	585	1,700	(485)
4178 - Trail Fees	293	350	(57)	14,152	14,800	(648)	15,400	1,248
<b>Total Golf Income</b>	<b>66,318</b>	<b>33,500</b>	<b>32,818</b>	<b>1,165,981</b>	<b>990,700</b>	<b>175,281</b>	<b>1,039,800</b>	<b>(126,182)</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>66,318</b>	<b>33,500</b>	<b>32,818</b>	<b>1,165,981</b>	<b>990,700</b>	<b>175,281</b>	<b>1,039,800</b>	<b>(126,182)</b>
<b>Expense</b>								
<b>Administrative</b>								
5107 - Advertising Costs	499	1,075	(576)	15,658	10,750	4,908	12,900	(2,758)
5015 - Bank Charges & Fees	3,750	1,900	1,850	24,099	16,950	7,149	18,450	(5,649)
5120 - Cash Over/Short	-	-	-	-	-	-	-	-
5045 - Dues & Subscriptions	486	1,292	(806)	23,141	22,692	449	24,700	1,559
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	110	95	15	742	950	(208)	1,140	398
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	88	237	(149)	340	2,375	(2,035)	2,850	2,510
5227 - Training & Conferences	-	167	(167)	2,236	4,581	(2,345)	5,400	3,164
5326 - Operating Performance Commissions	-	-	-	-	-	-	-	-
6408 - Uniforms	1,426	667	759	6,230	7,167	(937)	8,500	2,270
<b>Total Administrative</b>	<b>6,358</b>	<b>5,433</b>	<b>925</b>	<b>72,447</b>	<b>65,465</b>	<b>6,982</b>	<b>73,940</b>	<b>1,494</b>
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	-	125	(125)	-	1,250	(1,250)	1,500	1,500
6300 - Permits & Licenses	-	62	(62)	160	625	(465)	750	590
9005 - State B&O Tax	327	388	(61)	5,399	3,878	1,521	4,653	(746)
<b>Total Regulatory Compliance</b>	<b>327</b>	<b>575</b>	<b>(248)</b>	<b>5,560</b>	<b>5,753</b>	<b>(193)</b>	<b>6,903</b>	<b>1,344</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	-	37	(37)	27	375	(348)	450	423
5115 - Web Site Maintenance	717	450	267	2,020	4,500	(2,480)	5,400	3,380
<b>CC&amp;Rs/ Mandates Total</b>	<b>717</b>	<b>487</b>	<b>230</b>	<b>2,047</b>	<b>4,875</b>	<b>(2,828)</b>	<b>5,850</b>	<b>3,803</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	40,563	48,885	(8,322)	471,706	468,357	3,349	574,598	102,892
5335 - Payroll Taxes- Employer	3,916	5,052	(1,136)	48,458	47,711	747	58,404	9,946
5385 - Payroll Benefits - Medical	4,885	6,157	(1,272)	52,675	61,572	(8,897)	73,886	21,211
<b>Total Payroll &amp; Benefits</b>	<b>49,364</b>	<b>60,094</b>	<b>(10,730)</b>	<b>572,839</b>	<b>577,640</b>	<b>(4,801)</b>	<b>706,888</b>	<b>134,049</b>

Sudden Valley Community Association

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

October 1, 2022 to October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Insurance</b>								
5400 - Insurance Premiums	284	307	(23)	2,839	3,063	(224)	3,675	836
<b>Total Insurance</b>	<b>284</b>	<b>307</b>	<b>(23)</b>	<b>2,839</b>	<b>3,063</b>	<b>(224)</b>	<b>3,675</b>	<b>836</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	650	625	25	5,446	6,250	(804)	7,500	2,054
6033 - Utilities- Electricity	1,491	1,253	238	11,999	17,885	(5,886)	19,900	7,901
6005 - Utilities- Natural Gas	120	282	(162)	1,788	2,817	(1,029)	3,380	1,592
6023 - Utilities- Water & Sewer	2,083	1,834	249	9,546	9,167	379	11,000	1,454
6035 - Utilities- Trash & Recycling Service	454	242	212	3,351	2,417	934	2,900	(451)
<b>Total Utilities</b>	<b>4,797</b>	<b>4,236</b>	<b>561</b>	<b>32,130</b>	<b>38,536</b>	<b>(6,406)</b>	<b>44,680</b>	<b>12,550</b>
<b>Maintenance &amp; Landscaping</b>								
6675 - Equipment R&M	16,358	3,251	13,107	52,854	32,504	20,350	39,004	(13,850)
6635 - Janitorial Supplies	-	25	(25)	-	250	(250)	300	300
6110 - Landscape R&M	2,704	3,092	(388)	19,942	30,921	(10,979)	37,105	17,163
6796 - Other R&M	-	200	(200)	2,860	2,000	860	2,400	(460)
6795 - Other Supplies	20	1,533	(1,513)	11,924	15,333	(3,409)	18,400	6,476
6610 - Raw Materials	3,879	2,275	1,604	28,540	22,750	5,790	27,300	(1,240)
6621 - Raw Materials: Sand & Gravel	4,198	3,075	1,123	11,005	30,750	(19,745)	36,900	25,895
6765 - Small Tools & Equipment	134	227	(93)	4,570	2,575	1,995	3,030	(1,540)
6785 - Vehicle Fuel	6,257	1,716	4,541	27,586	17,166	10,420	20,600	(6,987)
6775 - Vehicle R&M	-	215	(215)	(158)	2,146	(2,304)	2,575	2,732
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
<b>Total Maintenance &amp; Landscaping</b>	<b>33,550</b>	<b>15,609</b>	<b>17,941</b>	<b>159,123</b>	<b>156,395</b>	<b>2,728</b>	<b>187,614</b>	<b>28,489</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	-	642	(642)	7,204	6,417	787	7,700	496
6440 - Safety & Security Services	-	45	(45)	4,625	458	4,167	550	(4,075)
7095 - Other Professional Services	-	167	(167)	-	1,667	(1,667)	2,000	2,000
<b>Total Contracted &amp; Professional Services</b>	<b>-</b>	<b>854</b>	<b>(854)</b>	<b>11,829</b>	<b>8,542</b>	<b>3,287</b>	<b>10,250</b>	<b>(1,579)</b>
<b>Total Golf Expense</b>	<b>95,398</b>	<b>87,595</b>	<b>7,803</b>	<b>858,813</b>	<b>860,269</b>	<b>(1,456)</b>	<b>1,039,800</b>	<b>180,986</b>
<b>Total Golf Income / (Loss)</b>	<b>\$ (29,080)</b>	<b>\$ (54,095)</b>	<b>\$ 25,015</b>	<b>\$ 307,168</b>	<b>\$ 130,431</b>	<b>\$ 176,737</b>	<b>\$ -</b>	<b>\$ (307,168)</b>

## Income Statement Report

### Sudden Valley Community Association

### Marina

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 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	0.00	0.00	0.00	1,052.00	10,000.00	(8,948.00)	10,000.00	8,948.00
4420 - Marina Dry Slip Income	2,992.00	0.00	2,992.00	58,626.00	65,736.00	(7,110.00)	65,736.00	7,110.00
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	85,315.50	74,960.00	10,355.50	74,960.00	(10,355.50)
4426 - BD Expense- Marina	110.00	0.00	110.00	4,924.67	0.00	4,924.67	0.00	(4,924.67)
<b>Total Marina Income</b>	<b>3,102.00</b>	<b>0.00</b>	<b>3,102.00</b>	<b>149,918.17</b>	<b>150,696.00</b>	<b>(777.83)</b>	<b>150,696.00</b>	<b>777.83</b>
<b>Other Income</b>								
4220 - Marina Gate & Access Cards	0.00	0.00	0.00	3,442.00	2,000.00	1,442.00	2,000.00	(1,442.00)
4221 - Marina Holding Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,542.00</b>	<b>2,000.00</b>	<b>1,542.00</b>	<b>2,000.00</b>	<b>(1,542.00)</b>
<b>Total Marina Income</b>	<b>3,102.00</b>	<b>0.00</b>	<b>3,102.00</b>	<b>153,460.17</b>	<b>152,696.00</b>	<b>764.17</b>	<b>152,696.00</b>	<b>(764.17)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5090 - Office Supplies	0.00	125.00	(125.00)	181.98	1,250.00	(1,068.02)	1,500.00	1,318.02
5210 - Printing & Copying	0.00	17.00	(17.00)	302.06	167.00	135.06	200.00	(102.06)
6408 - Uniforms	0.00	8.00	(8.00)	0.00	83.00	(83.00)	100.00	100.00
<b>Total Administrative</b>	<b>0.00</b>	<b>150.00</b>	<b>(150.00)</b>	<b>484.04</b>	<b>1,500.00</b>	<b>(1,015.96)</b>	<b>1,800.00</b>	<b>1,315.96</b>
<b>Regulatory Compliance</b>								
7110 - Regulatory Compliance	62.00	167.00	(105.00)	1,118.83	1,667.00	(548.17)	2,000.00	881.17
9005 - State B&O Tax	46.38	0.00	46.38	2,225.14	2,500.00	(274.86)	2,500.00	274.86
<b>Total Regulatory Compliance</b>	<b>108.38</b>	<b>167.00</b>	<b>(58.62)</b>	<b>3,343.97</b>	<b>4,167.00</b>	<b>(823.03)</b>	<b>4,500.00</b>	<b>1,156.03</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	0.00	3,754.00	(3,754.00)	17,840.31	41,304.00	(23,463.69)	48,814.00	30,973.69
5335 - Payroll Taxes- Employer	0.00	435.00	(435.00)	1,658.34	4,785.00	(3,126.66)	5,655.00	3,996.66
5385 - Payroll Benefits - Medical	0.00	663.00	(663.00)	0.00	6,638.00	(6,638.00)	7,966.00	7,966.00
<b>Total Payroll &amp; Benefits</b>	<b>0.00</b>	<b>4,852.00</b>	<b>(4,852.00)</b>	<b>19,498.65</b>	<b>52,727.00</b>	<b>(33,228.35)</b>	<b>62,435.00</b>	<b>42,936.35</b>

## Income Statement Report

### Sudden Valley Community Association

### Marina

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6023 - Utilities- Water & Sewer	316.12	600.00	(283.88)	1,354.29	3,000.00	(1,645.71)	3,600.00	2,245.71
6033 - Utilities- Electricity	60.75	185.00	(124.25)	1,427.56	1,847.00	(419.44)	2,216.00	788.44
6050 - Utilities- Communications Service	127.35	167.00	(39.65)	1,518.08	1,670.00	(151.92)	2,004.00	485.92
<b>Total Utilities</b>	<b>504.22</b>	<b>952.00</b>	<b>(447.78)</b>	<b>4,299.93</b>	<b>6,517.00</b>	<b>(2,217.07)</b>	<b>7,820.00</b>	<b>3,520.07</b>
<b>Maintenance &amp; Landscaping</b>								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	1,250.00	(1,250.00)	1,500.00	1,500.00
6515 - Building R&M- Materials	0.00	83.00	(83.00)	0.00	833.00	(833.00)	1,000.00	1,000.00
6621 - Raw Materials: Sand & Gravel	0.00	167.00	(167.00)	0.00	1,667.00	(1,667.00)	2,000.00	2,000.00
6675 - Equipment R&M	0.00	104.00	(104.00)	0.00	1,042.00	(1,042.00)	1,250.00	1,250.00
6765 - Small Tools & Equipment	0.00	42.00	(42.00)	0.00	417.00	(417.00)	500.00	500.00
6795 - Other Supplies	0.00	67.00	(67.00)	554.06	667.00	(112.94)	800.00	245.94
6796 - Other R&M	0.00	333.00	(333.00)	1,241.12	3,333.00	(2,091.88)	4,000.00	2,758.88
<b>Total Maintenance &amp; Landscaping</b>	<b>0.00</b>	<b>921.00</b>	<b>(921.00)</b>	<b>1,795.18</b>	<b>9,209.00</b>	<b>(7,413.82)</b>	<b>11,050.00</b>	<b>9,254.82</b>
<b>Contracted &amp; Professional Services</b>								
7095 - Other Professional Services	0.00	417.00	(417.00)	776.25	4,167.00	(3,390.75)	5,000.00	4,223.75
<b>Total Contracted &amp; Professional Services</b>	<b>0.00</b>	<b>417.00</b>	<b>(417.00)</b>	<b>776.25</b>	<b>4,167.00</b>	<b>(3,390.75)</b>	<b>5,000.00</b>	<b>4,223.75</b>
<b>Total Marina Expense</b>	<b>612.60</b>	<b>7,459.00</b>	<b>(6,846.40)</b>	<b>30,198.02</b>	<b>78,287.00</b>	<b>(48,088.98)</b>	<b>92,605.00</b>	<b>62,406.98</b>
<b>Total Marina Income / (Loss)</b>	<b>2,489.40</b>	<b>(7,459.00)</b>	<b>9,948.40</b>	<b>123,262.15</b>	<b>74,409.00</b>	<b>48,853.15</b>	<b>60,091.00</b>	<b>(63,171.15)</b>

Sudden Valley Community Association

**Income Statement Report**  
**Sudden Valley Community Association**  
**Recreation - Health Club/ Pools/ Parks**  
 October 1, 2022 to October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Special Assessment Income- Rec</b>								
4010 - Recreation Special Assmt 062018 to052023	\$ 35,307	\$ 35,298	\$ 9	\$ 353,096	\$ 352,977	\$ 119	\$ 423,572	\$ 70,476
4011 - BD Expense- Rec SA 062018 to 052023	1,170	(2,470)	3,640	1,399	(24,708)	26,107	(29,650)	(31,049)
	<b>36,477</b>	<b>32,828</b>	<b>3,649</b>	<b>354,495</b>	<b>328,269</b>	<b>26,226</b>	<b>393,922</b>	<b>39,428</b>
<b>Lease Income</b>								
4435 - Lease Income - Barn 8	650	752	(102)	6,500	7,517	(1,017)	9,020	2,520
	<b>650</b>	<b>752</b>	<b>(102)</b>	<b>6,500</b>	<b>7,517</b>	<b>(1,017)</b>	<b>9,020</b>	<b>2,520</b>
<b>Non-Lease Facility Rentals</b>								
4400 - Facility Rentals	262	267	(5)	6,947	2,667	4,280	3,200	(3,747)
4411 - Picnic Shelter Rentals	100	-	100	2,265	2,500	(235)	2,500	235
	<b>362</b>	<b>267</b>	<b>95</b>	<b>9,212</b>	<b>5,167</b>	<b>4,045</b>	<b>5,700</b>	<b>(3,512)</b>
<b>Rec Center and Pools Income</b>								
4510 - Health Club Membership	-	92	(92)	384	917	(533)	1,100	716
4223 - Gym and Pool Access Cards	119	342	(223)	2,428	3,417	(989)	4,100	1,672
4502 - Instructor & Trainer Fees	-	500	(500)	32	5,000	(4,968)	6,000	5,968
4513 - Main Pool Income	-	-	-	12,917	5,500	7,417	5,500	(7,417)
4515 - Locker Rental	-	8	(8)	-	83	(83)	100	100
4516 - Quiet Pool Income	-	-	-	175	500	(325)	500	325
4840 - Other Income	-	8	(8)	-	83	(83)	100	100
<b>Total Recreation Income</b>	<b>119</b>	<b>950</b>	<b>(831)</b>	<b>15,936</b>	<b>15,500</b>	<b>436</b>	<b>17,400</b>	<b>1,464</b>
<b>Total Recreation Income</b>	<b>37,608</b>	<b>34,797</b>	<b>2,811</b>	<b>386,144</b>	<b>356,453</b>	<b>29,691</b>	<b>426,042</b>	<b>39,900</b>
<b>Expense</b>								
<b>Administrative</b>								
5015 - Bank Charges & Fees	-	4	(4)	-	42	(42)	50	50
5090 - Office Supplies	274	141	133	5,055	1,416	3,639	1,700	(3,355)
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	20	(20)	-	208	(208)	250	250
5227 - Training & Conferences	-	145	(145)	1,702	1,458	244	1,750	48
6408 - Uniforms	-	151	(151)	392	1,501	(1,109)	1,800	1,408
<b>Total Administrative</b>	<b>274</b>	<b>461</b>	<b>(187)</b>	<b>7,149</b>	<b>4,625</b>	<b>2,524</b>	<b>5,550</b>	<b>(1,599)</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	-	-	-	921	600	321	600	(321)
9005 - State B&O Tax	14	-	14	209	300	(91)	300	91
<b>Total Regulatory Compliance</b>	<b>14</b>	<b>-</b>	<b>14</b>	<b>1,130</b>	<b>900</b>	<b>230</b>	<b>900</b>	<b>(230)</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	-	-	-	157	-	157	-	(157)
<b>CC&amp;Rs/ Mandates Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>157</b>	<b>-</b>	<b>157</b>	<b>-</b>	<b>(157)</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	14,327	15,688	(1,361)	197,382	217,236	(19,854)	248,613	51,231
5335 - Payroll Taxes- Employer	1,433	1,492	(59)	20,466	21,005	(539)	23,990	3,524
5385 - Payroll Benefits - Medical	1,386	2,319	(933)	11,582	23,191	(11,609)	27,829	16,247
<b>Total Payroll &amp; Benefits</b>	<b>17,147</b>	<b>19,499</b>	<b>(2,352)</b>	<b>229,431</b>	<b>261,432</b>	<b>(32,001)</b>	<b>300,432</b>	<b>71,002</b>

Sudden Valley Community Association

**Income Statement Report**  
**Sudden Valley Community Association**  
**Recreation - Health Club/ Pools/ Parks**  
 October 1, 2022 to October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Utilities</b>								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	712	333	379	3,902	3,333	568	4,000	98
6033 - Utilities- Electricity	892	1,208	(316)	11,142	12,083	(941)	14,500	3,358
6005 - Utilities- Natural Gas	58	1,100	(1,042)	6,916	11,000	(4,084)	13,200	6,284
6023 - Utilities- Water & Sewer	4,692	3,334	1,358	17,458	16,667	791	20,000	2,542
6035 - Utilities- Trash & Recycling Service	233	167	66	2,330	1,667	663	2,000	(330)
<b>Total Utilities</b>	<b>6,588</b>	<b>6,142</b>	<b>446</b>	<b>41,749</b>	<b>44,750</b>	<b>(3,002)</b>	<b>53,700</b>	<b>11,952</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M- Materials	-	417	(417)	454	4,167	(3,713)	5,000	4,546
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	-	625	(625)	2,466	6,250	(3,784)	7,500	5,034
6635 - Janitorial Supplies	-	333	(333)	887	3,333	(2,446)	4,000	3,113
6110 - Landscape R&M	-	1,250	(1,250)	3,119	12,500	(9,381)	15,000	11,881
6796 - Other R&M	-	58	(58)	3,318	583	2,735	700	(2,618)
6795 - Other Supplies	651	1,000	(349)	6,009	10,000	(3,991)	12,000	5,992
6621 - Raw Materials: Sand & Gravel	-	417	(417)	166	4,167	(4,001)	5,000	4,834
6765 - Small Tools & Equipment	137	183	(46)	879	1,833	(954)	2,200	1,321
6785 - Vehicle Fuel	(411)	375	(786)	1,356	3,750	(2,394)	4,500	3,144
6775 - Vehicle R&M	-	62	(62)	174	625	(451)	750	576
<b>Total Maintenance &amp; Landscaping</b>	<b>377</b>	<b>4,720</b>	<b>(4,343)</b>	<b>18,827</b>	<b>47,208</b>	<b>(28,381)</b>	<b>56,650</b>	<b>37,823</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease and Rental	-	59	(59)	-	584	(584)	700	700
6438 - Pool Management	9,179	2,167	7,012	60,743	13,000	47,744	13,000	(47,742)
6440 - Safety & Security Services	-	100	(100)	1,000	1,000	-	1,200	200
7095 - Contracted and Professional Services	-	417	(417)	27,630	4,167	23,463	5,000	(22,630)
7110 - Regulatory Compliance	-	-	-	17,883	-	17,883	-	(17,883)
<b>Total Contracted &amp; Professional Services</b>	<b>9,179</b>	<b>2,743</b>	<b>6,436</b>	<b>107,256</b>	<b>18,751</b>	<b>88,506</b>	<b>19,900</b>	<b>(87,355)</b>
<b>Total Recreation Expense</b>	<b>33,579</b>	<b>33,565</b>	<b>14</b>	<b>405,698</b>	<b>377,666</b>	<b>28,032</b>	<b>437,132</b>	<b>31,436</b>
<b>Total Recreation Income / (Loss)</b>	<b>\$ 4,029</b>	<b>\$ 1,232</b>	<b>\$ 2,797</b>	<b>\$ (19,554)</b>	<b>\$ (21,213)</b>	<b>\$ 1,659</b>	<b>\$ (11,090)</b>	<b>\$ 8,464</b>

## Income Statement Report

### Sudden Valley Community Association

### UDR Activity

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Dues and Assessments Income- UDR</b>								
4001 - BD Expense- 2021 Ops & prior	5,384.10	0.00	5,384.10	61,801.03	0.00	61,801.03	0.00	(61,801.03)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(34,909.98)	0.00	(34,909.98)	0.00	34,909.98
<b>Total Dues and Assessments Income- UDR</b>	<b>5,384.10</b>	<b>0.00</b>	<b>5,384.10</b>	<b>26,891.05</b>	<b>0.00</b>	<b>26,891.05</b>	<b>0.00</b>	<b>(26,891.05)</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	4,856.87	0.00	4,856.87	64,447.82	0.00	64,447.82	0.00	(64,447.82)
4711 - BD Expense- Late Fee & Int	2,442.27	0.00	2,442.27	(25,697.23)	0.00	(25,697.23)	0.00	25,697.23
4715 - Lien Fees	1,425.00	0.00	1,425.00	17,100.00	0.00	17,100.00	0.00	(17,100.00)
4721 - BD Expense- Legal	(33.30)	0.00	(33.30)	(9,583.13)	0.00	(9,583.13)	0.00	9,583.13
<b>Total Collections Income</b>	<b>8,690.84</b>	<b>0.00</b>	<b>8,690.84</b>	<b>46,267.46</b>	<b>0.00</b>	<b>46,267.46</b>	<b>0.00</b>	<b>(46,267.46)</b>
<b>Investment Income</b>								
4910 - Interest Earned - Reserve Accounts	52.10	0.00	52.10	576.71	0.00	576.71	0.00	(576.71)
<b>Total Investment Income</b>	<b>52.10</b>	<b>0.00</b>	<b>52.10</b>	<b>576.71</b>	<b>0.00</b>	<b>576.71</b>	<b>0.00</b>	<b>(576.71)</b>
<b>Total UDR Activity Income</b>	<b>14,127.04</b>	<b>0.00</b>	<b>14,127.04</b>	<b>73,735.22</b>	<b>0.00</b>	<b>73,735.22</b>	<b>0.00</b>	<b>(73,735.22)</b>
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
9005 - State B&O Tax	95.50	0.00	95.50	1,226.32	0.00	1,226.32	0.00	(1,226.32)
<b>Total Regulatory Compliance</b>	<b>95.50</b>	<b>0.00</b>	<b>95.50</b>	<b>1,226.32</b>	<b>0.00</b>	<b>1,226.32</b>	<b>0.00</b>	<b>(1,226.32)</b>
<b>CC&amp;Rs/ Mandates</b>								
5025 - Collection Charges	141.54	0.00	141.54	11,916.32	0.00	11,916.32	0.00	(11,916.32)
5065 - Lien Charges	814.00	0.00	814.00	12,011.50	0.00	12,011.50	0.00	(12,011.50)
7020 - Legal Services	0.00	0.00	0.00	1,581.26	0.00	1,581.26	0.00	(1,581.26)
<b>Total CC&amp;Rs/ Mandates</b>	<b>955.54</b>	<b>0.00</b>	<b>955.54</b>	<b>25,509.08</b>	<b>0.00</b>	<b>25,509.08</b>	<b>0.00</b>	<b>(25,509.08)</b>
<b>Payroll &amp; Benefits</b>								
5391 - Accrued Vacation Liability	3,010.93	0.00	3,010.93	21,077.11	0.00	21,077.11	0.00	(21,077.11)
<b>Total Payroll &amp; Benefits</b>	<b>3,010.93</b>	<b>0.00</b>	<b>3,010.93</b>	<b>21,077.11</b>	<b>0.00</b>	<b>21,077.11</b>	<b>0.00</b>	<b>(21,077.11)</b>

## Income Statement Report

### Sudden Valley Community Association

### UDR Activity

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Reserve Expenses/Transfers</b>								
9890 - UDR Legal Expenses	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
<b>Total Reserve Expenses/Transfers</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>300.00</b>	<b>0.00</b>	<b>300.00</b>	<b>0.00</b>	<b>(300.00)</b>
<b>Reserve UDR Projects</b>								
9621 - Firewise/Road Mowing/Clean Green	0.00	0.00	0.00	15,586.11	0.00	15,586.11	0.00	(15,586.11)
9622 - Clubhouse Remediation & Assessmei	0.00	0.00	0.00	23,639.28	0.00	23,639.28	0.00	(23,639.28)
9622.1 - Epiq Transfer Fee Refund Servicer	0.00	0.00	0.00	38,304.00	0.00	38,304.00	0.00	(38,304.00)
9622.2 - Hazardous Tree Removal UDR 202	0.00	0.00	0.00	60,000.00	0.00	60,000.00	0.00	(60,000.00)
9622.3 - 2022 Clubhouse Kitchen Repairs	16,982.69	0.00	16,982.69	34,765.76	0.00	34,765.76	0.00	(34,765.76)
<b>Total Reserve UDR Projects</b>	<b>16,982.69</b>	<b>0.00</b>	<b>16,982.69</b>	<b>172,295.15</b>	<b>0.00</b>	<b>172,295.15</b>	<b>0.00</b>	<b>(172,295.15)</b>
<b>Total UDR Activity Expense</b>	<b>21,044.66</b>	<b>0.00</b>	<b>21,044.66</b>	<b>220,407.66</b>	<b>0.00</b>	<b>220,407.66</b>	<b>0.00</b>	<b>(220,407.66)</b>
<b>Total UDR Activity Income / (Loss)</b>	<b>(6,917.62)</b>	<b>0.00</b>	<b>(6,917.62)</b>	<b>(146,672.44)</b>	<b>0.00</b>	<b>(146,672.44)</b>	<b>0.00</b>	<b>146,672.44</b>

## Income Statement Report Sudden Valley Community Association SVCA Reserves

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Dues and Assessments Income- Capital</b>								
4032 - BD Expense- CRRRF SA 16/17	0.00	0.00	0.00	10.56	0.00	10.56	0.00	(10.56)
4043.22 - Capital Rep & Repl Assmt 2022	112,766.76	0.00	112,766.76	1,129,039.40	0.00	1,129,039.40	0.00	(1,129,039.40)
4045 - Capital Rep& Repl Assessment	0.00	0.00	0.00	(36.10)	0.00	(36.10)	0.00	36.10
4046 - BD Expense- CRRRF 21 & Prior	1,993.02	0.00	1,993.02	23,454.97	0.00	23,454.97	0.00	(23,454.97)
4049 - BD Expense - CRRRF 2022	2,031.85	0.00	2,031.85	(20,085.15)	0.00	(20,085.15)	0.00	20,085.15
4051 - BD Expense- Roads 21 & Prior	2,169.51	0.00	2,169.51	25,573.37	0.00	25,573.37	0.00	(25,573.37)
4053 - BD Expense - Roads 2022	2,230.53	0.00	2,230.53	(21,357.30)	0.00	(21,357.30)	0.00	21,357.30
4055.22 - Roads Capital Assmt 2022	115,984.22	0.00	115,984.22	1,161,216.01	0.00	1,161,216.01	0.00	(1,161,216.01)
4060.22 - Mailbox Capital Assmt 2022	2,092.90	0.00	2,092.90	20,953.79	0.00	20,953.79	0.00	(20,953.79)
4061 - BD Expense- Mailbox 2022	38.01	0.00	38.01	(382.22)	0.00	(382.22)	0.00	382.22
4062 - BD Expense- Mailbox 21 & Prior	38.19	0.00	38.19	434.58	0.00	434.58	0.00	(434.58)
4995 - BD Expense- 60day accrual CAP	0.00	0.00	0.00	(21,252.52)	0.00	(21,252.52)	0.00	21,252.52
<b>Total Dues and Assessments Income- Cap</b>	<b>239,344.99</b>	<b>0.00</b>	<b>239,344.99</b>	<b>2,297,569.39</b>	<b>0.00</b>	<b>2,297,569.39</b>	<b>0.00</b>	<b>(2,297,569.39)</b>
<b>New Home Construction Fees</b>								
4360 - Storm Water Mitigation Revenue	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)
<b>Total New Home Construction Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>(1,000.00)</b>
<b>Other AR Income</b>								
4242 - Title Transfer Fee: Capital	0.00	0.00	0.00	6,987.50	0.00	6,987.50	0.00	(6,987.50)
4343 - BD Expense- Title Transfer Fee: Capi	0.00	0.00	0.00	31.25	0.00	31.25	0.00	(31.25)
<b>Total Other AR Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,018.75</b>	<b>0.00</b>	<b>7,018.75</b>	<b>0.00</b>	<b>(7,018.75)</b>
<b>Investment Income</b>								
4910 - Interest Earned - Reserve Accounts	916.16	0.00	916.16	9,036.10	0.00	9,036.10	0.00	(9,036.10)
<b>Total Investment Income</b>	<b>916.16</b>	<b>0.00</b>	<b>916.16</b>	<b>9,036.10</b>	<b>0.00</b>	<b>9,036.10</b>	<b>0.00</b>	<b>(9,036.10)</b>
<b>Total SVCA Reserves Income</b>	<b>240,261.15</b>	<b>0.00</b>	<b>240,261.15</b>	<b>2,314,624.24</b>	<b>0.00</b>	<b>2,314,624.24</b>	<b>0.00</b>	<b>(2,314,624.24)</b>

## Income Statement Report Sudden Valley Community Association SVCA Reserves

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Administrative</b>								
5015 - Bank Charges & Fees	0.00	0.00	0.00	500.00	0.00	500.00	0.00	(500.00)
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>500.00</b>	<b>0.00</b>	<b>500.00</b>	<b>0.00</b>	<b>(500.00)</b>
<b>Regulatory Compliance</b>								
9015 - Property/Real Estate Tax	0.00	0.00	0.00	429.23	0.00	429.23	0.00	(429.23)
<b>Total Regulatory Compliance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>429.23</b>	<b>0.00</b>	<b>429.23</b>	<b>0.00</b>	<b>(429.23)</b>
<b>Depreciation Expense</b>								
6320 - Depr - Buildings	571.31	0.00	571.31	5,713.10	0.00	5,713.10	0.00	(5,713.10)
6325 - Depr - Land Improvement	6,267.24	0.00	6,267.24	62,672.40	0.00	62,672.40	0.00	(62,672.40)
6326 - Depr - Mailboxes	2,069.98	0.00	2,069.98	20,699.80	0.00	20,699.80	0.00	(20,699.80)
6327 - Depr - Roads and Bridges	36,160.80	0.00	36,160.80	361,608.00	0.00	361,608.00	0.00	(361,608.00)
6328 - Depr - Building Improvements	16,869.71	0.00	16,869.71	168,697.10	0.00	168,697.10	0.00	(168,697.10)
6330 - Depr - Furniture & Fixtures	111.73	0.00	111.73	1,117.30	0.00	1,117.30	0.00	(1,117.30)
6335 - Depr - Communication Equipment	328.30	0.00	328.30	3,283.00	0.00	3,283.00	0.00	(3,283.00)
6337 - Depr - Computers	1,420.08	0.00	1,420.08	14,200.80	0.00	14,200.80	0.00	(14,200.80)
6340 - Depr - Machinery & Equipment	12,925.45	0.00	12,925.45	129,254.50	0.00	129,254.50	0.00	(129,254.50)
6350 - Depr - Vehicles	8,473.15	0.00	8,473.15	84,731.50	0.00	84,731.50	0.00	(84,731.50)
6360 - Amortization	610.76	0.00	610.76	6,107.60	0.00	6,107.60	0.00	(6,107.60)
<b>Total Depreciation Expense</b>	<b>85,808.51</b>	<b>0.00</b>	<b>85,808.51</b>	<b>858,085.10</b>	<b>0.00</b>	<b>858,085.10</b>	<b>0.00</b>	<b>(858,085.10)</b>
<b>Reserve Expenses/Transfers</b>								
8002 - CRRRF Loan Interest Expense	5,663.36	0.00	5,663.36	43,252.81	0.00	43,252.81	0.00	(43,252.81)
<b>Total Reserve Expenses/Transfers</b>	<b>5,663.36</b>	<b>0.00</b>	<b>5,663.36</b>	<b>43,252.81</b>	<b>0.00</b>	<b>43,252.81</b>	<b>0.00</b>	<b>(43,252.81)</b>
<b>Reserve CRRRF Capital Projcts</b>								
9719.18 - Trim Mower- Turf	668.76	0.00	668.76	7,032.02	0.00	7,032.02	0.00	(7,032.02)
9719.19 - Utility Vehicles	1,740.21	0.00	1,740.21	18,201.68	0.00	18,201.68	0.00	(18,201.68)
9719.20 - Marina Dock Replacement	0.00	0.00	0.00	22,338.33	0.00	22,338.33	0.00	(22,338.33)
9721.01 - Golf Cart Fleet	3,065.00	0.00	3,065.00	30,650.00	0.00	30,650.00	0.00	(30,650.00)

## Income Statement Report Sudden Valley Community Association SVCA Reserves

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Reserve CRRRF Capital Proejcts</b>								
9722 - Golf Course Bridge Replacement	126,942.49	0.00	126,942.49	332,309.48	0.00	332,309.48	0.00	(332,309.48)
9722.03 - 2022 John Deere HD300 SelectSp	0.00	0.00	0.00	21,231.30	0.00	21,231.30	0.00	(21,231.30)
9722.04 - Security System	6,061.97	0.00	6,061.97	10,313.95	0.00	10,313.95	0.00	(10,313.95)
9722.06 - Roadside Mower	0.00	0.00	0.00	101,804.16	0.00	101,804.16	0.00	(101,804.16)
9722.07 - Main Pool Gutter Repair	0.00	0.00	0.00	27,672.81	0.00	27,672.81	0.00	(27,672.81)
9722.08 - 2022 Area Z Facility Remodel	907.50	0.00	907.50	907.50	0.00	907.50	0.00	(907.50)
9722.09 - 2022 Barn 8 Remodel	1,031.25	0.00	1,031.25	1,031.25	0.00	1,031.25	0.00	(1,031.25)
9722.095 - 2022 Dump Trailer Porject	14,051.91	0.00	14,051.91	14,051.91	0.00	14,051.91	0.00	(14,051.91)
9722.1 - 2014 Toro Flex Walk Mowers	0.00	0.00	0.00	10,000.00	0.00	10,000.00	0.00	(10,000.00)
9722.2 - 1850 Lake Whatcom Blvd Property	0.00	0.00	0.00	1,529,727.11	0.00	1,529,727.11	0.00	(1,529,727.11)
<b>Total Reserve CRRRF Capital Proejcts</b>	<b>154,469.09</b>	<b>0.00</b>	<b>154,469.09</b>	<b>2,127,271.50</b>	<b>0.00</b>	<b>2,127,271.50</b>	<b>0.00</b>	<b>(2,127,271.50)</b>
<b>Reserve Roads Capital Projects</b>								
9919.07 - Barn 7 & Rotunda Foundation Ren	52,541.04	0.00	52,541.04	77,959.89	0.00	77,959.89	0.00	(77,959.89)
9920.06 - 2020 Southern Court Remediation	0.00	0.00	0.00	191,656.55	0.00	191,656.55	0.00	(191,656.55)
9921.03 - 2021 Southern Crt Stabilization & /	0.00	0.00	0.00	141,227.28	0.00	141,227.28	0.00	(141,227.28)
9921.04 - Culvert 182	14,000.00	0.00	14,000.00	14,892.50	0.00	14,892.50	0.00	(14,892.50)
9922 - Fast Response Unforseen Drainage I	0.00	0.00	0.00	77,298.82	0.00	77,298.82	0.00	(77,298.82)
9922.1 - 2022 Roads Repair Project	0.00	0.00	0.00	25,751.69	0.00	25,751.69	0.00	(25,751.69)
9922.2 - Polo Park Drive Repairs	0.00	0.00	0.00	32,495.74	0.00	32,495.74	0.00	(32,495.74)
9922.3 - 2022 Roads On-Call Engineering	2,673.00	0.00	2,673.00	5,528.88	0.00	5,528.88	0.00	(5,528.88)
9922.4 - 2022 Pothole Repairs	0.00	0.00	0.00	34,997.18	0.00	34,997.18	0.00	(34,997.18)
9922.5 - 2022 Road & Drainage NOA Projec	229,543.53	0.00	229,543.53	423,177.45	0.00	423,177.45	0.00	(423,177.45)
9922.6 - Cascade Lane	10,933.76	0.00	10,933.76	540,526.75	0.00	540,526.75	0.00	(540,526.75)
9922.7 - Marina Parking Lot Grading	0.00	0.00	0.00	23,129.97	0.00	23,129.97	0.00	(23,129.97)
<b>Total Reserve Roads Capital Projects</b>	<b>309,691.33</b>	<b>0.00</b>	<b>309,691.33</b>	<b>1,588,642.70</b>	<b>0.00</b>	<b>1,588,642.70</b>	<b>0.00</b>	<b>(1,588,642.70)</b>

## Income Statement Report Sudden Valley Community Association SVCA Reserves

October 01, 2022 thru October 31, 2022

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Reserve Road CVC Capital Project</b>								
9921.08 - 2021 Culvert Vegetation Control	0.00	0.00	0.00	120,060.53	0.00	120,060.53	0.00	(120,060.53)
9921.082 - 2021 CVC - Wages, Taxes, & Ber	0.00	0.00	0.00	26,062.70	0.00	26,062.70	0.00	(26,062.70)
<b>Total Reserve Road CVC Capital Project</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>146,123.23</b>	<b>0.00</b>	<b>146,123.23</b>	<b>0.00</b>	<b>(146,123.23)</b>
<b>Total SVCA Reserves Expense</b>	<b>555,632.29</b>	<b>0.00</b>	<b>555,632.29</b>	<b>4,764,304.57</b>	<b>0.00</b>	<b>4,764,304.57</b>	<b>0.00</b>	<b>(4,764,304.57)</b>
<b>Total SVCA Reserves Income / (Loss)</b>	<b>(315,371.14)</b>	<b>0.00</b>	<b>(315,371.14)</b>	<b>(2,449,680.33)</b>	<b>0.00</b>	<b>(2,449,680.33)</b>	<b>0.00</b>	<b>2,449,680.33</b>
<b>Total Association Net Income / (Loss)</b>	<b>(373,791.67)</b>	<b>(55,938.00)</b>	<b>(317,853.67)</b>	<b>(2,408,033.72)</b>	<b>152,492.00</b>	<b>(2,560,525.72)</b>	<b>0.00</b>	<b>2,408,033.72</b>

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2022

	SVCA Owned Lots																											LLE & CTB	Dues Exempt	Total Non Billable Lots	Total All Lots			
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots			Restricted						Total		
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm						WD10	
Jan	20	87	107	350	2,376	2,726	43	110	3	25	1	15	26	51	3	14	370	2,463	2,833	76	215	291	446	2,678	3,124	774	0	3	777	732	8	1,517	4,641	
Feb	22	97	119	341	2,389	2,730	33	86	27	23	1	11	18	57	4	15	363	2,486	2,849	83	192	275	446	2,678	3,124	774	0	3	777	732	8	1,517	4,641	
Mar	28	104	132	366	2,433	2,799	17	60	7	12	7	8	18	46	3	15	394	2,537	2,931	52	141	193	446	2,678	3,124	774	0	3	777	732	8	1,517	4,641	
Apr	30	106	136	346	2,391	2,737	38	94	4	19	3	7	22	46	3	15	376	2,497	2,873	70	181	251	446	2,678	3,124	774	0	3	777	732	8	1,517	4,641	
May	31	113	144	361	2,410	2,771	15	77	12	15	2	8	20	39	5	16	392	2,523	2,915	54	155	209	446	2,678	3,124	774	0	3	777	732	8	1,517	4,641	
Jun	34	126	160	362	2,400	2,762	18	75	2	19	6	5	17	40	6	14	396	2,526	2,922	49	153	202	445	2,679	3,124	774	0	3	777	732	8	1,517	4,641	
Jul	37	141	178	332	2,357	2,689	32	116	7	21	2	5	18	36	5	14	369	2,498	2,867	64	192	256	433	2,690	3,123	774	0	3	777	733	8	1,518	4,641	
Aug	42	162	204	337	2,398	2,735	11	50	13	23	5	9	17	35	5	15	379	2,560	2,939	51	132	183	430	2,692	3,122	774	0	3	777	734	8	1,519	4,641	
Sep	50	189	239	319	2,302	2,621	22	120	7	16	10	15	17	33	4	18	369	2,491	2,860	60	202	262	429	2,693	3,122	774	0	3	777	734	8	1,519	4,641	
Oct	66	286	352	303	2,261	2,564	20	74	7	17	2	6	21	37	4	18	369	2,547	2,916	54	152	206	423	2,699	3,122	774	0	3	777	734	8	1,519	4,641	
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