

Sudden Valley Community Association

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

	Unaudited** Oct 31, 2024	See Note** Dec 31, 2023	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 763,794	\$ 678,244	\$ 85,550
Building Completion Deposit Fund	749,910	506,408	243,502
Member Receivables - Operations*	-	43,985	(43,985)
Other Receivables	16,077	16,560	(483)
Prepaid Expenses	118,509	70,215	48,294
Operating Lease ROU Assets	6,550	10,631	(4,081)
Inventory	4,361	5,659	(1,298)
Total Current Assets	1,659,201	1,331,702	327,500
Current Liabilities			
Accounts Payable	(72,010)	(226,676)	154,666
Accrued Vacation Liability	(81,512)	(64,195)	(17,317)
Accrued Payroll	-	(64,114)	64,114
Prepaid Assessments	(219,240)	(224,404)	5,164
Building Completion Deposits	(749,910)	(506,408)	(243,502)
Other Refundable Deposits	(9,456)	(5,896)	(3,560)
Operating Lease Liability	(6,550)	(10,631)	4,081
Prepaid Golf Memberships	(9,483)	(112,089)	102,606
Total Current Liabilities	(1,148,161)	(3,214,413)	66,252
Deferred Lease Revenue Liabilities			
Deferred Library Lease Revenue	(37,333)	-	(37,333)
Total Deferred Lease Revenue Liabilities	(37,333)	-	(37,333)
Operating Reserve Funds			
Emergency Operating Cash	363,590	362,252	1,338
Undesignated Reserves Cash	284,998	306,265	(21,267)
Total Operating Reserve Funds	648,588	668,517	(19,929)
Net Operating Assets	\$ 1,122,295	\$ 785,806	\$ 336,490
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,217,732	3,627,018	(409,286)
Roads Reserve Cash Fund	2,108,328	2,034,275	74,053
Board Density Reduction Cash Fund	87,864	87,688	176
Mailbox Cash Fund	147,695	126,445	21,250
CRRRF Capital Reserve Holding Cash	219,482	222,019	(2,537)
Mitigation Assignment of Savings Cash	49,804	49,688	116
LWWSD Assignment of Savings Cash	14,935	101,840	(86,905)
Member Receivables - Capital**	-	16,112	(16,112)
Total Capital Current Assets	5,845,840	6,265,085	(419,245)
Capital Fixed Assets			
Fixed Assets	16,847,527	15,373,162	1,474,365
Finance ROU Assets	71,628	136,464	(64,836)
Lots Held for Sale	236,456	236,456	-
Total Capital Assets	17,155,611	15,746,082	1,409,529
Long Term Liabilities			
CRRRF Loan 2022	(1,597,678)	(1,799,425)	201,746
Finance Leases	(54,790)	(106,596)	51,806
Total Long Term Liabilities	(1,636,337)	(1,906,021)	269,684
NET ASSETS	\$ 22,487,409	\$ 20,890,952	\$ 1,596,457
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	468,755	463,239	5,516
Net Income: Rec Special Assmt	-	(180,468)	180,468
Transfers Out from Operations to Capital	(145,600)	(32,799)	(112,801)
Current Year Net Income: Capital**	1,131,052	1,471,336	(340,284)
Transfers Into Capital from Operations	145,600	32,799	112,801
Retained Earnings**	5,232,892	4,950,121	282,771
Capital**	15,654,710	14,186,724	1,467,986
TOTAL MEMBER EQUITY	\$ 22,487,409	\$ 20,890,952	\$ 1,596,457

* 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, 2024, and December 31, 2023, the balances of receivables written off were \$758,711 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 through 2023 audited financial statements (2023 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 - October 2024			Year to Date - 10 Months Ending 10/31/2024			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	222,528		230,678	2,227,532			2,309,376
Bad Debt Reserve	(360)		(1,695)	(45,082)			(36,906)
Net Current Year Assessment Income	<u>222,168</u>	<u>10,884</u>	<u>228,983</u>	<u>2,182,450</u>	<u>69,615</u>	98.0%	<u>2,272,470</u>
Bad Debt Recoveries - Prior Years			(37)				24,842
Golf Income	68,614	21,071	-	1,362,355	135,085		-
Marina Income	-	-	-	240,977	47,257		-
Rec Center & Pools Income	257	257	-	32,429	10,529		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	23,989	19,211	-	135,268	56,256		-
Rental Income - Other	2,351	2,112	-	12,164	4,494		-
Area Z Rental Income	3,885	(2,115)	-	19,708	(4,292)		-
Lease Income	5,632	1,486	-	55,104	13,644		-
New Home Construction Fees	6,250	6,250	-	207,150	132,150		2,500
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		1,368
Investment Income	885	794	3,390	7,538	6,621		39,646
Total Revenue	334,031	59,950	232,336	4,255,143	471,359		2,340,826
EXPENSES							
Salaries & Benefits	169,085	20,566	-	1,925,858	131,347		-
Contracted & Professional Services	71,995	(65,614)	-	248,144	(106,224)		-
CC&Rs/ Mandates	61,102	(22,855)	-	457,988	(92,258)		-
Maintenance & Landscaping	30,848	26,050	-	375,765	6,775		-
Utilities	23,305	(2,332)	-	175,682	(4,762)		-
Administrative	17,330	(5,648)	-	154,277	(11,963)		-
Regulatory Compliance	25,233	(13,202)	-	198,920	(36,968)		-
Insurance Premiums	16,274	(2,042)	-	157,428	(15,111)		-
Other Expenses	-	83	-	-	833		-
Depreciation Expense	-	-	112,312	-	-		1,136,968
Interest expense	-	-	5,796	-	-		56,694
Total Expenses	415,172	(64,994)	118,108	3,694,062	(128,331)		1,193,662
Net Income (Loss)	(81,141)	(5,044)	114,228	561,081	343,028		1,147,164
Net UDR Activity for Operations							
Firewise	-			(5,734)			
Hazardous Tree Removal	(6,460)			(55,000)			
GM Recruiting Search	(6,545)			(24,495)			
Legal Expenses - Past Due Account Collections	(1,940)			(1,940)			
Net Income (Loss) with Board Approved UDR	(96,086)	(5,044)	114,228	473,912	343,028		1,147,164
Other Activity							
Net Other UDR Activity*	2,148			53,478			
AR Accrual - Prior Year Reversal	-		-	(43,985)			(16,112)
AR Accrual - Current Year	-		-	-			-
Lease Income- Library Prepaid Recognized	667			2,667			
Vacation Liability Accrual	2,900			(17,317)			
Total Other Activity	5,715		-	(5,157)			(16,112)
Grand Total Activity	(90,371)	(5,044)	114,228	468,755	343,028		1,131,052

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

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

Sudden Valley Community Association

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

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2023	3,627,018	2,034,275	222,019	87,688	126,445	151,528	\$ 6,248,973	362,252	306,265	\$ 668,517
Dues Received	1,114,591	1,153,191		-	20,755		2,288,536	-	84,376	84,376
Storm Water Mitigation Plan Fee		2,500					2,500			-
Investment Income	22,614	15,415	813	176	495	134	39,646	1,338	1,151	2,490
Sale of Assets	1,368			-			1,368			-
Board Approved Transfer- Marina Dock Replacement	105,600									-
Board Approved Transfer- Other Transfers	40,000						40,000			-
Mitigation Release	-	86,923				(86,923)	-			-
2024 Expenditures	(1,693,458)	(1,183,976)	(3,350)	-	-		(2,880,784)		(106,794)	(106,794)
Net Available Cash at 10/31/2024	3,217,732	2,108,328	219,482	87,864	147,695	64,739	\$ 5,845,840	363,590	284,998	\$ 648,588
2 Month Outlook										
Outlook - 2024 Dues (95% collections)	214,069	220,177			3,973		\$ 438,219			\$ -
Outlook - Prior Year Collections	3,316	3,410			62		6,788		6,545	6,545
CRRRF Loan Payments for year 2024	(55,507)						(55,507)			-
Obligated Expenses/Holdings	(1,071,029)	(381,116)	(219,482)			(64,739)	(1,736,365)		(35,749)	(35,749)
Net Usable Cash Balance 12/31/2024	2,308,582	1,950,800	-	87,864	151,730	-	\$ 4,498,975	363,590	255,795	\$ 619,385
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2024, After Recommendation	\$ 1,708,582	\$ 1,450,800	\$ -	\$ 87,864	\$ 151,730	\$ -	\$ 3,398,975	\$ 363,590	\$ 255,795	\$ 619,385
Net Current Year Cash Increase (Decrease)	(1,318,436)	(83,475)	(222,019)	176	25,285	(151,528)	\$ (1,749,998)	1,338	(50,470)	\$ (49,132)

*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
October 1, 2024 to October 31, 2024
CURRENT MONTH

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	23,096	22,867	-	7,097	108,934	(75,396)	(85,838)	(45,432)
Accounting	1,976	743	27,185	984	10,574	(5,898)	(35,783)	(4,171)
Administration	1,801	1,652	33,830	2,300	20,187	(12,397)	(52,216)	(8,445)
Common Costs	4,251	993	-	-	40,221	(15,011)	(35,970)	(14,018)
Facilities	9,517	(630)	3,748	478	18,126	1,377	(12,357)	1,225
Maintenance	-	-	22,866	9,153	9,525	21,310	(32,391)	30,463
Subtotal	40,641	25,625	87,629	20,012	207,567	(86,015)	(254,555)	(40,378)
Golf	68,614	21,071	61,870	7,108	30,658	(1,717)	(23,914)	26,462
Marina	-	-	-	-	900	473	(900)	473
Rec/ Pools/ Parks	2,608	2,369	19,586	(6,554)	6,962	1,700	(23,940)	(2,485)
Subtotal	71,222	23,440	81,456	554	38,520	456	(48,754)	24,450
Subtotal Operations before Ops Dues	111,863	49,065	169,085	20,566	246,087	(85,559)	(303,309)	(15,928)
Ops Dues Earned	222,528						222,528	
Curr Yr Bad Debts Activity	(360)						(360)	
Net Ops Dues	222,168	10,884					222,168	10,884
Net Operations	334,031	59,949	169,085	20,566	246,087	(85,559)	(81,141)	(5,044)
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		-		-	
Hazardous Tree Removal	-		-		6,460		(6,460)	
GM Recruiting Search	-		-		6,545		(6,545)	
Legal Expenses - Past Due Account Collections	-		-		1,940		(1,940)	
Net Operations with Board Approved UDR	334,031	59,949	169,085	20,566	261,032	(85,559)	(96,086)	(5,044)
Other Operating Activity								
UDR Activity	5,187				3,039		2,148	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				(2,900)		2,900	
Total Other Operating Activity	5,854				139		5,715	
Grand Total Operations Activity	339,885	59,949	169,085	20,566	261,171	(85,559)	(90,371)	(5,044)

* Excludes Depreciation

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

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

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	272,706	195,414	-	74,131	441,651	(136,830)	(168,945)	132,715
Accounting	24,022	(15,012)	296,165	(1,982)	78,569	(16,198)	(350,712)	(33,192)
Administration	5,568	3,548	369,065	8,321	116,024	(29,041)	(479,521)	(17,172)
Common Costs	40,527	7,944	-	-	416,088	(100,992)	(375,561)	(93,048)
Facilities	74,812	9,352	39,316	4,663	127,463	50,318	(91,967)	64,333
Maintenance	-	-	314,291	15,512	65,008	35,499	(379,299)	51,011
Subtotal	417,635	201,246	1,018,837	100,645	1,244,803	(197,244)	(1,846,005)	104,647
Golf	1,362,355	135,085	677,956	34,945	386,286	(53,848)	298,113	116,182
Marina	248,110	50,390	-	-	12,551	2,758	235,559	53,148
Rec/ Pools/ Parks	44,592	15,022	229,065	(4,243)	124,563	(11,343)	(309,036)	(564)
Subtotal	1,655,057	200,497	907,021	30,702	523,400	(62,433)	224,636	168,766
Subtotal Operations before Ops Dues	2,072,692	401,743	1,925,858	131,347	1,768,203	(259,677)	(1,621,369)	273,413
Ops Dues Earned	2,227,532						2,227,532	
Curr Yr Bad Debts Activity	(45,082)						(45,082)	
Net Ops Dues	2,182,450	69,615					2,182,450	69,615
Net Operations	4,255,142	471,358	1,925,858	131,347	1,768,203	(259,677)	561,081	343,028
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		5,734		(5,734)	
Hazardous Tree Removal	-		-		55,000		(55,000)	
GM Recruiting Search	-		-		24,495		(24,495)	
Legal Expenses - Past Due Account Collections	-		-		1,940		(1,940)	
Net Operations with Board Approved UDR	4,255,142	471,358	1,925,858	131,347	1,855,372	(259,677)	473,912	343,028
Other Operating Activity								
UDR Activity	73,071				19,593		53,478	
AR Accrual - Prior Year Reversal	(43,985)				-		(43,985)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	2,667				-		2,667	
Vacation Liability Accrual	-				17,317		(17,317)	
Total Other Operating Activity	31,753				36,910		(5,157)	
Grand Total Operations Activity	4,286,895	471,358	1,925,858	131,347	1,892,282	(259,677)	468,755	343,028

* Excludes Depreciation

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

Sudden Valley Community Association

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

UNAUDITED

	2024 October Actuals	2024 MTD B / (W) Budget	(10 Months) Actuals	2024 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	222,168	10,884	2,182,450	69,615
Golf Income	68,614	21,071	1,362,355	135,085
Marina Income	-	-	240,977	47,257
Area Z Rental Income	3,885	(2,115)	19,708	(4,292)
Lease Income	5,632	1,486	55,104	13,644
Non-Lease Facility Rentals	2,351	2,112	12,164	4,494
Rec Center and Pools Income	257	257	32,429	10,529
New Home Construction Fees	6,250	6,250	207,150	132,150
Other AR Income	22,188	17,621	121,636	49,269
Other Income	1,801	1,590	13,632	6,987
Investment Income	885	794	7,538	6,621
Total Revenue	334,031	59,950	4,255,143	471,359
EXPENSES				
Salaries & Benefits				
ACC / Security	-	7,097	-	74,131
Accounting	27,185	984	296,165	(1,982)
Administration	33,830	2,300	369,065	8,321
Facilities	3,748	478	39,316	4,663
Maintenance	22,866	9,153	314,291	15,512
Golf	61,870	7,108	677,956	34,945
Rec/ Pools/ Parks	19,586	(6,554)	229,065	(4,243)
Marina	-	-	-	-
Total Salaries & Benefits	169,085	20,566	1,925,858	131,347
Other Expenses				
Administrative				
General Administrative	-	-	300	(300)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	4,162	286	41,060	(8,481)
Dues & Subscriptions	2,173	(1,463)	28,536	(2,947)
Office Supplies	2,458	335	15,745	6,839
GM Discretionary Funds	-	-	3,492	1,437
Advertising Costs	1,436	(843)	8,134	4,750
Cash Over/Short	-	-	293	(293)
Currency Gain/Loss	-	-	131	(131)
Events Charges	575	(381)	7,228	(2,486)
Printing & Copying	4,179	(3,204)	14,592	(6,617)
Training & Conferences	-	125	5,496	1,654
Recruiting Expense	61	189	2,932	(432)
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	1,251	(209)	15,600	(5,183)
Insurance Claims	-	-	-	-
Uniforms	1,035	(483)	10,738	227
Cashiering Clearing Account	-	-	-	-
Total Administrative	17,330	(5,648)	154,277	(11,963)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	16,714	(7,903)	76,671	(34,491)
Permits & Licenses	48	417	2,765	425
Audit & Tax Services	7,485	(5,317)	44,105	(6,809)
Regulatory Compliance	251	99	2,487	1,021
Federal Income Tax	-	-	-	-
State B&O Tax	735	(498)	12,824	(46)
Property/Real Estate Tax	-	-	60,068	2,932
Total Regulator Compliance	25,233	(13,202)	198,920	(36,968)
CC&Rs/ Mandates				
Annual General Meeting	12,342	(9,858)	12,444	(9,960)
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	135	(135)	1,057	4,560
Postage	254	(8)	2,900	(438)
Postage- Views	1,165	(165)	10,950	(950)
Newsletter Services	5,086	(153)	48,419	914
Legal Services	18,117	(12,700)	142,916	(88,749)
Professional Security Services	24,003	164	239,302	2,365
Total CC&Rs/ Mandates	61,102	(22,855)	457,988	(92,258)

Sudden Valley Community Association

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

UNAUDITED

	2024 October Actuals	2024 MTD B / (W) Budget	(10 Months) Actuals	2024 YTD B / (W) Budget
Insurance Premiums	16,274	(2,042)	157,428	(15,111)
Utilities				
Utilities	3,582	(3,582)	332	(332)
Utilities- Natural Gas	1,082	(319)	20,430	(6,549)
Utilities- Water & Sewer	8,832	289	39,845	7,034
Utilities- Electricity	4,471	122	53,523	(6,791)
Utilities- Trash & Recycling Service	2,077	802	17,176	10,098
Utilities- Communications Service	3,261	356	44,376	(8,222)
Total Utilities	23,305	(2,332)	175,682	(4,762)
Maintenance & Landscaping				
Landscape R&M	85	8,616	45,000	(14,854)
Building R&M- Materials	1,822	(1,739)	14,610	20,148
Building R&M- Contract Services	1,855	6,196	25,743	17,358
Raw Materials	2,091	(2,091)	40,551	(3,947)
Raw Materials: Sand & Gravel	5,902	(2,552)	44,386	(2,809)
Janitorial Supplies	1,810	(1,007)	12,831	(4,790)
Equipment R&M	4,792	(1,767)	77,194	(28,874)
Small Tools & Equipment	2,501	(1,332)	9,494	1,652
Vehicle R&M	2,460	(689)	11,041	6,383
Vehicle Fuel	4,717	(1,705)	49,035	(3,053)
Other Supplies	1,245	3,356	33,645	(6,020)
Other R&M	-	233	8,171	(3,238)
Weather Response	1,568	20,531	4,064	28,819
Weather Response	-	-	-	-
Total Maintenance & Landscaping	30,848	26,050	375,765	6,775
Contracted & Professional Services				
Equipment Lease & Rental	-	1,666	16,651	2,015
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	3,938	(3,105)	51,629	(18,747)
Pool Management	854	1,652	56,347	(8,347)
Safety & Security Services	1,184	(1,058)	19,705	(1,231)
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	64,350	(64,350)	91,744	(91,699)
Other Professional Services	1,669	(419)	12,068	11,785
Total Contracted & Professional Services	71,995	(65,614)	248,144	(106,224)
Other Expenses				
Vandalism	-	83	-	833
Other Charges	-	-	-	-
Total Other Expenses	-	83	-	833
Total Other Expenses	246,087	(85,560)	1,768,204	(259,678)
Total Operations Expenses	415,172	(64,994)	3,694,062	(128,331)
Net Operations Income (Loss)	(81,141)	(5,044)	561,081	343,028
Net BOD Approved UDR Activity for Operations (Expense)				
Firewise	-	-	(5,734)	-
Hazardous Tree Removal	(6,460)	-	(55,000)	-
GM Recruiting Search	(6,545)	-	(24,495)	-
Legal Expenses - Past Due Account Collections	(1,940)	-	(1,940)	-
Net Operations Income (Loss) with BOD Approved UDR	(96,086)	(5,044)	473,912	343,028
Other Operating Activity- Income/(Expense)				
UDR Activity	2,148	-	53,478	-
AR Accrual - Prior Year Reversal	-	-	(43,985)	-
AR Accrual - Current Year	-	-	-	-
Lease Income- Library Prepaid Recognized	667	-	2,667	-
Vacation Liability Accrual	2,900	-	(17,317)	-
Total Other Operating Activity	5,715	-	(5,157)	-
Grand Total Operations Activity	(90,371)	(5,044)	468,755	343,028
* Excludes Depreciation				

Income Statement Report Sudden Valley Community Association Common Costs

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2024 Ops	(360.44)	(11,120.17)	10,759.73	(45,082.33)	(111,201.70)	66,119.37	(133,442.00)	(88,359.67)
4005.24 - Member Assessments 2024	222,527.94	222,404.00	123.94	2,227,532.40	2,224,037.00	3,495.40	2,668,844.00	441,311.60
Total Dues and Assessment Income- Ops	222,167.50	211,283.83	10,883.67	2,182,450.07	2,112,835.30	69,614.77	2,535,402.00	352,951.93
Other AR Income								
4830 - Advertising Income	2,715.00	3,166.67	(451.67)	29,014.50	31,666.70	(2,652.20)	38,000.00	8,985.50
4831 - BD Expense- Views Ads	651.00	0.00	651.00	3,054.50	0.00	3,054.50	0.00	(3,054.50)
Total Other AR Income	3,366.00	3,166.67	199.33	32,069.00	31,666.70	402.30	38,000.00	5,931.00
Other Income								
4870 - Member Donation Income	0.00	0.00	0.00	920.67	0.00	920.67	0.00	(920.67)
Total Other Income	0.00	0.00	0.00	920.67	0.00	920.67	0.00	(920.67)
Investment Income								
4900 - Interest Earned - Operating Accounts	885.36	91.67	793.69	7,537.61	916.70	6,620.91	1,100.00	(6,437.61)
Total Investment Income	885.36	91.67	793.69	7,537.61	916.70	6,620.91	1,100.00	(6,437.61)
Total Common Costs Income	226,418.86	214,542.17	11,876.69	2,222,977.35	2,145,418.70	77,558.65	2,574,502.00	351,524.65
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	41.67	(41.67)	0.00	416.70	(416.70)	500.00	500.00
9005 - State B&O Tax	26.42	17.08	9.34	253.49	170.80	82.69	205.00	(48.49)
9015 - Property/Real Estate Tax	0.00	0.00	0.00	60,067.53	63,000.00	(2,932.47)	63,000.00	2,932.47
Total Regulatory Compliance	26.42	58.75	(32.33)	60,321.02	63,587.50	(3,266.48)	63,705.00	3,383.98
CC&Rs/ Mandates								
5216 - Postage- Views	1,165.13	1,000.00	165.13	10,950.26	10,000.00	950.26	12,000.00	1,049.74
5225 - Newsletter Services	4,977.50	4,833.33	144.17	47,770.25	48,333.30	(563.05)	58,000.00	10,229.75
7020 - Legal Services	18,116.65	5,416.67	12,699.98	142,915.77	54,166.70	88,749.07	65,000.00	(77,915.77)
Total CC&Rs/ Mandates	24,259.28	11,250.00	13,009.28	201,636.28	112,500.00	89,136.28	135,000.00	(66,636.28)

Income Statement Report Sudden Valley Community Association Common Costs

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	15,934.84	13,900.83	2,034.01	154,130.36	139,008.30	15,122.06	166,810.00	12,679.64
Total Insurance	15,934.84	13,900.83	2,034.01	154,130.36	139,008.30	15,122.06	166,810.00	12,679.64
Total Common Costs Expense	40,220.54	25,209.58	15,010.96	416,087.66	315,095.80	100,991.86	365,515.00	(50,572.66)
Total Common Costs Income / (Loss)	186,198.32	189,332.59	(3,134.27)	1,806,889.69	1,830,322.90	(23,433.21)	2,208,987.00	402,097.31

Income Statement Report

Sudden Valley Community Association

ACC / Security

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	6,250.00	0.00	6,250.00	207,150.00	75,000.00	132,150.00	75,000.00	(132,150.00)
Total New Home Construction Fees	6,250.00	0.00	6,250.00	207,150.00	75,000.00	132,150.00	75,000.00	(132,150.00)
Other AR Income								
4805 - Compliance Fees & Fines - ACC	9,600.00	167.00	9,433.00	65,300.00	1,667.00	63,633.00	2,000.00	(63,300.00)
4806 - BD Expense- ACC Fines	7,245.53	0.00	7,245.53	245.53	0.00	245.53	0.00	(245.53)
Total Other AR Income	16,845.53	167.00	16,678.53	65,545.53	1,667.00	63,878.53	2,000.00	(63,545.53)
Other Income								
4295 - Security House Checks	0.00	62.00	(62.00)	10.00	625.00	(615.00)	750.00	740.00
Total Other Income	0.00	62.00	(62.00)	10.00	625.00	(615.00)	750.00	740.00
Total ACC / Security Income	23,095.53	229.00	22,866.53	272,705.53	77,292.00	195,413.53	77,750.00	(194,955.53)
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	16,714.20	8,811.00	7,903.20	76,670.60	42,180.00	34,490.60	55,000.00	(21,670.60)
6300 - Permits & Licenses	0.00	17.00	(17.00)	184.50	167.00	17.50	200.00	15.50
9005 - State B&O Tax	144.00	4.00	140.00	979.65	42.00	937.65	50.00	(929.65)
Total Regulatory Compliance	16,858.20	8,832.00	8,026.20	77,834.75	42,389.00	35,445.75	55,250.00	(22,584.75)
CC&Rs/ Mandates								
5215 - Postage	2.07	4.00	(1.93)	184.74	42.00	142.74	50.00	(134.74)
7097 - Professional Security Services	24,003.25	24,167.00	(163.75)	239,301.96	241,667.00	(2,365.04)	290,000.00	50,698.04
Total CC&Rs/ Mandates	24,005.32	24,171.00	(165.68)	239,486.70	241,709.00	(2,222.30)	290,050.00	50,563.30
Payroll & Benefits								
5300 - Salaries	0.00	5,767.00	(5,767.00)	0.00	60,562.00	(60,562.00)	74,998.00	74,998.00
5335 - Payroll Taxes- Employer	0.00	523.00	(523.00)	0.00	5,499.00	(5,499.00)	6,810.00	6,810.00
5385 - Payroll Benefits - Medical	0.00	807.00	(807.00)	0.00	8,070.00	(8,070.00)	9,684.00	9,684.00
Total Payroll & Benefits	0.00	7,097.00	(7,097.00)	0.00	74,131.00	(74,131.00)	91,492.00	91,492.00

Income Statement Report Sudden Valley Community Association ACC / Security

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	126.95	60.00	66.95	1,455.18	600.00	855.18	720.00	(735.18)
Total Utilities	126.95	60.00	66.95	1,455.18	600.00	855.18	720.00	(735.18)
Maintenance & Landscaping								
6775 - Vehicle R&M	0.00	0.00	0.00	3,055.25	0.00	3,055.25	0.00	(3,055.25)
6785 - Vehicle Fuel	740.56	324.00	416.56	8,676.62	7,206.00	1,470.62	7,900.00	(776.62)
6795 - Other Supplies	0.00	68.00	(68.00)	392.47	366.00	26.47	500.00	107.53
Total Maintenance & Landscaping	740.56	392.00	348.56	12,124.34	7,572.00	4,552.34	8,400.00	(3,724.34)
Contracted & Professional Services								
6440 - Safety & Security Services	1,183.74	0.00	1,183.74	17,337.42	11,673.00	5,664.42	15,000.00	(2,337.42)
6460 - ACC Consultant	64,350.42	0.00	64,350.42	91,743.73	45.00	91,698.73	10,000.00	(81,743.73)
7095 - Other Professional Services	1,669.25	0.00	1,669.25	1,669.25	0.00	1,669.25	0.00	(1,669.25)
Total Contracted & Professional Services	67,203.41	0.00	67,203.41	110,750.40	11,718.00	99,032.40	25,000.00	(85,750.40)
Other Expenses								
9120 - Vandalism & Towing	0.00	83.00	(83.00)	0.00	833.00	(833.00)	1,000.00	1,000.00
Total Other Expenses	0.00	83.00	(83.00)	0.00	833.00	(833.00)	1,000.00	1,000.00
Total ACC / Security Expense	108,934.44	40,635.00	68,299.44	441,651.37	378,952.00	62,699.37	471,912.00	30,260.63
Total ACC / Security Income / (Loss)	(85,838.91)	(40,406.00)	(45,432.91)	(168,945.84)	(301,660.00)	132,714.16	(394,162.00)	(225,216.16)

Income Statement Report

Sudden Valley Community Association

Accounting

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	1,625.00	1,108.00	517.00	21,600.00	37,784.00	(16,184.00)	40,000.00	18,400.00
4241 - BD Expense- Title Fees	0.00	0.00	0.00	125.00	0.00	125.00	0.00	(125.00)
4705 - NSF Service Fees	189.00	125.00	64.00	2,205.52	1,250.00	955.52	1,500.00	(705.52)
4706 - BD Expense- NSF Fees	162.00	0.00	162.00	91.28	0.00	91.28	0.00	(91.28)
Total Other AR Income	1,976.00	1,233.00	743.00	24,021.80	39,034.00	(15,012.20)	41,500.00	17,478.20
Total Accounting Income	1,976.00	1,233.00	743.00	24,021.80	39,034.00	(15,012.20)	41,500.00	17,478.20
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	(392.18)	125.00	(517.18)	1,373.04	1,250.00	123.04	1,500.00	126.96
5121 - Currency Gain/Loss	0.00	0.00	0.00	131.40	0.00	131.40	0.00	(131.40)
5210 - Printing & Copying	1,053.44	70.00	983.44	3,110.64	698.00	2,412.64	5,000.00	1,889.36
5399 - Payroll Service Fees	1,250.65	1,042.00	208.65	15,600.32	10,417.00	5,183.32	12,500.00	(3,100.32)
Total Administrative	1,911.91	1,237.00	674.91	20,215.40	12,365.00	7,850.40	19,000.00	(1,215.40)
Regulatory Compliance								
7000 - Audit & Tax Services	7,485.00	2,168.00	5,317.00	44,104.68	37,296.00	6,808.68	40,000.00	(4,104.68)
9005 - State B&O Tax	27.22	83.00	(55.78)	357.11	833.00	(475.89)	1,000.00	642.89
Total Regulatory Compliance	7,512.22	2,251.00	5,261.22	44,461.79	38,129.00	6,332.79	41,000.00	(3,461.79)
CC&Rs/ Mandates								
5215 - Postage	182.60	180.00	2.60	1,435.04	1,795.00	(359.96)	4,000.00	2,564.96
Total CC&Rs/ Mandates	182.60	180.00	2.60	1,435.04	1,795.00	(359.96)	4,000.00	2,564.96
Payroll & Benefits								
5300 - Salaries	22,185.09	22,877.00	(691.91)	242,782.29	240,233.00	2,549.29	297,495.00	54,712.71
5335 - Payroll Taxes- Employer	2,017.58	2,062.00	(44.42)	23,558.23	21,650.00	1,908.23	26,810.00	3,251.77
5385 - Payroll Benefits - Medical	2,982.48	3,230.00	(247.52)	29,824.80	32,300.00	(2,475.20)	38,760.00	8,935.20
Total Payroll & Benefits	27,185.15	28,169.00	(983.85)	296,165.32	294,183.00	1,982.32	363,065.00	66,899.68

Income Statement Report Sudden Valley Community Association Accounting

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	165.87	175.00	(9.13)	1,658.49	1,750.00	(91.51)	2,100.00	441.51
Total Utilities	165.87	175.00	(9.13)	1,658.49	1,750.00	(91.51)	2,100.00	441.51
Contracted & Professional Services								
5125 - IT Support and Services	800.00	833.00	(33.00)	10,799.00	8,333.00	2,466.00	10,000.00	(799.00)
Total Contracted & Professional Services	800.00	833.00	(33.00)	10,799.00	8,333.00	2,466.00	10,000.00	(799.00)
Total Accounting Expense	37,757.75	32,845.00	4,912.75	374,735.04	356,555.00	18,180.04	439,165.00	64,429.96
Total Accounting Income / (Loss)	(35,781.75)	(31,612.00)	(4,169.75)	(350,713.24)	(317,521.00)	(33,192.24)	(397,665.00)	(46,951.76)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	28.00	17.00	11.00	171.20	167.00	4.20	200.00	28.80
4255 - Maps and Signs	207.63	132.00	75.63	1,341.93	1,853.00	(511.07)	2,000.00	658.07
4840 - Non-Taxable Income	40.00	0.00	40.00	223.00	0.00	223.00	0.00	(223.00)
4844 - Concessions Income (Taxable)	0.00	0.00	0.00	682.30	0.00	682.30	0.00	(682.30)
4846 - Vendor Space Rentals	1,525.00	0.00	1,525.00	3,150.00	0.00	3,150.00	0.00	(3,150.00)
Total Other Income	1,800.63	149.00	1,651.63	5,568.43	2,020.00	3,548.43	2,200.00	(3,368.43)
Total SVCA Operations- Admin Income	1,800.63	149.00	1,651.63	5,568.43	2,020.00	3,548.43	2,200.00	(3,368.43)
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
5015 - Bank Charges & Fees	250.91	417.00	(166.09)	9,342.70	4,167.00	5,175.70	5,000.00	(4,342.70)
5045 - Dues & Subscriptions	509.18	83.00	426.18	2,183.61	833.00	1,350.61	1,000.00	(1,183.61)
5090 - Office Supplies	631.48	2,507.00	(1,875.52)	11,444.41	19,610.00	(8,165.59)	21,131.00	9,686.59
5100 - GM Discretionary Funds	0.00	0.00	0.00	3,492.33	4,929.00	(1,436.67)	5,000.00	1,507.67
5107 - Advertising Costs	0.00	0.00	0.00	87.03	0.00	87.03	0.00	(87.03)
5120 - Cash Over/Short	0.00	0.00	0.00	10.24	0.00	10.24	0.00	(10.24)
5205 - Events Charges	574.88	194.00	380.88	7,228.32	4,742.00	2,486.32	5,000.00	(2,228.32)
5210 - Printing & Copying	1,602.19	880.00	722.19	8,954.33	5,227.00	3,727.33	6,500.00	(2,454.33)
5227 - Training & Conferences	0.00	125.00	(125.00)	0.00	1,250.00	(1,250.00)	1,500.00	1,500.00
5325 - Recruiting Expense	61.00	250.00	(189.00)	2,932.35	2,500.00	432.35	3,000.00	67.65
Total Administrative	3,629.64	4,456.00	(826.36)	45,975.32	43,258.00	2,717.32	48,131.00	2,155.68
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	123.38	0.00	123.38	0.00	(123.38)
9005 - State B&O Tax	24.82	0.00	24.82	61.95	0.00	61.95	0.00	(61.95)
Total Regulatory Compliance	24.82	0.00	24.82	185.33	0.00	185.33	0.00	(185.33)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5003 - Annual General Meeting	12,342.06	2,484.00	9,858.06	12,444.33	2,484.00	9,960.33	18,000.00	5,555.67
5115 - Web Site Maintenance	135.00	0.00	135.00	1,057.20	2,917.00	(1,859.80)	5,000.00	3,942.80
5215 - Postage	69.38	42.00	27.38	1,042.87	417.00	625.87	500.00	(542.87)
5225 - Newsletter Services	108.80	100.00	8.80	648.60	1,000.00	(351.40)	1,200.00	551.40
Total CC&Rs/ Mandates	12,655.24	2,626.00	10,029.24	15,193.00	6,818.00	8,375.00	24,700.00	9,507.00
Payroll & Benefits								
5300 - Salaries	28,121.93	29,449.00	(1,327.07)	306,463.17	309,247.00	(2,783.83)	382,959.00	76,495.83
5335 - Payroll Taxes- Employer	2,529.11	2,644.00	(114.89)	29,165.51	27,769.00	1,396.51	34,388.00	5,222.49
5385 - Payroll Benefits - Medical	3,178.76	4,037.00	(858.24)	33,436.80	40,370.00	(6,933.20)	48,444.00	15,007.20
Total Payroll & Benefits	33,829.80	36,130.00	(2,300.20)	369,065.48	377,386.00	(8,320.52)	465,791.00	96,725.52
Utilities								
6035 - Utilities- Trash & Recycling Service	60.00	0.00	60.00	180.00	0.00	180.00	0.00	(180.00)
6050 - Utilities- Communications Service	601.11	250.00	351.11	7,954.07	2,500.00	5,454.07	3,000.00	(4,954.07)
Total Utilities	661.11	250.00	411.11	8,134.07	2,500.00	5,634.07	3,000.00	(5,134.07)
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	132.79	275.00	(142.21)	275.00	142.21
6795 - Other Supplies	78.32	0.00	78.32	650.92	0.00	650.92	0.00	(650.92)
Total Maintenance & Landscaping	78.32	0.00	78.32	783.71	275.00	508.71	275.00	(508.71)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	458.00	(458.00)	2,555.28	4,583.00	(2,027.72)	5,500.00	2,944.72
5125 - IT Support and Services	3,138.34	0.00	3,138.34	40,829.59	24,549.00	16,280.59	30,000.00	(10,829.59)
6440 - Safety & Security Services	0.00	0.00	0.00	2,367.48	5,000.00	(2,632.52)	5,000.00	2,632.52
Total Contracted & Professional Services	3,138.34	458.00	2,680.34	45,752.35	34,132.00	11,620.35	40,500.00	(5,252.35)
Total SVCA Operations- Admin Expense	54,017.27	43,920.00	10,097.27	485,089.26	464,369.00	20,720.26	582,397.00	97,307.74
Total SVCA Operations- Admin Income / (Loss)	(52,216.64)	(43,771.00)	(8,445.64)	(479,520.83)	(462,349.00)	(17,171.83)	(580,197.00)	(100,676.17)

Income Statement Report Sudden Valley Community Association Facilities

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	4,440.00	6,000.00	(1,560.00)	20,476.25	24,000.00	(3,523.75)	24,000.00	3,523.75
4412 - BD Expense- Area Z	(555.00)	0.00	(555.00)	(768.56)	0.00	(768.56)	0.00	768.56
Total Area Z Rental Income	3,885.00	6,000.00	(2,115.00)	19,707.69	24,000.00	(4,292.31)	24,000.00	4,292.31
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	2,621.00	1,310.50	39,315.00	26,210.00	13,105.00	31,452.00	(7,863.00)
4435 - Lease Income - Barn 8	1,200.00	1,200.00	0.00	12,000.00	12,000.00	0.00	14,400.00	2,400.00
4439 - Lease Income- Library	500.00	325.00	175.00	3,789.20	3,250.00	539.20	3,900.00	110.80
Total Lease Income	5,631.50	4,146.00	1,485.50	55,104.20	41,460.00	13,644.20	49,752.00	(5,352.20)
Total Facilities Income	9,516.50	10,146.00	(629.50)	74,811.89	65,460.00	9,351.89	73,752.00	(1,059.89)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	230.71	0.00	230.71	230.71	0.00	230.71	0.00	(230.71)
Total Administrative	230.71	0.00	230.71	230.71	0.00	230.71	0.00	(230.71)
Regulatory Compliance								
6300 - Permits & Licenses	0.00	8.00	(8.00)	43.00	83.00	(40.00)	100.00	57.00
7110 - Regulatory Compliance	73.42	129.00	(55.58)	734.20	1,292.00	(557.80)	1,550.00	815.80
9005 - State B&O Tax	143.08	83.00	60.08	983.71	833.00	150.71	1,000.00	16.29
Total Regulatory Compliance	216.50	220.00	(3.50)	1,760.91	2,208.00	(447.09)	2,650.00	889.09
Payroll & Benefits								
5300 - Salaries	3,236.89	3,048.00	188.89	34,000.03	32,005.00	1,995.03	39,634.00	5,633.97
5335 - Payroll Taxes- Employer	367.88	371.00	(3.12)	3,880.74	3,904.00	(23.26)	4,835.00	954.26
5385 - Payroll Benefits - Medical	143.50	807.00	(663.50)	1,435.00	8,070.00	(6,635.00)	9,684.00	8,249.00
Total Payroll & Benefits	3,748.27	4,226.00	(477.73)	39,315.77	43,979.00	(4,663.23)	54,153.00	14,837.23

Income Statement Report Sudden Valley Community Association Facilities

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	41.67	0.00	41.67	416.70	0.00	416.70	0.00	(416.70)
Total Insurance	41.67	0.00	41.67	416.70	0.00	416.70	0.00	(416.70)
Utilities								
6000 - Utilities	3,581.86	0.00	3,581.86	331.53	0.00	331.53	0.00	(331.53)
6005 - Utilities- Natural Gas	500.34	330.00	170.34	6,587.27	3,987.00	2,600.27	5,328.00	(1,259.27)
6023 - Utilities- Water & Sewer	3,825.15	2,895.00	930.15	16,617.55	14,478.00	2,139.55	17,374.00	756.45
6033 - Utilities- Electricity	2,165.52	1,918.00	247.52	22,229.13	19,183.00	3,046.13	23,020.00	790.87
6035 - Utilities- Trash & Recycling Service	1,389.94	2,125.00	(735.06)	10,433.52	21,248.00	(10,814.48)	25,497.00	15,063.48
6050 - Utilities- Communications Service	686.12	1,670.00	(983.88)	12,425.16	16,693.00	(4,267.84)	20,031.00	7,605.84
Total Utilities	12,148.93	8,938.00	3,210.93	68,624.16	75,589.00	(6,964.84)	91,250.00	22,625.84
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	44.67	0.00	44.67	0.00	(44.67)
6515 - Building R&M- Materials	1,821.81	0.00	1,821.81	14,479.88	33,925.00	(19,445.12)	35,000.00	20,520.12
6520 - Building R&M- Contract Vendor	1,854.50	8,050.00	(6,195.50)	25,742.53	43,101.00	(17,358.47)	45,000.00	19,257.47
6635 - Janitorial Supplies	1,810.49	708.00	1,102.49	12,830.60	7,083.00	5,747.60	8,500.00	(4,330.60)
6675 - Equipment R&M	0.00	83.00	(83.00)	117.28	833.00	(715.72)	1,000.00	882.72
6795 - Other Supplies	0.00	129.00	(129.00)	0.00	1,292.00	(1,292.00)	1,550.00	1,550.00
6796 - Other R&M	0.00	83.00	(83.00)	656.59	833.00	(176.41)	1,000.00	343.41
Total Maintenance & Landscaping	5,486.80	9,053.00	(3,566.20)	53,871.55	87,067.00	(33,195.45)	92,050.00	38,178.45
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	42.00	(42.00)	0.00	417.00	(417.00)	500.00	500.00
7095 - Other Professional Services	0.00	1,250.00	(1,250.00)	2,558.91	12,500.00	(9,941.09)	15,000.00	12,441.09
Total Contracted & Professional Services	0.00	1,292.00	(1,292.00)	2,558.91	12,917.00	(10,358.09)	15,500.00	12,941.09
Total Facilities Expense	21,872.88	23,729.00	(1,856.12)	166,778.71	221,760.00	(54,981.29)	255,603.00	88,824.29
Total Facilities Income / (Loss)	(12,356.38)	(13,583.00)	1,226.62	(91,966.82)	(156,300.00)	64,333.18	(181,851.00)	(89,884.18)

Income Statement Report Sudden Valley Community Association Maintenance

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5090 - Office Supplies	0.00	12.00	(12.00)	275.84	125.00	150.84	150.00	(125.84)
5210 - Printing & Copying	0.00	8.00	(8.00)	158.55	83.00	75.55	100.00	(58.55)
5227 - Training & Conferences	0.00	0.00	0.00	209.00	0.00	209.00	0.00	(209.00)
6408 - Uniforms	18.00	208.00	(190.00)	1,842.81	2,083.00	(240.19)	2,500.00	657.19
Total Administrative	18.00	228.00	(210.00)	2,486.20	2,291.00	195.20	2,750.00	263.80
Regulatory Compliance								
6300 - Permits & Licenses	48.24	167.00	(118.76)	1,392.22	1,667.00	(274.78)	2,000.00	607.78
9005 - State B&O Tax	0.00	50.00	(50.00)	0.00	100.00	(100.00)	100.00	100.00
Total Regulatory Compliance	48.24	217.00	(168.76)	1,392.22	1,767.00	(374.78)	2,100.00	707.78
Payroll & Benefits								
5300 - Salaries	17,288.26	25,345.00	(8,056.74)	240,422.01	257,173.00	(16,750.99)	319,366.00	78,943.99
5335 - Payroll Taxes- Employer	1,759.08	2,742.00	(982.92)	25,545.88	27,817.00	(2,271.12)	34,544.00	8,998.12
5385 - Payroll Benefits - Medical	3,818.42	3,932.00	(113.58)	38,471.24	39,313.00	(841.76)	47,175.00	8,703.76
6447.1 - Weather Response Payroll	0.00	0.00	0.00	8,862.88	5,000.00	3,862.88	10,000.00	1,137.12
6447.2 - Weather Response Payroll Taxes	0.00	0.00	0.00	988.50	500.00	488.50	1,000.00	11.50
Total Payroll & Benefits	22,865.76	32,019.00	(9,153.24)	314,290.51	329,803.00	(15,512.49)	412,085.00	97,794.49
Utilities								
6050 - Utilities- Communications Service	200.70	222.00	(21.30)	2,704.34	2,213.00	491.34	2,655.00	(49.34)
Total Utilities	200.70	222.00	(21.30)	2,704.34	2,213.00	491.34	2,655.00	(49.34)
Maintenance & Landscaping								
6110 - Landscape R&M	84.60	0.00	84.60	819.64	1,982.00	(1,162.36)	1,982.00	1,162.36
6447 - Weather Response	1,568.09	22,099.00	(20,530.91)	4,064.34	32,883.00	(28,818.66)	35,000.00	30,935.66
6610 - Raw Materials	0.00	0.00	0.00	1,555.36	1,250.00	305.36	2,500.00	944.64
6621 - Raw Materials: Sand & Gravel	0.00	858.00	(858.00)	0.00	1,577.00	(1,577.00)	5,000.00	5,000.00
6675 - Equipment R&M	518.93	371.00	147.93	7,379.51	2,969.00	4,410.51	15,000.00	7,620.49
6765 - Small Tools & Equipment	2,501.10	1,139.00	1,362.10	6,275.18	7,385.00	(1,109.82)	7,500.00	1,224.82

Income Statement Report Sudden Valley Community Association Maintenance

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6775 - Vehicle R&M	2,460.49	1,688.00	772.49	7,986.03	15,391.00	(7,404.97)	17,500.00	9,513.97
6785 - Vehicle Fuel	1,171.42	462.00	709.42	13,188.91	10,262.00	2,926.91	11,250.00	(1,938.91)
6795 - Other Supplies	953.63	2,884.00	(1,930.37)	3,102.42	3,267.00	(164.58)	5,000.00	1,897.58
6796 - Other R&M	0.00	0.00	0.00	593.07	0.00	593.07	0.00	(593.07)
Total Maintenance & Landscaping	9,258.26	29,501.00	(20,242.74)	44,964.46	76,966.00	(32,001.54)	100,732.00	55,767.54
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	625.00	(625.00)	5,621.20	6,250.00	(628.80)	7,500.00	1,878.80
6440 - Safety & Security Services	0.00	42.00	(42.00)	0.00	417.00	(417.00)	500.00	500.00
7095 - Other Professional Services	0.00	0.00	0.00	7,840.00	10,603.00	(2,763.00)	25,000.00	17,160.00
Total Contracted & Professional Services	0.00	667.00	(667.00)	13,461.20	17,270.00	(3,808.80)	33,000.00	19,538.80
Total Maintenance Expense	32,390.96	62,854.00	(30,463.04)	379,298.93	430,310.00	(51,011.07)	553,322.00	174,023.07
Total Maintenance Income / (Loss)	(32,390.96)	(62,854.00)	30,463.04	(379,298.93)	(430,310.00)	51,011.07	(553,322.00)	(174,023.07)

Sudden Valley Community Association

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

October 1, 2024 to October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 10,941	\$ 9,278	\$ 1,663	\$ 351,191	\$ 363,517	\$ (12,326)	\$ 385,000	\$ 33,809
4151 - BD Expense- Golf	11,408	-	11,408	(11,725)	-	(11,725)	-	11,725
4154 - Golf Course Daily Greens Fees	32,355	26,781	5,574	744,165	627,140	117,025	658,000	(86,165)
4170 - Driving Range Fees	2,930	1,844	1,086	44,468	33,306	11,162	35,000	(9,468)
4174 - Golf Cart Rental	10,655	9,224	1,431	219,366	186,713	32,653	195,000	(24,366)
4176 - Golf Club Storage	26	-	26	1,764	2,400	(636)	2,400	636
4178 - Trail Fees	299	416	(118)	13,126	14,194	(1,068)	14,750	1,624
Total Golf Income	68,614	47,543	21,071	1,362,355	1,227,270	135,085	1,290,150	(72,205)
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	68,614	47,543	21,071	1,362,355	1,227,270	135,085	1,290,150	(72,205)
Expense								
Administrative								
5107 - Advertising Costs	1,436	593	843	8,047	12,884	(4,837)	14,000	5,953
5015 - Bank Charges & Fees	4,303	3,906	397	30,344	27,162	3,182	30,000	(344)
5120 - Cash Over/Short	-	-	-	283	-	283	-	(283)
5045 - Dues & Subscriptions	1,663	627	1,036	26,352	24,756	1,596	27,300	948
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	148	50	98	721	600	121	700	(21)
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	1,346	-	1,346	1,718	1,800	(82)	1,800	82
5227 - Training & Conferences	-	-	-	1,305	4,000	(2,695)	4,000	2,695
5326 - Operating Performance Commissions	-	-	-	-	-	-	1,500	1,500
5399 - Payroll Service Fees	-	-	-	-	-	-	-	-
6408 - Uniforms	1,017	344	673	6,698	7,262	(564)	8,700	2,002
Total Administrative	9,914	5,520	4,394	75,467	78,464	(2,997)	88,000	12,532
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	273	(273)	50	273	(223)	750	700
9005 - State B&O Tax	314	-	314	6,002	7,500	(1,498)	7,500	1,498
Total Regulatory Compliance	314	273	41	6,053	7,773	(1,720)	8,250	2,198
CC&Rs/ Mandates								
5215 - Postage	-	20	(20)	-	208	(208)	250	250
5115 - Web Site Maintenance	-	-	-	-	2,700	(2,700)	2,700	2,700
CC&Rs/ Mandates Total	-	20	(20)	-	2,908	(2,908)	2,950	2,950
Payroll & Benefits								
5300 - Salaries	52,105	55,373	(3,268)	572,655	574,713	(2,058)	684,013	111,358
5335 - Payroll Taxes- Employer	5,397	5,531	(134)	63,125	57,448	5,677	68,364	5,239
5385 - Payroll Benefits - Medical	4,367	8,074	(3,707)	42,176	80,740	(38,564)	96,888	54,712
Total Payroll & Benefits	61,870	68,978	(7,108)	677,956	712,901	(34,945)	849,265	171,309

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

October 1, 2024 to October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	298	331	(33)	2,880	3,308	(428)	3,969	1,089
Total Insurance	298	331	(33)	2,880	3,308	(428)	3,969	1,089
Utilities								
6050 - Utilities- Communications Service	580	612	(32)	6,947	6,122	825	7,346	399
6033 - Utilities- Electricity	1,132	1,388	(256)	16,467	13,724	2,743	15,769	(698)
6005 - Utilities- Natural Gas	472	334	138	4,991	2,339	2,652	2,800	(2,191)
6023 - Utilities- Water & Sewer	2,263	2,050	213	10,815	10,284	531	12,119	1,304
6035 - Utilities- Trash & Recycling Service	404	507	(103)	4,036	3,554	482	4,255	219
Total Utilities	4,852	4,891	(39)	43,256	36,023	7,233	42,289	(967)
Maintenance & Landscaping								
6675 - Equipment R&M	4,272	2,467	1,805	65,395	38,437	26,958	47,000	(18,394)
6635 - Janitorial Supplies	-	12	(12)	-	125	(125)	150	150
6110 - Landscape R&M	-	8,576	(8,576)	44,135	26,914	17,221	37,500	(6,635)
6796 - Other R&M	-	-	-	2,332	2,600	(268)	2,600	268
6795 - Other Supplies	210	1,437	(1,227)	24,657	17,366	7,291	19,500	(5,157)
6610 - Raw Materials	2,091	-	2,091	38,996	35,354	3,642	35,500	(3,496)
6621 - Raw Materials: Sand & Gravel	5,902	2,492	3,410	44,386	40,000	4,386	40,000	(4,386)
6765 - Small Tools & Equipment	-	30	(30)	3,219	3,761	(542)	4,400	1,181
6785 - Vehicle Fuel	2,805	2,226	579	27,037	28,239	(1,202)	31,820	4,783
6775 - Vehicle R&M	-	83	(83)	-	2,033	(2,033)	2,200	2,200
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	15,280	17,323	(2,043)	250,155	194,829	55,326	220,670	(29,486)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	583	(583)	8,474	7,833	641	9,000	526
6440 - Safety & Security Services	-	-	-	-	550	(550)	550	550
7095 - Other Professional Services	-	-	-	-	750	(750)	750	750
Total Contracted & Professional Services	-	583	(583)	8,474	9,133	(659)	10,300	1,826
Total Golf Expense	92,528	97,919	(5,391)	1,064,242	1,045,339	18,903	1,225,693	161,451
Total Golf Income / (Loss)	\$ (23,914)	\$ (50,376)	\$ 26,462	\$ 298,113	\$ 181,931	\$ 116,182	\$ 64,457	\$ (233,656)

Income Statement Report Sudden Valley Community Association Marina

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	26,560.00	12,320.00	14,240.00	12,320.00	(14,240.00)
4420 - Marina Dry Slip Income	0.00	0.00	0.00	83,018.50	84,409.00	(1,390.50)	84,409.00	1,390.50
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	131,343.00	96,991.00	34,352.00	96,991.00	(34,352.00)
4426 - BD Expense- Marina	0.00	0.00	0.00	55.00	0.00	55.00	0.00	(55.00)
Total Marina Income	0.00	0.00	0.00	240,976.50	193,720.00	47,256.50	193,720.00	(47,256.50)
Other Income								
4220 - Marina Gate & Access Cards	0.00	0.00	0.00	7,133.00	4,000.00	3,133.00	4,000.00	(3,133.00)
Total Other Income	0.00	0.00	0.00	7,133.00	4,000.00	3,133.00	4,000.00	(3,133.00)
Total Marina Income	0.00	0.00	0.00	248,109.50	197,720.00	50,389.50	197,720.00	(50,389.50)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	83.00	(83.00)	0.00	833.00	(833.00)	1,000.00	1,000.00
5210 - Printing & Copying	0.00	17.00	(17.00)	274.57	167.00	107.57	200.00	(74.57)
Total Administrative	0.00	100.00	(100.00)	274.57	1,000.00	(725.43)	1,200.00	925.43
Regulatory Compliance								
7110 - Regulatory Compliance	177.82	180.00	(2.18)	1,753.24	1,800.00	(46.76)	2,160.00	406.76
9005 - State B&O Tax	0.44	0.00	0.44	3,667.81	3,000.00	667.81	3,000.00	(667.81)
Total Regulatory Compliance	178.26	180.00	(1.74)	5,421.05	4,800.00	621.05	5,160.00	(261.05)
Utilities								
6023 - Utilities- Water & Sewer	425.97	285.00	140.97	1,572.03	1,425.00	147.03	1,710.00	137.97
6033 - Utilities- Electricity	95.95	147.00	(51.05)	1,301.53	1,472.00	(170.47)	1,766.00	464.47
6050 - Utilities- Communications Service	199.59	157.00	42.59	2,399.68	1,570.00	829.68	1,884.00	(515.68)
Total Utilities	721.51	589.00	132.51	5,273.24	4,467.00	806.24	5,360.00	86.76
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	1,250.00	(1,250.00)	1,500.00	1,500.00

Income Statement Report Sudden Valley Community Association Marina

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	83.00	(83.00)	130.50	833.00	(702.50)	1,000.00	869.50
6675 - Equipment R&M	0.00	104.00	(104.00)	0.00	1,042.00	(1,042.00)	1,250.00	1,250.00
6795 - Other Supplies	0.00	42.00	(42.00)	1,451.20	417.00	1,034.20	500.00	(951.20)
6796 - Other R&M	0.00	150.00	(150.00)	0.00	1,500.00	(1,500.00)	1,800.00	1,800.00
Total Maintenance & Landscaping	0.00	504.00	(504.00)	1,581.70	5,042.00	(3,460.30)	6,050.00	4,468.30
Total Marina Expense	899.77	1,373.00	(473.23)	12,550.56	15,309.00	(2,758.44)	17,770.00	5,219.44
Total Marina Income / (Loss)	(899.77)	(1,373.00)	473.23	235,558.94	182,411.00	53,147.94	179,950.00	(55,608.94)

Sudden Valley Community Association

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

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	2,326	239	2,087	10,634	7,670	2,964	8,000	(2,634)
4411 - Picnic Shelter Rentals	25	-	25	1,530	-	1,530	-	(1,530)
	2,351	239	2,112	12,164	7,670	4,494	8,000	(4,164)
Rec Center and Pools Income								
4510 - Health Club Membership	72	-	72	773	1,000	(227)	1,000	227
4223 - Gym and Pool Access Cards	64	-	64	2,966	3,000	(34)	3,000	34
4502 - Instructor & Trainer Fees	121	-	121	4,022	3,000	1,022	3,000	(1,022)
4513 - Main Pool Income	-	-	-	23,620	14,550	9,070	14,550	(9,070)
4515 - Locker Rental	-	-	-	-	50	(50)	50	50
4516 - Quiet Pool Income	-	-	-	-	300	(300)	300	300
4010 - Recreation Special Assmt 062018 to052023	-	-	-	130	-	130	-	(130)
4011 - BD Expense- Rec SA 062018 to 052023	-	-	-	918	-	918	-	(918)
4840 - Other Income	-	-	-	-	-	-	-	-
Total Recreation Income	257	-	257	32,429	21,900	10,529	21,900	(10,529)
Total Recreation Income	2,608	239	2,369	44,593	29,570	15,023	29,900	(14,693)
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	1,448	141	1,307	3,073	1,416	1,657	1,700	(1,373)
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	178	-	178	376	-	376	-	(376)
5227 - Training & Conferences	-	-	-	3,982	1,900	2,082	1,900	(2,082)
6408 - Uniforms	-	-	-	2,198	1,620	578	1,620	(578)
Total Administrative	1,625	141	1,484	9,628	4,936	4,692	5,220	(4,409)
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	971	1,000	(29)	1,000	29
9005 - State B&O Tax	56	-	56	518	300	218	300	(218)
Total Regulatory Compliance	56	-	56	1,489	1,300	189	1,300	(189)
CC&Rs/ Mandates								
5215 - Postage	-	-	-	237	-	237	-	(237)
CC&Rs/ Mandates Total	-	-	-	237	-	237	-	(237)
Payroll & Benefits								
5300 - Salaries	16,367	10,394	5,973	194,660	189,895	4,765	213,645	18,985
5335 - Payroll Taxes- Employer	1,727	1,023	704	22,475	18,777	3,698	21,115	(1,360)
5385 - Payroll Benefits - Medical	1,491	1,615	(124)	11,930	16,150	(4,220)	19,380	7,450
Total Payroll & Benefits	19,586	13,032	6,554	229,065	224,822	4,243	254,140	25,075

Sudden Valley Community Association

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

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	701	471	230	8,832	4,706	4,126	5,647	(3,185)
6033 - Utilities- Electricity	1,077	1,140	(63)	13,526	12,353	1,173	14,284	759
6005 - Utilities- Natural Gas	109	99	10	8,852	7,555	1,297	8,470	(382)
6023 - Utilities- Water & Sewer	2,318	3,891	(1,573)	10,841	20,692	(9,851)	23,570	12,729
6035 - Utilities- Trash & Recycling Service	223	247	(24)	2,526	2,472	54	2,966	440
Total Utilities	4,427	5,848	(1,421)	44,577	47,778	(3,201)	54,937	10,361
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	-	-	-	4,303	5,039	(736)	6,000	1,697
6635 - Janitorial Supplies	-	83	(83)	-	833	(833)	1,000	1,000
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	4,590	-	4,590	-	(4,590)
6795 - Other Supplies	-	42	(42)	3,392	4,917	(1,525)	5,000	1,607
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	-	125	(125)	12,285	10,789	1,496	12,000	(286)
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	854	2,506	(1,652)	56,347	48,000	8,347	48,000	(8,347)
6440 - Safety & Security Services	-	42	(42)	-	417	(417)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	854	2,548	(1,694)	56,347	48,417	7,930	48,500	(7,847)
Total Recreation Expense	26,548	21,694	4,854	353,628	338,042	15,586	376,097	22,468
Total Recreation Income / (Loss)	\$ (23,940)	\$ (21,455)	\$ (2,485)	\$ (309,036)	\$ (308,472)	\$ (564)	\$ (346,197)	\$ (37,161)

Income Statement Report Sudden Valley Community Association UDR Activity

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessment Income- Ops								
4005.22 - Member Assessments 2022	0.00	0.00	0.00	571.25	0.00	571.25	0.00	(571.25)
4005.23 - Member Assessments 2023	0.00	0.00	0.00	674.08	0.00	674.08	0.00	(674.08)
Total Dues and Assessment Income- Ops	0.00	0.00	0.00	1,245.33	0.00	1,245.33	0.00	(1,245.33)
Dues and Assessments Income- UDR								
4001 - BD Expense- 2023 Ops & prior	452.92	0.00	452.92	29,358.48	0.00	29,358.48	0.00	(29,358.48)
4081 - BD Expense- Ops 2014 & Prior	0.00	0.00	0.00	3,747.43	0.00	3,747.43	0.00	(3,747.43)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(43,984.78)	0.00	(43,984.78)	0.00	43,984.78
Total Dues and Assessments Income- UDR	452.92	0.00	452.92	(10,878.87)	0.00	(10,878.87)	0.00	10,878.87
Lease Income								
4439.1 - Lease Income- Library Prepaid Recr	666.67	0.00	666.67	2,666.68	0.00	2,666.68	0.00	(2,666.68)
Total Lease Income	666.67	0.00	666.67	2,666.68	0.00	2,666.68	0.00	(2,666.68)
Collections Income								
4710 - Late Fees & Interest	4,439.64	0.00	4,439.64	56,426.81	0.00	56,426.81	0.00	(56,426.81)
4711 - BD Expense- Late Fee & Int	(1,542.12)	0.00	(1,542.12)	(29,687.90)	0.00	(29,687.90)	0.00	29,687.90
4715 - Lien Fees	5,400.00	0.00	5,400.00	21,746.60	0.00	21,746.60	0.00	(21,746.60)
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	1,027.60	0.00	1,027.60	0.00	(1,027.60)
4721 - BD Expense- Legal	(3,767.49)	0.00	(3,767.49)	(13,282.53)	0.00	(13,282.53)	0.00	13,282.53
Total Collections Income	4,530.03	0.00	4,530.03	36,230.58	0.00	36,230.58	0.00	(36,230.58)
Investment Income								
4910 - Interest Earned - Reserve Accounts	204.17	0.00	204.17	2,489.58	0.00	2,489.58	0.00	(2,489.58)
Total Investment Income	204.17	0.00	204.17	2,489.58	0.00	2,489.58	0.00	(2,489.58)
Total UDR Activity Income	5,853.79	0.00	5,853.79	31,753.30	0.00	31,753.30	0.00	(31,753.30)

Income Statement Report

Sudden Valley Community Association

UDR Activity

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	147.59	0.00	147.59	1,172.59	0.00	1,172.59	0.00	(1,172.59)
Total Regulatory Compliance	147.59	0.00	147.59	1,172.59	0.00	1,172.59	0.00	(1,172.59)
CC&Rs/ Mandates								
5025 - Collection Charges	205.10	0.00	205.10	2,308.06	0.00	2,308.06	0.00	(2,308.06)
5065 - Lien Charges	2,436.00	0.00	2,436.00	15,512.50	0.00	15,512.50	0.00	(15,512.50)
Total CC&Rs/ Mandates	2,641.10	0.00	2,641.10	17,820.56	0.00	17,820.56	0.00	(17,820.56)
Payroll & Benefits								
5391 - Accrued Vacation Liability	(2,899.85)	0.00	(2,899.85)	17,316.53	0.00	17,316.53	0.00	(17,316.53)
Total Payroll & Benefits	(2,899.85)	0.00	(2,899.85)	17,316.53	0.00	17,316.53	0.00	(17,316.53)
Reserve Expenses/Transfers								
9890 - UDR Legal Expenses	250.00	0.00	250.00	600.00	0.00	600.00	0.00	(600.00)
Total Reserve Expenses/Transfers	250.00	0.00	250.00	600.00	0.00	600.00	0.00	(600.00)
Reserve UDR Projects								
9623 - 2023 Firewise/Road Mowing/Clean Gr	0.00	0.00	0.00	5,734.31	0.00	5,734.31	0.00	(5,734.31)
9624.01 - 2024 Hazardous Tree Removal	6,460.20	0.00	6,460.20	55,000.00	0.00	55,000.00	0.00	(55,000.00)
9624.02 - 2024 GM Recruiting Search	6,544.63	0.00	6,544.63	24,495.42	0.00	24,495.42	0.00	(24,495.42)
9624.04 - Legal Exp. for Past Due Accts Coll	1,939.92	0.00	1,939.92	1,939.92	0.00	1,939.92	0.00	(1,939.92)
Total Reserve UDR Projects	14,944.75	0.00	14,944.75	87,169.65	0.00	87,169.65	0.00	(87,169.65)
Total UDR Activity Expense	15,083.59	0.00	15,083.59	124,079.33	0.00	124,079.33	0.00	(124,079.33)
Total UDR Activity Income / (Loss)	(9,229.80)	0.00	(9,229.80)	(92,326.03)	0.00	(92,326.03)	0.00	92,326.03

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4041 - BD Expense- MR&R	0.00	0.00	0.00	45.12	0.00	45.12	0.00	(45.12)
4043.22 - Capital Rep & Repl Assmt 2022	0.00	0.00	0.00	397.10	0.00	397.10	0.00	(397.10)
4043.23 - Capital Rep & Repl Assmt 2023	0.00	0.00	0.00	368.22	0.00	368.22	0.00	(368.22)
4043.24 - Capital Rep & Repl Assmt 2024	112,686.15	0.00	112,686.15	1,128,088.90	0.00	1,128,088.90	0.00	(1,128,088.90)
4046 - BD Expense- CRRRF 23 & Prior	0.01	0.00	0.01	11,788.34	0.00	11,788.34	0.00	(11,788.34)
4049 - BD Expense - CRRRF 2024	(842.83)	0.00	(842.83)	(17,777.68)	0.00	(17,777.68)	0.00	17,777.68
4050 - Roads Capital Assessment	0.00	0.00	0.00	(37.13)	0.00	(37.13)	0.00	37.13
4051 - BD Expense- Roads 23 & Prior	0.00	0.00	0.00	12,842.82	0.00	12,842.82	0.00	(12,842.82)
4053 - BD Expense - Roads 2024	(838.34)	0.00	(838.34)	(18,793.70)	0.00	(18,793.70)	0.00	18,793.70
4055.22 - Roads Capital Assmt 2022	0.00	0.00	0.00	408.43	0.00	408.43	0.00	(408.43)
4055.23 - Roads Capital Assmt 2023	0.00	0.00	0.00	415.85	0.00	415.85	0.00	(415.85)
4055.24 - Roads Capital Assmt 2024	115,901.32	0.00	115,901.32	1,160,349.88	0.00	1,160,349.88	0.00	(1,160,349.88)
4060.22 - Mailbox Capital Assmt 2022	0.00	0.00	0.00	7.37	0.00	7.37	0.00	(7.37)
4060.23 - Mailbox Capital Assmt 2023	0.00	0.00	0.00	7.51	0.00	7.51	0.00	(7.51)
4060.24 - Mailbox Capital Assmt 2024	2,091.38	0.00	2,091.38	20,937.25	0.00	20,937.25	0.00	(20,937.25)
4061 - BD Expense- Mailbox 2024	(13.80)	0.00	(13.80)	(334.45)	0.00	(334.45)	0.00	334.45
4062 - BD Expense- Mailbox 23 & Prior	0.00	0.00	0.00	239.44	0.00	239.44	0.00	(239.44)
4071 - BD Expense- Mbr Density	0.00	0.00	0.00	0.89	0.00	0.89	0.00	(0.89)
4995 - BD Expense- 60day accrual CAP	0.00	0.00	0.00	(16,111.87)	0.00	(16,111.87)	0.00	16,111.87
Total Dues and Assessments Income- Capi	228,983.89	0.00	228,983.89	2,282,842.29	0.00	2,282,842.29	0.00	(2,282,842.29)
New Home Construction Fees								
4360 - Storm Water Mitigation Revenue	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
Total New Home Construction Fees	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
Investment Income								
4910 - Interest Earned - Reserve Accounts	3,389.96	0.00	3,389.96	39,645.63	0.00	39,645.63	0.00	(39,645.63)
Total Investment Income	3,389.96	0.00	3,389.96	39,645.63	0.00	39,645.63	0.00	(39,645.63)

Income Statement Report Sudden Valley Community Association SVCA Reserves

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	0.00	0.00	0.00	1,368.00	0.00	1,368.00	0.00	(1,368.00)
Total Capital Gain (Loss) on Sale of Assets	0.00	0.00	0.00	1,368.00	0.00	1,368.00	0.00	(1,368.00)
Total SVCA Reserves Income	232,373.85	0.00	232,373.85	2,326,355.92	0.00	2,326,355.92	0.00	(2,326,355.92)
Expense								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	64,835.30	0.00	64,835.30	0.00	(64,835.30)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	77,713.40	0.00	77,713.40	0.00	(77,713.40)
6325 - Depr - Land Improvement	8,363.90	0.00	8,363.90	83,781.60	0.00	83,781.60	0.00	(83,781.60)
6326 - Depr - Mailboxes	2,032.24	0.00	2,032.24	20,322.40	0.00	20,322.40	0.00	(20,322.40)
6327 - Depr - Roads and Bridges	57,624.00	0.00	57,624.00	576,240.00	0.00	576,240.00	0.00	(576,240.00)
6328 - Depr - Building Improvements	16,086.34	0.00	16,086.34	161,028.04	0.00	161,028.04	0.00	(161,028.04)
6330 - Depr - Furniture & Fixtures	654.50	0.00	654.50	6,545.00	0.00	6,545.00	0.00	(6,545.00)
6335 - Depr - Communication Equipment	123.45	0.00	123.45	1,271.13	0.00	1,271.13	0.00	(1,271.13)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	13,147.70	0.00	13,147.70	0.00	(13,147.70)
6340 - Depr - Machinery & Equipment	9,833.07	0.00	9,833.07	104,210.13	0.00	104,210.13	0.00	(104,210.13)
6350 - Depr - Vehicles	1,346.36	0.00	1,346.36	21,088.25	0.00	21,088.25	0.00	(21,088.25)
6360 - Amortization	678.47	0.00	678.47	6,784.70	0.00	6,784.70	0.00	(6,784.70)
Total Depreciation Expense	112,311.97	0.00	112,311.97	1,136,967.65	0.00	1,136,967.65	0.00	(1,136,967.65)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	5,795.59	0.00	5,795.59	56,694.25	0.00	56,694.25	0.00	(56,694.25)
Total Reserve Expenses/Transfers	5,795.59	0.00	5,795.59	56,694.25	0.00	56,694.25	0.00	(56,694.25)
Reserve CRRRF Capital Projects								
9719.18 - Trim Mower- Turf	668.76	0.00	668.76	6,687.60	0.00	6,687.60	0.00	(6,687.60)
9719.19 - Utility Vehicles	1,740.21	0.00	1,740.21	17,402.10	0.00	17,402.10	0.00	(17,402.10)
9719.20 - Marina Dock Replacement	0.00	0.00	0.00	163,037.02	0.00	163,037.02	0.00	(163,037.02)
9721.01 - Golf Cart Fleet	3,065.00	0.00	3,065.00	30,650.00	0.00	30,650.00	0.00	(30,650.00)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Projects								
9722.05 - Rekeying of Facilities	0.00	0.00	0.00	31,506.00	0.00	31,506.00	0.00	(31,506.00)
9722.08 - 2022 Area Z Facility Remodel	1,193.96	0.00	1,193.96	476,340.30	0.00	476,340.30	0.00	(476,340.30)
9722.09 - Barn 8 Refurbishment	11,179.67	0.00	11,179.67	82,051.32	0.00	82,051.32	0.00	(82,051.32)
9723.03 - 2023 Playground ADA Improvemer	0.00	0.00	0.00	105,206.35	0.00	105,206.35	0.00	(105,206.35)
9723.04 - Golf Austin Creek Repair	0.00	0.00	0.00	9,703.33	0.00	9,703.33	0.00	(9,703.33)
9723.05 - Core Area:Tennis court Resurfe & I	2,992.00	0.00	2,992.00	336,261.94	0.00	336,261.94	0.00	(336,261.94)
9723.07 - Website Improvements	0.00	0.00	0.00	5,550.52	0.00	5,550.52	0.00	(5,550.52)
9723.11 - Irrigation Sys Pump Control Replac	0.00	0.00	0.00	19,548.00	0.00	19,548.00	0.00	(19,548.00)
9723.13 - Area Z Tall Barn Refurbishment	0.00	0.00	0.00	59,179.54	0.00	59,179.54	0.00	(59,179.54)
9723.16 - Generac Generator for Maint Shop	0.00	0.00	0.00	16,290.00	0.00	16,290.00	0.00	(16,290.00)
9723.17 - 10 Golf Cart Lease	1,348.42	0.00	1,348.42	8,005.44	0.00	8,005.44	0.00	(8,005.44)
9724.01 - Turf Building Remodel - HVAC	0.00	0.00	0.00	9,026.33	0.00	9,026.33	0.00	(9,026.33)
9724.012 - Turf Building Remodel - Permit/Dc	0.00	0.00	0.00	5,758.51	0.00	5,758.51	0.00	(5,758.51)
9724.02 - Asphalt Cart Path Repairs	0.00	0.00	0.00	54,080.00	0.00	54,080.00	0.00	(54,080.00)
9724.03 - Fleet Replacement of Asst OP-1 &	0.00	0.00	0.00	74,364.14	0.00	74,364.14	0.00	(74,364.14)
9724.04 - Purchase of Kubota M5660SUHD	0.00	0.00	0.00	50,936.70	0.00	50,936.70	0.00	(50,936.70)
9724.05 - Purchase of Sand Trap Rake	0.00	0.00	0.00	32,578.91	0.00	32,578.91	0.00	(32,578.91)
9724.06 - Clubhouse HVAC 20 Ton Design/P	1,748.40	0.00	1,748.40	13,274.92	0.00	13,274.92	0.00	(13,274.92)
9724.07 - Adult Center Furnace & Water Hea	0.00	0.00	0.00	27,765.22	0.00	27,765.22	0.00	(27,765.22)
9724.08 - Adult Ctr & Clbhse Painting/Chs Dc	0.00	0.00	0.00	40,885.59	0.00	40,885.59	0.00	(40,885.59)
9724.09 - Fencing(Adult Cntr/Area Z/Turfcare	54,516.30	0.00	54,516.30	69,243.27	0.00	69,243.27	0.00	(69,243.27)
9724.11 - Golf Bridge Repair (Bridge #2)	7,431.48	0.00	7,431.48	7,431.48	0.00	7,431.48	0.00	(7,431.48)
Total Reserve CRRRF Capital Projects	85,884.20	0.00	85,884.20	1,752,764.53	0.00	1,752,764.53	0.00	(1,752,764.53)
Reserve Roads Capital Projects								
9921.03 - 2021 Southern Crt Stabilization & /	0.00	0.00	0.00	832.50	0.00	832.50	0.00	(832.50)
9922.8 - 2022 Cold Spring Drainage Repair	6,378.75	0.00	6,378.75	61,301.27	0.00	61,301.27	0.00	(61,301.27)
9923.1 - Ten Year Capital Roads & Drainage	0.00	0.00	0.00	132,348.25	0.00	132,348.25	0.00	(132,348.25)

Income Statement Report Sudden Valley Community Association SVCA Reserves

October 01, 2024 thru October 31, 2024

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve Roads Capital Projects								
9923.3 - 2023 Roads On-Call Engineering	0.00	0.00	0.00	39,994.75	0.00	39,994.75	0.00	(39,994.75)
9923.41 - 2023 Roads Project- Street Signs	0.00	0.00	0.00	30,535.77	0.00	30,535.77	0.00	(30,535.77)
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	0.00	0.00	0.00	36,619.15	0.00	36,619.15	0.00	(36,619.15)
9924.1 - 2024 Roads: Fast Response	23,337.87	0.00	23,337.87	43,066.04	0.00	43,066.04	0.00	(43,066.04)
9924.2 - 2024 Roads: On-Call Engineering	2,295.00	0.00	2,295.00	36,126.35	0.00	36,126.35	0.00	(36,126.35)
9924.3 - 2024 Roads: Pot Holes/Minor Road	4,780.14	0.00	4,780.14	30,679.55	0.00	30,679.55	0.00	(30,679.55)
9924.4 - 2024 Roads: Rplc Dr Run Lnd Rpr/C	0.00	0.00	0.00	812,833.82	0.00	812,833.82	0.00	(812,833.82)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	11,223.00	0.00	11,223.00	39,063.17	0.00	39,063.17	0.00	(39,063.17)
9924.9 - 2024 Bi-Annual Bridge Inspections	0.00	0.00	0.00	5,561.00	0.00	5,561.00	0.00	(5,561.00)
Total Reserve Roads Capital Projects	48,014.76	0.00	48,014.76	1,295,220.78	0.00	1,295,220.78	0.00	(1,295,220.78)
Reserve Road CVC Capital Project								
9924.7 - 2024 Roads: CVC Supplies & Outsid	3,948.08	0.00	3,948.08	67,468.27	0.00	67,468.27	0.00	(67,468.27)
9924.72 - 2024 Roads: CVC Wage, Taxes an	10,830.78	0.00	10,830.78	54,845.42	0.00	54,845.42	0.00	(54,845.42)
Total Reserve Road CVC Capital Project	14,778.86	0.00	14,778.86	122,313.69	0.00	122,313.69	0.00	(122,313.69)
Total SVCA Reserves Expense	266,785.38	0.00	266,785.38	4,363,960.90	0.00	4,363,960.90	0.00	(4,363,960.90)
Total SVCA Reserves Income / (Loss)	(34,411.53)	0.00	(34,411.53)	(2,037,604.98)	0.00	(2,037,604.98)	0.00	2,037,604.98

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						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	96	116	301	2,517	2,818	24	62	5	13	1	11	16	40	1	14	321	2,613	2,934	47	140	187	368	2,753	3,121	774	0	3	777	737	6	1,520	4,641	
Feb	22	104	126	303	2,508	2,811	14	59	10	22	3	6	15	42	1	12	325	2,612	2,937	43	141	184	368	2,753	3,121	774	0	3	777	737	6	1,520	4,641	
Mar	23	114	137	307	2,510	2,817	11	57	4	9	4	7	17	44	1	12	330	2,624	2,954	37	129	166	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
Apr	27	121	148	308	2,532	2,840	5	31	4	13	1	4	21	38	1	14	335	2,653	2,988	32	100	132	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
May	28	123	151	304	2,508	2,812	13	58	3	11	0	6	18	34	1	13	332	2,631	2,963	35	122	157	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
Jun	29	136	165	293	2,482	2,775	17	65	9	17	1	5	16	37	2	11	322	2,618	2,940	45	135	180	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
Jul	31	152	183	293	2,476	2,769	11	51	7	15	7	10	16	35	2	14	324	2,628	2,952	43	125	168	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
Aug	31	169	200	293	2,436	2,729	8	79	4	10	6	9	22	37	2	14	324	2,605	2,929	42	149	191	366	2,754	3,120	774	0	3	777	738	6	1,521	4,641	
Sep	34	201	235	290	2,427	2,717	11	58	0	14	4	6	24	35	2	13	324	2,628	2,952	41	126	167	365	2,754	3,119	774	0	3	777	739	6	1,522	4,641	
Oct	51	298	349	281	2,350	2,631	6	53	2	4	0	6	23	31	2	12	332	2,648	2,980	33	106	139	365	2,754	3,119	774	0	3	777	739	6	1,522	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