

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

	Unaudited** Apr 30, 2024	Unaudited** Dec 31, 2023	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 562,942	\$ 683,958	\$ (121,016)
Building Completion Deposit Fund	451,525	501,445	(49,920)
Member Receivables - Operations*	-	43,985	(43,985)
Other Receivables	17,980	17,562	418
Prepaid Expenses	14,995	70,215	(55,220)
Operating Lease ROU Assets	8,083	10,631	(2,548)
Inventory	6,189	5,659	530
Total Current Assets	1,061,714	1,333,455	(271,741)
Current Liabilities			
Accounts Payable	(80,380)	(224,980)	144,600
Accrued Vacation Liability	(74,926)	(64,195)	(10,731)
Accrued Payroll	-	(64,114)	64,114
Prepaid Assessments	(353,767)	(230,966)	(122,801)
Building Completion Deposits	(451,525)	(501,445)	49,920
Other Refundable Deposits	(6,596)	(5,796)	(800)
Operating Lease Liability	(8,083)	(10,631)	2,548
Prepaid Golf Memberships	-	(112,089)	112,089
Total Current Liabilities	(975,277)	(1,214,216)	238,939
Operating Reserve Funds			
Emergency Operating Cash	362,792	362,252	540
Undesignated Reserves Cash	329,524	306,265	23,259
Total Operating Reserve Funds	692,316	668,517	23,799
Net Operating Assets	\$ 778,753	\$ 787,756	\$ (9,003)
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,555,990	3,627,018	(71,028)
Roads Reserve Cash Fund	2,538,882	2,034,275	504,607
Board Density Reduction Cash Fund	87,760	87,688	72
Mailbox Cash Fund	134,927	126,445	8,482
CRRRF Capital Reserve Holding Cash	220,012	222,019	(2,007)
Mitigation Assignment of Savings Cash	49,737	49,688	49
LWWSD Assignment of Savings Cash	14,927	101,840	(86,913)
Member Receivables - Capital**	-	16,112	(16,112)
Total Capital Current Assets	6,602,235	6,265,085	337,150
Capital Fixed Assets			
Fixed Assets	15,565,716	15,373,162	192,554
Finance ROU Assets	110,530	136,464	(25,934)
Lots Held for Sale	236,456	236,456	-
Total Capital Assets	15,912,702	15,746,082	166,620
Long Term Liabilities			
CRRRF Loan 2022	(1,712,468)	(1,799,425)	86,957
Finance Leases	(86,097)	(106,596)	20,499
Total Long Term Liabilities	(1,798,565)	(1,906,021)	107,456
NET ASSETS	\$ 21,495,125	\$ 20,892,902	\$ 602,223
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	91,026	465,189	(374,163)
Net Income: Rec Special Assmt	-	(180,468)	180,468
Transfers Out from Operations to Capital	(105,600)	(32,799)	(72,801)
Current Year Net Income: Capital**	513,535	1,471,336	(957,801)
Transfers Into Capital from Operations	105,600	32,799	72,801
Retained Earnings**	5,234,842	4,950,121	284,721
Capital**	15,655,722	14,186,724	1,468,998
TOTAL MEMBER EQUITY	\$ 21,495,125	\$ 20,892,902	\$ 602,223

* 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, 2024, and December 31, 2023, the balances of receivables written off were \$732,001 and \$623,674, respectively.

** Beginning with the 2020 year end audited financial statements, Accounting Standards Codification (ASC) 606 requires issued audited financial statements to reclassify unspent capital dues revenue, including related capital transfer fee collections, as a contract liability balance (unearned revenue), which is then reversed out in future years when capital dues/capital transfer fee collections are actually expended on capital related expenditures. This particular accounting standard change is only incorporated into the issued audited financial statements and is not factored into SVCA's internal monthly statements as it would obscure the reality of monthly capital dues/capital transfer fee revenues collected for internal monthly presentation purposes. See SVCA's 2020, 2021, and 2022 audited financial statements (2022 represents the most recently issued audited statements), which fully incorporate ASC 606 and comply with Generally Accepted Accounting Principals (GAAP).

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - April 2024			Year to Date - 4 Months Ending 4/30/2024			
	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	222,585		230,752	891,184			923,971
Bad Debt Reserve	(1,436)		(1,370)	(28,242)			(23,370)
Net Current Year Assessment Income	<u>221,149</u>	<u>9,866</u>	<u>229,382</u>	<u>862,942</u>	<u>17,808</u>	96.8%	<u>900,601</u>
Bad Debt Recoveries - Prior Years			1,520				15,697
Golf Income	69,809	4,883	-	371,163	22,609		-
Marina Income	80,177	14,913	-	113,573	16,712		-
Rec Center & Pools Income	459	459	-	2,407	(1,643)		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	5,820	355	-	42,376	22,062		-
Rental Income - Other	1,151	983	-	2,766	1,504		-
Area Z Rental Income	4,138	(1,382)	-	9,376	(1,904)		-
Lease Income	5,430	1,284	-	21,719	5,135		-
New Home Construction Fees	37,150	33,850	2,000	44,150	36,050		2,000
Capital Gain (Loss) on Sale of Assets	-	-	1,368	-	-		1,368
Investment Income	476	384	4,030	2,506	2,139		15,725
Total Revenue	<u>425,759</u>	<u>65,595</u>	<u>238,300</u>	<u>1,472,978</u>	<u>120,472</u>		<u>935,391</u>
EXPENSES							
Salaries & Benefits	186,779	(4,373)	-	692,552	23,190		-
Contracted & Professional Services	38,117	(26,448)	-	74,857	(33,225)		-
CC&Rs/ Mandates	46,184	(10,147)	-	158,672	(10,612)		-
Maintenance & Landscaping	50,438	(2,707)	-	135,091	41,634		-
Utilities	23,957	(930)	-	71,161	(4,319)		-
Administrative	11,082	124	-	54,807	(4,185)		-
Regulatory Compliance	7,634	(2,225)	-	99,626	(41,233)		-
Insurance Premiums	14,688	(457)	-	58,754	(1,827)		-
Other Expenses	-	83	-	-	333		-
Depreciation Expense	-	-	96,162	-	-		384,648
Interest expense	-	-	6,073	-	-		21,096
Total Expenses	<u>378,879</u>	<u>(47,080)</u>	<u>102,235</u>	<u>1,345,520</u>	<u>(30,244)</u>		<u>405,744</u>
Net Income (Loss)	<u>46,880</u>	<u>18,515</u>	<u>136,065</u>	<u>127,458</u>	<u>90,228</u>		<u>529,647</u>
Net UDR Activity for Operations							
Hazardous Tree Removal	(6,862)			(10,120)			
Net Income (Loss) with Board Approved UDR	<u>40,018</u>	<u>18,515</u>	<u>136,065</u>	<u>117,338</u>	<u>90,228</u>		<u>529,647</u>
Other Activity							
Net Other UDR Activity*	9,704			28,404			
AR Accrual - Prior Year Reversal	-		-	(43,985)			(16,112)
AR Accrual - Current Year	-		-	-			-
Vacation Liability Accrual	900			(10,731)			
Total Other Activity	<u>10,604</u>		<u>-</u>	<u>(26,312)</u>			<u>(16,112)</u>
Grand Total Activity	<u>50,622</u>	<u>18,515</u>	<u>136,065</u>	<u>91,026</u>	<u>90,228</u>		<u>513,535</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
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 12/31/2023	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	445,059	460,603		-	8,291		913,953	-	38,211	38,211
Storm Water Mitigation Plan Fee		2,000					2,000			-
Investment Income	9,297	5,776	330	72	191	59	15,725	540	474	1,014
Sale of Assets	1,368			-			1,368			-
Board Approved Transfers	105,600						105,600			-
Mitigation Release	-	86,923				(86,923)	-			-
2024 Expenditures	(632,352)	(50,695)	(2,338)	-	-		(685,385)		(15,426)	(15,426)
Net Available Cash at 4/30/2024	3,555,990	2,538,882	220,012	87,760	134,927	64,664	\$ 6,602,235	362,792	329,524	\$ 692,316
8 Month Outlook										
Outlook - 2024 Dues (95% collections)	856,277	880,709			15,892		\$ 1,752,878			\$ -
Outlook - Prior Year Collections	13,263	13,642			246		27,152		26,182	26,182
CRRRF Loan Payments for year 2024	(222,026)						(222,026)			-
Obligated Expenses/Holdings	(1,696,764)	(1,469,399)	(220,012)			(64,664)	(3,450,839)		(59,948)	(59,948)
Net Usable Cash Balance 12/31/2024	2,506,740	1,963,834	-	87,760	151,065	-	\$ 4,709,399	362,792	295,757	\$ 658,550
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2024, After Recommendation	\$ 1,906,740	\$ 1,463,834	\$ -	\$ 87,760	\$ 151,065	\$ -	\$ 3,609,399	\$ 362,792	\$ 295,757	\$ 658,550
Net Current Year Cash Increase (Decrease)	(1,120,278)	(70,441)	(222,019)	72	24,620	(151,528)	\$ (1,539,574)	540	(10,508)	\$ (9,967)

*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
April 1, 2024 to April 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	37,742	34,213	-	7,098	50,071	(19,566)	(12,329)	21,745
Accounting	1,644	411	27,995	174	6,834	(4,326)	(33,185)	(3,741)
Administration	124	(45)	35,543	588	12,666	(8,141)	(48,085)	(7,598)
Common Costs	2,935	(324)	-	-	37,459	(12,250)	(34,524)	(12,574)
Facilities	9,568	(98)	3,720	506	18,024	8,156	(12,176)	8,564
Maintenance	-	-	31,918	(772)	3,575	3,650	(35,493)	2,878
Subtotal	52,013	34,157	99,176	7,594	128,629	(32,477)	(175,792)	9,274
Golf	69,809	4,883	73,162	(10,298)	49,913	(14,397)	(53,266)	(19,812)
Marina	81,177	15,247	-	-	1,151	1,222	80,026	16,469
Rec/ Pools/ Parks	1,610	1,442	14,441	(1,669)	12,406	2,945	(25,237)	2,718
Subtotal	152,596	21,572	87,603	(11,967)	63,470	(10,230)	1,523	(625)
Subtotal Operations before Ops Dues	204,609	55,729	186,779	(4,373)	192,099	(42,707)	(174,269)	8,649
Ops Dues Earned	222,585						222,585	
Curr Yr Bad Debts Activity	(1,436)						(1,436)	
Net Ops Dues	221,149	9,866					221,149	9,866
Net Operations	425,758	65,595	186,779	(4,373)	192,099	(42,707)	46,880	18,515
Net BOD Approved UDR Activity for Operations								
Hazardous Tree Removal	-		-		6,862		(6,862)	
Net Operations with Board Approved UDR	425,758	65,595	186,779	(4,373)	198,961	(42,707)	40,018	18,515
Other Operating Activity								
UDR Activity	10,137				433		9,704	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				(900)		900	
Total Other Operating Activity	10,137				(467)		10,604	
Grand Total Operations Activity	435,895	65,595	186,779	(4,373)	198,494	(42,707)	50,622	18,515

* Excludes Depreciation

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

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

Whole \$

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	62,902	53,885	-	28,395	196,735	(75,657)	(133,833)	6,623
Accounting	6,878	1,946	113,808	(1,119)	17,501	(7,472)	(124,431)	(6,645)
Administration	494	29	143,660	881	36,442	(5,632)	(179,608)	(4,722)
Common Costs	17,557	4,524	-	-	150,555	(18,216)	(132,998)	(13,692)
Facilities	31,095	3,231	15,032	1,876	59,532	20,716	(43,469)	25,823
Maintenance	-	-	132,029	(1,927)	14,262	24,132	(146,291)	22,205
Subtotal	118,926	63,615	404,529	28,106	475,027	(62,129)	(760,630)	29,592
Golf	371,163	22,609	235,158	(4,987)	148,523	(2,950)	(12,518)	14,672
Marina	114,773	16,579	-	-	3,430	3,494	111,343	20,073
Rec/ Pools/ Parks	5,174	(138)	52,865	71	25,988	8,150	(73,679)	8,083
Subtotal	491,110	39,050	288,023	(4,916)	177,941	8,694	25,146	42,828
Subtotal Operations before Ops Dues	610,036	102,665	692,552	23,190	652,968	(53,435)	(735,484)	72,420
Ops Dues Earned	891,184						891,184	
Curr Yr Bad Debts Activity	(28,242)						(28,242)	
Net Ops Dues	862,942	17,808					862,942	17,808
Net Operations	1,472,978	120,473	692,552	23,190	652,968	(53,435)	127,458	90,228
Net BOD Approved UDR Activity for Operations								
Hazardous Tree Removal	-		-		10,120		(10,120)	
Net Operations with Board Approved UDR	1,472,978	120,473	692,552	23,190	663,088	(53,435)	117,338	90,228
Other Operating Activity								
UDR Activity	33,904				5,500		28,404	
AR Accrual - Prior Year Reversal	(43,985)				-		(43,985)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				10,731		(10,731)	
Total Other Operating Activity	(10,081)				16,231		(26,312)	
Grand Total Operations Activity	1,462,897	120,473	692,552	23,190	679,319	(53,435)	91,026	90,228

* Excludes Depreciation

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

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

UNAUDITED

	2024 April Actuals	2024 MTD B / (W) Budget	2024 YTD (4 Months) Actuals	2024 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	221,150	9,866	862,942	17,808
Golf Income	69,809	4,883	371,163	22,609
Marina Income	80,177	14,913	113,573	16,712
Area Z Rental Income	4,138	(1,382)	9,376	(1,904)
Lease Income	5,430	1,284	21,719	5,135
Non-Lease Facility Rentals	1,151	983	2,766	1,504
Rec Center and Pools Income	459	459	2,407	(1,643)
New Home Construction Fees	37,150	33,850	44,150	36,050
Other AR Income	4,695	128	39,751	21,485
Other Income	1,124	227	2,625	577
Investment Income	476	384	2,506	2,139
Total Revenue	425,759	65,595	1,472,978	120,472
EXPENSES				
Salaries & Benefits				
ACC / Security	-	7,098	-	28,395
Accounting	27,995	174	113,808	(1,119)
Administration	35,543	588	143,660	881
Facilities	3,720	506	15,032	1,876
Maintenance	31,918	(772)	132,029	(1,927)
Golf	73,162	(10,298)	235,158	(4,987)
Rec/ Pools/ Parks	14,441	(1,669)	52,865	71
Marina	-	-	-	-
Total Salaries & Benefits	186,779	(4,373)	692,552	23,190
Other Expenses				
Administrative				
General Administrative	300	(300)	300	(300)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	2,216	(360)	8,374	(2,157)
Dues & Subscriptions	667	256	16,102	(3,335)
Office Supplies	1,108	40	3,665	5,111
GM Discretionary Funds	1,773	(1,773)	1,773	(1,320)
Advertising Costs	1,302	137	6,611	(1,819)
Cash Over/Short	-	-	227	(227)
Currency Gain/Loss	4	(4)	6	(6)
Events Charges	99	(99)	634	(372)
Printing & Copying	1,952	(1,624)	7,068	(5,324)
Training & Conferences	-	1,942	1,531	3,452
Recruiting Expense	554	(304)	1,146	(146)
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	511	531	5,460	(1,293)
Insurance Claims	-	-	-	-
Uniforms	596	1,682	1,910	3,551
Cashiering Clearing Account	-	-	-	-
Total Administrative	11,082	124	54,807	(4,185)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	-	3,680	59,956	(45,485)
Permits & Licenses	313	(121)	793	(26)
Audit & Tax Services	5,105	(5,105)	5,105	(5,105)
Regulatory Compliance	251	99	980	424
Federal Income Tax	-	-	-	-
State B&O Tax	1,208	(21)	2,863	7,388
Property/Real Estate Tax	757	(757)	29,929	1,571
Total Regulator Compliance	7,634	(2,225)	99,626	(41,233)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	1,170
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	135	139	787	3,051
Postage	218	28	1,384	(399)
Postage- Views	1,071	(71)	4,261	(261)
Newsletter Services	4,899	34	19,049	685
Legal Services	16,335	(10,918)	39,759	(18,093)
Professional Security Services	23,526	641	93,432	3,235
Total CC&Rs/ Mandates	46,184	(10,147)	158,672	(10,612)

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

UNAUDITED

	2024 April Actuals	2024 MTD B / (W) Budget	2024 YTD (4 Months) Actuals	2024 YTD B / (W) Budget
Insurance Premiums	14,688	(457)	58,754	(1,827)
Utilities				
Utilities	3,029	(3,029)	1	(1)
Utilities- Natural Gas	1,907	1,525	8,509	(785)
Utilities- Water & Sewer	7,267	1,428	14,227	2,547
Utilities- Electricity	4,821	(381)	21,170	(4,144)
Utilities- Trash & Recycling Service	2,313	533	7,791	3,067
Utilities- Communications Service	4,620	(1,006)	19,463	(5,003)
Total Utilities	23,957	(930)	71,161	(4,319)
Maintenance & Landscaping				
Landscape R&M	2,926	(1,568)	13,233	(421)
Building R&M- Materials	487	4,913	4,857	12,372
Building R&M- Contract Services	3,916	4,931	14,248	7,996
Raw Materials	28,407	(21,275)	34,208	(20,608)
Raw Materials: Sand & Gravel	-	3,648	10,670	15,030
Janitorial Supplies	1,892	(1,089)	4,004	(788)
Equipment R&M	4,551	713	22,336	2,526
Small Tools & Equipment	491	2,749	4,939	2,427
Vehicle R&M	668	(284)	1,261	8,713
Vehicle Fuel	5,439	1,663	14,465	1,287
Other Supplies	933	2,087	6,666	3,845
Other R&M	728	805	1,708	967
Weather Response	-	-	2,496	8,288
Weather Response	-	-	-	-
Total Maintenance & Landscaping	50,438	(2,707)	135,091	41,634
Contracted & Professional Services				
Equipment Lease & Rental	1,369	297	6,868	1,798
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	5,488	(3,224)	19,276	(9,223)
Pool Management	6,130	(1,412)	6,130	(232)
Safety & Security Services	1,184	217	11,431	169
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	23,946	(23,946)	27,393	(27,348)
Other Professional Services	-	1,620	3,759	1,611
Total Contracted & Professional Services	38,117	(26,448)	74,857	(33,225)
Other Expenses				
Vandalism	-	83	-	333
Other Charges	-	-	-	-
Total Other Expenses	-	83	-	333
Total Other Expenses	192,100	(42,707)	652,968	(53,434)
Total Operations Expenses	378,879	(47,080)	1,345,520	(30,244)
Net Operations Income (Loss)	46,880	18,515	127,458	90,228
Net BOD Approved UDR Activity for Operations (Expense)				
Hazardous Tree Removal	(6,862)		(10,120)	
Net Operations Income (Loss) with BOD Approved UDR	40,018	18,515	117,338	90,228
Other Operating Activity- Income/(Expense)				
UDR Activity	9,704		28,404	
AR Accrual - Prior Year Reversal	-		(43,985)	
AR Accrual - Current Year	-		-	
Vacation Liability Accrual	900		(10,731)	
Total Other Operating Activity	10,604		(26,312)	
Grand Total Operations Activity	50,622	18,515	91,026	90,228
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

April 01, 2024 thru April 30, 2024

	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- 2024 Ops	(1,435.60)	(11,120.17)	9,684.57	(28,241.68)	(44,480.68)	16,239.00	(133,442.00)	(105,200.32)
4005.24 - Member Assessments 2024	222,585.40	222,404.00	181.40	891,184.13	889,615.00	1,569.13	2,668,844.00	1,777,659.87
Total Dues and Assessment Income- Ops	221,149.80	211,283.83	9,865.97	862,942.45	845,134.32	17,808.13	2,535,402.00	1,672,459.55
Other AR Income								
4830 - Advertising Income	3,128.00	3,166.67	(38.67)	11,841.50	12,666.68	(825.18)	38,000.00	26,158.50
4831 - BD Expense- Views Ads	(669.00)	0.00	(669.00)	2,289.50	0.00	2,289.50	0.00	(2,289.50)
Total Other AR Income	2,459.00	3,166.67	(707.67)	14,131.00	12,666.68	1,464.32	38,000.00	23,869.00
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	475.81	91.67	384.14	2,505.80	366.68	2,139.12	1,100.00	(1,405.80)
Total Investment Income	475.81	91.67	384.14	2,505.80	366.68	2,139.12	1,100.00	(1,405.80)
Total Common Costs Income	224,084.61	214,542.17	9,542.44	880,499.92	858,167.68	22,332.24	2,574,502.00	1,694,002.08
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	41.67	(41.67)	0.00	166.68	(166.68)	500.00	500.00
9005 - State B&O Tax	34.54	17.08	17.46	105.07	68.32	36.75	205.00	99.93
9015 - Property/Real Estate Tax	756.90	0.00	756.90	29,929.07	31,500.00	(1,570.93)	63,000.00	33,070.93
Total Regulatory Compliance	791.44	58.75	732.69	30,034.14	31,735.00	(1,700.86)	63,705.00	33,670.86
CC&Rs/ Mandates								
5216 - Postage- Views	1,071.25	1,000.00	71.25	4,261.07	4,000.00	261.07	12,000.00	7,738.93
5225 - Newsletter Services	4,899.00	4,833.33	65.67	19,048.75	19,333.32	(284.57)	58,000.00	38,951.25
7020 - Legal Services	16,334.80	5,416.67	10,918.13	39,759.44	21,666.68	18,092.76	65,000.00	25,240.56
Total CC&Rs/ Mandates	22,305.05	11,250.00	11,055.05	63,069.26	45,000.00	18,069.26	135,000.00	71,930.74

Income Statement Report
Sudden Valley Community Association
Common Costs

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	14,362.84	13,900.83	462.01	57,451.36	55,603.32	1,848.04	166,810.00	109,358.64
Total Insurance	14,362.84	13,900.83	462.01	57,451.36	55,603.32	1,848.04	166,810.00	109,358.64
Total Common Costs Expense	37,459.33	25,209.58	12,249.75	150,554.76	132,338.32	18,216.44	365,515.00	214,960.24
Total Common Costs Income / (Loss)	186,625.28	189,332.59	(2,707.31)	729,945.16	725,829.36	4,115.80	2,208,987.00	1,479,041.84

Income Statement Report

Sudden Valley Community Association

ACC / Security

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	37,150.00	3,300.00	33,850.00	44,150.00	8,100.00	36,050.00	75,000.00	30,850.00
Total New Home Construction Fees	37,150.00	3,300.00	33,850.00	44,150.00	8,100.00	36,050.00	75,000.00	30,850.00
Other AR Income								
4805 - Compliance Fees & Fines - ACC	8,500.00	167.00	8,333.00	26,450.00	667.00	25,783.00	2,000.00	(24,450.00)
4806 - BD Expense- ACC Fines	(7,907.88)	0.00	(7,907.88)	(7,707.88)	0.00	(7,707.88)	0.00	7,707.88
Total Other AR Income	592.12	167.00	425.12	18,742.12	667.00	18,075.12	2,000.00	(16,742.12)
Other Income								
4295 - Security House Checks	0.00	62.00	(62.00)	10.00	250.00	(240.00)	750.00	740.00
Total Other Income	0.00	62.00	(62.00)	10.00	250.00	(240.00)	750.00	740.00
Total ACC / Security Income	37,742.12	3,529.00	34,213.12	62,902.12	9,017.00	53,885.12	77,750.00	14,847.88
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	0.00	3,680.00	(3,680.00)	59,956.40	14,471.00	45,485.40	55,000.00	(4,956.40)
6300 - Permits & Licenses	101.25	17.00	84.25	184.50	67.00	117.50	200.00	15.50
9005 - State B&O Tax	204.83	4.00	200.83	466.70	17.00	449.70	50.00	(416.70)
Total Regulatory Compliance	306.08	3,701.00	(3,394.92)	60,607.60	14,555.00	46,052.60	55,250.00	(5,357.60)
CC&Rs/ Mandates								
5215 - Postage	1.28	4.00	(2.72)	52.35	17.00	35.35	50.00	(2.35)
7097 - Professional Security Services	23,525.80	24,167.00	(641.20)	93,432.18	96,667.00	(3,234.82)	290,000.00	196,567.82
Total CC&Rs/ Mandates	23,527.08	24,171.00	(643.92)	93,484.53	96,684.00	(3,199.47)	290,050.00	196,565.47
Payroll & Benefits								
5300 - Salaries	0.00	5,767.00	(5,767.00)	0.00	23,072.00	(23,072.00)	74,998.00	74,998.00
5335 - Payroll Taxes- Employer	0.00	524.00	(524.00)	0.00	2,095.00	(2,095.00)	6,810.00	6,810.00
5385 - Payroll Benefits - Medical	0.00	807.00	(807.00)	0.00	3,228.00	(3,228.00)	9,684.00	9,684.00
Total Payroll & Benefits	0.00	7,098.00	(7,098.00)	0.00	28,395.00	(28,395.00)	91,492.00	91,492.00

Income Statement Report
Sudden Valley Community Association
ACC / Security

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	194.53	60.00	134.53	422.73	240.00	182.73	720.00	297.27
Total Utilities	194.53	60.00	134.53	422.73	240.00	182.73	720.00	297.27
Maintenance & Landscaping								
6775 - Vehicle R&M	0.00	0.00	0.00	208.63	0.00	208.63	0.00	(208.63)
6785 - Vehicle Fuel	755.24	1,215.00	(459.76)	3,029.02	3,094.00	(64.98)	7,900.00	4,870.98
6795 - Other Supplies	158.55	0.00	158.55	158.55	28.00	130.55	500.00	341.45
Total Maintenance & Landscaping	913.79	1,215.00	(301.21)	3,396.20	3,122.00	274.20	8,400.00	5,003.80
Contracted & Professional Services								
6440 - Safety & Security Services	1,183.74	1,275.00	(91.26)	11,430.67	6,099.00	5,331.67	15,000.00	3,569.33
6460 - ACC Consultant	23,945.81	0.00	23,945.81	27,393.31	45.00	27,348.31	10,000.00	(17,393.31)
Total Contracted & Professional Services	25,129.55	1,275.00	23,854.55	38,823.98	6,144.00	32,679.98	25,000.00	(13,823.98)
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	50,071.03	37,603.00	12,468.03	196,735.04	149,473.00	47,262.04	471,912.00	275,176.96
Total ACC / Security Income / (Loss)	(12,328.91)	(34,074.00)	21,745.09	(133,832.92)	(140,456.00)	6,623.08	(394,162.00)	(260,329.08)

Income Statement Report

Sudden Valley Community Association

Accounting

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	1,375.00	1,108.00	267.00	6,125.00	4,432.00	1,693.00	40,000.00	33,875.00
4241 - BD Expense- Title Fees	125.00	0.00	125.00	201.61	0.00	201.61	0.00	(201.61)
4705 - NSF Service Fees	108.00	125.00	(17.00)	731.50	500.00	231.50	1,500.00	768.50
4706 - BD Expense- NSF Fees	35.75	0.00	35.75	(180.25)	0.00	(180.25)	0.00	180.25
Total Other AR Income	1,643.75	1,233.00	410.75	6,877.86	4,932.00	1,945.86	41,500.00	34,622.14
Total Accounting Income	1,643.75	1,233.00	410.75	6,877.86	4,932.00	1,945.86	41,500.00	34,622.14
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	54.51	125.00	(70.49)	1,014.76	500.00	514.76	1,500.00	485.24
5121 - Currency Gain/Loss	4.16	0.00	4.16	5.90	0.00	5.90	0.00	(5.90)
5210 - Printing & Copying	26.60	70.00	(43.40)	1,405.46	279.00	1,126.46	5,000.00	3,594.54
5399 - Payroll Service Fees	511.18	1,042.00	(530.82)	5,459.64	4,167.00	1,292.64	12,500.00	7,040.36
Total Administrative	596.45	1,237.00	(640.55)	7,885.76	4,946.00	2,939.76	19,000.00	11,114.24
Regulatory Compliance								
7000 - Audit & Tax Services	5,104.68	0.00	5,104.68	5,104.68	0.00	5,104.68	40,000.00	34,895.32
9005 - State B&O Tax	53.07	83.00	(29.93)	121.45	333.00	(211.55)	1,000.00	878.55
Total Regulatory Compliance	5,157.75	83.00	5,074.75	5,226.13	333.00	4,893.13	41,000.00	35,773.87
CC&Rs/ Mandates								
5215 - Postage	114.14	180.00	(65.86)	526.53	718.00	(191.47)	4,000.00	3,473.47
Total CC&Rs/ Mandates	114.14	180.00	(65.86)	526.53	718.00	(191.47)	4,000.00	3,473.47
Payroll & Benefits								
5300 - Salaries	22,759.04	22,877.00	(117.96)	92,545.71	91,521.00	1,024.71	297,495.00	204,949.29
5335 - Payroll Taxes- Employer	2,253.66	2,062.00	191.66	9,332.10	8,248.00	1,084.10	26,810.00	17,477.90
5385 - Payroll Benefits - Medical	2,982.48	3,230.00	(247.52)	11,929.92	12,920.00	(990.08)	38,760.00	26,830.08
Total Payroll & Benefits	27,995.18	28,169.00	(173.82)	113,807.73	112,689.00	1,118.73	363,065.00	249,257.27

Income Statement Report

Sudden Valley Community Association

Accounting

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	165.82	175.00	(9.18)	663.43	700.00	(36.57)	2,100.00	1,436.57
Total Utilities	165.82	175.00	(9.18)	663.43	700.00	(36.57)	2,100.00	1,436.57
Contracted & Professional Services								
5125 - IT Support and Services	800.00	833.00	(33.00)	3,200.00	3,333.00	(133.00)	10,000.00	6,800.00
Total Contracted & Professional Services	800.00	833.00	(33.00)	3,200.00	3,333.00	(133.00)	10,000.00	6,800.00
Total Accounting Expense	34,829.34	30,677.00	4,152.34	131,309.58	122,719.00	8,590.58	439,165.00	307,855.42
Total Accounting Income / (Loss)	(33,185.59)	(29,444.00)	(3,741.59)	(124,431.72)	(117,787.00)	(6,644.72)	(397,665.00)	(273,233.28)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4245 - Photocopy Income	14.00	17.00	(3.00)	91.00	67.00	24.00	200.00	109.00
4255 - Maps and Signs	110.49	152.00	(41.51)	331.47	398.00	(66.53)	2,000.00	1,668.53
4844 - Concessions Income (Taxable)	0.00	0.00	0.00	71.80	0.00	71.80	0.00	(71.80)
Total Other Income	124.49	169.00	(44.51)	494.27	465.00	29.27	2,200.00	1,705.73
Total SVCA Operations- Admin Income	124.49	169.00	(44.51)	494.27	465.00	29.27	2,200.00	1,705.73
<u>Expense</u>								
Administrative								
5000 - General Administrative	300.00	0.00	300.00	300.00	0.00	300.00	0.00	(300.00)
5015 - Bank Charges & Fees	544.35	417.00	127.35	1,297.69	1,667.00	(369.31)	5,000.00	3,702.31
5045 - Dues & Subscriptions	0.00	83.00	(83.00)	1,294.02	333.00	961.02	1,000.00	(294.02)
5090 - Office Supplies	1,054.38	862.00	192.38	3,335.61	7,527.00	(4,191.39)	21,131.00	17,795.39
5100 - GM Discretionary Funds	1,773.44	0.00	1,773.44	1,773.44	453.00	1,320.44	5,000.00	3,226.56
5120 - Cash Over/Short	0.00	0.00	0.00	14.00	0.00	14.00	0.00	(14.00)
5121 - Currency Gain/Loss	0.30	0.00	0.30	0.30	0.00	0.30	0.00	(0.30)
5205 - Events Charges	99.48	0.00	99.48	634.03	262.00	372.03	5,000.00	4,365.97
5210 - Printing & Copying	1,925.89	233.00	1,692.89	5,301.12	1,365.00	3,936.12	6,500.00	1,198.88
5227 - Training & Conferences	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00	1,500.00
5325 - Recruiting Expense	553.90	250.00	303.90	1,146.35	1,000.00	146.35	3,000.00	1,853.65
Total Administrative	6,251.74	1,970.00	4,281.74	15,096.56	13,107.00	1,989.56	48,131.00	33,034.44
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
9005 - State B&O Tax	1.11	0.00	1.11	2.95	0.00	2.95	0.00	(2.95)
Total Regulatory Compliance	1.11	0.00	1.11	12.95	0.00	12.95	0.00	(12.95)
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	0.00	1,170.00	(1,170.00)	18,000.00	18,000.00
5115 - Web Site Maintenance	135.00	274.00	(139.00)	787.20	1,138.00	(350.80)	5,000.00	4,212.80

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5215 - Postage	102.00	42.00	60.00	592.51	167.00	425.51	500.00	(92.51)
5225 - Newsletter Services	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00	1,200.00
Total CC&Rs/ Mandates	237.00	416.00	(179.00)	1,379.71	2,875.00	(1,495.29)	24,700.00	23,320.29
Payroll & Benefits								
5300 - Salaries	28,878.22	29,450.00	(571.78)	115,599.67	117,814.00	(2,214.33)	382,959.00	267,359.33
5335 - Payroll Taxes- Employer	2,808.24	2,644.00	164.24	11,573.19	10,579.00	994.19	34,388.00	22,814.81
5385 - Payroll Benefits - Medical	3,856.49	4,037.00	(180.51)	16,487.04	16,148.00	339.04	48,444.00	31,956.96
Total Payroll & Benefits	35,542.95	36,131.00	(588.05)	143,659.90	144,541.00	(881.10)	465,791.00	322,131.10
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
6050 - Utilities- Communications Service	1,310.24	250.00	1,060.24	1,490.24	1,000.00	490.24	3,000.00	1,509.76
Total Utilities	1,310.24	250.00	1,060.24	1,550.24	1,000.00	550.24	3,000.00	1,449.76
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	132.79	275.00	(142.21)	275.00	142.21
Total Maintenance & Landscaping	0.00	0.00	0.00	132.79	275.00	(142.21)	275.00	142.21
Contracted & Professional Services								
5085 - Equipment Lease & Rental	177.99	458.00	(280.01)	993.83	1,833.00	(839.17)	5,500.00	4,506.17
5125 - IT Support and Services	4,688.08	1,431.00	3,257.08	16,075.83	6,720.00	9,355.83	30,000.00	13,924.17
6440 - Safety & Security Services	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	5,000.00	5,000.00
7095 - Other Professional Services	0.00	0.00	0.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
Total Contracted & Professional Services	4,866.07	1,889.00	2,977.07	18,269.66	13,553.00	4,716.66	40,500.00	22,230.34
Total SVCA Operations- Admin Expense	48,209.11	40,656.00	7,553.11	180,101.81	175,351.00	4,750.81	582,397.00	402,295.19
Total SVCA Operations- Admin Income / (Loss)	(48,084.62)	(40,487.00)	(7,597.62)	(179,607.54)	(174,886.00)	(4,721.54)	(580,197.00)	(400,589.46)

Income Statement Report

Sudden Valley Community Association

Facilities

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	5,550.00	5,520.00	30.00	11,065.50	11,280.00	(214.50)	24,000.00	12,934.50
4412 - BD Expense- Area Z	(1,412.00)	0.00	(1,412.00)	(1,689.25)	0.00	(1,689.25)	0.00	1,689.25
Total Area Z Rental Income	4,138.00	5,520.00	(1,382.00)	9,376.25	11,280.00	(1,903.75)	24,000.00	14,623.75
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	2,621.00	1,310.50	15,726.00	10,484.00	5,242.00	31,452.00	15,726.00
4435 - Lease Income - Barn 8	1,200.00	1,200.00	0.00	4,800.00	4,800.00	0.00	14,400.00	9,600.00
4439 - Lease Income- Library	298.20	325.00	(26.80)	1,192.80	1,300.00	(107.20)	3,900.00	2,707.20
Total Lease Income	5,429.70	4,146.00	1,283.70	21,718.80	16,584.00	5,134.80	49,752.00	28,033.20
Total Facilities Income	9,567.70	9,666.00	(98.30)	31,095.05	27,864.00	3,231.05	73,752.00	42,656.95
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	43.00	8.00	35.00	43.00	33.00	10.00	100.00	57.00
7110 - Regulatory Compliance	73.42	129.00	(55.58)	293.68	517.00	(223.32)	1,550.00	1,256.32
9005 - State B&O Tax	216.63	83.00	133.63	525.16	333.00	192.16	1,000.00	474.84
Total Regulatory Compliance	333.05	220.00	113.05	861.84	883.00	(21.16)	2,650.00	1,788.16
Payroll & Benefits								
5300 - Salaries	3,211.08	3,048.00	163.08	12,957.67	12,193.00	764.67	39,634.00	26,676.33
5335 - Payroll Taxes- Employer	365.73	371.00	(5.27)	1,500.47	1,487.00	13.47	4,835.00	3,334.53
5385 - Payroll Benefits - Medical	143.50	807.00	(663.50)	574.00	3,228.00	(2,654.00)	9,684.00	9,110.00
Total Payroll & Benefits	3,720.31	4,226.00	(505.69)	15,032.14	16,908.00	(1,875.86)	54,153.00	39,120.86
Insurance								
5400 - Insurance Premiums	41.67	0.00	41.67	166.68	0.00	166.68	0.00	(166.68)
Total Insurance	41.67	0.00	41.67	166.68	0.00	166.68	0.00	(166.68)
Utilities								
6000 - Utilities	3,028.82	0.00	3,028.82	0.61	0.00	0.61	0.00	(0.61)

Income Statement Report

Sudden Valley Community Association Facilities

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6005 - Utilities- Natural Gas	678.77	894.00	(215.23)	2,900.25	2,403.00	497.25	5,328.00	2,427.75
6023 - Utilities- Water & Sewer	2,961.65	2,895.00	66.65	5,837.67	5,791.00	46.67	17,374.00	11,536.33
6033 - Utilities- Electricity	2,422.07	1,918.00	504.07	10,431.33	7,673.00	2,758.33	23,020.00	12,588.67
6035 - Utilities- Trash & Recycling Service	1,065.28	2,125.00	(1,059.72)	4,608.15	8,499.00	(3,890.85)	25,497.00	20,888.85
6050 - Utilities- Communications Service	894.25	1,669.00	(774.75)	8,323.18	6,677.00	1,646.18	20,031.00	11,707.82
Total Utilities	11,050.84	9,501.00	1,549.84	32,101.19	31,043.00	1,058.19	91,250.00	59,148.81
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	487.17	5,317.00	(4,829.83)	4,857.08	16,896.00	(12,038.92)	35,000.00	30,142.92
6520 - Building R&M- Contract Vendor	3,916.48	8,847.00	(4,930.52)	14,248.24	22,244.00	(7,995.76)	45,000.00	30,751.76
6635 - Janitorial Supplies	1,891.53	708.00	1,183.53	4,003.66	2,833.00	1,170.66	8,500.00	4,496.34
6675 - Equipment R&M	0.00	83.00	(83.00)	34.54	333.00	(298.46)	1,000.00	965.46
6795 - Other Supplies	0.00	129.00	(129.00)	0.00	517.00	(517.00)	1,550.00	1,550.00
6796 - Other R&M	303.68	83.00	220.68	656.59	333.00	323.59	1,000.00	343.41
Total Maintenance & Landscaping	6,598.86	15,167.00	(8,568.14)	23,844.78	43,156.00	(19,311.22)	92,050.00	68,205.22
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	42.00	(42.00)	0.00	167.00	(167.00)	500.00	500.00
7095 - Other Professional Services	0.00	1,250.00	(1,250.00)	2,558.91	5,000.00	(2,441.09)	15,000.00	12,441.09
Total Contracted & Professional Services	0.00	1,292.00	(1,292.00)	2,558.91	5,167.00	(2,608.09)	15,500.00	12,941.09
Total Facilities Expense	21,744.73	30,406.00	(8,661.27)	74,565.54	97,157.00	(22,591.46)	255,603.00	181,037.46
Total Facilities Income / (Loss)	(12,177.03)	(20,740.00)	8,562.97	(43,470.49)	(69,293.00)	25,822.51	(181,851.00)	(138,380.51)

Income Statement Report

Sudden Valley Community Association

Maintenance

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5090 - Office Supplies	0.00	12.00	(12.00)	0.00	50.00	(50.00)	150.00	150.00
5210 - Printing & Copying	0.00	8.00	(8.00)	0.00	33.00	(33.00)	100.00	100.00
6408 - Uniforms	322.50	208.00	114.50	585.94	833.00	(247.06)	2,500.00	1,914.06
Total Administrative	322.50	228.00	94.50	585.94	916.00	(330.06)	2,750.00	2,164.06
Regulatory Compliance								
6300 - Permits & Licenses	47.25	167.00	(119.75)	386.50	667.00	(280.50)	2,000.00	1,613.50
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	47.25	167.00	(119.75)	386.50	667.00	(280.50)	2,100.00	1,713.50
Payroll & Benefits								
5300 - Salaries	25,357.09	24,559.00	798.09	96,208.17	98,250.00	(2,041.83)	319,366.00	223,157.83
5335 - Payroll Taxes- Employer	2,742.37	2,656.00	86.37	10,408.54	10,627.00	(218.46)	34,544.00	24,135.46
5385 - Payroll Benefits - Medical	3,818.42	3,931.00	(112.58)	15,560.72	15,725.00	(164.28)	47,175.00	31,614.28
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	31,917.88	31,146.00	771.88	132,028.81	130,102.00	1,926.81	412,085.00	280,056.19
Utilities								
6050 - Utilities- Communications Service	313.13	221.00	92.13	1,049.65	885.00	164.65	2,655.00	1,605.35
Total Utilities	313.13	221.00	92.13	1,049.65	885.00	164.65	2,655.00	1,605.35
Maintenance & Landscaping								
6110 - Landscape R&M	46.56	660.00	(613.44)	471.76	1,321.00	(849.24)	1,982.00	1,510.24
6447 - Weather Response	0.00	0.00	0.00	2,496.25	10,784.00	(8,287.75)	35,000.00	32,503.75
6610 - Raw Materials	0.00	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	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
6675 - Equipment R&M	159.76	14.00	145.76	1,565.45	1,088.00	477.45	15,000.00	13,434.55
6765 - Small Tools & Equipment	145.00	1,779.00	(1,634.00)	672.93	4,289.00	(3,616.07)	7,500.00	6,827.07
6775 - Vehicle R&M	668.41	138.00	530.41	1,052.13	9,368.00	(8,315.87)	17,500.00	16,447.87

Income Statement Report

Sudden Valley Community Association

Maintenance

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6785 - Vehicle Fuel	1,411.42	1,731.00	(319.58)	5,097.75	4,406.00	691.75	11,250.00	6,152.25
6795 - Other Supplies	36.36	0.00	36.36	290.73	383.00	(92.27)	5,000.00	4,709.27
6796 - Other R&M	424.32	0.00	424.32	593.07	0.00	593.07	0.00	(593.07)
Total Maintenance & Landscaping	2,891.83	5,572.00	(2,680.17)	12,240.07	32,889.00	(20,648.93)	100,732.00	88,491.93
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	625.00	(625.00)	0.00	2,500.00	(2,500.00)	7,500.00	7,500.00
6440 - Safety & Security Services	0.00	42.00	(42.00)	0.00	167.00	(167.00)	500.00	500.00
7095 - Other Professional Services	0.00	370.00	(370.00)	0.00	370.00	(370.00)	25,000.00	25,000.00
Total Contracted & Professional Services	0.00	1,037.00	(1,037.00)	0.00	3,037.00	(3,037.00)	33,000.00	33,000.00
Total Maintenance Expense	35,492.59	38,371.00	(2,878.41)	146,290.97	168,496.00	(22,205.03)	553,322.00	407,031.03
Total Maintenance Income / (Loss)	(35,492.59)	(38,371.00)	2,878.41	(146,290.97)	(168,496.00)	22,205.03	(553,322.00)	(407,031.03)

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

April 1, 2024 to April 30, 2024

	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	\$ 20,403	\$ 29,106	\$ (8,703)	\$ 247,532	\$ 245,707	\$ 1,825	\$ 385,000	\$ 137,468
4151 - BD Expense- Golf	(245)	-	(245)	(4,541)	-	(4,541)	-	4,541
4154 - Golf Course Daily Greens Fees	34,963	23,451	11,512	78,721	60,470	18,251	658,000	579,279
4170 - Driving Range Fees	3,269	2,692	577	7,432	5,548	1,884	35,000	27,568
4174 - Golf Cart Rental	9,638	7,663	1,975	31,676	25,974	5,702	195,000	163,324
4176 - Golf Club Storage	26	-	26	1,364	2,400	(1,036)	2,400	1,036
4178 - Trail Fees	1,753	2,014	(261)	8,980	8,455	525	14,750	5,770
Total Golf Income	69,809	64,926	4,883	371,163	348,554	22,609	1,290,150	918,986
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	69,809	64,926	4,883	371,163	348,554	22,609	1,290,150	918,986
Expense								
Administrative								
5107 - Advertising Costs	1,302	1,439	(137)	6,611	4,792	1,819	14,000	7,389
5015 - Bank Charges & Fees	1,617	1,314	303	6,061	4,050	2,011	30,000	23,939
5120 - Cash Over/Short	-	-	-	213	-	213	-	(213)
5045 - Dues & Subscriptions	667	840	(173)	14,808	12,434	2,374	27,300	12,492
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	54	50	4	178	300	(122)	700	522
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	-	-	-	87	-	87	1,800	1,713
5227 - Training & Conferences	-	667	(667)	1,155	3,333	(2,178)	4,000	2,845
5326 - Operating Performance Commissions	-	-	-	-	-	-	1,500	1,500
5399 - Payroll Service Fees	-	-	-	-	-	-	-	-
6408 - Uniforms	274	570	(296)	1,324	3,128	(1,804)	8,700	7,376
Total Administrative	3,913	4,880	(967)	30,437	28,037	2,400	88,000	57,563
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	-	-	47	-	47	750	703
9005 - State B&O Tax	375	-	375	1,248	7,500	(6,252)	7,500	6,252
Total Regulatory Compliance	375	-	375	1,295	7,500	(6,205)	8,250	6,955
CC&Rs/ Mandates								
5215 - Postage	-	20	(20)	-	83	(83)	250	250
5115 - Web Site Maintenance	-	-	-	-	2,700	(2,700)	2,700	2,700
CC&Rs/ Mandates Total	-	20	(20)	-	2,783	(2,783)	2,950	2,950
Payroll & Benefits								
5300 - Salaries	62,749	49,810	12,939	194,669	179,897	14,772	684,013	489,344
5335 - Payroll Taxes- Employer	6,792	4,980	1,812	21,532	17,978	3,554	68,364	46,832
5385 - Payroll Benefits - Medical	3,621	8,074	(4,453)	18,957	32,296	(13,339)	96,888	77,931
Total Payroll & Benefits	73,162	62,864	10,298	235,158	230,171	4,987	849,265	614,107

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

April 1, 2024 to April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	284	331	(47)	1,135	1,323	(188)	3,969	2,834
Total Insurance	284	331	(47)	1,135	1,323	(188)	3,969	2,834
Utilities								
6050 - Utilities- Communications Service	552	612	(60)	2,868	2,448	420	7,346	4,478
6033 - Utilities- Electricity	1,201	1,305	(104)	5,502	4,230	1,272	15,769	10,267
6005 - Utilities- Natural Gas	548	311	237	2,320	901	1,419	2,800	480
6023 - Utilities- Water & Sewer	2,006	1,854	152	3,945	3,556	389	12,119	8,174
6035 - Utilities- Trash & Recycling Service	806	474	332	2,018	1,370	648	4,255	2,237
Total Utilities	5,113	4,556	557	16,653	12,505	4,148	42,289	25,636
Maintenance & Landscaping								
6675 - Equipment R&M	3,395	5,063	(1,668)	19,741	20,080	(339)	47,000	27,259
6635 - Janitorial Supplies	-	12	(12)	-	50	(50)	150	150
6110 - Landscape R&M	2,880	573	2,307	12,716	10,991	1,725	37,500	24,783
6796 - Other R&M	-	1,300	(1,300)	458	1,742	(1,284)	2,600	2,142
6795 - Other Supplies	735	2,805	(2,070)	4,865	6,519	(1,654)	19,500	14,635
6610 - Raw Materials	28,407	5,882	22,525	34,208	12,350	21,858	35,500	1,292
6621 - Raw Materials: Sand & Gravel	-	3,648	(3,648)	10,670	25,700	(15,030)	40,000	29,330
6765 - Small Tools & Equipment	346	1,461	(1,115)	4,266	3,077	1,189	4,400	134
6785 - Vehicle Fuel	3,272	4,156	(884)	6,205	7,977	(1,772)	31,820	25,615
6775 - Vehicle R&M	-	246	(246)	-	606	(606)	2,200	2,200
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	39,036	25,146	13,890	93,129	89,092	4,037	220,670	127,540
Contracted & Professional Services								
5085 - Equipment Lease & Rental	1,191	583	608	5,874	4,333	1,541	9,000	3,126
6440 - Safety & Security Services	-	-	-	-	-	-	550	550
7095 - Other Professional Services	-	-	-	-	-	-	750	750
Total Contracted & Professional Services	1,191	583	608	5,874	4,333	1,541	10,300	4,426
Total Golf Expense	123,075	98,380	24,695	383,681	375,744	7,937	1,225,693	842,011
Total Golf Income / (Loss)	\$ (53,266)	\$ (33,454)	\$ (19,812)	\$ (12,518)	\$ (27,190)	\$ 14,672	\$ 64,457	\$ 76,975

Income Statement Report

Sudden Valley Community Association

Marina

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	13,840.00	4,682.00	9,158.00	15,370.00	6,160.00	9,210.00	12,320.00	(3,050.00)
4420 - Marina Dry Slip Income	16,933.00	29,544.00	(12,611.00)	29,677.50	42,205.00	(12,527.50)	84,409.00	54,731.50
4425 - Marina Wet/Dry Combo Income	49,404.00	31,038.00	18,366.00	67,742.00	48,496.00	19,246.00	96,991.00	29,249.00
4426 - BD Expense- Marina	0.00	0.00	0.00	783.00	0.00	783.00	0.00	(783.00)
Total Marina Income	80,177.00	65,264.00	14,913.00	113,572.50	96,861.00	16,711.50	193,720.00	80,147.50
Other Income								
4220 - Marina Gate & Access Cards	1,000.00	666.00	334.00	1,200.00	1,333.00	(133.00)	4,000.00	2,800.00
Total Other Income	1,000.00	666.00	334.00	1,200.00	1,333.00	(133.00)	4,000.00	2,800.00
Total Marina Income	81,177.00	65,930.00	15,247.00	114,772.50	98,194.00	16,578.50	197,720.00	82,947.50
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
5210 - Printing & Copying	0.00	17.00	(17.00)	274.57	67.00	207.57	200.00	(74.57)
Total Administrative	0.00	100.00	(100.00)	274.57	400.00	(125.43)	1,200.00	925.43
Regulatory Compliance								
7110 - Regulatory Compliance	177.82	180.00	(2.18)	686.32	720.00	(33.68)	2,160.00	1,473.68
9005 - State B&O Tax	256.98	1,000.00	(743.02)	257.18	2,000.00	(1,742.82)	3,000.00	2,742.82
Total Regulatory Compliance	434.80	1,180.00	(745.20)	943.50	2,720.00	(1,776.50)	5,160.00	4,216.50
Utilities								
6023 - Utilities- Water & Sewer	278.50	285.00	(6.50)	546.34	570.00	(23.66)	1,710.00	1,163.66
6033 - Utilities- Electricity	171.05	147.00	24.05	732.89	589.00	143.89	1,766.00	1,033.11
6050 - Utilities- Communications Service	266.91	157.00	109.91	932.27	628.00	304.27	1,884.00	951.73
Total Utilities	716.46	589.00	127.46	2,211.50	1,787.00	424.50	5,360.00	3,148.50
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00	1,500.00

Income Statement Report
Sudden Valley Community Association
Marina

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 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)	0.00	333.00	(333.00)	1,000.00	1,000.00
6675 - Equipment R&M	0.00	104.00	(104.00)	0.00	417.00	(417.00)	1,250.00	1,250.00
6795 - Other Supplies	0.00	42.00	(42.00)	0.00	167.00	(167.00)	500.00	500.00
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	504.00	(504.00)	0.00	2,017.00	(2,017.00)	6,050.00	6,050.00
Total Marina Expense	1,151.26	2,373.00	(1,221.74)	3,429.57	6,924.00	(3,494.43)	17,770.00	14,340.43
Total Marina Income / (Loss)	80,025.74	63,557.00	16,468.74	111,342.93	91,270.00	20,072.93	179,950.00	68,607.07

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

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	786	168	618	2,341	1,262	1,079	8,000	5,659
4411 - Picnic Shelter Rentals	365	-	365	425	-	425	-	(425)
	1,151	168	983	2,766	1,262	1,504	8,000	5,234
Rec Center and Pools Income								
4510 - Health Club Membership	123	-	123	293	1,000	(707)	1,000	707
4223 - Gym and Pool Access Cards	134	-	134	592	3,000	(2,408)	3,000	2,408
4502 - Instructor & Trainer Fees	193	-	193	1,371	-	1,371	3,000	1,629
4513 - Main Pool Income	-	-	-	-	-	-	14,550	14,550
4515 - Locker Rental	-	-	-	-	50	(50)	50	50
4516 - Quiet Pool Income	-	-	-	-	-	-	300	300
4010 - Recreation Special Assmt 062018 to052023	-	-	-	142	-	142	-	(142)
4011 - BD Expense- Rec SA 062018 to 052023	9	-	9	9	-	9	-	(9)
4840 - Other Income	-	-	-	-	-	-	-	-
Total Recreation Income	458	-	458	2,407	4,050	(1,643)	21,900	19,493
Total Recreation Income	1,610	168	1,442	5,174	5,312	(138)	29,900	24,727
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	-	141	(141)	152	566	(414)	1,700	1,548
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	-	-	-	-	-	-	-
5227 - Training & Conferences	-	1,150	(1,150)	376	1,150	(774)	1,900	1,524
6408 - Uniforms	-	1,500	(1,500)	-	1,500	(1,500)	1,620	1,620
Total Administrative	-	2,791	(2,791)	528	3,216	(2,688)	5,220	4,692
Regulatory Compliance								
6300 - Permits & Licenses	121	-	121	121	-	121	1,000	879
9005 - State B&O Tax	66	-	66	137	-	137	300	163
Total Regulatory Compliance	187	-	187	258	-	258	1,300	1,042
CC&Rs/ Mandates								
5215 - Postage	1	-	1	213	-	213	-	(213)
CC&Rs/ Mandates Total	1	-	1	213	-	213	-	(213)
Payroll & Benefits								
5300 - Salaries	12,296	10,157	2,139	44,727	42,311	2,416	213,645	168,918
5335 - Payroll Taxes- Employer	1,399	1,000	399	5,156	4,165	991	21,115	15,959
5385 - Payroll Benefits - Medical	746	1,615	(869)	2,982	6,460	(3,478)	19,380	16,398
Total Payroll & Benefits	14,441	12,772	1,669	52,865	52,936	(71)	254,140	201,275

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

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	924	470	454	3,713	1,882	1,831	5,647	1,934
6033 - Utilities- Electricity	1,027	1,070	(43)	4,505	4,534	(29)	14,284	9,781
6005 - Utilities- Natural Gas	681	2,227	(1,546)	3,289	4,420	(1,131)	8,470	5,181
6023 - Utilities- Water & Sewer	2,020	3,661	(1,641)	3,898	6,857	(2,959)	23,570	19,673
6035 - Utilities- Trash & Recycling Service	441	247	194	1,104	989	115	2,966	1,862
Total Utilities	5,093	7,675	(2,582)	16,508	18,682	(2,174)	54,937	38,431
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	996	-	996	996	2,944	(1,948)	6,000	5,004
6635 - Janitorial Supplies	-	83	(83)	-	333	(333)	1,000	1,000
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	-	-	-	-	-
6795 - Other Supplies	-	42	(42)	1,355	2,898	(1,543)	5,000	3,644
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	996	125	871	2,351	6,175	(3,824)	12,000	9,648
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	6,130	4,718	1,412	6,130	5,898	232	48,000	41,870
6440 - Safety & Security Services	-	42	(42)	-	167	(167)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	6,130	4,760	1,370	6,130	6,065	65	48,500	42,370
Total Recreation Expense	26,847	28,123	(1,276)	78,852	87,074	(8,222)	376,097	297,245
Total Recreation Income / (Loss)	\$ (25,237)	\$ (27,955)	\$ 2,718	\$ (73,679)	\$ (81,762)	\$ 8,083	\$ (346,197)	\$ (272,518)

Income Statement Report

Sudden Valley Community Association

UDR Activity

April 01, 2024 thru April 30, 2024

	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								
4005.22 - Member Assessments 2022	0.00	0.00	0.00	629.88	0.00	629.88	0.00	(629.88)
4005.23 - Member Assessments 2023	0.00	0.00	0.00	686.59	0.00	686.59	0.00	(686.59)
Total Dues and Assessment Income- Ops	0.00	0.00	0.00	1,316.47	0.00	1,316.47	0.00	(1,316.47)
Dues and Assessments Income- UDR								
4001 - BD Expense- 2023 Ops & prior	1,715.28	0.00	1,715.28	19,242.06	0.00	19,242.06	0.00	(19,242.06)
4081 - BD Expense- Ops 2014 & Prior	0.00	0.00	0.00	1,437.99	0.00	1,437.99	0.00	(1,437.99)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(43,984.78)	0.00	(43,984.78)	0.00	43,984.78
Total Dues and Assessments Income- UDR	1,715.28	0.00	1,715.28	(23,304.73)	0.00	(23,304.73)	0.00	23,304.73
Collections Income								
4710 - Late Fees & Interest	8,753.47	0.00	8,753.47	24,113.75	0.00	24,113.75	0.00	(24,113.75)
4711 - BD Expense- Late Fee & Int	(1,640.45)	0.00	(1,640.45)	(12,993.89)	0.00	(12,993.89)	0.00	12,993.89
4715 - Lien Fees	8,775.54	0.00	8,775.54	8,775.54	0.00	8,775.54	0.00	(8,775.54)
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	202.60	0.00	202.60	0.00	(202.60)
4721 - BD Expense- Legal	(7,721.23)	0.00	(7,721.23)	(9,204.57)	0.00	(9,204.57)	0.00	9,204.57
Total Collections Income	8,167.33	0.00	8,167.33	10,893.43	0.00	10,893.43	0.00	(10,893.43)
Investment Income								
4910 - Interest Earned - Reserve Accounts	254.38	0.00	254.38	1,013.96	0.00	1,013.96	0.00	(1,013.96)
Total Investment Income	254.38	0.00	254.38	1,013.96	0.00	1,013.96	0.00	(1,013.96)
Total UDR Activity Income	10,136.99	0.00	10,136.99	(10,080.87)	0.00	(10,080.87)	0.00	10,080.87
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	228.60	0.00	228.60	470.31	0.00	470.31	0.00	(470.31)
Total Regulatory Compliance	228.60	0.00	228.60	470.31	0.00	470.31	0.00	(470.31)
CC&Rs/ Mandates								
5025 - Collection Charges	203.76	0.00	203.76	767.13	0.00	767.13	0.00	(767.13)

Income Statement Report

Sudden Valley Community Association

UDR Activity

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5065 - Lien Charges	0.00	0.00	0.00	4,263.00	0.00	4,263.00	0.00	(4,263.00)
Total CC&Rs/ Mandates	203.76	0.00	203.76	5,030.13	0.00	5,030.13	0.00	(5,030.13)
Payroll & Benefits								
5391 - Accrued Vacation Liability	(899.65)	0.00	(899.65)	10,730.78	0.00	10,730.78	0.00	(10,730.78)
Total Payroll & Benefits	(899.65)	0.00	(899.65)	10,730.78	0.00	10,730.78	0.00	(10,730.78)
Reserve UDR Projects								
9624.01 - 2024 Hazardous Tree Removal	6,861.80	0.00	6,861.80	10,119.80	0.00	10,119.80	0.00	(10,119.80)
Total Reserve UDR Projects	6,861.80	0.00	6,861.80	10,119.80	0.00	10,119.80	0.00	(10,119.80)
Total UDR Activity Expense	6,394.51	0.00	6,394.51	26,351.02	0.00	26,351.02	0.00	(26,351.02)
Total UDR Activity Income / (Loss)	3,742.48	0.00	3,742.48	(36,431.89)	0.00	(36,431.89)	0.00	36,431.89

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 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	32.30	0.00	32.30	0.00	(32.30)
4043.22 - Capital Rep & Repl Assmt 2022	0.00	0.00	0.00	433.20	0.00	433.20	0.00	(433.20)
4043.23 - Capital Rep & Repl Assmt 2023	0.00	0.00	0.00	433.20	0.00	433.20	0.00	(433.20)
4043.24 - Capital Rep & Repl Assmt 2024	112,722.25	0.00	112,722.25	451,358.30	0.00	451,358.30	0.00	(451,358.30)
4046 - BD Expense- CRRRF 23 & Prior	696.60	0.00	696.60	7,396.05	0.00	7,396.05	0.00	(7,396.05)
4049 - BD Expense - CRRRF 2024	(726.46)	0.00	(726.46)	(11,245.69)	0.00	(11,245.69)	0.00	11,245.69
4051 - BD Expense- Roads 23 & Prior	846.05	0.00	846.05	8,164.31	0.00	8,164.31	0.00	(8,164.31)
4053 - BD Expense - Roads 2024	(633.39)	0.00	(633.39)	(11,911.29)	0.00	(11,911.29)	0.00	11,911.29
4055.22 - Roads Capital Assmt 2022	0.00	0.00	0.00	445.56	0.00	445.56	0.00	(445.56)
4055.23 - Roads Capital Assmt 2023	0.00	0.00	0.00	445.56	0.00	445.56	0.00	(445.56)
4055.24 - Roads Capital Assmt 2024	115,938.45	0.00	115,938.45	464,236.49	0.00	464,236.49	0.00	(464,236.49)
4060.22 - Mailbox Capital Assmt 2022	0.00	0.00	0.00	8.04	0.00	8.04	0.00	(8.04)
4060.23 - Mailbox Capital Assmt 2023	0.00	0.00	0.00	8.04	0.00	8.04	0.00	(8.04)
4060.24 - Mailbox Capital Assmt 2024	2,092.05	0.00	2,092.05	8,376.91	0.00	8,376.91	0.00	(8,376.91)
4061 - BD Expense- Mailbox 2024	(11.33)	0.00	(11.33)	(212.74)	0.00	(212.74)	0.00	212.74
4062 - BD Expense- Mailbox 23 & Prior	14.07	0.00	14.07	142.14	0.00	142.14	0.00	(142.14)
4071 - BD Expense- Mbr Density	0.00	0.00	0.00	0.29	0.00	0.29	0.00	(0.29)
4995 - BD Expense- 60day accrual CAP	0.00	0.00	0.00	(16,111.87)	0.00	(16,111.87)	0.00	16,111.87
Total Dues and Assessments Income- Capi	230,938.29	0.00	230,938.29	901,998.80	0.00	901,998.80	0.00	(901,998.80)
New Home Construction Fees								
4360 - Storm Water Mitigation Revenue	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00	(2,000.00)
Total New Home Construction Fees	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	0.00	(2,000.00)
Investment Income								
4910 - Interest Earned - Reserve Accounts	4,029.79	0.00	4,029.79	15,725.36	0.00	15,725.36	0.00	(15,725.36)
Total Investment Income	4,029.79	0.00	4,029.79	15,725.36	0.00	15,725.36	0.00	(15,725.36)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 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	1,368.00	0.00	1,368.00	1,368.00	0.00	1,368.00	0.00	(1,368.00)
Total Capital Gain (Loss) on Sale of Assets	1,368.00	0.00	1,368.00	1,368.00	0.00	1,368.00	0.00	(1,368.00)
Total SVCA Reserves Income	238,336.08	0.00	238,336.08	921,092.16	0.00	921,092.16	0.00	(921,092.16)
<u>Expense</u>								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	25,934.12	0.00	25,934.12	0.00	(25,934.12)
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	11,275.62	0.00	11,275.62	45,102.48	0.00	45,102.48	0.00	(45,102.48)
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	40,077.41	0.00	40,077.41	160,309.64	0.00	160,309.64	0.00	(160,309.64)
6328 - Depr - Building Improvements	15,789.41	0.00	15,789.41	63,157.64	0.00	63,157.64	0.00	(63,157.64)
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	7,278.02	0.00	7,278.02	29,112.08	0.00	29,112.08	0.00	(29,112.08)
6350 - Depr - Vehicles	2,839.75	0.00	2,839.75	11,359.00	0.00	11,359.00	0.00	(11,359.00)
6360 - Amortization	610.76	0.00	610.76	2,443.04	0.00	2,443.04	0.00	(2,443.04)
Total Depreciation Expense	96,161.94	0.00	96,161.94	384,647.76	0.00	384,647.76	0.00	(384,647.76)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	6,072.71	0.00	6,072.71	21,095.88	0.00	21,095.88	0.00	(21,095.88)
Total Reserve Expenses/Transfers	6,072.71	0.00	6,072.71	21,095.88	0.00	21,095.88	0.00	(21,095.88)
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	109,481.10	0.00	109,481.10	163,003.27	0.00	163,003.27	0.00	(163,003.27)
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)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Proejcts								
9722.05 - Rekeying of Facilities	8,076.25	0.00	8,076.25	24,601.36	0.00	24,601.36	0.00	(24,601.36)
9722.08 - 2022 Area Z Facility Remodel	3,112.87	0.00	3,112.87	196,616.68	0.00	196,616.68	0.00	(196,616.68)
9722.09 - Barn 8 Refurbishment	0.00	0.00	0.00	62,900.95	0.00	62,900.95	0.00	(62,900.95)
9723.03 - 2023 Playground ADA Improvemer	0.00	0.00	0.00	103,051.26	0.00	103,051.26	0.00	(103,051.26)
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	67.50	0.00	67.50	16,118.29	0.00	16,118.29	0.00	(16,118.29)
9723.07 - Website Improvements	0.00	0.00	0.00	5,496.52	0.00	5,496.52	0.00	(5,496.52)
9723.11 - Irrigation Sys Pump Control Replac	0.00	0.00	0.00	19,548.00	0.00	19,548.00	0.00	(19,548.00)
9723.13 - Area Z Tall Barn Refurbishment	0.00	0.00	0.00	59,179.54	0.00	59,179.54	0.00	(59,179.54)
9723.15 - Backhoe 420E Repair	(424.32)	0.00	(424.32)	0.00	0.00	0.00	0.00	0.00
9723.17 - 10 Golf Cart Lease	0.00	0.00	0.00	1,325.99	0.00	1,325.99	0.00	(1,325.99)
9724.01 - Turf Building Remodel - HVAC	4,521.60	0.00	4,521.60	9,026.33	0.00	9,026.33	0.00	(9,026.33)
9724.02 - Asphalt Cart Path Repairs	487.05	0.00	487.05	487.05	0.00	487.05	0.00	(487.05)
9724.03 - Fleet Replacement of Asst OP-1 &	2,668.54	0.00	2,668.54	75,574.56	0.00	75,574.56	0.00	(75,574.56)
9724.04 - Purchase of Kubota M5660SUHD	50,936.70	0.00	50,936.70	50,936.70	0.00	50,936.70	0.00	(50,936.70)
9724.05 - Purchase of Sand Trap Rake	32,578.91	0.00	32,578.91	32,578.91	0.00	32,578.91	0.00	(32,578.91)
9724.06 - Clubhouse HVAC 20 Ton Design/P	911.63	0.00	911.63	911.63	0.00	911.63	0.00	(911.63)
9724.07 - Adult Center Furnace & Water Hea	6,554.11	0.00	6,554.11	6,554.11	0.00	6,554.11	0.00	(6,554.11)
Total Reserve CRRRF Capital Proejcts	224,445.91	0.00	224,445.91	859,510.36	0.00	859,510.36	0.00	(859,510.36)
Reserve Roads Capital Projects								
9921.03 - 2021 Southern Crt Stabilization & A	0.00	0.00	0.00	832.50	0.00	832.50	0.00	(832.50)
9922.8 - 2022 Cold Spring Drainage Repair	0.00	0.00	0.00	18,647.50	0.00	18,647.50	0.00	(18,647.50)
9923.1 - Ten Year Capital Roads & Drainage	0.00	0.00	0.00	119,069.25	0.00	119,069.25	0.00	(119,069.25)
9923.3 - 2023 Roads On-Call Engineering	0.00	0.00	0.00	39,994.75	0.00	39,994.75	0.00	(39,994.75)
9923.41 - 2023 Roads Project- Street Signs	0.00	0.00	0.00	30,099.49	0.00	30,099.49	0.00	(30,099.49)
9923.42 - 2023 Roads Project- Pavement Me	0.00	0.00	0.00	26,259.16	0.00	26,259.16	0.00	(26,259.16)
9923.5 - 2024 Road and Drainage Design & I	3,611.25	0.00	3,611.25	9,213.75	0.00	9,213.75	0.00	(9,213.75)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

April 01, 2024 thru April 30, 2024

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve Roads Capital Projects								
9924.2 - 2024 Roads: On-Call Engineering	3,611.25	0.00	3,611.25	12,015.00	0.00	12,015.00	0.00	(12,015.00)
9924.3 - 2024 Roads: Pot Holes/Minor Road	3,802.76	0.00	3,802.76	5,917.84	0.00	5,917.84	0.00	(5,917.84)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	6,252.67	0.00	6,252.67	13,887.67	0.00	13,887.67	0.00	(13,887.67)
Total Reserve Roads Capital Projects	17,277.93	0.00	17,277.93	275,936.91	0.00	275,936.91	0.00	(275,936.91)
Reserve Road CVC Capital Project								
9924.72 - 2024 Roads: CVC Wage, Taxes an	3,405.78	0.00	3,405.78	8,315.26	0.00	8,315.26	0.00	(8,315.26)
Total Reserve Road CVC Capital Project	3,405.78	0.00	3,405.78	8,315.26	0.00	8,315.26	0.00	(8,315.26)
Total SVCA Reserves Expense	347,364.27	0.00	347,364.27	1,549,506.17	0.00	1,549,506.17	0.00	(1,549,506.17)
Total SVCA Reserves Income / (Loss)	(109,028.19)	0.00	(109,028.19)	(628,414.01)	0.00	(628,414.01)	0.00	628,414.01

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2024

	SVCA Owned Lots																								LLE & CTB	Dues Exempt	Total Non Billable Lots	Total All Lots						
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots						Restricted					
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev					Total	Perm	WD10	Avail.	Total	
Jan	20	96	116	301	2,517	2,818	24	62	5	13	1	11	16	40	1	14	321	2,613	2,934	47	140	187	368	2,753	3,121	774	0	3	777	737	6	1,520	4,641	
Feb	22	104	126	303	2,508	2,811	14	59	10	22	3	6	15	42	1	12	325	2,612	2,937	43	141	184	368	2,753	3,121	774	0	3	777	737	6	1,520	4,641	
Mar	23	114	137	307	2,510	2,817	11	57	4	9	4	7	17	44	1	12	330	2,624	2,954	37	129	166	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
Apr	27	121	148	308	2,532	2,840	5	31	4	13	1	4	21	38	1	14	335	2,653	2,988	32	100	132	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
May	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