

Sudden Valley Community Association

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

	Unaudited** Sep 30, 2024	See Note** Dec 31, 2023	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 835,342	\$ 678,244	\$ 157,098
Building Completion Deposit Fund	769,910	506,408	263,502
Member Receivables - Operations*	-	43,985	(43,985)
Other Receivables	16,077	16,560	(483)
Prepaid Expenses	127,063	70,215	56,848
Operating Lease ROU Assets	6,719	10,631	(3,912)
Inventory	5,213	5,659	(446)
Total Current Assets	1,760,324	1,331,702	428,623
Current Liabilities			
Accounts Payable	(70,556)	(226,676)	156,120
Accrued Vacation Liability	(84,412)	(64,195)	(20,217)
Accrued Payroll	-	(64,114)	64,114
Prepaid Assessments	(230,989)	(224,404)	(6,585)
Building Completion Deposits	(769,910)	(506,408)	(263,502)
Other Refundable Deposits	(9,556)	(5,896)	(3,660)
Operating Lease Liability	(6,719)	(10,631)	3,912
Prepaid Golf Memberships	-	(112,089)	112,089
Total Current Liabilities	(1,172,142)	(3,214,413)	42,271
Deferred Lease Revenue Liabilities			
Deferred Library Lease Revenue	(38,000)	-	(38,000)
Total Deferred Lease Revenue Liabilities	(38,000)	-	(38,000)
Operating Reserve Funds			
Emergency Operating Cash	363,476	362,252	1,224
Undesignated Reserves Cash	298,005	306,265	(8,260)
Total Operating Reserve Funds	661,481	668,517	(7,036)
Net Operating Assets	\$ 1,211,663	\$ 785,806	\$ 425,858
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,218,258	3,627,018	(408,760)
Roads Reserve Cash Fund	2,055,066	2,034,275	20,791
Board Density Reduction Cash Fund	87,851	87,688	163
Mailbox Cash Fund	145,582	126,445	19,137
CRRRF Capital Reserve Holding Cash	219,413	222,019	(2,606)
Mitigation Assignment of Savings Cash	49,795	49,688	107
LWWSD Assignment of Savings Cash	14,935	101,840	(86,905)
Member Receivables - Capital**	-	16,112	(16,112)
Total Capital Current Assets	5,790,900	6,265,085	(474,185)
Capital Fixed Assets			
Fixed Assets	16,809,942	15,373,162	1,436,780
Finance ROU Assets	78,112	136,464	(58,352)
Lots Held for Sale	236,456	236,456	-
Total Capital Assets	17,124,510	15,746,082	1,378,428
Long Term Liabilities			
CRRRF Loan 2022	(1,619,636)	(1,799,425)	179,789
Finance Leases	(60,055)	(106,596)	46,541
Total Long Term Liabilities	(1,663,559)	(1,906,021)	242,461
NET ASSETS	\$ 22,463,514	\$ 20,890,952	\$ 1,572,562
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	559,126	463,239	95,887
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**	1,016,786	1,471,336	(454,550)
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	\$ 22,463,514	\$ 20,890,952	\$ 1,572,562

* 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 September 30, 2024, and December 31, 2023, the balances of receivables written off were \$770,710 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**

<u>UNAUDITED</u>	Current Month - September 2024			Year to Date - 9 Months Ending 9/30/2024			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	223,370		231,639	2,005,004			2,078,698
Bad Debt Reserve	(957)		(103)	(44,722)			(35,211)
Net Current Year Assessment Income	<u>222,413</u>	<u>11,130</u>	<u>231,536</u>	<u>1,960,282</u>	<u>58,731</u>	97.8%	<u>2,043,487</u>
Bad Debt Recoveries - Prior Years			1,302				24,842
Golf Income	157,962	13,796	-	1,293,742	114,015		-
Marina Income	-	-	-	240,977	47,257		-
Rec Center & Pools Income	1,295	(963)	-	32,172	10,272		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	4,000	(724)	-	111,281	37,045		-
Rental Income - Other	25	(193)	-	9,813	2,382		-
Area Z Rental Income	234	234	-	15,823	(2,177)		-
Lease Income	5,632	1,486	-	49,473	12,159		-
New Home Construction Fees	5,000	5,000	-	200,900	125,900		2,500
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		1,368
Investment Income	967	875	3,650	6,652	5,827		36,256
Total Revenue	<u>397,528</u>	<u>30,641</u>	<u>236,488</u>	<u>3,921,115</u>	<u>411,411</u>		<u>2,108,453</u>
EXPENSES							
Salaries & Benefits	183,996	28,404	-	1,756,775	110,780		-
Contracted & Professional Services	14,118	5,720	-	176,147	(40,608)		-
CC&Rs/ Mandates	45,417	(8,732)	-	396,886	(69,403)		-
Maintenance & Landscaping	39,756	(15,320)	-	344,922	(19,281)		-
Utilities	7,299	4,213	-	152,377	(2,430)		-
Administrative	12,538	4,772	-	136,948	(6,316)		-
Regulatory Compliance	33,902	13,995	-	173,685	(23,763)		-
Insurance Premiums	16,274	(2,042)	-	141,153	(13,069)		-
Other Expenses	-	83	-	-	750		-
Depreciation Expense	-	-	112,312	-	-		1,024,656
Interest expense	-	-	5,689	-	-		50,899
Total Expenses	<u>353,300</u>	<u>31,093</u>	<u>118,001</u>	<u>3,278,893</u>	<u>(63,340)</u>		<u>1,075,555</u>
Net Income (Loss)	<u>44,228</u>	<u>61,734</u>	<u>118,487</u>	<u>642,222</u>	<u>348,071</u>		<u>1,032,898</u>
Net UDR Activity for Operations							
Firewise	-			(5,734)			
Hazardous Tree Removal	(6,928)			(48,540)			
GM Recruiting Search	(1,604)			(17,951)			
Net Income (Loss) with Board Approved UDR	<u>35,696</u>	<u>61,734</u>	<u>118,487</u>	<u>569,997</u>	<u>348,071</u>		<u>1,032,898</u>
Other Activity							
Net Other UDR Activity*	6,008			51,330			
AR Accrual - Prior Year Reversal	-		-	(43,985)			(16,112)
AR Accrual - Current Year	-		-	-			-
Lease Income- Library Prepaid Recognized	667			2,000			
Vacation Liability Accrual	(2,778)			(20,216)			
Total Other Activity	<u>3,897</u>		<u>-</u>	<u>(10,871)</u>			<u>(16,112)</u>
Grand Total Activity	<u>39,593</u>	<u>61,734</u>	<u>118,487</u>	<u>559,126</u>	<u>348,071</u>		<u>1,016,786</u>

*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
 9 Months Actual, 3 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	1,003,251	1,038,498		-	18,687		2,060,435	-	79,568	79,568
Storm Water Mitigation Plan Fee		2,500					2,500			-
Investment Income	20,722	14,052	744	163	450	126	36,256	1,224	1,061	2,285
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	(1,579,701)	(1,121,182)	(3,350)	-	-		(2,704,233)		(88,889)	(88,889)
Net Available Cash at 9/30/2024	3,218,258	2,055,066	219,413	87,851	145,582	64,730	\$ 5,790,900	363,476	298,005	\$ 661,481
3 Month Outlook										
Outlook - 2024 Dues (95% collections)	321,104	330,266			5,960		\$ 657,330			\$ -
Outlook - Prior Year Collections	4,974	5,116			92		10,182		9,818	9,818
CRRRF Loan Payments for year 2024	(83,260)						(83,260)			-
Obligated Expenses/Holdings	(1,156,911)	(443,910)	(219,413)			(64,730)	(1,884,964)		(50,693)	(50,693)
Net Usable Cash Balance 12/31/2024	2,304,165	1,946,538	-	87,851	151,634	-	\$ 4,490,188	363,476	257,131	\$ 620,606
Board Recommended Carryover Balance	(600,000)	(500,000)					(1,100,000)			-
Net Usable Cash 12/31/2024, After Recommendation	\$ 1,704,165	\$ 1,446,538	\$ -	\$ 87,851	\$ 151,634	\$ -	\$ 3,390,188	\$ 363,476	\$ 257,131	\$ 620,606
Net Current Year Cash Increase (Decrease)	(1,322,853)	(87,737)	(222,019)	163	25,189	(151,528)	\$ (1,758,785)	1,224	(49,134)	\$ (47,911)

*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
September 1, 2024 to September 30, 2024
CURRENT MONTH

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	5,000	4,770	-	7,098	25,364	7,293	(20,364)	19,161
Accounting	2,047	786	27,670	500	6,833	5,022	(32,456)	6,308
Administration	355	289	35,305	827	9,886	6,391	(44,836)	7,507
Common Costs	2,564	(694)	-	-	66,222	(9,513)	(63,658)	(10,207)
Facilities	5,866	1,720	3,770	456	4,274	6,335	(2,178)	8,511
Maintenance	-	-	31,706	856	6,593	1,782	(38,299)	2,638
Subtotal	15,832	6,871	98,451	9,737	119,172	17,310	(201,791)	33,918
Golf	157,962	13,796	66,390	20,471	40,823	(15,160)	50,749	19,107
Marina	-	-	-	-	513	577	(513)	577
Rec/ Pools/ Parks	1,319	(1,156)	19,155	(1,804)	8,794	(38)	(26,630)	(2,998)
Subtotal	159,281	12,640	85,545	18,667	50,130	(14,621)	23,606	16,686
Subtotal Operations before Ops Dues	175,113	19,511	183,996	28,404	169,302	2,689	(178,185)	50,604
Ops Dues Earned	223,370						223,370	
Curr Yr Bad Debts Activity	(957)						(957)	
Net Ops Dues	222,413	11,130					222,413	11,130
Net Operations	397,526	30,641	183,996	28,404	169,302	2,689	44,228	61,734
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		-		-	
Hazardous Tree Removal	-		-		6,928		(6,928)	
GM Recruiting Search	-		-		1,604		(1,604)	
Net Operations with Board Approved UDR	397,526	30,641	183,996	28,404	177,834	2,689	35,696	61,734
Other Operating Activity								
UDR Activity	9,544				3,536		6,008	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				2,778		(2,778)	
Total Other Operating Activity	10,211				6,314		3,897	
Grand Total Operations Activity	407,737	30,641	183,996	28,404	184,148	2,689	39,593	61,734

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2024 to September 30, 2024
YEAR TO DATE

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	249,610	172,547	-	67,034	332,717	(61,434)	(83,107)	178,147
Accounting	22,046	(15,755)	268,980	(2,966)	67,996	(10,302)	(314,930)	(29,023)
Administration	3,768	1,897	335,236	6,020	95,836	(16,643)	(427,304)	(8,726)
Common Costs	36,276	6,951	-	-	375,867	(85,981)	(339,591)	(79,030)
Facilities	65,295	9,981	35,568	4,186	109,338	48,940	(79,611)	63,107
Maintenance	-	-	291,425	6,359	55,483	14,189	(346,908)	20,548
Subtotal	376,995	175,621	931,209	80,633	1,037,237	(111,231)	(1,591,451)	145,023
Golf	1,293,742	114,015	616,086	27,837	355,628	(52,131)	322,028	89,721
Marina	248,110	50,390	-	-	11,651	2,285	236,459	52,675
Rec/ Pools/ Parks	41,985	12,654	209,480	2,310	117,601	(13,043)	(285,096)	1,921
Subtotal	1,583,837	177,059	825,566	30,147	484,880	(62,889)	273,391	144,317
Subtotal Operations before Ops Dues	1,960,832	352,680	1,756,775	110,780	1,522,117	(174,120)	(1,318,060)	289,340
Ops Dues Earned	2,005,004						2,005,004	
Curr Yr Bad Debts Activity	(44,722)						(44,722)	
Net Ops Dues	<u>1,960,282</u>	<u>58,731</u>					<u>1,960,282</u>	<u>58,731</u>
Net Operations	<u>3,921,114</u>	<u>411,411</u>	<u>1,756,775</u>	<u>110,780</u>	<u>1,522,117</u>	<u>(174,120)</u>	<u>642,222</u>	<u>348,071</u>
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		5,734		(5,734)	
Hazardous Tree Removal	-		-		48,540		(48,540)	
GM Recruiting Search	-		-		17,951		(17,951)	
Net Operations with Board Approved UDR	<u>3,921,114</u>	<u>411,411</u>	<u>1,756,775</u>	<u>110,780</u>	<u>1,594,342</u>	<u>(174,120)</u>	<u>569,997</u>	<u>348,071</u>
Other Operating Activity								
UDR Activity	67,885				16,555		51,330	
AR Accrual - Prior Year Reversal	(43,985)				-		(43,985)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	2,000				-		2,000	
Vacation Liability Accrual	-				20,216		(20,216)	
Total Other Operating Activity	<u>25,900</u>				<u>36,771</u>		<u>(10,871)</u>	
Grand Total Operations Activity	<u>3,947,014</u>	<u>411,411</u>	<u>1,756,775</u>	<u>110,780</u>	<u>1,631,113</u>	<u>(174,120)</u>	<u>559,126</u>	<u>348,071</u>

* Excludes Depreciation

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

Sudden Valley Community Association

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

UNAUDITED

	2024 September Actuals	2024 MTD B / (W) Budget	2024 YTD (9 Months) Actuals	2024 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	222,414	11,130	1,960,283	58,731
Golf Income	157,962	13,796	1,293,742	114,015
Marina Income	-	-	240,977	47,257
Area Z Rental Income	234	234	15,823	(2,177)
Lease Income	5,632	1,486	49,473	12,159
Non-Lease Facility Rentals	25	(193)	9,813	2,382
Rec Center and Pools Income	1,295	(963)	32,172	10,272
New Home Construction Fees	5,000	5,000	200,900	125,900
Other AR Income	3,644	(950)	99,449	31,648
Other Income	355	226	11,831	5,397
Investment Income	967	875	6,652	5,827
Total Revenue	397,528	30,641	3,921,115	411,411
EXPENSES				
Salaries & Benefits				
ACC / Security	-	7,098	-	67,034
Accounting	27,670	500	268,980	(2,966)
Administration	35,305	827	335,236	6,020
Facilities	3,770	456	35,568	4,186
Maintenance	31,706	856	291,425	6,359
Golf	66,390	20,471	616,086	27,837
Rec/ Pools/ Parks	19,155	(1,804)	209,480	2,310
Marina	-	-	-	-
Total Salaries & Benefits	183,996	28,404	1,756,775	110,780
Other Expenses				
Administrative				
General Administrative	-	-	300	(300)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	5,815	37	36,898	(8,767)
Dues & Subscriptions	969	807	26,363	(1,484)
Office Supplies	1,697	540	13,287	6,504
GM Discretionary Funds	363	1,918	3,492	1,437
Advertising Costs	-	912	6,698	5,593
Cash Over/Short	94	(94)	293	(293)
Currency Gain/Loss	-	-	131	(131)
Events Charges	-	1,167	6,653	(2,105)
Printing & Copying	607	509	10,413	(3,413)
Training & Conferences	-	125	5,496	1,529
Recruiting Expense	183	67	2,871	(621)
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	2,046	(1,004)	14,350	(4,975)
Insurance Claims	-	-	-	-
Uniforms	764	(212)	9,703	710
Cashiering Clearing Account	-	-	-	-
Total Administrative	12,538	4,772	136,948	(6,316)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	-	6,243	59,956	(26,587)
Permits & Licenses	84	108	2,716	9
Audit & Tax Services	3,515	5,833	36,620	(1,492)
Regulatory Compliance	251	100	2,236	922
Federal Income Tax	-	-	-	-
State B&O Tax	1,105	(842)	12,089	453
Property/Real Estate Tax	28,947	2,553	60,068	2,932
Total Regulator Compliance	33,902	13,995	173,685	(23,763)
CC&Rs/ Mandates				
Annual General Meeting	102	(102)	102	(102)
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	-	921	922	4,695
Postage	228	19	2,646	(430)
Postage- Views	1,156	(156)	9,785	(785)
Newsletter Services	4,666	268	43,333	1,067
Legal Services	15,600	(10,184)	124,799	(76,049)
Professional Security Services	23,665	502	215,299	2,201
Total CC&Rs/ Mandates	45,417	(8,732)	396,886	(69,403)

Sudden Valley Community Association

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

UNAUDITED

	2024 September Actuals	2024 MTD B / (W) Budget	2024 YTD (9 Months) Actuals	2024 YTD B / (W) Budget
Insurance Premiums	16,274	(2,042)	141,153	(13,069)
Utilities				
Utilities	(3,736)	3,736	(3,250)	3,250
Utilities- Natural Gas	1,172	(604)	19,348	(6,230)
Utilities- Water & Sewer	-	-	31,013	6,745
Utilities- Electricity	5,142	(375)	49,052	(6,913)
Utilities- Trash & Recycling Service	1,451	1,112	15,099	9,296
Utilities- Communications Service	3,270	344	41,115	(8,578)
Total Utilities	7,299	4,213	152,377	(2,430)
Maintenance & Landscaping				
Landscape R&M	4,990	(3,575)	44,915	(23,470)
Building R&M- Materials	1,299	(388)	12,789	21,886
Building R&M- Contract Services	1,489	(175)	23,888	11,163
Raw Materials	-	2,130	38,460	(1,856)
Raw Materials: Sand & Gravel	4,480	(1,472)	38,483	(256)
Janitorial Supplies	1,338	(534)	11,020	(3,782)
Equipment R&M	13,424	(9,466)	72,402	(27,107)
Small Tools & Equipment	2,094	(483)	6,993	2,984
Vehicle R&M	842	(759)	8,581	7,072
Vehicle Fuel	5,107	1,600	44,318	(1,348)
Other Supplies	2,819	(557)	32,406	(9,384)
Other R&M	1,874	(1,641)	8,171	(3,471)
Weather Response	-	-	2,496	8,288
Weather Response	-	-	-	-
Total Maintenance & Landscaping	39,756	(15,320)	344,922	(19,281)
Contracted & Professional Services				
Equipment Lease & Rental	1,300	366	16,651	349
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	5,394	2,651	47,690	(15,641)
Pool Management	5,509	(1,266)	55,493	(9,999)
Safety & Security Services	1,915	(684)	18,521	(173)
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	-	27,393	(27,348)
Other Professional Services	-	4,653	10,399	12,204
Total Contracted & Professional Services	14,118	5,720	176,147	(40,608)
Other Expenses				
Vandalism	-	83	-	750
Other Charges	-	-	-	-
Total Other Expenses	-	83	-	750
Total Other Expenses	169,304	2,689	1,522,118	(174,120)
Total Operations Expenses	353,300	31,093	3,278,893	(63,340)
Net Operations Income (Loss)	44,228	61,734	642,222	348,071
Net BOD Approved UDR Activity for Operations (Expense)				
Firewise	-	-	(5,734)	-
Hazardous Tree Removal	(6,928)	-	(48,540)	-
GM Recruiting Search	(1,604)	-	(17,951)	-
Net Operations Income (Loss) with BOD Approved UDR	35,696	61,734	569,997	348,071
Other Operating Activity- Income/(Expense)				
UDR Activity	6,008	-	51,330	-
AR Accrual - Prior Year Reversal	-	-	(43,985)	-
AR Accrual - Current Year	-	-	-	-
Lease Income- Library Prepaid Recognized	667	-	2,000	-
Vacation Liability Accrual	(2,778)	-	(20,216)	-
Total Other Operating Activity	3,897	-	(10,871)	-
Grand Total Operations Activity	39,593	61,734	559,126	348,071
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2024 Ops	(956.74)	(11,120.17)	10,163.43	(44,721.89)	(100,081.53)	55,359.64	(133,442.00)	(88,720.11)
4005.24 - Member Assessments 2024	223,370.47	222,404.00	966.47	2,005,004.46	2,001,633.00	3,371.46	2,668,844.00	663,839.54
Total Dues and Assessment Income- Ops	222,413.73	211,283.83	11,129.90	1,960,282.57	1,901,551.47	58,731.10	2,535,402.00	575,119.43
Other AR Income								
4830 - Advertising Income	2,739.00	3,166.67	(427.67)	26,299.50	28,500.03	(2,200.53)	38,000.00	11,700.50
4831 - BD Expense- Views Ads	(1,142.00)	0.00	(1,142.00)	2,403.50	0.00	2,403.50	0.00	(2,403.50)
Total Other AR Income	1,597.00	3,166.67	(1,569.67)	28,703.00	28,500.03	202.97	38,000.00	9,297.00
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	967.10	91.67	875.43	6,652.25	825.03	5,827.22	1,100.00	(5,552.25)
Total Investment Income	967.10	91.67	875.43	6,652.25	825.03	5,827.22	1,100.00	(5,552.25)
Total Common Costs Income	224,977.83	214,542.17	10,435.66	1,996,558.49	1,930,876.53	65,681.96	2,574,502.00	577,943.51
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	41.67	(41.67)	0.00	375.03	(375.03)	500.00	500.00
9005 - State B&O Tax	27.76	17.08	10.68	227.07	153.72	73.35	205.00	(22.07)
9015 - Property/Real Estate Tax	28,946.87	31,500.00	(2,553.13)	60,067.53	63,000.00	(2,932.47)	63,000.00	2,932.47
Total Regulatory Compliance	28,974.63	31,558.75	(2,584.12)	60,294.60	63,528.75	(3,234.15)	63,705.00	3,410.40
CC&Rs/ Mandates								
5216 - Postage- Views	1,155.68	1,000.00	155.68	9,785.13	9,000.00	785.13	12,000.00	2,214.87
5225 - Newsletter Services	4,557.00	4,833.33	(276.33)	42,792.75	43,499.97	(707.22)	58,000.00	15,207.25
7020 - Legal Services	15,600.33	5,416.67	10,183.66	124,799.12	48,750.03	76,049.09	65,000.00	(59,799.12)
Total CC&Rs/ Mandates	21,313.01	11,250.00	10,063.01	177,377.00	101,250.00	76,127.00	135,000.00	(42,377.00)

Income Statement Report Sudden Valley Community Association Common Costs

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	15,934.83	13,900.83	2,034.00	138,195.52	125,107.47	13,088.05	166,810.00	28,614.48
Total Insurance	15,934.83	13,900.83	2,034.00	138,195.52	125,107.47	13,088.05	166,810.00	28,614.48
Total Common Costs Expense	66,222.47	56,709.58	9,512.89	375,867.12	289,886.22	85,980.90	365,515.00	(10,352.12)
Total Common Costs Income / (Loss)	158,755.36	157,832.59	922.77	1,620,691.37	1,640,990.31	(20,298.94)	2,208,987.00	588,295.63

Income Statement Report

Sudden Valley Community Association

ACC / Security

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	5,000.00	0.00	5,000.00	200,900.00	75,000.00	125,900.00	75,000.00	(125,900.00)
Total New Home Construction Fees	5,000.00	0.00	5,000.00	200,900.00	75,000.00	125,900.00	75,000.00	(125,900.00)
Other AR Income								
4805 - Compliance Fees & Fines - ACC	6,400.00	167.00	6,233.00	55,700.00	1,500.00	54,200.00	2,000.00	(53,700.00)
4806 - BD Expense- ACC Fines	(6,400.00)	0.00	(6,400.00)	(7,000.00)	0.00	(7,000.00)	0.00	7,000.00
Total Other AR Income	0.00	167.00	(167.00)	48,700.00	1,500.00	47,200.00	2,000.00	(46,700.00)
Other Income								
4295 - Security House Checks	0.00	63.00	(63.00)	10.00	563.00	(553.00)	750.00	740.00
Total Other Income	0.00	63.00	(63.00)	10.00	563.00	(553.00)	750.00	740.00
Total ACC / Security Income	5,000.00	230.00	4,770.00	249,610.00	77,063.00	172,547.00	77,750.00	(171,860.00)
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	0.00	6,243.00	(6,243.00)	59,956.40	33,369.00	26,587.40	55,000.00	(4,956.40)
6300 - Permits & Licenses	0.00	17.00	(17.00)	184.50	150.00	34.50	200.00	15.50
9005 - State B&O Tax	96.00	5.00	91.00	835.65	38.00	797.65	50.00	(785.65)
Total Regulatory Compliance	96.00	6,265.00	(6,169.00)	60,976.55	33,557.00	27,419.55	55,250.00	(5,726.55)
CC&Rs/ Mandates								
5215 - Postage	4.14	5.00	(0.86)	182.67	38.00	144.67	50.00	(132.67)
7097 - Professional Security Services	23,665.17	24,167.00	(501.83)	215,298.71	217,500.00	(2,201.29)	290,000.00	74,701.29
Total CC&Rs/ Mandates	23,669.31	24,172.00	(502.69)	215,481.38	217,538.00	(2,056.62)	290,050.00	74,568.62
Payroll & Benefits								
5300 - Salaries	0.00	5,767.00	(5,767.00)	0.00	54,795.00	(54,795.00)	74,998.00	74,998.00
5335 - Payroll Taxes- Employer	0.00	524.00	(524.00)	0.00	4,976.00	(4,976.00)	6,810.00	6,810.00
5385 - Payroll Benefits - Medical	0.00	807.00	(807.00)	0.00	7,263.00	(7,263.00)	9,684.00	9,684.00
Total Payroll & Benefits	0.00	7,098.00	(7,098.00)	0.00	67,034.00	(67,034.00)	91,492.00	91,492.00

Income Statement Report

Sudden Valley Community Association

ACC / Security

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	126.90	60.00	66.90	1,328.23	540.00	788.23	720.00	(608.23)
Total Utilities	126.90	60.00	66.90	1,328.23	540.00	788.23	720.00	(608.23)
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	905.00	(164.44)	7,936.06	6,882.00	1,054.06	7,900.00	(36.06)
6795 - Other Supplies	0.00	67.00	(67.00)	392.47	298.00	94.47	500.00	107.53
Total Maintenance & Landscaping	740.56	972.00	(231.44)	11,383.78	7,180.00	4,203.78	8,400.00	(2,983.78)
Contracted & Professional Services								
6440 - Safety & Security Services	731.15	1,105.00	(373.85)	16,153.68	11,673.00	4,480.68	15,000.00	(1,153.68)
6460 - ACC Consultant	0.00	0.00	0.00	27,393.31	45.00	27,348.31	10,000.00	(17,393.31)
Total Contracted & Professional Services	731.15	1,105.00	(373.85)	43,546.99	11,718.00	31,828.99	25,000.00	(18,546.99)
Other Expenses								
9120 - Vandalism & Towing	0.00	83.00	(83.00)	0.00	750.00	(750.00)	1,000.00	1,000.00
Total Other Expenses	0.00	83.00	(83.00)	0.00	750.00	(750.00)	1,000.00	1,000.00
Total ACC / Security Expense	25,363.92	39,755.00	(14,391.08)	332,716.93	338,317.00	(5,600.07)	471,912.00	139,195.07
Total ACC / Security Income / (Loss)	(20,363.92)	(39,525.00)	19,161.08	(83,106.93)	(261,254.00)	178,147.07	(394,162.00)	(311,055.07)

Income Statement Report

Sudden Valley Community Association

Accounting

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	1,875.00	1,136.00	739.00	19,975.00	36,676.00	(16,701.00)	40,000.00	20,025.00
4241 - BD Expense- Title Fees	0.01	0.00	0.01	125.00	0.00	125.00	0.00	(125.00)
4705 - NSF Service Fees	297.00	125.00	172.00	2,016.52	1,125.00	891.52	1,500.00	(516.52)
4706 - BD Expense- NSF Fees	(124.70)	0.00	(124.70)	(70.72)	0.00	(70.72)	0.00	70.72
Total Other AR Income	2,047.31	1,261.00	786.31	22,045.80	37,801.00	(15,755.20)	41,500.00	19,454.20
Total Accounting Income	2,047.31	1,261.00	786.31	22,045.80	37,801.00	(15,755.20)	41,500.00	19,454.20
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	130.39	125.00	5.39	1,765.22	1,125.00	640.22	1,500.00	(265.22)
5121 - Currency Gain/Loss	0.00	0.00	0.00	131.40	0.00	131.40	0.00	(131.40)
5210 - Printing & Copying	0.00	70.00	(70.00)	2,057.20	628.00	1,429.20	5,000.00	2,942.80
5399 - Payroll Service Fees	2,046.28	1,042.00	1,004.28	14,349.67	9,375.00	4,974.67	12,500.00	(1,849.67)
Total Administrative	2,176.67	1,237.00	939.67	18,303.49	11,128.00	7,175.49	19,000.00	696.51
Regulatory Compliance								
7000 - Audit & Tax Services	3,515.00	9,348.00	(5,833.00)	36,619.68	35,128.00	1,491.68	40,000.00	3,380.32
9005 - State B&O Tax	32.59	83.00	(50.41)	329.89	750.00	(420.11)	1,000.00	670.11
Total Regulatory Compliance	3,547.59	9,431.00	(5,883.41)	36,949.57	35,878.00	1,071.57	41,000.00	4,050.43
CC&Rs/ Mandates								
5215 - Postage	141.86	179.00	(37.14)	1,252.44	1,615.00	(362.56)	4,000.00	2,747.56
Total CC&Rs/ Mandates	141.86	179.00	(37.14)	1,252.44	1,615.00	(362.56)	4,000.00	2,747.56
Payroll & Benefits								
5300 - Salaries	22,633.42	22,878.00	(244.58)	220,597.20	217,356.00	3,241.20	297,495.00	76,897.80
5335 - Payroll Taxes- Employer	2,054.44	2,062.00	(7.56)	21,540.65	19,588.00	1,952.65	26,810.00	5,269.35
5385 - Payroll Benefits - Medical	2,982.48	3,230.00	(247.52)	26,842.32	29,070.00	(2,227.68)	38,760.00	11,917.68
Total Payroll & Benefits	27,670.34	28,170.00	(499.66)	268,980.17	266,014.00	2,966.17	363,065.00	94,084.83

Income Statement Report

Sudden Valley Community Association

Accounting

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	165.85	175.00	(9.15)	1,492.62	1,575.00	(82.38)	2,100.00	607.38
Total Utilities	165.85	175.00	(9.15)	1,492.62	1,575.00	(82.38)	2,100.00	607.38
Contracted & Professional Services								
5125 - IT Support and Services	800.00	833.00	(33.00)	9,999.00	7,500.00	2,499.00	10,000.00	1.00
Total Contracted & Professional Services	800.00	833.00	(33.00)	9,999.00	7,500.00	2,499.00	10,000.00	1.00
Total Accounting Expense	34,502.31	40,025.00	(5,522.69)	336,977.29	323,710.00	13,267.29	439,165.00	102,187.71
Total Accounting Income / (Loss)	(32,455.00)	(38,764.00)	6,309.00	(314,931.49)	(285,909.00)	(29,022.49)	(397,665.00)	(82,733.51)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	9.20	17.00	(7.80)	143.20	150.00	(6.80)	200.00	56.80
4255 - Maps and Signs	176.00	49.00	127.00	1,134.30	1,721.00	(586.70)	2,000.00	865.70
4840 - Non-Taxable Income	120.00	0.00	120.00	183.00	0.00	183.00	0.00	(183.00)
4844 - Concessions Income (Taxable)	0.00	0.00	0.00	682.30	0.00	682.30	0.00	(682.30)
4846 - Vendor Space Rentals	50.00	0.00	50.00	1,625.00	0.00	1,625.00	0.00	(1,625.00)
Total Other Income	355.20	66.00	289.20	3,767.80	1,871.00	1,896.80	2,200.00	(1,567.80)
Total SVCA Operations- Admin Income	355.20	66.00	289.20	3,767.80	1,871.00	1,896.80	2,200.00	(1,567.80)
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	578.42	417.00	161.42	9,091.79	3,750.00	5,341.79	5,000.00	(4,091.79)
5045 - Dues & Subscriptions	0.00	83.00	(83.00)	1,674.43	750.00	924.43	1,000.00	(674.43)
5090 - Office Supplies	1,411.25	1,950.00	(538.75)	10,812.93	17,103.00	(6,290.07)	21,131.00	10,318.07
5100 - GM Discretionary Funds	362.70	2,281.00	(1,918.30)	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	0.00	1,167.00	(1,167.00)	6,653.44	4,548.00	2,105.44	5,000.00	(1,653.44)
5210 - Printing & Copying	607.10	1,021.00	(413.90)	7,352.14	4,347.00	3,005.14	6,500.00	(852.14)
5227 - Training & Conferences	0.00	125.00	(125.00)	0.00	1,125.00	(1,125.00)	1,500.00	1,500.00
5325 - Recruiting Expense	183.00	250.00	(67.00)	2,871.35	2,250.00	621.35	3,000.00	128.65
Total Administrative	3,142.47	7,294.00	(4,151.53)	42,345.68	38,802.00	3,543.68	48,131.00	5,785.32
Regulatory Compliance								
6300 - Permits & Licenses	83.25	0.00	83.25	123.38	0.00	123.38	0.00	(123.38)
9005 - State B&O Tax	3.54	0.00	3.54	37.13	0.00	37.13	0.00	(37.13)
Total Regulatory Compliance	86.79	0.00	86.79	160.51	0.00	160.51	0.00	(160.51)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5003 - Annual General Meeting	102.27	0.00	102.27	102.27	0.00	102.27	18,000.00	17,897.73
5115 - Web Site Maintenance	0.00	921.00	(921.00)	922.20	2,917.00	(1,994.80)	5,000.00	4,077.80
5215 - Postage	82.40	42.00	40.40	973.49	375.00	598.49	500.00	(473.49)
5225 - Newsletter Services	108.80	100.00	8.80	539.80	900.00	(360.20)	1,200.00	660.20
Total CC&Rs/ Mandates	293.47	1,063.00	(769.53)	2,537.76	4,192.00	(1,654.24)	24,700.00	22,162.24
Payroll & Benefits								
5300 - Salaries	29,470.24	29,450.00	20.24	278,341.24	279,798.00	(1,456.76)	382,959.00	104,617.76
5335 - Payroll Taxes- Employer	2,655.63	2,645.00	10.63	26,636.40	25,125.00	1,511.40	34,388.00	7,751.60
5385 - Payroll Benefits - Medical	3,178.76	4,037.00	(858.24)	30,258.04	36,333.00	(6,074.96)	48,444.00	18,185.96
Total Payroll & Benefits	35,304.63	36,132.00	(827.37)	335,235.68	341,256.00	(6,020.32)	465,791.00	130,555.32
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	120.00	0.00	120.00	0.00	(120.00)
6050 - Utilities- Communications Service	585.72	250.00	335.72	7,352.96	2,250.00	5,102.96	3,000.00	(4,352.96)
Total Utilities	585.72	250.00	335.72	7,472.96	2,250.00	5,222.96	3,000.00	(4,472.96)
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	132.79	275.00	(142.21)	275.00	142.21
6795 - Other Supplies	0.00	0.00	0.00	572.60	0.00	572.60	0.00	(572.60)
Total Maintenance & Landscaping	0.00	0.00	0.00	705.39	275.00	430.39	275.00	(430.39)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	458.00	(458.00)	2,555.28	4,125.00	(1,569.72)	5,500.00	2,944.72
5125 - IT Support and Services	4,594.10	7,212.00	(2,617.90)	37,691.25	24,549.00	13,142.25	30,000.00	(7,691.25)
6440 - Safety & Security Services	1,183.74	0.00	1,183.74	2,367.48	5,000.00	(2,632.52)	5,000.00	2,632.52
Total Contracted & Professional Services	5,777.84	7,670.00	(1,892.16)	42,614.01	33,674.00	8,940.01	40,500.00	(2,114.01)
Total SVCA Operations- Admin Expense	45,190.92	52,409.00	(7,218.08)	431,071.99	420,449.00	10,622.99	582,397.00	151,325.01
Total SVCA Operations- Admin Income / (Loss)	(44,835.72)	(52,343.00)	7,507.28	(427,304.19)	(418,578.00)	(8,726.19)	(580,197.00)	(152,892.81)

Income Statement Report

Sudden Valley Community Association Facilities

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	(138.75)	0.00	(138.75)	16,036.25	18,000.00	(1,963.75)	24,000.00	7,963.75
4412 - BD Expense- Area Z	373.00	0.00	373.00	(213.56)	0.00	(213.56)	0.00	213.56
Total Area Z Rental Income	234.25	0.00	234.25	15,822.69	18,000.00	(2,177.31)	24,000.00	8,177.31
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	2,621.00	1,310.50	35,383.50	23,589.00	11,794.50	31,452.00	(3,931.50)
4435 - Lease Income - Barn 8	1,200.00	1,200.00	0.00	10,800.00	10,800.00	0.00	14,400.00	3,600.00
4439 - Lease Income- Library	500.00	325.00	175.00	3,289.20	2,925.00	364.20	3,900.00	610.80
Total Lease Income	5,631.50	4,146.00	1,485.50	49,472.70	37,314.00	12,158.70	49,752.00	279.30
Total Facilities Income	5,865.75	4,146.00	1,719.75	65,295.39	55,314.00	9,981.39	73,752.00	8,456.61
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	8.00	(8.00)	43.00	75.00	(32.00)	100.00	57.00
7110 - Regulatory Compliance	73.42	130.00	(56.58)	660.78	1,163.00	(502.22)	1,550.00	889.22
9005 - State B&O Tax	64.39	83.00	(18.61)	840.63	750.00	90.63	1,000.00	159.37
Total Regulatory Compliance	137.81	221.00	(83.19)	1,544.41	1,988.00	(443.59)	2,650.00	1,105.59
Payroll & Benefits								
5300 - Salaries	3,262.71	3,047.00	215.71	30,763.14	28,957.00	1,806.14	39,634.00	8,870.86
5335 - Payroll Taxes- Employer	363.90	372.00	(8.10)	3,512.86	3,533.00	(20.14)	4,835.00	1,322.14
5385 - Payroll Benefits - Medical	143.50	807.00	(663.50)	1,291.50	7,263.00	(5,971.50)	9,684.00	8,392.50
Total Payroll & Benefits	3,770.11	4,226.00	(455.89)	35,567.50	39,753.00	(4,185.50)	54,153.00	18,585.50
Insurance								
5400 - Insurance Premiums	41.67	0.00	41.67	375.03	0.00	375.03	0.00	(375.03)
Total Insurance	41.67	0.00	41.67	375.03	0.00	375.03	0.00	(375.03)
Utilities								
6000 - Utilities	(3,735.95)	0.00	(3,735.95)	(3,250.33)	0.00	(3,250.33)	0.00	3,250.33

Income Statement Report

Sudden Valley Community Association Facilities

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6005 - Utilities- Natural Gas	473.38	239.00	234.38	6,086.93	3,657.00	2,429.93	5,328.00	(758.93)
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	12,792.40	11,583.00	1,209.40	17,374.00	4,581.60
6033 - Utilities- Electricity	1,722.64	1,918.00	(195.36)	20,063.61	17,265.00	2,798.61	23,020.00	2,956.39
6035 - Utilities- Trash & Recycling Service	823.56	2,125.00	(1,301.44)	9,043.58	19,123.00	(10,079.42)	25,497.00	16,453.42
6050 - Utilities- Communications Service	685.71	1,669.00	(983.29)	11,739.04	15,023.00	(3,283.96)	20,031.00	8,291.96
Total Utilities	(30.66)	5,951.00	(5,981.66)	56,475.23	66,651.00	(10,175.77)	91,250.00	34,774.77
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	1,298.70	828.00	470.70	12,658.07	33,925.00	(21,266.93)	35,000.00	22,341.93
6520 - Building R&M- Contract Vendor	1,488.62	1,314.00	174.62	23,888.03	35,051.00	(11,162.97)	45,000.00	21,111.97
6635 - Janitorial Supplies	1,337.87	708.00	629.87	11,020.11	6,375.00	4,645.11	8,500.00	(2,520.11)
6675 - Equipment R&M	0.00	83.00	(83.00)	117.28	750.00	(632.72)	1,000.00	882.72
6795 - Other Supplies	0.00	130.00	(130.00)	0.00	1,163.00	(1,163.00)	1,550.00	1,550.00
6796 - Other R&M	0.00	83.00	(83.00)	656.59	750.00	(93.41)	1,000.00	343.41
Total Maintenance & Landscaping	4,125.19	3,146.00	979.19	48,384.75	78,014.00	(29,629.25)	92,050.00	43,665.25
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	42.00	(42.00)	0.00	375.00	(375.00)	500.00	500.00
7095 - Other Professional Services	0.00	1,250.00	(1,250.00)	2,558.91	11,250.00	(8,691.09)	15,000.00	12,441.09
Total Contracted & Professional Services	0.00	1,292.00	(1,292.00)	2,558.91	11,625.00	(9,066.09)	15,500.00	12,941.09
Total Facilities Expense	8,044.12	14,836.00	(6,791.88)	144,905.83	198,031.00	(53,125.17)	255,603.00	110,697.17
Total Facilities Income / (Loss)	(2,178.37)	(10,690.00)	8,511.63	(79,610.44)	(142,717.00)	63,106.56	(181,851.00)	(102,240.56)

Income Statement Report Sudden Valley Community Association Maintenance

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5090 - Office Supplies	0.00	13.00	(13.00)	275.84	113.00	162.84	150.00	(125.84)
5210 - Printing & Copying	0.00	8.00	(8.00)	158.55	75.00	83.55	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	301.39	208.00	93.39	1,824.81	1,875.00	(50.19)	2,500.00	675.19
Total Administrative	301.39	229.00	72.39	2,468.20	2,063.00	405.20	2,750.00	281.80
Regulatory Compliance								
6300 - Permits & Licenses	0.99	167.00	(166.01)	1,343.98	1,500.00	(156.02)	2,000.00	656.02
9005 - State B&O Tax	0.00	50.00	(50.00)	0.00	50.00	(50.00)	100.00	100.00
Total Regulatory Compliance	0.99	217.00	(216.01)	1,343.98	1,550.00	(206.02)	2,100.00	756.02
Payroll & Benefits								
5300 - Salaries	25,312.46	25,837.00	(524.54)	223,133.75	231,828.00	(8,694.25)	319,366.00	96,232.25
5335 - Payroll Taxes- Employer	2,575.13	2,794.00	(218.87)	23,786.80	25,075.00	(1,288.20)	34,544.00	10,757.20
5385 - Payroll Benefits - Medical	3,818.42	3,931.00	(112.58)	34,652.82	35,381.00	(728.18)	47,175.00	12,522.18
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	31,706.01	32,562.00	(855.99)	291,424.75	297,784.00	(6,359.25)	412,085.00	120,660.25
Utilities								
6050 - Utilities- Communications Service	200.66	221.00	(20.34)	2,503.64	1,991.00	512.64	2,655.00	151.36
Total Utilities	200.66	221.00	(20.34)	2,503.64	1,991.00	512.64	2,655.00	151.36
Maintenance & Landscaping								
6110 - Landscape R&M	93.72	0.00	93.72	735.04	1,982.00	(1,246.96)	1,982.00	1,246.96
6447 - Weather Response	0.00	0.00	0.00	2,496.25	10,784.00	(8,287.75)	35,000.00	32,503.75
6610 - Raw Materials	0.00	0.00	0.00	1,555.36	1,250.00	305.36	2,500.00	944.64
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	0.00	719.00	(719.00)	5,000.00	5,000.00
6675 - Equipment R&M	259.21	739.00	(479.79)	6,860.58	2,598.00	4,262.58	15,000.00	8,139.42
6765 - Small Tools & Equipment	2,094.48	1,611.00	483.48	3,774.08	6,246.00	(2,471.92)	7,500.00	3,725.92

Income Statement Report Sudden Valley Community Association Maintenance

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6775 - Vehicle R&M	841.66	0.00	841.66	5,525.54	13,703.00	(8,177.46)	17,500.00	11,974.46
6785 - Vehicle Fuel	1,171.42	1,288.00	(116.58)	12,017.49	9,800.00	2,217.49	11,250.00	(767.49)
6795 - Other Supplies	1,629.55	0.00	1,629.55	2,148.79	383.00	1,765.79	5,000.00	2,851.21
6796 - Other R&M	0.00	0.00	0.00	593.07	0.00	593.07	0.00	(593.07)
Total Maintenance & Landscaping	6,090.04	3,638.00	2,452.04	35,706.20	47,465.00	(11,758.80)	100,732.00	65,025.80
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	625.00	(625.00)	5,621.20	5,625.00	(3.80)	7,500.00	1,878.80
6440 - Safety & Security Services	0.00	42.00	(42.00)	0.00	375.00	(375.00)	500.00	500.00
7095 - Other Professional Services	0.00	3,403.00	(3,403.00)	7,840.00	10,603.00	(2,763.00)	25,000.00	17,160.00
Total Contracted & Professional Services	0.00	4,070.00	(4,070.00)	13,461.20	16,603.00	(3,141.80)	33,000.00	19,538.80
Total Maintenance Expense	38,299.09	40,937.00	(2,637.91)	346,907.97	367,456.00	(20,548.03)	553,322.00	206,414.03
Total Maintenance Income / (Loss)	(38,299.09)	(40,937.00)	2,637.91	(346,907.97)	(367,456.00)	20,548.03	(553,322.00)	(206,414.03)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

September 1, 2024 to September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 11,652	\$ 9,856	\$ 1,796	\$ 340,249	\$ 354,239	\$ (13,990)	\$ 385,000	\$ 44,751
4151 - BD Expense- Golf	(7,270)	-	(7,270)	(23,133)	-	(23,133)	-	23,133
4154 - Golf Course Daily Greens Fees	114,606	102,516	12,090	711,810	600,359	111,451	658,000	(53,810)
4170 - Driving Range Fees	5,278	4,036	1,242	41,538	31,462	10,076	35,000	(6,538)
4174 - Golf Cart Rental	33,337	27,124	6,213	208,711	177,489	31,222	195,000	(13,711)
4176 - Golf Club Storage	26	-	26	1,738	2,400	(662)	2,400	662
4178 - Trail Fees	333	634	(301)	12,828	13,778	(950)	14,750	1,922
Total Golf Income	157,962	144,166	13,796	1,293,742	1,179,727	114,015	1,290,150	(3,591)
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	157,962	144,166	13,796	1,293,742	1,179,727	114,015	1,290,150	(3,591)
Expense								
Administrative								
5107 - Advertising Costs	-	912	(912)	6,611	12,291	(5,680)	14,000	7,389
5015 - Bank Charges & Fees	5,106	5,310	(204)	26,041	23,256	2,785	30,000	3,959
5120 - Cash Over/Short	94	-	94	283	-	283	-	(283)
5045 - Dues & Subscriptions	969	1,693	(724)	24,689	24,129	560	27,300	2,611
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	-	50	(50)	573	550	23	700	127
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	-	-	-	371	1,800	(1,429)	1,800	1,429
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	463	344	119	5,681	6,918	(1,237)	8,700	3,019
Total Administrative	6,632	8,309	(1,677)	65,553	72,944	(7,391)	88,000	22,446
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	-	-	50	-	50	750	700
9005 - State B&O Tax	777	-	777	5,689	7,500	(1,811)	7,500	1,811
TotalRegulatory Compliance	777	-	777	5,739	7,500	(1,761)	8,250	2,511
CC&Rs/ Mandates								
5215 - Postage	-	21	(21)	-	188	(188)	250	250
5115 - Web Site Maintenance	-	-	-	-	2,700	(2,700)	2,700	2,700
CC&Rs/ Mandates Total	-	21	(21)	-	2,888	(2,888)	2,950	2,950
Payroll & Benefits								
5300 - Salaries	55,949	71,623	(15,674)	520,549	519,340	1,209	684,013	163,464
5335 - Payroll Taxes- Employer	6,074	7,164	(1,090)	57,728	51,917	5,811	68,364	10,636
5385 - Payroll Benefits - Medical	4,367	8,074	(3,707)	37,809	72,666	(34,857)	96,888	59,079
Total Payroll & Benefits	66,390	86,861	(20,471)	616,086	643,923	(27,837)	849,265	233,179

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

September 1, 2024 to September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	298	331	(33)	2,583	2,977	(394)	3,969	1,386
Total Insurance	298	331	(33)	2,583	2,977	(394)	3,969	1,386
Utilities								
6050 - Utilities- Communications Service	579	612	(33)	6,367	5,510	857	7,346	979
6033 - Utilities- Electricity	1,836	1,111	725	15,335	12,336	2,999	15,769	434
6005 - Utilities- Natural Gas	415	125	290	4,519	2,005	2,514	2,800	(1,719)
6023 - Utilities- Water & Sewer	-	-	-	8,551	8,234	317	12,119	3,568
6035 - Utilities- Trash & Recycling Service	404	190	214	3,632	3,047	585	4,255	623
Total Utilities	3,234	2,038	1,196	38,404	31,132	7,272	42,289	3,885
Maintenance & Landscaping								
6675 - Equipment R&M	13,164	2,070	11,094	61,122	35,970	25,152	47,000	(14,121)
6635 - Janitorial Supplies	-	13	(13)	-	113	(113)	150	150
6110 - Landscape R&M	4,896	1,290	3,606	44,135	18,338	25,797	37,500	(6,634)
6796 - Other R&M	1,874	-	1,874	2,332	2,600	(268)	2,600	268
6795 - Other Supplies	974	1,273	(299)	24,447	15,929	8,518	19,500	(4,947)
6610 - Raw Materials	-	2,130	(2,130)	36,905	35,354	1,551	35,500	(1,405)
6621 - Raw Materials: Sand & Gravel	4,480	3,008	1,472	38,483	37,508	975	40,000	1,517
6765 - Small Tools & Equipment	-	-	-	3,219	3,731	(512)	4,400	1,181
6785 - Vehicle Fuel	3,195	4,514	(1,319)	24,232	26,013	(1,781)	31,820	7,588
6775 - Vehicle R&M	-	83	(83)	-	1,950	(1,950)	2,200	2,200
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	28,583	14,381	14,202	234,875	177,506	57,369	220,670	(14,203)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	1,300	583	717	8,474	7,250	1,224	9,000	526
6440 - Safety & Security Services	-	-	-	-	550	(550)	550	550
7095 - Other Professional Services	-	-	-	-	750	(750)	750	750
Total Contracted & Professional Services	1,300	583	717	8,474	8,550	(76)	10,300	1,826
Total Golf Expense	107,213	112,524	(5,311)	971,713	947,420	24,293	1,225,693	253,980
Total Golf Income / (Loss)	\$ 50,749	\$ 31,642	\$ 19,107	\$ 322,028	\$ 232,307	\$ 89,721	\$ 64,457	\$ (257,571)

Income Statement Report Sudden Valley Community Association Marina

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 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	750.00	(750.00)	1,000.00	1,000.00
5210 - Printing & Copying	0.00	17.00	(17.00)	274.57	150.00	124.57	200.00	(74.57)
Total Administrative	0.00	100.00	(100.00)	274.57	900.00	(625.43)	1,200.00	925.43
Regulatory Compliance								
7110 - Regulatory Compliance	177.82	180.00	(2.18)	1,575.42	1,620.00	(44.58)	2,160.00	584.58
9005 - State B&O Tax	66.96	0.00	66.96	3,667.37	3,000.00	667.37	3,000.00	(667.37)
Total Regulatory Compliance	244.78	180.00	64.78	5,242.79	4,620.00	622.79	5,160.00	(82.79)
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	1,146.06	1,140.00	6.06	1,710.00	563.94
6033 - Utilities- Electricity	68.98	148.00	(79.02)	1,205.58	1,325.00	(119.42)	1,766.00	560.42
6050 - Utilities- Communications Service	199.48	157.00	42.48	2,200.09	1,413.00	787.09	1,884.00	(316.09)
Total Utilities	268.46	305.00	(36.54)	4,551.73	3,878.00	673.73	5,360.00	808.27
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	1,125.00	(1,125.00)	1,500.00	1,500.00

Income Statement Report Sudden Valley Community Association Marina

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 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	750.00	(619.50)	1,000.00	869.50
6675 - Equipment R&M	0.00	105.00	(105.00)	0.00	938.00	(938.00)	1,250.00	1,250.00
6795 - Other Supplies	0.00	42.00	(42.00)	1,451.20	375.00	1,076.20	500.00	(951.20)
6796 - Other R&M	0.00	150.00	(150.00)	0.00	1,350.00	(1,350.00)	1,800.00	1,800.00
Total Maintenance & Landscaping	0.00	505.00	(505.00)	1,581.70	4,538.00	(2,956.30)	6,050.00	4,468.30
Total Marina Expense	513.24	1,090.00	(576.76)	11,650.79	13,936.00	(2,285.21)	17,770.00	6,119.21
Total Marina Income / (Loss)	(513.24)	(1,090.00)	576.76	236,458.71	183,784.00	52,674.71	179,950.00	(56,508.71)

Sudden Valley Community Association

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

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	-	218	(218)	8,308	7,431	877	8,000	(308)
4411 - Picnic Shelter Rentals	25	-	25	1,505	-	1,505	-	(1,505)
	25	218	(193)	9,813	7,431	2,382	8,000	(1,813)
Rec Center and Pools Income								
4510 - Health Club Membership	88	-	88	701	1,000	(299)	1,000	299
4223 - Gym and Pool Access Cards	110	-	110	2,902	3,000	(98)	3,000	98
4502 - Instructor & Trainer Fees	758	750	8	3,901	3,000	901	3,000	(901)
4513 - Main Pool Income	219	1,448	(1,229)	23,620	14,550	9,070	14,550	(9,070)
4515 - Locker Rental	-	-	-	-	50	(50)	50	50
4516 - Quiet Pool Income	-	60	(60)	-	300	(300)	300	300
4010 - Recreation Special Assmt 062018 to052023	(12)	-	(12)	130	-	130	-	(130)
4011 - BD Expense- Rec SA 062018 to 052023	131	-	131	918	-	918	-	(918)
4840 - Other Income	-	-	-	-	-	-	-	-
Total Recreation Income	1,295	2,258	(963)	32,172	21,900	10,272	21,900	(10,272)
Total Recreation Income	1,320	2,476	(1,156)	41,985	29,331	12,654	29,900	(12,085)
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	286	141	145	1,625	1,275	350	1,700	75
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	-	-	199	-	199	-	(199)
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	286	141	145	8,003	4,795	3,208	5,220	(2,784)
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	971	1,000	(29)	1,000	29
9005 - State B&O Tax	38	25	13	463	300	163	300	(163)
Total Regulatory Compliance	38	25	13	1,434	1,300	134	1,300	(134)
CC&Rs/ Mandates								
5215 - Postage	-	-	-	237	-	237	-	(237)
CC&Rs/ Mandates Total	-	-	-	237	-	237	-	(237)
Payroll & Benefits								
5300 - Salaries	15,864	14,326	1,538	178,293	179,501	(1,208)	213,645	35,352
5335 - Payroll Taxes- Employer	1,800	1,410	390	20,747	17,754	2,993	21,115	368
5385 - Payroll Benefits - Medical	1,491	1,615	(124)	10,439	14,535	(4,096)	19,380	8,941
Total Payroll & Benefits	19,155	17,351	1,804	209,480	211,790	(2,310)	254,140	44,661

Sudden Valley Community Association

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

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	727	470	257	8,131	4,235	3,896	5,647	(2,484)
6033 - Utilities- Electricity	1,515	1,590	(75)	12,449	11,213	1,236	14,284	1,836
6005 - Utilities- Natural Gas	283	204	79	8,742	7,456	1,286	8,470	(272)
6023 - Utilities- Water & Sewer	-	-	-	8,523	16,801	(8,278)	23,570	15,047
6035 - Utilities- Trash & Recycling Service	223	248	(25)	2,304	2,225	79	2,966	662
Total Utilities	2,748	2,512	236	40,149	41,930	(1,781)	54,937	14,789
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	-	961	(961)	4,303	5,039	(736)	6,000	1,697
6635 - Janitorial Supplies	-	83	(83)	-	750	(750)	1,000	1,000
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	4,590	-	4,590	-	(4,590)
6795 - Other Supplies	214	750	(536)	3,392	4,875	(1,483)	5,000	1,607
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	214	1,794	(1,580)	12,285	10,664	1,621	12,000	(286)
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	5,509	4,243	1,266	55,493	45,494	9,999	48,000	(7,493)
6440 - Safety & Security Services	-	42	(42)	-	375	(375)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	5,509	4,285	1,224	55,493	45,869	9,624	48,500	(6,993)
Total Recreation Expense	27,950	26,108	1,842	327,080	316,348	10,732	376,097	49,016
Total Recreation Income / (Loss)	\$ (26,630)	\$ (23,632)	\$ (2,998)	\$ (285,096)	\$ (287,017)	\$ 1,921	\$ (346,197)	\$ (61,101)

Income Statement Report Sudden Valley Community Association UDR Activity

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessment Income- Ops								
4005.22 - Member Assessments 2022	(58.63)	0.00	(58.63)	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	(58.63)	0.00	(58.63)	1,245.33	0.00	1,245.33	0.00	(1,245.33)
Dues and Assessments Income- UDR								
4001 - BD Expense- 2023 Ops & prior	3,002.28	0.00	3,002.28	28,905.56	0.00	28,905.56	0.00	(28,905.56)
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	3,002.28	0.00	3,002.28	(11,331.79)	0.00	(11,331.79)	0.00	11,331.79
Lease Income								
4439.1 - Lease Income- Library Prepaid Recr	666.67	0.00	666.67	2,000.01	0.00	2,000.01	0.00	(2,000.01)
Total Lease Income	666.67	0.00	666.67	2,000.01	0.00	2,000.01	0.00	(2,000.01)
Collections Income								
4710 - Late Fees & Interest	4,540.71	0.00	4,540.71	51,987.17	0.00	51,987.17	0.00	(51,987.17)
4711 - BD Expense- Late Fee & Int	588.84	0.00	588.84	(28,145.78)	0.00	(28,145.78)	0.00	28,145.78
4715 - Lien Fees	0.00	0.00	0.00	16,346.60	0.00	16,346.60	0.00	(16,346.60)
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	1,027.60	0.00	1,027.60	0.00	(1,027.60)
4721 - BD Expense- Legal	1,230.21	0.00	1,230.21	(9,515.04)	0.00	(9,515.04)	0.00	9,515.04
Total Collections Income	6,359.76	0.00	6,359.76	31,700.55	0.00	31,700.55	0.00	(31,700.55)
Investment Income								
4910 - Interest Earned - Reserve Accounts	240.56	0.00	240.56	2,285.41	0.00	2,285.41	0.00	(2,285.41)
Total Investment Income	240.56	0.00	240.56	2,285.41	0.00	2,285.41	0.00	(2,285.41)
Total UDR Activity Income	10,210.64	0.00	10,210.64	25,899.51	0.00	25,899.51	0.00	(25,899.51)

Income Statement Report

Sudden Valley Community Association

UDR Activity

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	68.11	0.00	68.11	1,025.00	0.00	1,025.00	0.00	(1,025.00)
Total Regulatory Compliance	68.11	0.00	68.11	1,025.00	0.00	1,025.00	0.00	(1,025.00)
CC&Rs/ Mandates								
5025 - Collection Charges	129.27	0.00	129.27	2,102.96	0.00	2,102.96	0.00	(2,102.96)
5065 - Lien Charges	3,338.50	0.00	3,338.50	13,076.50	0.00	13,076.50	0.00	(13,076.50)
Total CC&Rs/ Mandates	3,467.77	0.00	3,467.77	15,179.46	0.00	15,179.46	0.00	(15,179.46)
Payroll & Benefits								
5391 - Accrued Vacation Liability	2,777.91	0.00	2,777.91	20,216.38	0.00	20,216.38	0.00	(20,216.38)
Total Payroll & Benefits	2,777.91	0.00	2,777.91	20,216.38	0.00	20,216.38	0.00	(20,216.38)
Reserve Expenses/Transfers								
9890 - UDR Legal Expenses	0.00	0.00	0.00	350.00	0.00	350.00	0.00	(350.00)
Total Reserve Expenses/Transfers	0.00	0.00	0.00	350.00	0.00	350.00	0.00	(350.00)
Reserve UDR Projects								
9623 - 2023 Firewise/Road Mowing/Clean Gr	0.00	0.00	0.00	5,734.31	0.00	5,734.31	0.00	(5,734.31)
9624.01 - 2024 Hazardous Tree Removal	6,928.00	0.00	6,928.00	48,539.80	0.00	48,539.80	0.00	(48,539.80)
9624.02 - 2024 GM Recruiting Search	1,604.06	0.00	1,604.06	17,950.79	0.00	17,950.79	0.00	(17,950.79)
Total Reserve UDR Projects	8,532.06	0.00	8,532.06	72,224.90	0.00	72,224.90	0.00	(72,224.90)
Total UDR Activity Expense	14,845.85	0.00	14,845.85	108,995.74	0.00	108,995.74	0.00	(108,995.74)
Total UDR Activity Income / (Loss)	(4,635.21)	0.00	(4,635.21)	(83,096.23)	0.00	(83,096.23)	0.00	83,096.23

Income Statement Report

Sudden Valley Community Association SVCA Reserves

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 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	(36.10)	0.00	(36.10)	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	113,155.45	0.00	113,155.45	1,015,402.75	0.00	1,015,402.75	0.00	(1,015,402.75)
4046 - BD Expense- CRRRF 23 & Prior	649.79	0.00	649.79	11,788.33	0.00	11,788.33	0.00	(11,788.33)
4049 - BD Expense - CRRRF 2024	(84.25)	0.00	(84.25)	(16,934.85)	0.00	(16,934.85)	0.00	16,934.85
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	677.43	0.00	677.43	12,842.82	0.00	12,842.82	0.00	(12,842.82)
4053 - BD Expense - Roads 2024	(19.58)	0.00	(19.58)	(17,955.36)	0.00	(17,955.36)	0.00	17,955.36
4055.22 - Roads Capital Assmt 2022	(37.13)	0.00	(37.13)	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	116,384.01	0.00	116,384.01	1,044,448.56	0.00	1,044,448.56	0.00	(1,044,448.56)
4060.22 - Mailbox Capital Assmt 2022	(0.67)	0.00	(0.67)	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	2,100.09	0.00	2,100.09	18,845.87	0.00	18,845.87	0.00	(18,845.87)
4061 - BD Expense- Mailbox 2024	0.50	0.00	0.50	(320.65)	0.00	(320.65)	0.00	320.65
4062 - BD Expense- Mailbox 23 & Prior	12.06	0.00	12.06	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	232,801.60	0.00	232,801.60	2,053,858.40	0.00	2,053,858.40	0.00	(2,053,858.40)
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	3,649.64	0.00	3,649.64	36,255.67	0.00	36,255.67	0.00	(36,255.67)
Total Investment Income	3,649.64	0.00	3,649.64	36,255.67	0.00	36,255.67	0.00	(36,255.67)

Income Statement Report Sudden Valley Community Association SVCA Reserves

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	0.00	0.00	0.00	1,368.00	0.00	1,368.00	0.00	(1,368.00)
Total Capital Gain (Loss) on Sale of Assets	0.00	0.00	0.00	1,368.00	0.00	1,368.00	0.00	(1,368.00)
Total SVCA Reserves Income	236,451.24	0.00	236,451.24	2,093,982.07	0.00	2,093,982.07	0.00	(2,093,982.07)
<u>Expense</u>								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	58,351.77	0.00	58,351.77	0.00	(58,351.77)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	69,942.06	0.00	69,942.06	0.00	(69,942.06)
6325 - Depr - Land Improvement	8,363.90	0.00	8,363.90	75,417.70	0.00	75,417.70	0.00	(75,417.70)
6326 - Depr - Mailboxes	2,032.24	0.00	2,032.24	18,290.16	0.00	18,290.16	0.00	(18,290.16)
6327 - Depr - Roads and Bridges	57,624.00	0.00	57,624.00	518,616.00	0.00	518,616.00	0.00	(518,616.00)
6328 - Depr - Building Improvements	16,086.34	0.00	16,086.34	144,941.70	0.00	144,941.70	0.00	(144,941.70)
6330 - Depr - Furniture & Fixtures	654.50	0.00	654.50	5,890.50	0.00	5,890.50	0.00	(5,890.50)
6335 - Depr - Communication Equipment	123.45	0.00	123.45	1,147.68	0.00	1,147.68	0.00	(1,147.68)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	11,832.93	0.00	11,832.93	0.00	(11,832.93)
6340 - Depr - Machinery & Equipment	9,833.07	0.00	9,833.07	94,377.06	0.00	94,377.06	0.00	(94,377.06)
6350 - Depr - Vehicles	1,346.36	0.00	1,346.36	19,741.89	0.00	19,741.89	0.00	(19,741.89)
6360 - Amortization	678.47	0.00	678.47	6,106.23	0.00	6,106.23	0.00	(6,106.23)
Total Depreciation Expense	112,311.97	0.00	112,311.97	1,024,655.68	0.00	1,024,655.68	0.00	(1,024,655.68)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	5,689.40	0.00	5,689.40	50,898.66	0.00	50,898.66	0.00	(50,898.66)
Total Reserve Expenses/Transfers	5,689.40	0.00	5,689.40	50,898.66	0.00	50,898.66	0.00	(50,898.66)
Reserve CRRRF Capital Projcets								
9719.18 - Trim Mower- Turf	1,337.52	0.00	1,337.52	6,018.84	0.00	6,018.84	0.00	(6,018.84)
9719.19 - Utility Vehicles	3,480.42	0.00	3,480.42	15,661.89	0.00	15,661.89	0.00	(15,661.89)
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	27,585.00	0.00	27,585.00	0.00	(27,585.00)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Proejcts								
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	21,655.30	0.00	21,655.30	475,146.34	0.00	475,146.34	0.00	(475,146.34)
9722.09 - Barn 8 Refurbishment	6,260.75	0.00	6,260.75	70,871.65	0.00	70,871.65	0.00	(70,871.65)
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	0.00	0.00	0.00	333,269.94	0.00	333,269.94	0.00	(333,269.94)
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	8,145.00	0.00	8,145.00	16,290.00	0.00	16,290.00	0.00	(16,290.00)
9723.17 - 10 Golf Cart Lease	2,679.05	0.00	2,679.05	6,657.02	0.00	6,657.02	0.00	(6,657.02)
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	990.00	0.00	990.00	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	1,737.39	0.00	1,737.39	11,526.52	0.00	11,526.52	0.00	(11,526.52)
9724.07 - Adult Center Furnace & Water Hea	21,211.11	0.00	21,211.11	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	14,726.97	0.00	14,726.97	14,726.97	0.00	14,726.97	0.00	(14,726.97)
Total Reserve CRRRF Capital Proejcts	85,288.51	0.00	85,288.51	1,666,880.33	0.00	1,666,880.33	0.00	(1,666,880.33)
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	24,628.77	0.00	24,628.77	54,922.52	0.00	54,922.52	0.00	(54,922.52)
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)
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)

Income Statement Report Sudden Valley Community Association SVCA Reserves

September 01, 2024 thru September 30, 2024

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve Roads Capital Projects								
9923.41 - 2023 Roads Project- Street Signs	110.64	0.00	110.64	30,535.77	0.00	30,535.77	0.00	(30,535.77)
9923.42 - 2023 Roads Project- Pavement Ma	0.00	0.00	0.00	26,259.16	0.00	26,259.16	0.00	(26,259.16)
9923.5 - 2024 Road and Drainage Design & I	(726.00)	0.00	(726.00)	36,619.15	0.00	36,619.15	0.00	(36,619.15)
9924.1 - 2024 Roads: Fast Response	19,728.17	0.00	19,728.17	19,728.17	0.00	19,728.17	0.00	(19,728.17)
9924.2 - 2024 Roads: On-Call Engineering	3,324.75	0.00	3,324.75	33,831.35	0.00	33,831.35	0.00	(33,831.35)
9924.3 - 2024 Roads: Pot Holes/Minor Road	2,909.36	0.00	2,909.36	25,899.41	0.00	25,899.41	0.00	(25,899.41)
9924.4 - 2024 Roads: Rplc Dr Run Lnd Rpr/C	176,268.78	0.00	176,268.78	812,833.82	0.00	812,833.82	0.00	(812,833.82)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	0.00	0.00	0.00	27,840.17	0.00	27,840.17	0.00	(27,840.17)
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	226,244.47	0.00	226,244.47	1,247,206.02	0.00	1,247,206.02	0.00	(1,247,206.02)
Reserve Road CVC Capital Project								
9924.7 - 2024 Roads: CVC Supplies & Outsid	55,552.81	0.00	55,552.81	63,520.19	0.00	63,520.19	0.00	(63,520.19)
9924.72 - 2024 Roads: CVC Wage, Taxes an	5,258.18	0.00	5,258.18	44,014.64	0.00	44,014.64	0.00	(44,014.64)
Total Reserve Road CVC Capital Project	60,810.99	0.00	60,810.99	107,534.83	0.00	107,534.83	0.00	(107,534.83)
Total SVCA Reserves Expense	490,345.34	0.00	490,345.34	4,097,175.52	0.00	4,097,175.52	0.00	(4,097,175.52)
Total SVCA Reserves Income / (Loss)	(253,894.10)	0.00	(253,894.10)	(2,003,193.45)	0.00	(2,003,193.45)	0.00	2,003,193.45

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	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10						Avail.	
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser
 CTB = Covenant to Bind