

Sudden Valley Community Association

Sudden Valley Community Association
Balance Sheet
April 30, 2023 and December 31, 2022

	Unaudited** Apr 30, 2023	Unaudited** Dec 31, 2022	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 591,451	\$ 505,435	\$ 86,016
Building Completion Deposit Fund	447,780	492,620	(44,840)
Member Receivables - Operations*	-	46,750	(46,750)
Other Receivables	9,602	8,288	1,314
Prepaid Expenses	27,689	81,738	(54,049)
Inventory	6,464	6,200	264
Total Current Assets	1,082,986	1,141,031	(58,045)
Current Liabilities			
Accounts Payable	(142,248)	(199,206)	56,958
Accrued Vacation Liability	(76,782)	(61,576)	(15,206)
Accrued Payroll	-	(54,127)	54,127
Prepaid Assessments	(272,333)	(180,640)	(91,693)
Building Completion Deposits	(447,780)	(492,620)	44,840
Other Refundable Deposits	(5,471)	(4,916)	(555)
Prepaid Golf Memberships	-	(153,151)	153,151
Total Current Liabilities	(944,614)	(1,146,236)	201,622
Operating Reserve Funds			
Emergency Operating Cash	361,215	361,096	119
Undesignated Reserves Cash	272,680	223,385	49,295
Total Operating Reserve Funds	633,895	584,481	49,414
Net Operating Assets	\$ 772,267	\$ 579,276	\$ 192,991
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,354,555	3,220,671	133,884
Roads Reserve Cash Fund	2,617,718	2,560,947	56,771
Board Density Reduction Cash Fund	87,552	87,552	-
Mailbox Cash Fund	109,417	101,061	8,356
CRRRF Capital Reserve Holding Cash	213,084	262,193	(49,109)
Mitigation Assignment of Savings Cash	44,589	44,545	44
LWWS Assignment of Savings Cash	9,076	9,076	-
Member Receivables - Capital**	-	19,262	(19,262)
Total Capital Current Assets	6,435,991	6,305,307	130,684
Capital Fixed Assets			
Fixed Assets	14,599,493	14,411,718	187,775
Lots Held for Sale	204,809	204,809	-
Total Capital Assets	14,804,302	14,616,527	187,775
Long Term Liabilities			
CRRRF Loan 2022	(1,958,976)	(2,041,668)	82,692
Finance Leases	(146,722)	(166,357)	19,635
Total Long Term Liabilities	(2,105,697)	(2,208,025)	102,328
NET ASSETS	\$ 19,906,862	\$ 19,293,085	\$ 613,777
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	171,798	(71,674)	243,472
Current Year Net Income: Rec Special Assmt	23,162	(2,572)	25,734
Net Transfers Out from Operations to Capital	-	(482,660)	482,660
Current Year Net Income: Capital**	468,005	1,638,930	(1,170,925)
Net Transfers Into Capital from Operations	-	482,660	(482,660)
Retained Earnings**	4,994,161	5,068,407	(74,246)
Capital**	14,249,736	12,659,994	1,589,742
TOTAL MEMBER EQUITY	\$ 19,906,862	\$ 19,293,085	\$ 613,777

* 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 April 30, 2023, and December 31, 2022, the balances of receivables written off were \$753,219 and \$599,478, 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 applicable capital transfer fee revenues, as a contract liability balance (unearned revenue), which is then reversed out in future years when these 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 capital related collections for internal monthly presentation purposes. See SVCA's 2020 and 2021 audited financial statements (2021 represents the most recently issued audited statements), which fully incorporates ASC 606 and complies with Generally Accepted Accounting Principals (GAAP).

Sudden Valley Community Association

Sudden Valley Community Association
Income Statement Summary

UNAUDITED	Current Month - April 2023			Year to Date - 4 Months Ending 4/30/2023			
	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	179,708		230,844	718,824			923,376
Bad Debt Reserve	(4,421)		(5,223)	(28,844)			(26,914)
Net Current Year Assessment Income	175,287	4,883	225,621	689,980	8,366	96.0%	896,462
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	36,494			145,973			
Bad Debt Reserve	(540)			(910)			
Net Special Ops Assmt Income	35,954	1,482		145,063	7,167		
Bad Debt Recoveries - Prior Years			1,859				24,018
Golf Income	79,294	14,954	-	378,756	8,421		-
Marina Income	64,645	64,645	-	108,607	(42,787)		-
Rec Center & Pools Income	265	173	-	526	159		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	38,999	30,780	-	56,307	26,955		-
Rental Income - Other	425	158	-	2,106	1,039		-
Area Z Rental Income	4,314	2,314	-	10,316	2,316		-
Lease Income	3,552	48	-	14,208	193		-
New Home Construction Fees	(2,400)	(2,400)	-	1,100	1,100		-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		-
Investment Income	66	(21)	769	277	(73)		3,025
Total Revenue	400,401	117,016	228,249	1,407,246	12,856		923,505
EXPENSES							
Salaries & Benefits	137,017	26,035	-	564,202	125,388		-
Contracted & Professional Services	17,563	(8,824)	-	73,265	(28,303)		-
CC&Rs/ Mandates	42,170	(13,741)	-	152,715	(38,999)		-
Maintenance & Landscaping	43,596	(7,374)	-	152,908	18,307		-
Utilities	27,948	(9,387)	-	72,670	(14,370)		-
Administrative	9,878	5,967	-	49,120	1,401		-
Regulatory Compliance	10,705	(2,482)	-	73,280	(12,590)		-
Insurance Premiums	13,768	(592)	-	54,785	(2,077)		-
Other Expenses	-	83	-	-	333		-
Depreciation Expense	-	-	101,863	-	-		407,917
Interest expense	-	-	6,969	-	-		28,321
Total Expenses	302,645	(10,315)	108,832	1,192,945	49,090		436,238
Net Income (Loss)	97,756	106,701	119,417	214,301	61,946		487,267
Net UDR Activity for Operations							
Firewise/Road Mowing/Clean Green	(1,984)			(1,984)			
Hazardous Tree Removal	-			-			
Net Income (Loss) with Board Approved UDR	95,772	106,701	119,417	212,317	61,946		487,267
Other Activity							
Net Other UDR Activity*	4,535			44,599			
AR Accrual - Prior Year Reversal	-		-	(46,750)			(19,262)
AR Accrual - Current Year	-		-	-			-
Vacation Liability Accrual	(10,160)			(15,206)			
Total Other Activity	(5,625)		-	(17,357)			(19,262)
Grand Total Activity	90,147	106,701	119,417	194,960	61,946		468,005

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

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

Sudden Valley Community Association
Reserve Cash Balance & Activity
4 Months Actual, 8 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 12/31/2022	3,220,671	2,560,947	262,193	87,552	101,061	53,621	\$ 6,286,045	361,096	223,385	\$ 584,481
Dues Received	448,025	461,110		-	8,324		917,459	-	50,475	50,475
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	1,578	1,291	79	0	32	44	3,024	119	81	200
Sale of Assets	-			-			-			-
Mitigation Release	-	-				-	-			-
2023 Expenditures	(315,719)	(405,630)	(49,188)	-	-		(770,537)		(1,261)	(1,261)
Net Available Cash at 4/30/2023	3,354,555	2,617,718	213,084	87,552	109,417	53,665	\$ 6,435,991	361,215	272,680	\$ 633,895
8 Month Outlook										
Outlook - 2023 Dues (95% collections)	857,104	881,552			15,904		\$ 1,754,560			\$ -
Outlook - Prior Year Collections	13,589	13,977		13	252		27,831		23,694	23,694
CRRRF Loan Payments for year 2023	(222,026)						(222,026)			-
Obligated Expenses\Holdings	(681,318)	(974,892)	(213,084)			(53,665)	(1,922,959)		(36,853)	(36,853)
Net Usable Cash Balance 12/31/2023	3,321,904	2,538,355	-	87,565	125,573	-	\$ 6,073,397	361,215	259,520	\$ 620,735
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2023, After Recommendation	\$ 2,721,904	\$ 2,038,355	\$ -	\$ 87,565	\$ 125,573	\$ -	\$ 4,973,397	\$ 361,215	\$ 259,520	\$ 620,735
Net Current Year Cash Increase (Decrease)	101,233	(22,592)	(262,193)	13	24,512	(53,621)	\$ (212,648)	119	36,135	\$ 36,254

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

Sudden Valley Community Association

Sudden Valley Community Association

Operations - By Department

Whole \$

April 1, 2023 to April 30, 2023

CURRENT MONTH

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	(2,100)	(3,017)	-	6,962	40,158	(13,810)	(42,258)	(9,865)
Accounting	1,912	(1,688)	26,200	(80)	2,862	(269)	(27,150)	(2,037)
Administration	121	(21)	21,738	15,527	14,171	(6,247)	(35,788)	9,259
Common Costs	36,216	33,296	-	-	29,442	(6,096)	6,774	27,200
Facilities	7,216	2,464	-	3,673	19,883	(3,865)	(12,667)	2,272
Maintenance	-	(83)	12,166	5,645	3,975	4,609	(16,141)	10,171
Subtotal	43,365	30,951	60,104	31,727	110,491	(25,678)	(127,230)	37,000
Golf	79,294	14,954	55,384	(1,723)	38,368	(6,837)	(14,458)	6,394
Marina	65,145	64,510	-	-	747	1,916	64,398	66,426
Subtotal	187,804	110,415	115,488	30,004	149,606	(30,599)	(77,290)	109,820
Rec/ Pools/ Parks								
Special Assmt Earned	36,494						36,494	
Curr Yr Bad Debts Activity	(540)						(540)	
Net Special Assmt Dues	35,954	1,482					35,954	1,482
Rec/ Pools/ Parks	1,356	237	21,529	(3,969)	16,022	(5,752)	(36,195)	(9,484)
Subtotal Rec/ Pools/ Parks	37,310	1,719	21,529	(3,969)	16,022	(5,752)	(241)	(8,002)
Subtotal Operations before Ops Dues	225,114	112,134	137,017	26,035	165,628	(36,351)	(77,531)	101,818
Ops Dues Earned	179,708						179,708	
Curr Yr Bad Debts Activity	(4,421)						(4,421)	
Net Ops Dues	175,287	4,883					175,287	4,883
Net Operations	400,401	117,017	137,017	26,035	165,628	(36,351)	97,756	106,701
Net BOD Approved UDR Activity for Operations								
Firewise/Road Mowing/Clean Green	-		-		1,984		(1,984)	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	400,401	117,017	137,017	26,035	167,612	(36,351)	95,772	106,701
Other Operating Activity								
UDR Activity	4,739				204		4,535	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				10,160		(10,160)	
Total Other Operating Activity	4,739				10,364		(5,625)	
Grand Total Operations Activity	405,140	117,017	137,017	26,035	177,976	(36,351)	90,147	106,701

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association

Operations - By Department

Whole \$

January 1, 2023 to April 30, 2023

YEAR TO DATE

<u>UNAUDITED</u>								
<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	2,400	983	-	30,963	150,703	(45,278)	(148,303)	(13,332)
Accounting	6,782	(7,618)	105,554	2,407	12,346	(1,967)	(111,118)	(7,178)
Administration	341	(226)	79,221	74,887	45,813	(14,118)	(124,693)	60,543
Common Costs	47,644	35,961	-	-	134,965	(12,180)	(87,321)	23,781
Facilities	21,924	2,916	7,364	7,719	70,766	(11,699)	(56,206)	(1,064)
Maintenance	-	(333)	77,690	4,745	33,115	24,314	(110,805)	28,726
Subtotal	79,091	31,683	269,829	120,721	447,708	(60,928)	(638,446)	91,476
Golf	378,756	8,421	205,004	10,651	137,267	(10,014)	36,485	9,058
Marina	109,107	(43,556)	(1)	1	5,988	2,695	103,120	(40,860)
Subtotal	566,954	(3,452)	474,832	131,373	590,963	(68,247)	(498,841)	59,674
Rec/ Pools/ Parks								
Special Assmt Earned	145,973						145,973	
Curr Yr Bad Debts Activity	(910)						(910)	
Net Special Assmt Dues	145,063	7,167					145,063	7,167
Rec/ Pools/ Parks	5,248	774	89,370	(5,985)	37,779	(8,050)	(121,901)	(13,261)
Subtotal Rec/ Pools/ Parks	150,311	7,941	89,370	(5,985)	37,779	(8,050)	23,162	(6,094)
Subtotal Operations before Ops Dues	717,265	4,489	564,202	125,388	628,742	(76,297)	(475,679)	53,580
Ops Dues Earned	718,824						718,824	
Curr Yr Bad Debts Activity	(28,844)						(28,844)	
Net Ops Dues	689,980	8,366					689,980	8,366
Net Operations	1,407,245	12,855	564,202	125,388	628,742	(76,297)	214,301	61,946
Net BOD Approved UDR Activity for Operations								
Firewise/Road Mowing/Clean Green	-		-		1,984		(1,984)	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	1,407,245	12,855	564,202	125,388	630,726	(76,297)	212,317	61,946
Other Operating Activity								
UDR Activity	47,980				3,381		44,599	
AR Accrual - Prior Year Reversal	(46,750)				-		(46,750)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				15,206		(15,206)	
Total Other Operating Activity	1,230				18,587		(17,357)	
Grand Total Operations Activity	1,408,475	12,855	564,202	125,388	649,313	(76,297)	194,960	61,946

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
April 1, 2023 to April 30, 2023

UNAUDITED

	2023 April Actuals	2023 MTD B / (W) Budget	2023 YTD (4 Months) Actuals	2023 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	175,287	4,883	689,980	8,366
Special Ops Assmt Income- Rec/ Pools/ Parks	35,955	1,482	145,063	7,167
Golf Income	79,294	14,954	378,756	8,421
Marina Income	64,645	64,645	108,607	(42,787)
Area Z Rental Income	4,314	2,314	10,316	2,316
Lease Income	3,552	48	14,208	193
Non-Lease Facility Rentals	425	158	2,106	1,039
Rec Center and Pools Income	265	173	526	159
New Home Construction Fees	(2,400)	(2,400)	1,100	1,100
Other AR Income	38,361	31,761	55,450	29,050
Other Income	637	(981)	857	(2,095)
Investment Income	66	(21)	277	(73)
Total Revenue	400,401	117,016	1,407,246	12,856
EXPENSES				
Salaries & Benefits				
ACC / Security	-	6,962	-	30,963
Accounting	26,200	(80)	105,554	2,407
Administration	21,738	15,527	79,221	74,887
Facilities	-	3,673	7,364	7,719
Maintenance	12,166	5,645	77,690	4,745
Golf	55,384	(1,723)	205,004	10,651
Rec/ Pools/ Parks	21,529	(3,969)	89,370	(5,985)
Marina	-	-	(1)	1
Total Salaries & Benefits	137,017	26,035	564,202	125,388
Other Expenses				
Administrative				
General Administrative	-	-	106	(106)
Bank Charges & Fees	2,776	(934)	6,925	689
Dues & Subscriptions	892	2,605	13,287	(412)
Office Supplies	540	1,604	6,317	2,235
GM Discretionary Funds	-	417	341	1,326
Advertising Costs	1,732	(752)	5,767	(3,447)
Cash Over/Short	2	(2)	21	(21)
Currency Gain/Loss	-	-	-	-
Events Charges	-	-	1,266	(1,266)
Printing & Copying	450	909	3,672	(181)
Training & Conferences	1,925	(3)	1,925	1,393
Recruiting Expense	50	492	1,076	1,091
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	1,196	(196)	5,282	(1,282)
Insurance Claims	-	-	-	-
Uniforms	315	1,827	3,135	1,382
Cashiering Clearing Account	-	-	-	-
Total Administrative	9,878	5,967	49,120	1,401
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	9,665	(3,415)	38,010	(13,010)
Permits & Licenses	245	9	1,005	12
Audit & Tax Services	-	-	-	-
Regulatory Compliance	226	124	839	561
Federal Income Tax	-	-	-	-
State B&O Tax	569	800	4,427	(554)
Property/Real Estate Tax	-	-	28,999	401
Total Regulator Compliance	10,705	(2,482)	73,280	(12,590)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	1,555	(1,138)	4,168	(2,501)
Postage	204	148	1,073	341
Postage- Views	999	(82)	3,896	(229)
Newsletter Services	5,074	(540)	19,307	(1,173)
Legal Services	9,923	(4,881)	29,558	(9,391)
Professional Security Services	24,415	(7,248)	94,713	(26,046)
Total CC&Rs/ Mandates	42,170	(13,741)	152,715	(38,999)

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
April 1, 2023 to April 30, 2023

UNAUDITED

	2023 April Actuals	2023 MTD B / (W) Budget	2023 YTD (4 Months) Actuals	2023 YTD B / (W) Budget
Insurance Premiums	13,768	(592)	54,785	(2,077)
Utilities				
Utilities	3,818	(3,818)	682	(682)
Utilities- Natural Gas	5,226	(3,921)	12,220	(7,920)
Utilities- Water & Sewer	7,962	(1,308)	14,889	(567)
Utilities- Electricity	5,258	(904)	22,383	(7,213)
Utilities- Trash & Recycling Service	1,708	386	6,068	1,822
Utilities- Communications Service	3,976	178	16,428	190
Total Utilities	27,948	(9,387)	72,670	(14,370)
Maintenance & Landscaping				
Landscape R&M	512	5,174	10,873	11,910
Building R&M- Materials	822	4,194	5,205	9,986
Building R&M- Contract Services	8,403	(7,703)	21,126	(14,026)
Raw Materials	8,345	(7,095)	17,518	(8,608)
Raw Materials: Sand & Gravel	3,464	3,502	24,399	4,575
Janitorial Supplies	937	262	3,128	1,671
Equipment R&M	5,268	(1,781)	26,248	4,056
Small Tools & Equipment	2,687	(453)	6,875	(2,391)
Vehicle R&M	1,736	177	6,397	1,253
Vehicle Fuel	7,747	(4,399)	11,469	1,304
Other Supplies	2,277	1,098	12,496	(310)
Other R&M	1,398	(350)	2,075	1,486
Weather Response	-	-	5,099	7,401
Weather Response	-	-	-	-
Total Maintenance & Landscaping	43,596	(7,374)	152,908	18,307
Contracted & Professional Services				
Equipment Lease & Rental	177	1,065	816	4,151
IT Support and Services	3,994	(661)	17,093	(3,760)
Pool Management	5,807	(5,807)	8,102	(8,102)
Safety & Security Services	2,785	(1,656)	24,844	(20,327)
Snow Removal Services	-	-	9,129	871
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	833	289	3,044
Other Professional Services	4,800	(2,598)	12,992	(4,180)
Total Contracted & Professional Services	17,563	(8,824)	73,265	(28,303)
Other Expenses				
Vandalism	-	83	-	333
Emergency Preparedness Committee Support	-	-	-	-
Total Other Expenses	-	83	-	333
Total Other Expenses	165,628	(36,350)	628,743	(76,298)
Total Operations Expenses	302,645	(10,315)	1,192,945	49,090
Net Operations Income (Loss)	97,756	106,701	214,301	61,946
Net BOD Approved UDR Activity for Operations (Expense)				
Firewise/Road Mowing/Clean Green	(1,984)	-	(1,984)	-
Hazardous Tree Removal	-	-	-	-
Net Operations Income (Loss) with BOD Approved UDR	95,772	106,701	212,317	61,946
Other Operating Activity- Income/(Expense)				
UDR Activity	4,535	-	44,599	-
AR Accrual - Prior Year Reversal	-	-	(46,750)	-
AR Accrual - Current Year	-	-	-	-
Vacation Liability Accrual	(10,160)	-	(15,206)	-
Total Other Operating Activity	(5,625)	-	(17,357)	-
Grand Total Operations Activity	90,147	106,701	194,960	61,946
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2023 Ops	(4,420.97)	(8,968.00)	4,547.03	(28,844.04)	(35,874.00)	7,029.96	(117,981.00)	(89,136.96)
4005.23 - Member Assessments 2023	179,707.60	179,372.00	335.60	718,824.36	717,488.00	1,336.36	2,359,629.00	1,640,804.64
Total Dues and Assessment Income- Ops	175,286.63	170,404.00	4,882.63	689,980.32	681,614.00	8,366.32	2,241,648.00	1,551,667.68
Other AR Income								
4820 - Insurance Settlement Gains	33,252.84	0.00	33,252.84	33,252.84	0.00	33,252.84	0.00	(33,252.84)
4830 - Advertising Income	3,628.50	2,833.00	795.50	12,667.00	11,333.00	1,334.00	34,000.00	21,333.00
4831 - BD Expense- Views Ads	(732.00)	0.00	(732.00)	1,448.00	0.00	1,448.00	0.00	(1,448.00)
Total Other AR Income	36,149.34	2,833.00	33,316.34	47,367.84	11,333.00	36,034.84	34,000.00	(13,367.84)
Investment Income								
4900 - Interest Earned - Operating Accounts	66.28	87.00	(20.72)	276.51	350.00	(73.49)	1,050.00	773.49
Total Investment Income	66.28	87.00	(20.72)	276.51	350.00	(73.49)	1,050.00	773.49
Total Common Costs Income	211,502.25	173,324.00	38,178.25	737,624.67	693,297.00	44,327.67	2,276,698.00	1,539,073.33
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
9005 - State B&O Tax	18.55	17.00	1.55	65.45	68.00	(2.55)	205.00	139.55
9015 - Property/Real Estate Tax	0.00	0.00	0.00	28,999.33	29,400.00	(400.67)	58,800.00	29,800.67
Total Regulatory Compliance	18.55	100.00	(81.45)	29,064.78	29,801.00	(736.22)	60,005.00	30,940.22
CC&Rs/ Mandates								
5216 - Postage- Views	998.72	917.00	81.72	3,896.30	3,667.00	229.30	11,000.00	7,103.70
5225 - Newsletter Services	5,074.25	4,417.00	657.25	19,023.25	17,667.00	1,356.25	53,000.00	33,976.75
7020 - Legal Services	9,923.20	5,042.00	4,881.20	29,557.78	20,167.00	9,390.78	60,500.00	30,942.22
Total CC&Rs/ Mandates	15,996.17	10,376.00	5,620.17	52,477.33	41,501.00	10,976.33	124,500.00	72,022.67

Income Statement Report

Sudden Valley Community Association

Common Costs

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	13,427.01	12,870.00	557.01	53,422.25	51,483.00	1,939.25	154,450.00	101,027.75
Total Insurance	13,427.01	12,870.00	557.01	53,422.25	51,483.00	1,939.25	154,450.00	101,027.75
Total Common Costs Expense	29,441.73	23,346.00	6,095.73	134,964.36	122,785.00	12,179.36	338,955.00	203,990.64
Total Common Costs Income / (Loss)	182,060.52	149,978.00	32,082.52	602,660.31	570,512.00	32,148.31	1,937,743.00	1,335,082.69

Income Statement Report

Sudden Valley Community Association

ACC / Security

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
New Home Construction Fees								
4350 - New Home Construction	(2,400.00)	0.00	(2,400.00)	1,100.00	0.00	1,100.00	75,000.00	73,900.00
Total New Home Construction Fees	(2,400.00)	0.00	(2,400.00)	1,100.00	0.00	1,100.00	75,000.00	73,900.00
Other AR Income								
4805 - Compliance Fees & Fines - ACC	300.00	167.00	133.00	1,300.00	667.00	633.00	2,000.00	700.00
Total Other AR Income	300.00	167.00	133.00	1,300.00	667.00	633.00	2,000.00	700.00
Other Income								
4295 - Security House Checks	0.00	750.00	(750.00)	0.00	750.00	(750.00)	750.00	750.00
Total Other Income	0.00	750.00	(750.00)	0.00	750.00	(750.00)	750.00	750.00
Total ACC / Security Income	(2,100.00)	917.00	(3,017.00)	2,400.00	1,417.00	983.00	77,750.00	75,350.00
Expense								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	9,665.40	6,250.00	3,415.40	38,010.00	25,000.00	13,010.00	75,000.00	36,990.00
6300 - Permits & Licenses	0.00	17.00	(17.00)	183.75	67.00	116.75	200.00	16.25
9005 - State B&O Tax	4.50	4.00	0.50	19.50	17.00	2.50	50.00	30.50
Total Regulatory Compliance	9,669.90	6,271.00	3,398.90	38,213.25	25,084.00	13,129.25	75,250.00	37,036.75
CC&Rs/ Mandates								
5215 - Postage	13.45	4.00	9.45	42.20	17.00	25.20	50.00	7.80
7097 - Professional Security Services	24,414.88	17,167.00	7,247.88	94,713.42	68,667.00	26,046.42	206,000.00	111,286.58
Total CC&Rs/ Mandates	24,428.33	17,171.00	7,257.33	94,755.62	68,684.00	26,071.62	206,050.00	111,294.38
Payroll & Benefits								
5300 - Salaries	0.00	5,712.00	(5,712.00)	0.00	25,705.00	(25,705.00)	74,261.00	74,261.00
5335 - Payroll Taxes- Employer	0.00	520.00	(520.00)	0.00	2,338.00	(2,338.00)	6,754.00	6,754.00
5385 - Payroll Benefits - Medical	0.00	730.00	(730.00)	0.00	2,920.00	(2,920.00)	8,760.00	8,760.00
Total Payroll & Benefits	0.00	6,962.00	(6,962.00)	0.00	30,963.00	(30,963.00)	89,775.00	89,775.00

Income Statement Report

Sudden Valley Community Association

ACC / Security

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	42.00	159.00	(117.00)	168.39	638.00	(469.61)	1,915.00	1,746.61
Total Utilities	42.00	159.00	(117.00)	168.39	638.00	(469.61)	1,915.00	1,746.61
Maintenance & Landscaping								
6775 - Vehicle R&M	1,349.94	250.00	1,099.94	1,349.94	1,000.00	349.94	3,000.00	1,650.06
6785 - Vehicle Fuel	1,342.98	623.00	719.98	2,072.96	2,492.00	(419.04)	7,475.00	5,402.04
6795 - Other Supplies	0.00	0.00	0.00	0.00	28.00	(28.00)	500.00	500.00
Total Maintenance & Landscaping	2,692.92	873.00	1,819.92	3,422.90	3,520.00	(97.10)	10,975.00	7,552.10
Contracted & Professional Services								
6440 - Safety & Security Services	2,784.52	958.00	1,826.52	13,314.15	3,833.00	9,481.15	11,500.00	(1,814.15)
6460 - ACC Consultant	0.00	833.00	(833.00)	288.75	3,333.00	(3,044.25)	10,000.00	9,711.25
7095 - Other Professional Services	540.00	0.00	540.00	540.00	0.00	540.00	0.00	(540.00)
Total Contracted & Professional Services	3,324.52	1,791.00	1,533.52	14,142.90	7,166.00	6,976.90	21,500.00	7,357.10
Other Expenses								
9120 - Vandalism & Towing	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
Total Other Expenses	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
Total ACC / Security Expense	40,157.67	33,310.00	6,847.67	150,703.06	136,388.00	14,315.06	406,465.00	255,761.94
Total ACC / Security Income / (Loss)	(42,257.67)	(32,393.00)	(9,864.67)	(148,303.06)	(134,971.00)	(13,332.06)	(328,715.00)	(180,411.94)

Income Statement Report

Sudden Valley Community Association

Accounting

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4240 - Title & Recording Fees	1,750.00	3,500.00	(1,750.00)	5,750.00	14,000.00	(8,250.00)	42,000.00	36,250.00
4705 - NSF Service Fees	243.00	100.00	143.00	818.69	400.00	418.69	1,200.00	381.31
4706 - BD Expense- NSF Fees	(81.00)	0.00	(81.00)	213.58	0.00	213.58	0.00	(213.58)
Total Other AR Income	1,912.00	3,600.00	(1,688.00)	6,782.27	14,400.00	(7,617.73)	43,200.00	36,417.73
Total Accounting Income	1,912.00	3,600.00	(1,688.00)	6,782.27	14,400.00	(7,617.73)	43,200.00	36,417.73
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	105.93	0.00	105.93	0.00	(105.93)
5015 - Bank Charges & Fees	162.07	125.00	37.07	709.30	500.00	209.30	1,500.00	790.70
5045 - Dues & Subscriptions	0.00	0.00	0.00	42.00	0.00	42.00	0.00	(42.00)
5210 - Printing & Copying	24.70	118.00	(93.30)	1,179.03	474.00	705.03	8,500.00	7,320.97
5227 - Training & Conferences	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00	300.00
5399 - Payroll Service Fees	1,195.64	1,000.00	195.64	5,281.89	4,000.00	1,281.89	12,000.00	6,718.11
Total Administrative	1,382.41	1,268.00	114.41	7,318.15	5,074.00	2,244.15	22,300.00	14,981.85
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	0.00	0.00	0.00	0.00	0.00	40,000.00	40,000.00
9005 - State B&O Tax	29.90	62.00	(32.10)	98.54	250.00	(151.46)	750.00	651.46
Total Regulatory Compliance	29.90	62.00	(32.10)	98.54	250.00	(151.46)	40,750.00	40,651.46
CC&Rs/ Mandates								
5215 - Postage	161.74	224.00	(62.26)	586.30	897.00	(310.70)	5,000.00	4,413.70
Total CC&Rs/ Mandates	161.74	224.00	(62.26)	586.30	897.00	(310.70)	5,000.00	4,413.70
Payroll & Benefits								
5300 - Salaries	21,327.96	21,279.00	48.96	86,135.58	88,308.00	(2,172.42)	276,637.00	190,501.42
5335 - Payroll Taxes- Employer	1,952.33	1,921.00	31.33	8,099.19	7,973.00	126.19	24,978.00	16,878.81

Income Statement Report Sudden Valley Community Association Accounting

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	2,919.98	2,920.00	(0.02)	11,319.20	11,680.00	(360.80)	35,040.00	23,720.80
Total Payroll & Benefits	26,200.27	26,120.00	80.27	105,553.97	107,961.00	(2,407.03)	336,655.00	231,101.03
Utilities								
6050 - Utilities- Communications Service	187.74	206.00	(18.26)	751.20	825.00	(73.80)	2,475.00	1,723.80
Total Utilities	187.74	206.00	(18.26)	751.20	825.00	(73.80)	2,475.00	1,723.80
Contracted & Professional Services								
5125 - IT Support and Services	1,099.00	833.00	266.00	3,499.00	3,333.00	166.00	10,000.00	6,501.00
7095 - Other Professional Services	0.00	0.00	0.00	91.98	0.00	91.98	0.00	(91.98)
Total Contracted & Professional Services	1,099.00	833.00	266.00	3,590.98	3,333.00	257.98	10,000.00	6,409.02
Total Accounting Expense	29,061.06	28,713.00	348.06	117,899.14	118,340.00	(440.86)	417,180.00	299,280.86
Total Accounting Income / (Loss)	(27,149.06)	(25,113.00)	(2,036.06)	(111,116.87)	(103,940.00)	(7,176.87)	(373,980.00)	(262,863.13)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	7.00	17.00	(10.00)	28.00	67.00	(39.00)	200.00	172.00
4255 - Maps and Signs	114.18	125.00	(10.82)	299.26	500.00	(200.74)	1,500.00	1,200.74
4835 - Miscellaneous Income	0.00	0.00	0.00	6.45	0.00	6.45	0.00	(6.45)
4840 - Non-Taxable Income	0.00	0.00	0.00	7.00	0.00	7.00	0.00	(7.00)
Total Other Income	121.18	142.00	(20.82)	340.71	567.00	(226.29)	1,700.00	1,359.29
Total SVCA Operations- Admin Income	121.18	142.00	(20.82)	340.71	567.00	(226.29)	1,700.00	1,359.29
Expense								
Administrative								
5015 - Bank Charges & Fees	1,017.01	250.00	767.01	1,297.52	1,000.00	297.52	3,000.00	1,702.48
5045 - Dues & Subscriptions	0.00	83.00	(83.00)	536.51	333.00	203.51	1,000.00	463.49
5090 - Office Supplies	592.14	1,761.00	(1,168.86)	5,143.29	7,044.00	(1,900.71)	21,131.00	15,987.71
5100 - GM Discretionary Funds	0.00	417.00	(417.00)	341.34	1,667.00	(1,325.66)	5,000.00	4,658.66
5120 - Cash Over/Short	1.91	0.00	1.91	21.91	0.00	21.91	0.00	(21.91)
5205 - Events Charges	0.00	0.00	0.00	1,265.80	0.00	1,265.80	5,000.00	3,734.20
5210 - Printing & Copying	425.70	542.00	(116.30)	2,493.28	2,167.00	326.28	6,500.00	4,006.72
5227 - Training & Conferences	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00	3,000.00
5325 - Recruiting Expense	50.00	542.00	(492.00)	1,075.80	2,167.00	(1,091.20)	6,500.00	5,424.20
Total Administrative	2,086.76	3,845.00	(1,758.24)	12,175.45	15,378.00	(3,202.55)	51,131.00	38,955.55
Regulatory Compliance								
9005 - State B&O Tax	0.64	0.00	0.64	1.75	0.00	1.75	0.00	(1.75)
Total Regulatory Compliance	0.64	0.00	0.64	1.75	0.00	1.75	0.00	(1.75)
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00	16,000.00
5115 - Web Site Maintenance	838.32	417.00	421.32	3,450.94	1,667.00	1,783.94	5,000.00	1,549.06
5215 - Postage	17.53	87.00	(69.47)	118.41	350.00	(231.59)	1,050.00	931.59

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
 April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5225 - Newsletter Services	0.00	117.00	(117.00)	283.75	467.00	(183.25)	1,400.00	1,116.25
Total CC&Rs/ Mandates	855.85	621.00	234.85	3,853.10	2,484.00	1,369.10	23,450.00	19,596.90
Payroll & Benefits								
5300 - Salaries	20,730.22	30,849.00	(10,118.78)	65,209.50	128,026.00	(62,816.50)	401,060.00	335,850.50
5335 - Payroll Taxes- Employer	1,867.45	2,766.00	(898.55)	5,903.88	11,482.00	(5,578.12)	35,970.00	30,066.12
5385 - Payroll Benefits - Medical	(859.96)	3,650.00	(4,509.96)	8,107.70	14,600.00	(6,492.30)	43,800.00	35,692.30
Total Payroll & Benefits	21,737.71	37,265.00	(15,527.29)	79,221.08	154,108.00	(74,886.92)	480,830.00	401,608.92
Utilities								
6035 - Utilities- Trash & Recycling Service	56.00	0.00	56.00	56.00	0.00	56.00	0.00	(56.00)
6050 - Utilities- Communications Service	120.00	358.00	(238.00)	480.00	1,433.00	(953.00)	4,300.00	3,820.00
Total Utilities	176.00	358.00	(182.00)	536.00	1,433.00	(897.00)	4,300.00	3,764.00
Maintenance & Landscaping								
6785 - Vehicle Fuel	210.06	0.00	210.06	303.78	0.00	303.78	250.00	(53.78)
Total Maintenance & Landscaping	210.06	0.00	210.06	303.78	0.00	303.78	250.00	(53.78)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	177.35	600.00	(422.65)	815.84	2,400.00	(1,584.16)	7,200.00	6,384.16
5125 - IT Support and Services	2,894.50	2,500.00	394.50	13,593.55	10,000.00	3,593.55	30,000.00	16,406.45
6440 - Safety & Security Services	0.00	0.00	0.00	6,763.50	0.00	6,763.50	0.00	(6,763.50)
7095 - Other Professional Services	7,770.00	0.00	7,770.00	7,770.00	0.00	7,770.00	0.00	(7,770.00)
Total Contracted & Professional Services	10,841.85	3,100.00	7,741.85	28,942.89	12,400.00	16,542.89	37,200.00	8,257.11
Total SVCA Operations- Admin Expense	35,908.87	45,189.00	(9,280.13)	125,034.05	185,803.00	(60,768.95)	597,161.00	472,126.95
Total SVCA Operations- Admin Income / (Loss)	(35,787.69)	(45,047.00)	9,259.31	(124,693.34)	(185,236.00)	60,542.66	(595,461.00)	(470,767.66)

Income Statement Report

Sudden Valley Community Association Facilities

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	5,299.50	2,000.00	3,299.50	10,885.01	8,000.00	2,885.01	24,000.00	13,114.99
4412 - BD Expense- Area Z	(985.38)	0.00	(985.38)	(569.48)	0.00	(569.48)	0.00	569.48
Total Area Z Rental Income	4,314.12	2,000.00	2,314.12	10,315.53	8,000.00	2,315.53	24,000.00	13,684.47
Lease Income								
4430 - Lease Income - Restaurant	2,621.00	2,471.00	150.00	10,484.00	9,884.00	600.00	29,652.00	19,168.00
4439 - Lease Income- Library	281.00	281.00	0.00	1,124.00	1,124.00	0.00	3,372.00	2,248.00
Total Lease Income	2,902.00	2,752.00	150.00	11,608.00	11,008.00	600.00	33,024.00	21,416.00
Total Facilities Income	7,216.12	4,752.00	2,464.12	21,923.53	19,008.00	2,915.53	57,024.00	35,100.47
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	36.80	8.00	28.80	36.80	33.00	3.80	100.00	63.20
7110 - Regulatory Compliance	73.42	100.00	(26.58)	293.68	400.00	(106.32)	1,200.00	906.32
9005 - State B&O Tax	123.02	83.00	40.02	337.39	333.00	4.39	1,000.00	662.61
Total Regulatory Compliance	233.24	191.00	42.24	667.87	766.00	(98.13)	2,300.00	1,632.13
Payroll & Benefits								
5300 - Salaries	0.00	2,874.00	(2,874.00)	5,463.12	11,840.00	(6,376.88)	37,373.00	31,909.88
5335 - Payroll Taxes- Employer	0.00	347.00	(347.00)	721.10	1,433.00	(711.90)	4,525.00	3,803.90
5385 - Payroll Benefits - Medical	0.00	452.00	(452.00)	1,179.42	1,810.00	(630.58)	5,431.00	4,251.58
Total Payroll & Benefits	0.00	3,673.00	(3,673.00)	7,363.64	15,083.00	(7,719.36)	47,329.00	39,965.36
Insurance								
5400 - Insurance Premiums	56.83	0.00	56.83	227.32	0.00	227.32	0.00	(227.32)
Total Insurance	56.83	0.00	56.83	227.32	0.00	227.32	0.00	(227.32)
Utilities								
6000 - Utilities	3,817.94	0.00	3,817.94	681.60	0.00	681.60	0.00	(681.60)
6005 - Utilities- Natural Gas	1,404.93	524.00	880.93	3,748.18	2,097.00	1,651.18	6,290.00	2,541.82

Income Statement Report

Sudden Valley Community Association Facilities

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6023 - Utilities- Water & Sewer	3,250.22	2,782.00	468.22	5,951.10	5,564.00	387.10	16,692.00	10,740.90
6033 - Utilities- Electricity	2,638.79	1,914.00	724.79	11,499.27	7,658.00	3,841.27	22,975.00	11,475.73
6035 - Utilities- Trash & Recycling Service	1,055.89	1,456.00	(400.11)	3,624.21	5,825.00	(2,200.79)	17,475.00	13,850.79
6050 - Utilities- Communications Service	1,792.64	1,642.00	150.64	7,179.53	6,567.00	612.53	19,700.00	12,520.47
Total Utilities	13,960.41	8,318.00	5,642.41	32,683.89	27,711.00	4,972.89	83,132.00	50,448.11
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
6515 - Building R&M- Materials	821.99	4,558.00	(3,736.01)	5,204.57	14,483.00	(9,278.43)	30,000.00	24,795.43
6520 - Building R&M- Contract Vendor	8,403.41	700.00	7,703.41	21,126.19	7,100.00	14,026.19	16,000.00	(5,126.19)
6635 - Janitorial Supplies	736.27	833.00	(96.73)	2,927.31	3,333.00	(405.69)	10,000.00	7,072.69
6675 - Equipment R&M	0.00	83.00	(83.00)	31.54	333.00	(301.46)	1,000.00	968.46
6765 - Small Tools & Equipment	0.00	42.00	(42.00)	21.52	167.00	(145.48)	500.00	478.48
6795 - Other Supplies	0.00	127.00	(127.00)	1,237.70	508.00	729.70	1,523.00	285.30
6796 - Other R&M	0.00	208.00	(208.00)	77.04	833.00	(755.96)	2,500.00	2,422.96
Total Maintenance & Landscaping	9,961.67	6,634.00	3,327.67	30,625.87	27,090.00	3,535.87	62,523.00	31,897.13
Contracted & Professional Services								
6438 - Pool Management	(279.46)	0.00	(279.46)	0.00	0.00	0.00	0.00	0.00
6440 - Safety & Security Services	0.00	42.00	(42.00)	2,511.41	167.00	2,344.41	500.00	(2,011.41)
7095 - Other Professional Services	(4,050.00)	833.00	(4,883.00)	4,050.00	3,333.00	717.00	10,000.00	5,950.00
Total Contracted & Professional Services	(4,329.46)	875.00	(5,204.46)	6,561.41	3,500.00	3,061.41	10,500.00	3,938.59
Total Facilities Expense	19,882.69	19,691.00	191.69	78,130.00	74,150.00	3,980.00	205,784.00	127,654.00
Total Facilities Income / (Loss)	(12,666.57)	(14,939.00)	2,272.43	(56,206.47)	(55,142.00)	(1,064.47)	(148,760.00)	(92,553.53)

Income Statement Report Sudden Valley Community Association Maintenance

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
Total Other Income	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
Total Maintenance Income	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
Expense								
Administrative								
5090 - Office Supplies	(51.87)	92.00	(143.87)	(29.61)	367.00	(396.61)	1,100.00	1,129.61
5210 - Printing & Copying	0.00	8.00	(8.00)	0.00	33.00	(33.00)	100.00	100.00
6408 - Uniforms	0.00	125.00	(125.00)	1,116.11	500.00	616.11	1,500.00	383.89
Total Administrative	(51.87)	225.00	(276.87)	1,086.50	900.00	186.50	2,700.00	1,613.50
Regulatory Compliance								
6300 - Permits & Licenses	74.03	167.00	(92.97)	603.78	667.00	(63.22)	2,000.00	1,396.22
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	74.03	167.00	(92.97)	603.78	667.00	(63.22)	2,100.00	1,496.22
Payroll & Benefits								
5300 - Salaries	9,290.53	13,775.00	(4,484.47)	56,028.86	60,226.00	(4,197.14)	231,400.00	175,371.14
5335 - Payroll Taxes- Employer	897.60	1,516.00	(618.40)	5,767.49	6,627.00	(859.51)	25,460.00	19,692.51
5385 - Payroll Benefits - Medical	1,977.48	2,520.00	(542.52)	12,112.31	10,082.00	2,030.31	30,246.00	18,133.69
6447.1 - Weather Response Payroll	0.00	0.00	0.00	3,438.50	5,000.00	(1,561.50)	10,000.00	6,561.50
6447.2 - Weather Response Payroll Taxes	0.00	0.00	0.00	342.35	500.00	(157.65)	1,000.00	657.65
Total Payroll & Benefits	12,165.61	17,811.00	(5,645.39)	77,689.51	82,435.00	(4,745.49)	298,106.00	220,416.49
Utilities								
6050 - Utilities- Communications Service	244.36	125.00	119.36	1,337.92	500.00	837.92	1,500.00	162.08
Total Utilities	244.36	125.00	119.36	1,337.92	500.00	837.92	1,500.00	162.08
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	463.00	(463.00)	0.00	927.00	(927.00)	1,391.00	1,391.00

Income Statement Report

Sudden Valley Community Association

Maintenance

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6447 - Weather Response	0.00	0.00	0.00	5,099.02	12,500.00	(7,400.98)	25,000.00	19,900.98
6515 - Building R&M- Materials	0.00	375.00	(375.00)	0.00	375.00	(375.00)	750.00	750.00
6610 - Raw Materials	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	2,500.00	2,500.00
6621 - Raw Materials: Sand & Gravel	0.00	1,428.00	(1,428.00)	0.00	2,857.00	(2,857.00)	10,000.00	10,000.00
6635 - Janitorial Supplies	0.00	8.00	(8.00)	0.00	33.00	(33.00)	100.00	100.00
6675 - Equipment R&M	38.57	200.00	(161.43)	3,278.36	8,200.00	(4,921.64)	15,000.00	11,721.64
6765 - Small Tools & Equipment	912.13	417.00	495.13	2,198.87	1,667.00	531.87	5,000.00	2,801.13
6775 - Vehicle R&M	67.87	1,417.00	(1,349.13)	4,578.28	5,667.00	(1,088.72)	17,000.00	12,421.72
6785 - Vehicle Fuel	2,150.13	935.00	1,215.13	2,834.99	3,740.00	(905.01)	18,350.00	15,515.01
6795 - Other Supplies	0.00	100.00	(100.00)	173.85	2,250.00	(2,076.15)	5,000.00	4,826.15
Total Maintenance & Landscaping	3,168.70	6,593.00	(3,424.30)	18,163.37	39,466.00	(21,302.63)	100,091.00	81,927.63
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00	1,500.00
6440 - Safety & Security Services	0.00	42.00	(42.00)	2,254.50	167.00	2,087.50	500.00	(1,754.50)
6442 - Snow Removal Services	0.00	0.00	0.00	9,128.85	10,000.00	(871.15)	20,000.00	10,871.15
7095 - Other Professional Services	540.00	1,307.00	(767.00)	540.00	5,229.00	(4,689.00)	15,686.00	15,146.00
Total Contracted & Professional Services	540.00	1,474.00	(934.00)	11,923.35	15,896.00	(3,972.65)	37,686.00	25,762.65
Total Maintenance Expense	16,140.83	26,395.00	(10,254.17)	110,804.43	139,864.00	(29,059.57)	442,183.00	331,378.57
Total Maintenance Income / (Loss)	(16,140.83)	(26,312.00)	10,171.17	(110,804.43)	(139,531.00)	28,726.57	(441,183.00)	(330,378.57)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

April 1, 2023 to April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 29,447	\$ 23,221	\$ 6,226	\$ 259,276	\$ 265,574	\$ (6,298)	\$ 360,016	\$ 100,740
4151 - BD Expense- Golf	806	-	806	(1,086)	-	(1,086)	-	1,086
4154 - Golf Course Daily Greens Fees	34,431	29,541	4,890	72,035	60,830	11,205	564,848	492,813
4170 - Driving Range Fees	3,270	2,388	882	6,741	5,491	1,250	33,778	27,037
4174 - Golf Cart Rental	9,188	7,506	1,682	31,119	26,050	5,069	166,053	134,934
4176 - Golf Club Storage	320	196	124	1,480	1,410	70	2,163	683
4178 - Trail Fees	1,833	1,488	345	9,192	10,980	(1,789)	14,772	5,581
Total Golf Income	79,294	64,340	14,954	378,756	370,335	8,421	1,141,630	762,874
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	79,294	64,340	14,954	378,756	370,335	8,421	1,141,630	762,874
Expense								
Administrative								
5107 - Advertising Costs	1,732	980	752	5,767	2,320	3,447	12,900	7,133
5015 - Bank Charges & Fees	1,597	1,463	134	4,919	6,097	(1,179)	18,450	13,532
5120 - Cash Over/Short	-	-	-	(0)	-	(0)	-	-
5045 - Dues & Subscriptions	892	3,414	(2,522)	12,709	12,542	167	24,700	11,991
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	-	67	(67)	319	242	77	800	481
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	-	654	(654)	-	667	(667)	2,050	2,050
5227 - Training & Conferences	-	572	(572)	-	1,143	(1,143)	4,000	4,000
5326 - Operating Performance Commissions	-	-	-	-	-	-	1,332	1,332
6408 - Uniforms	315	917	(602)	1,343	2,917	(1,574)	8,500	7,157
Total Administrative	4,536	8,067	(3,531)	25,056	25,928	(872)	72,732	47,676
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	62	(62)	47	250	(203)	750	703
9005 - State B&O Tax	370	369	1	1,068	1,538	(470)	4,653	3,585
TotalRegulatory Compliance	370	431	(61)	1,115	1,788	(673)	5,403	4,288
CC&Rs/ Mandates								
5215 - Postage	11	37	(26)	11	150	(139)	450	439
5115 - Web Site Maintenance	717	-	717	717	-	717	2,500	1,783
CC&Rs/ Mandates Total	728	37	691	728	150	578	2,950	2,222
Payroll & Benefits								
5300 - Salaries	44,925	42,228	2,697	163,570	169,827	(6,257)	650,507	486,937
5335 - Payroll Taxes- Employer	4,660	4,242	418	19,551	17,064	2,487	65,368	45,817
5385 - Payroll Benefits - Medical	5,800	7,191	(1,391)	21,883	28,764	(6,881)	86,292	64,409
Total Payroll & Benefits	55,384	53,661	1,723	205,004	215,655	(10,651)	802,167	597,163

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

April 1, 2023 to April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	284	306	(22)	1,135	1,225	(90)	3,675	2,540
Total Insurance	284	306	(22)	1,135	1,225	(90)	3,675	2,540
Utilities								
6050 - Utilities- Communications Service	685	718	(33)	2,893	2,873	20	8,620	5,727
6033 - Utilities- Electricity	1,345	1,319	26	5,537	4,139	1,398	19,560	14,023
6005 - Utilities- Natural Gas	1,114	353	761	3,098	1,021	2,077	3,170	72
6023 - Utilities- Water & Sewer	1,986	1,339	647	3,809	3,871	(62)	12,025	8,216
6035 - Utilities- Trash & Recycling Service	358	439	(81)	1,435	1,268	167	3,938	2,503
Total Utilities	5,489	4,168	1,321	16,772	13,172	3,600	47,313	30,541
Maintenance & Landscaping								
6675 - Equipment R&M	5,082	2,600	2,482	20,158	18,604	1,554	39,404	19,248
6635 - Janitorial Supplies	-	25	(25)	-	100	(100)	300	300
6110 - Landscape R&M	512	3,765	(3,253)	9,795	16,023	(6,228)	37,105	27,310
6796 - Other R&M	1,398	632	766	1,998	1,895	103	2,400	402
6795 - Other Supplies	2,124	2,290	(166)	8,314	5,967	2,347	17,900	9,586
6610 - Raw Materials	8,345	-	8,345	17,518	7,660	9,858	30,000	12,482
6621 - Raw Materials: Sand & Gravel	3,464	5,330	(1,866)	24,399	24,284	115	36,900	12,501
6765 - Small Tools & Equipment	1,767	1,550	217	3,647	1,750	1,897	2,800	(847)
6785 - Vehicle Fuel	4,044	1,540	2,504	6,256	5,541	715	23,530	17,273
6775 - Vehicle R&M	225	183	42	377	733	(356)	2,200	1,823
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	26,962	17,915	9,047	92,461	82,557	9,904	192,539	100,078
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	500	(500)	-	2,000	(2,000)	6,000	6,000
6440 - Safety & Security Services	-	45	(45)	-	183	(183)	550	550
7095 - Other Professional Services	-	62	(62)	-	250	(250)	750	750
Total Contracted & Professional Services	-	607	(607)	-	2,433	(2,433)	7,300	7,300
Total Golf Expense	93,752	85,192	8,560	342,271	342,908	(637)	1,134,079	791,808
Total Golf Income / (Loss)	\$ (14,458)	\$ (20,852)	\$ 6,394	\$ 36,485	\$ 27,427	\$ 9,058	\$ 7,551	\$ (28,934)

Income Statement Report

Sudden Valley Community Association

Marina

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	12,320.00	12,288.00	32.00	12,288.00	(32.00)
4420 - Marina Dry Slip Income	(962.50)	0.00	(962.50)	71,899.00	45,000.00	26,899.00	56,684.00	(15,215.00)
4425 - Marina Wet/Dry Combo Income	1,132.00	0.00	1,132.00	99,825.00	94,106.00	5,719.00	94,106.00	(5,719.00)
4426 - BD Expense- Marina	64,475.00	0.00	64,475.00	(75,437.25)	0.00	(75,437.25)	0.00	75,437.25
Total Marina Income	64,644.50	0.00	64,644.50	108,606.75	151,394.00	(42,787.25)	163,078.00	54,471.25
Other Income								
4220 - Marina Gate & Access Cards	500.00	635.00	(135.00)	500.00	1,269.00	(769.00)	3,806.00	3,306.00
Total Other Income	500.00	635.00	(135.00)	500.00	1,269.00	(769.00)	3,806.00	3,306.00
Total Marina Income	65,144.50	635.00	64,509.50	109,106.75	152,663.00	(43,556.25)	166,884.00	57,777.25
Expense								
Administrative								
5090 - Office Supplies	0.00	83.00	(83.00)	884.04	333.00	551.04	1,000.00	115.96
5210 - Printing & Copying	0.00	17.00	(17.00)	0.00	67.00	(67.00)	200.00	200.00
Total Administrative	0.00	100.00	(100.00)	884.04	400.00	484.04	1,200.00	315.96
Regulatory Compliance								
7110 - Regulatory Compliance	152.86	167.00	(14.14)	544.93	667.00	(122.07)	2,000.00	1,455.07
9005 - State B&O Tax	7.75	834.00	(826.25)	2,767.74	1,667.00	1,100.74	2,500.00	(267.74)
Total Regulatory Compliance	160.61	1,001.00	(840.39)	3,312.67	2,334.00	978.67	4,500.00	1,187.33
Payroll & Benefits								
5385 - Payroll Benefits - Medical	0.00	0.00	0.00	(0.67)	0.00	(0.67)	0.00	0.67
Total Payroll & Benefits	0.00	0.00	0.00	(0.67)	0.00	(0.67)	0.00	0.67
Utilities								
6023 - Utilities- Water & Sewer	267.84	650.00	(382.16)	525.42	1,300.00	(774.58)	3,900.00	3,374.58
6033 - Utilities- Electricity	178.45	199.00	(20.55)	703.22	798.00	(94.78)	2,395.00	1,691.78

Income Statement Report Sudden Valley Community Association Marina

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	140.59	142.00	(1.41)	562.60	567.00	(4.40)	1,700.00	1,137.40
Total Utilities	586.88	991.00	(404.12)	1,791.24	2,665.00	(873.76)	7,995.00	6,203.76
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00	1,500.00
6515 - Building R&M- Materials	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	2,000.00	2,000.00
6675 - Equipment R&M	0.00	104.00	(104.00)	0.00	417.00	(417.00)	1,250.00	1,250.00
6765 - Small Tools & Equipment	0.00	42.00	(42.00)	0.00	167.00	(167.00)	500.00	500.00
6795 - Other Supplies	0.00	67.00	(67.00)	0.00	267.00	(267.00)	800.00	800.00
6796 - Other R&M	0.00	150.00	(150.00)	0.00	600.00	(600.00)	1,800.00	1,800.00
Total Maintenance & Landscaping	0.00	571.00	(571.00)	0.00	3,284.00	(3,284.00)	8,850.00	8,850.00
Total Marina Expense	747.49	2,663.00	(1,915.51)	5,987.28	8,683.00	(2,695.72)	22,545.00	16,557.72
Total Marina Income / (Loss)	64,397.01	(2,028.00)	66,425.01	103,119.47	143,980.00	(40,860.53)	144,339.00	41,219.53

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 April 1, 2023 to April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to052023	\$ 36,494	\$ 36,288	\$ 206	\$ 145,973	\$ 145,154	\$ 819	\$ 181,443	\$ 35,470
4011 - BD Expense- Rec SA 062018 to 052023	(540)	(1,815)	1,275	(910)	(7,258)	6,348	(9,072)	(8,162)
	35,955	34,473	1,482	145,063	137,896	7,167	172,371	27,309
Lease Income								
4435 - Lease Income - Barn 8	650	752	(102)	2,600	3,007	(407)	9,020	6,420
	650	752	(102)	2,600	3,007	(407)	9,020	6,420
Non-Lease Facility Rentals								
4400 - Facility Rentals	240	267	(27)	1,796	1,067	729	3,200	1,405
4411 - Picnic Shelter Rentals	185	-	185	310	-	310	2,500	2,190
	425	267	158	2,106	1,067	1,039	5,700	3,595
Rec Center and Pools Income								
4510 - Health Club Membership	180	92	88	260	367	(107)	1,100	840
4223 - Gym and Pool Access Cards	85	-	85	266	-	266	4,100	3,834
4220 - Marina Gate & Access Cards	16	-	16	16	-	16	-	(16)
4502 - Instructor & Trainer Fees	-	-	-	-	-	-	6,000	6,000
4513 - Main Pool Income	-	-	-	-	-	-	14,425	14,425
4515 - Locker Rental	-	-	-	-	-	-	100	100
4516 - Quiet Pool Income	-	-	-	-	-	-	233	233
4840 - Other Income	-	8	(8)	-	33	(33)	100	100
Total Recreation Income	281	100	181	542	400	142	26,058	25,516
Total Recreation Income	37,311	35,592	1,719	150,310	142,370	7,940	213,149	62,840
Expense								
Administrative								
5015 - Bank Charges & Fees	-	4	(4)	-	17	(17)	50	50
5090 - Office Supplies	-	141	(141)	-	566	(566)	1,700	1,700
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	20	(20)	-	83	(83)	250	250
5227 - Training & Conferences	1,925	1,075	850	1,925	1,075	850	1,750	(175)
6408 - Uniforms	-	1,100	(1,100)	676	1,100	(424)	1,600	924
Total Administrative	1,925	2,340	(415)	2,601	2,841	(240)	5,350	2,749
Regulatory Compliance								
6300 - Permits & Licenses	134	-	134	134	-	134	600	466
9005 - State B&O Tax	15	-	15	68	-	68	300	232
Total Regulatory Compliance	148	-	148	202	-	202	900	698
CC&Rs/ Mandates								
5215 - Postage	-	-	-	315	-	315	-	(315)
CC&Rs/ Mandates Total	-	-	-	315	-	315	-	(315)
Payroll & Benefits								
5300 - Salaries	17,369	12,953	4,416	74,041	63,717	10,324	226,224	152,183
5335 - Payroll Taxes- Employer	1,969	1,409	560	8,427	6,878	1,549	23,213	14,786
5385 - Payroll Benefits - Medical	2,190	3,198	(1,008)	6,902	12,790	(5,888)	28,149	21,247
Total Payroll & Benefits	21,529	17,560	3,969	89,370	83,385	5,985	277,586	188,216

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 April 1, 2023 to April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	763	804	(41)	3,056	3,215	(160)	9,645	6,589
6033 - Utilities- Electricity	1,096	922	174	4,644	2,575	2,069	10,621	5,977
6005 - Utilities- Natural Gas	2,707	428	2,279	5,373	1,182	4,191	4,846	(527)
6023 - Utilities- Water & Sewer	2,457	1,883	574	4,604	3,587	1,017	17,495	12,891
6035 - Utilities- Trash & Recycling Service	238	199	39	953	797	157	2,390	1,437
Total Utilities	7,262	4,236	3,026	18,630	11,356	7,274	44,997	26,367
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	5,000	5,000
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	147	501	(354)	2,780	2,750	30	7,500	4,719
6635 - Janitorial Supplies	200	333	(133)	200	1,333	(1,133)	4,000	3,800
6110 - Landscape R&M	-	1,250	(1,250)	1,077	5,000	(3,923)	15,000	13,923
6796 - Other R&M	-	58	(58)	-	233	(233)	700	700
6795 - Other Supplies	153	791	(638)	2,770	3,166	(396)	9,500	6,730
6621 - Raw Materials: Sand & Gravel	-	208	(208)	-	833	(833)	2,500	2,500
6765 - Small Tools & Equipment	8	183	(175)	1,007	733	274	2,200	1,193
6785 - Vehicle Fuel	-	250	(250)	-	1,000	(1,000)	3,000	3,000
6775 - Vehicle R&M	92	62	30	92	250	(158)	750	658
Total Maintenance & Landscaping	601	3,636	(3,035)	7,927	15,298	(7,371)	50,150	42,223
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	17	(17)	-	67	(67)	200	200
6438 - Pool Management	6,087	-	6,087	8,102	-	8,102	35,000	26,898
6440 - Safety & Security Services	-	42	(42)	-	167	(167)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	6,087	59	6,028	8,102	234	7,868	35,700	27,598
Total Recreation Expense	37,552	27,831	9,721	127,148	113,114	14,034	414,683	287,536
Total Recreation Income / (Loss)	\$ (241)	\$ 7,761	\$ (8,002)	\$ 23,162	\$ 29,256	\$ (6,094)	\$ (201,534)	\$ (224,696)

Income Statement Report

Sudden Valley Community Association

UDR Activity

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- UDR								
4001 - BD Expense- 2022 Ops & prior	2,452.79	0.00	2,452.79	27,161.26	0.00	27,161.26	0.00	(27,161.26)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(46,750.47)	0.00	(46,750.47)	0.00	46,750.47
Total Dues and Assessments Income- UDR	2,452.79	0.00	2,452.79	(19,589.21)	0.00	(19,589.21)	0.00	19,589.21
Collections Income								
4710 - Late Fees & Interest	6,952.46	0.00	6,952.46	26,039.68	0.00	26,039.68	0.00	(26,039.68)
4711 - BD Expense- Late Fee & Int	(4,359.57)	0.00	(4,359.57)	(9,875.39)	0.00	(9,875.39)	0.00	9,875.39
4715 - Lien Fees	0.00	0.00	0.00	1,425.00	0.00	1,425.00	0.00	(1,425.00)
4721 - BD Expense- Legal	(359.29)	0.00	(359.29)	3,030.73	0.00	3,030.73	0.00	(3,030.73)
Total Collections Income	2,233.60	0.00	2,233.60	20,620.02	0.00	20,620.02	0.00	(20,620.02)
Investment Income								
4910 - Interest Earned - Reserve Accounts	52.53	0.00	52.53	199.25	0.00	199.25	0.00	(199.25)
Total Investment Income	52.53	0.00	52.53	199.25	0.00	199.25	0.00	(199.25)
Total UDR Activity Income	4,738.92	0.00	4,738.92	1,230.06	0.00	1,230.06	0.00	(1,230.06)
Expense								
Regulatory Compliance								
9005 - State B&O Tax	106.77	0.00	106.77	414.45	0.00	414.45	0.00	(414.45)
Total Regulatory Compliance	106.77	0.00	106.77	414.45	0.00	414.45	0.00	(414.45)
CC&Rs/ Mandates								
5025 - Collection Charges	97.15	0.00	97.15	728.11	0.00	728.11	0.00	(728.11)
5065 - Lien Charges	0.00	0.00	0.00	2,238.50	0.00	2,238.50	0.00	(2,238.50)
Total CC&Rs/ Mandates	97.15	0.00	97.15	2,966.61	0.00	2,966.61	0.00	(2,966.61)
Payroll & Benefits								
5391 - Accrued Vacation Liability	10,160.16	0.00	10,160.16	15,206.14	0.00	15,206.14	0.00	(15,206.14)
Total Payroll & Benefits	10,160.16	0.00	10,160.16	15,206.14	0.00	15,206.14	0.00	(15,206.14)

Income Statement Report Sudden Valley Community Association UDR Activity

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve UDR Projects								
9623.02 - 2023 Firewise Wages, Taxes, & Be	1,983.80	0.00	1,983.80	1,983.80	0.00	1,983.80	0.00	(1,983.80)
Total Reserve UDR Projects	1,983.80	0.00	1,983.80	1,983.80	0.00	1,983.80	0.00	(1,983.80)
Total UDR Activity Expense	12,347.88	0.00	12,347.88	20,571.00	0.00	20,571.00	0.00	(20,571.00)
Total UDR Activity Income / (Loss)	(7,608.96)	0.00	(7,608.96)	(19,340.94)	0.00	(19,340.94)	0.00	19,340.94

Income Statement Report

Sudden Valley Community Association SVCA Reserves

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- Capital								
4043.23 - Capital Rep & Repl Assmt 2023	112,766.76	0.00	112,766.76	451,067.04	0.00	451,067.04	0.00	(451,067.04)
4046 - BD Expense- CRRRF 22 & Prior	896.20	0.00	896.20	11,448.53	0.00	11,448.53	0.00	(11,448.53)
4049 - BD Expense - CRRRF 2023	(2,527.15)	0.00	(2,527.15)	(12,882.65)	0.00	(12,882.65)	0.00	12,882.65
4051 - BD Expense- Roads 22 & Prior	982.87	0.00	982.87	12,390.55	0.00	12,390.55	0.00	(12,390.55)
4053 - BD Expense - Roads 2023	(2,649.40)	0.00	(2,649.40)	(13,787.05)	0.00	(13,787.05)	0.00	13,787.05
4055.23 - Roads Capital Assmt 2023	115,984.22	0.00	115,984.22	463,936.88	0.00	463,936.88	0.00	(463,936.88)
4060.23 - Mailbox Capital Assmt 2023	2,092.90	0.00	2,092.90	8,371.60	0.00	8,371.60	0.00	(8,371.60)
4061 - BD Expense- Mailbox 2023	(46.60)	0.00	(46.60)	(243.71)	0.00	(243.71)	0.00	243.71
4062 - BD Expense- Mailbox 22 & Prior	16.75	0.00	16.75	214.73	0.00	214.73	0.00	(214.73)
4995 - BD Expense- 60day accrual CAP	0.00	0.00	0.00	(19,261.54)	0.00	(19,261.54)	0.00	19,261.54
Total Dues and Assessments Income- Capi	227,516.55	0.00	227,516.55	901,254.38	0.00	901,254.38	0.00	(901,254.38)
Investment Income								
4910 - Interest Earned - Reserve Accounts	768.78	0.00	768.78	3,024.65	0.00	3,024.65	0.00	(3,024.65)
Total Investment Income	768.78	0.00	768.78	3,024.65	0.00	3,024.65	0.00	(3,024.65)
Total SVCA Reserves Income	228,285.33	0.00	228,285.33	904,279.03	0.00	904,279.03	0.00	(904,279.03)
<u>Expense</u>								
Depreciation Expense								
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	31,085.36	0.00	31,085.36	0.00	(31,085.36)
6325 - Depr - Land Improvement	11,543.93	0.00	11,543.93	46,175.72	0.00	46,175.72	0.00	(46,175.72)
6326 - Depr - Mailboxes	2,032.24	0.00	2,032.24	8,128.96	0.00	8,128.96	0.00	(8,128.96)
6327 - Depr - Roads and Bridges	41,037.19	0.00	41,037.19	164,148.76	0.00	164,148.76	0.00	(164,148.76)
6328 - Depr - Building Improvements	16,326.59	0.00	16,326.59	65,377.97	0.00	65,377.97	0.00	(65,377.97)
6330 - Depr - Furniture & Fixtures	528.95	0.00	528.95	2,115.80	0.00	2,115.80	0.00	(2,115.80)
6335 - Depr - Communication Equipment	160.14	0.00	160.14	640.56	0.00	640.56	0.00	(640.56)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	5,259.08	0.00	5,259.08	0.00	(5,259.08)
6340 - Depr - Machinery & Equipment	16,987.84	0.00	16,987.84	68,345.99	0.00	68,345.99	0.00	(68,345.99)

Income Statement Report Sudden Valley Community Association SVCA Reserves

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6350 - Depr - Vehicles	3,548.97	0.00	3,548.97	14,195.88	0.00	14,195.88	0.00	(14,195.88)
6360 - Amortization	610.76	0.00	610.76	2,443.04	0.00	2,443.04	0.00	(2,443.04)
Total Depreciation Expense	101,862.72	0.00	101,862.72	407,917.12	0.00	407,917.12	0.00	(407,917.12)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	6,968.60	0.00	6,968.60	28,320.73	0.00	28,320.73	0.00	(28,320.73)
Total Reserve Expenses/Transfers	6,968.60	0.00	6,968.60	28,320.73	0.00	28,320.73	0.00	(28,320.73)
Reserve CRRRF Capital Proejcts								
9719.18 - Trim Mower- Turf	668.76	0.00	668.76	2,675.04	0.00	2,675.04	0.00	(2,675.04)
9719.19 - Utility Vehicles	1,740.21	0.00	1,740.21	6,960.84	0.00	6,960.84	0.00	(6,960.84)
9719.20 - Marina Dock Replacement	1,953.65	0.00	1,953.65	41,564.28	0.00	41,564.28	0.00	(41,564.28)
9721.01 - Golf Cart Fleet	3,065.00	0.00	3,065.00	12,260.00	0.00	12,260.00	0.00	(12,260.00)
9722.02 - 2022 John Deere 7500A Fairway M	0.00	0.00	0.00	84,702.58	0.00	84,702.58	0.00	(84,702.58)
9722.04 - Security System	11,209.08	0.00	11,209.08	64,439.00	0.00	64,439.00	0.00	(64,439.00)
9722.08 - 2022 Area Z Facility Remodel	101.25	0.00	101.25	4,346.25	0.00	4,346.25	0.00	(4,346.25)
9722.09 - 2022 Barn 8 Remodel	495.75	0.00	495.75	26,229.65	0.00	26,229.65	0.00	(26,229.65)
9723.01 - Sno-Way Sander	0.00	0.00	0.00	9,052.46	0.00	9,052.46	0.00	(9,052.46)
9723.02 - Gate 9 Bus Shelter Roof	1,661.58	0.00	1,661.58	1,661.58	0.00	1,661.58	0.00	(1,661.58)
9723.03 - 2023 Playground ADA Improvemer	540.00	0.00	540.00	1,497.25	0.00	1,497.25	0.00	(1,497.25)
9723.04 - Golf Austin Creek Repair	2,063.13	0.00	2,063.13	2,434.38	0.00	2,434.38	0.00	(2,434.38)
9723.05 - Core Area:Tennis court Resurfe & I	168.75	0.00	168.75	506.25	0.00	506.25	0.00	(506.25)
9723.06 - Marina Dock Replace-Prelim Dsgn	3,854.73	0.00	3,854.73	11,289.72	0.00	11,289.72	0.00	(11,289.72)
9723.07 - Website Improvements	0.00	0.00	0.00	4,215.04	0.00	4,215.04	0.00	(4,215.04)
9723.08 - Wecome Center HVAC	21,137.41	0.00	21,137.41	21,137.41	0.00	21,137.41	0.00	(21,137.41)
Total Reserve CRRRF Capital Proejcts	48,659.30	0.00	48,659.30	294,971.73	0.00	294,971.73	0.00	(294,971.73)
Reserve Roads Capital Projects								
9921.03 - 2021 Southern Crt Stabilization & F	0.00	0.00	0.00	141,227.28	0.00	141,227.28	0.00	(141,227.28)

Income Statement Report Sudden Valley Community Association SVCA Reserves

April 01, 2023 thru April 30, 2023

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Roads Capital Projects								
9921.05 - Culvert 315	5,911.25	0.00	5,911.25	13,139.11	0.00	13,139.11	0.00	(13,139.11)
9922 - Fast Response Unforseen Drainage Is	0.00	0.00	0.00	63,845.07	0.00	63,845.07	0.00	(63,845.07)
9922.1 - 2022 Roads Repair Project	0.00	0.00	0.00	29,599.19	0.00	29,599.19	0.00	(29,599.19)
9922.5 - 2022 Road & Drainage NOA Project	11,728.80	0.00	11,728.80	562,174.26	0.00	562,174.26	0.00	(562,174.26)
9922.6 - Cascade Lane	0.00	0.00	0.00	848,131.71	0.00	848,131.71	0.00	(848,131.71)
9922.7 - Marina Parking Lot Grading	657.25	0.00	657.25	25,593.47	0.00	25,593.47	0.00	(25,593.47)
9922.8 - 2022 Cold Spring Drainage Repair	3,055.00	0.00	3,055.00	15,655.00	0.00	15,655.00	0.00	(15,655.00)
9923.1 - Ten Year Capital Roads & Drainage	0.00	0.00	0.00	26,055.90	0.00	26,055.90	0.00	(26,055.90)
9923.2 - 2023 Pothole Repairs	1,417.50	0.00	1,417.50	1,417.50	0.00	1,417.50	0.00	(1,417.50)
Total Reserve Roads Capital Projects	22,769.80	0.00	22,769.80	1,726,838.49	0.00	1,726,838.49	0.00	(1,726,838.49)
Reserve Road CVC Capital Project								
9923.08 - 2023 Culvert Vegetation Control	109,108.86	0.00	109,108.86	218,228.09	0.00	218,228.09	0.00	(218,228.09)
9923.082 - 2023 CVC - Wages, Taxes, & Ber	9,236.69	0.00	9,236.69	16,939.30	0.00	16,939.30	0.00	(16,939.30)
Total Reserve Road CVC Capital Project	118,345.55	0.00	118,345.55	235,167.39	0.00	235,167.39	0.00	(235,167.39)
Total SVCA Reserves Expense	298,605.97	0.00	298,605.97	2,693,215.46	0.00	2,693,215.46	0.00	(2,693,215.46)
Total SVCA Reserves Income / (Loss)	(70,320.64)	0.00	(70,320.64)	(1,788,936.43)	0.00	(1,788,936.43)	0.00	1,788,936.43
Total Association Net Income / (Loss)	19,826.89	(8,944.00)	28,770.89	(1,593,976.50)	152,355.00	(1,746,331.50)	0.00	1,593,976.50

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2023

	SVCA Owned Lots																											LLE & CTB	Dues Exempt	Total Non Billable Lots	Total All Lots			
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots			Restricted								
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10					Avail.	Total	
Jan	18	37	55	322	2,520	2,842	20	96	6	23	3	9	16	29	3	20	340	2,557	2,897	48	177	225	388	2,734	3,122	774	3	0	777	734	8	1,519	4,641	
Feb	22	38	60	310	2,483	2,793	27	130	7	24	3	10	17	30	2	19	332	2,521	2,853	56	213	269	388	2,734	3,122	774	3	0	777	734	8	1,519	4,641	
Mar	25	68	93	308	2,513	2,821	22	77	10	19	6	9	16	28	1	20	333	2,581	2,914	55	153	208	388	2,734	3,122	774	3	0	777	734	8	1,519	4,641	
Apr	26	72	98	312	2,484	2,796	24	105	3	16	2	8	19	34	1	16	338	2,556	2,894	49	179	228	387	2,735	3,122	774	3	0	777	734	8	1,519	4,641	
May	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
Jun	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser
 CTB = Covenant to Bind