

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

	<u>Unaudited** Aug 31, 2024</u>	<u>Unaudited** Dec 31, 2023</u>	<u>Inc / (Dec)</u>
OPERATIONS			
Current Assets			
Operating Cash	\$ 838,825	\$ 678,244	\$ 160,581
Building Completion Deposit Fund	784,230	506,408	277,822
Member Receivables - Operations*	-	43,985	(43,985)
Other Receivables	16,913	16,560	353
Prepaid Expenses	132,775	70,215	62,560
Operating Lease ROU Assets	6,887	10,631	(3,744)
Inventory	7,371	5,659	1,713
Total Current Assets	1,787,001	1,331,702	455,300
Current Liabilities			
Accounts Payable	(89,905)	(226,676)	136,771
Accrued Vacation Liability	(81,634)	(64,195)	(17,439)
Accrued Payroll	-	(64,114)	64,114
Prepaid Assessments	(264,132)	(224,404)	(39,728)
Building Completion Deposits	(784,230)	(506,408)	(277,822)
Other Refundable Deposits	(9,556)	(5,896)	(3,660)
Operating Lease Liability	(6,887)	(10,631)	3,744
Prepaid Golf Memberships	-	(112,089)	112,089
Total Current Liabilities	(1,236,344)	(1,214,413)	(21,931)
Deferred Lease Revenue Liabilities			
Deferred Library Lease Revenue	(38,667)	-	(38,667)
Total Deferred Lease Revenue Liabilities	(38,667)	-	(38,667)
Operating Reserve Funds			
Emergency Operating Cash	363,342	362,252	1,090
Undesignated Reserves Cash	298,658	306,265	(7,607)
Total Operating Reserve Funds	662,000	668,517	(6,517)
Net Operating Assets	\$ 1,173,990	\$ 785,806	\$ 388,185
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,213,307	3,627,018	(413,711)
Roads Reserve Cash Fund	2,223,941	2,034,275	189,666
Board Density Reduction Cash Fund	87,833	87,688	145
Mailbox Cash Fund	143,425	126,445	16,980
CRRRF Capital Reserve Holding Cash	219,332	222,019	(2,687)
Mitigation Assignment of Savings Cash	49,783	49,688	95
LWWSD Assignment of Savings Cash	14,931	101,840	(86,909)
Member Receivables - Capital**	-	16,112	(16,112)
Total Capital Current Assets	5,952,552	6,265,085	(312,533)
Capital Fixed Assets			
Fixed Assets	16,548,672	15,373,162	1,175,510
Finance ROU Assets	84,596	136,464	(51,868)
Lots Held for Sale	236,456	236,456	-
Total Capital Assets	16,869,724	15,746,082	1,123,642
Long Term Liabilities			
CRRRF Loan 2022	(1,641,700)	(1,799,425)	157,725
Finance Leases	(65,301)	(106,596)	41,295
Total Long Term Liabilities	(1,690,869)	(1,906,021)	215,151
NET ASSETS	\$ 22,305,397	\$ 20,890,952	\$1,414,445
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	519,533	463,239	56,294
Net Income: Rec Special Assmt	-	(180,468)	180,468
Transfers Out from Operations to Capital	(145,600)	(32,799)	(112,801)
Current Year Net Income: Capital**	898,262	1,471,336	(573,074)
Transfers Into Capital from Operations	145,600	32,799	112,801
Retained Earnings**	5,232,892	4,950,121	282,771
Capital**	15,654,710	14,186,724	1,467,986
TOTAL MEMBER EQUITY	\$ 22,305,397	\$20,890,952	\$1,414,445

* 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 August 31, 2024, and December 31, 2023, the balances of receivables written off were \$761,378 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**

<u>UNAUDITED</u>	<u>Current Month - August 2024</u>			<u>Year to Date - 8 Months Ending 8/31/2024</u>			
	<u>Operations & Operating Reserves</u>	<u>Operations Better / (Worse) Budget</u>	<u>Capital Reserves**</u>	<u>Operations & Operating Reserves</u>	<u>Operations Better / (Worse) Budget</u>	<u>Coll %</u>	<u>Capital Reserves**</u>
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	222,585		230,752	1,781,634			1,847,058
Bad Debt Reserve	(4,392)		(3,358)	(43,765)			(35,108)
Net Current Year Assessment Income	<u>218,193</u>	<u>6,911</u>	<u>227,394</u>	<u>1,737,869</u>	<u>47,601</u>	97.5%	<u>1,811,950</u>
Bad Debt Recoveries - Prior Years			265				23,503
Golf Income	220,076	32,369	-	1,135,780	100,219		-
Marina Income	2,490	2,490	-	240,977	47,257		-
Rec Center & Pools Income	7,968	3,305	-	30,878	11,236		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	16,599	2,195	-	107,280	37,769		-
Rental Income - Other	361	(455)	-	9,788	2,575		-
Area Z Rental Income	829	613	-	15,588	(2,412)		-
Lease Income	5,632	1,486	-	43,841	10,673		-
New Home Construction Fees	30,100	30,100	-	195,900	120,900		2,500
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		1,368
Investment Income	967	876	4,209	5,685	4,952		32,606
Total Revenue	<u>503,215</u>	<u>79,890</u>	<u>231,868</u>	<u>3,523,586</u>	<u>380,770</u>		<u>1,871,927</u>
EXPENSES							
Salaries & Benefits	299,400	17,083	-	1,572,777	82,377		-
Contracted & Professional Services	17,348	5,776	-	162,029	(46,328)		-
CC&Rs/ Mandates	45,358	(9,586)	-	351,468	(60,669)		-
Maintenance & Landscaping	46,836	(21,223)	-	305,168	(3,963)		-
Utilities	27,122	(3,264)	-	145,078	(6,643)		-
Administrative	12,210	5,535	-	124,410	(11,088)		-
Regulatory Compliance	10,905	7,790	-	139,783	(37,759)		-
Insurance Premiums	18,552	(4,320)	-	124,879	(11,026)		-
Other Expenses	-	84	-	-	667		-
Depreciation Expense	-	-	112,312	-	-		912,344
Interest expense	-	-	5,958	-	-		45,209
Total Expenses	<u>477,731</u>	<u>(2,125)</u>	<u>118,270</u>	<u>2,925,592</u>	<u>(94,432)</u>		<u>957,553</u>
Net Income (Loss)	<u>25,484</u>	<u>77,765</u>	<u>113,598</u>	<u>597,994</u>	<u>286,338</u>		<u>914,374</u>
Net UDR Activity for Operations							
Firewise	-			(5,734)			
Hazardous Tree Removal	(8,051)			(41,612)			
GM Recruiting Search	(6,716)			(16,347)			
Net Income (Loss) with Board Approved UDR	<u>10,717</u>	<u>77,765</u>	<u>113,598</u>	<u>534,301</u>	<u>286,338</u>		<u>914,374</u>
Other Activity							
Net Other UDR Activity*	3,374			45,322			
AR Accrual - Prior Year Reversal	-		-	(43,985)			(16,112)
AR Accrual - Current Year	-		-	-			-
Lease Income- Library Prepaid Recognized	667			1,333			
Vacation Liability Accrual	(473)			(17,438)			
Total Other Activity	<u>3,568</u>		<u>-</u>	<u>(14,768)</u>			<u>(16,112)</u>
Grand Total Activity	<u>14,285</u>	<u>77,765</u>	<u>113,598</u>	<u>519,533</u>	<u>286,338</u>		<u>898,262</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
8 Months Actual, 4 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	890,116	921,730		-	16,582		1,828,427	-	68,096	68,096
Storm Water Mitigation Plan Fee		2,500					2,500			-
Investment Income	18,648	12,642	663	145	398	110	32,606	1,090	954	2,045
Sale of Assets	1,368			-			1,368			-
Board Approved Transfer- Marina Dock Replacement	105,600									-
Board Approved Transfer- Other Transfers	40,000						40,000			-
Mitigation Release	-	86,923				(86,923)	-			-
2024 Expenditures	(1,469,442)	(834,129)	(3,350)	-	-		(2,306,921)		(76,657)	(76,657)
Net Available Cash at 8/31/2024	3,213,307	2,223,941	219,332	87,833	143,425	64,714	\$ 5,952,552	363,342	298,658	\$ 662,000
4 Month Outlook										
Outlook - 2024 Dues (95% collections)	428,139	440,354			7,946		\$ 876,439			\$ -
Outlook - Prior Year Collections	6,632	6,821			123		13,576		13,091	13,091
CRRRF Loan Payments for year 2024	(111,013)						(111,013)			-
Obligated Expenses/Holdings	(1,216,741)	(686,691)	(219,332)			(64,714)	(2,187,478)		(59,225)	(59,225)
Net Usable Cash Balance 12/31/2024	2,320,324	1,984,425	-	87,833	151,494	-	\$ 4,544,076	363,342	252,524	\$ 615,866
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2024, After Recommendation	\$ 1,720,324	\$ 1,484,425	\$ -	\$ 87,833	\$ 151,494	\$ -	\$ 3,444,076	\$ 363,342	\$ 252,524	\$ 615,866
Net Current Year Cash Increase (Decrease)	(1,306,694)	(49,850)	(222,019)	145	25,049	(151,528)	\$ (1,704,897)	1,090	(53,741)	\$ (52,651)

*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

August 1, 2024 to August 31, 2024

Whole \$

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	40,650	40,422	-	10,247	26,340	5,959	14,310	56,628
Accounting	2,614	(7,511)	41,708	(1,060)	12,184	2,324	(51,278)	(6,247)
Administration	289	73	50,531	1,660	9,422	202	(59,664)	1,935
Common Costs	3,387	129	-	-	39,172	(13,962)	(35,785)	(13,833)
Facilities	6,460	2,098	5,573	365	16,202	4,369	(15,315)	6,832
Maintenance	-	-	45,466	4,650	8,761	(2,652)	(54,227)	1,998
Subtotal	53,400	35,211	143,278	15,862	112,081	(3,760)	(201,959)	47,313
Golf	220,076	32,369	106,706	(185)	48,102	(18,526)	65,268	13,658
Marina	3,215	2,548	-	-	945	428	2,270	2,976
Rec/ Pools/ Parks	8,330	2,851	49,416	1,406	17,202	2,650	(58,288)	6,907
Subtotal	231,621	37,768	156,122	1,221	66,249	(15,448)	9,250	23,541
Subtotal Operations before Ops Dues	285,021	72,979	299,400	17,083	178,330	(19,208)	(192,709)	70,854
Ops Dues Earned	222,585						222,585	
Curr Yr Bad Debts Activity	(4,392)						(4,392)	
Net Ops Dues	<u>218,193</u>	<u>6,911</u>					<u>218,193</u>	<u>6,911</u>
Net Operations	503,214	79,890	299,400	17,083	178,330	(19,208)	25,484	77,765
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		-		-	
Hazardous Tree Removal	-		-		8,051		(8,051)	
GM Recruiting Search	-		-		6,716		(6,716)	
Net Operations with Board Approved UDR	503,214	79,890	299,400	17,083	193,097	(19,208)	10,717	77,765
Other Operating Activity								
UDR Activity	3,607				233		3,374	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				473		(473)	
Total Other Operating Activity	<u>4,274</u>				<u>706</u>		<u>3,568</u>	
Grand Total Operations Activity	507,488	79,890	299,400	17,083	193,803	(19,208)	14,285	77,765

* Excludes Depreciation

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

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

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	244,610	167,777	-	59,936	307,353	(68,727)	(62,743)	158,986
Accounting	19,998	(16,542)	241,310	(3,466)	61,166	(15,325)	(282,478)	(35,333)
Administration	3,413	1,608	299,931	5,193	85,950	(23,034)	(382,468)	(16,233)
Common Costs	33,712	7,645	-	-	309,645	(76,468)	(275,933)	(68,823)
Facilities	59,430	8,262	31,797	3,730	105,064	42,604	(77,431)	54,596
Maintenance	-	-	259,719	5,503	48,890	12,407	(308,609)	17,910
Subtotal	361,163	168,750	832,757	70,896	918,068	(128,543)	(1,389,662)	111,103
Golf	1,135,780	100,219	549,696	7,366	314,804	(36,970)	271,280	70,615
Marina	248,110	50,390	-	-	11,138	1,708	236,972	52,098
Rec/ Pools/ Parks	40,666	13,811	190,324	4,115	108,807	(13,005)	(258,465)	4,921
Subtotal	1,424,556	164,420	740,020	11,481	434,749	(48,267)	249,787	127,634
Subtotal Operations before Ops Dues	1,785,719	333,170	1,572,777	82,377	1,352,817	(176,810)	(1,139,875)	238,737
Ops Dues Earned	1,781,634						1,781,634	
Curr Yr Bad Debts Activity	(43,765)						(43,765)	
Net Ops Dues	<u>1,737,869</u>	<u>47,601</u>					<u>1,737,869</u>	<u>47,601</u>
Net Operations	<u>3,523,588</u>	<u>380,771</u>	<u>1,572,777</u>	<u>82,377</u>	<u>1,352,817</u>	<u>(176,810)</u>	<u>597,994</u>	<u>286,338</u>
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		5,734		(5,734)	
Hazardous Tree Removal	-		-		41,612		(41,612)	
GM Recruiting Search	-		-		16,347		(16,347)	
Net Operations with Board Approved UDR	<u>3,523,588</u>	<u>380,771</u>	<u>1,572,777</u>	<u>82,377</u>	<u>1,416,510</u>	<u>(176,810)</u>	<u>534,301</u>	<u>286,338</u>
Other Operating Activity								
UDR Activity	58,341				13,019		45,322	
AR Accrual - Prior Year Reversal	(43,985)				-		(43,985)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	1,333				-		1,333	
Vacation Liability Accrual	-				17,438		(17,438)	
Total Other Operating Activity	<u>15,689</u>				<u>30,457</u>		<u>(14,768)</u>	
Grand Total Operations Activity	<u>3,539,277</u>	<u>380,771</u>	<u>1,572,777</u>	<u>82,377</u>	<u>1,446,967</u>	<u>(176,810)</u>	<u>519,533</u>	<u>286,338</u>

* Excludes Depreciation

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

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

UNAUDITED

	<u>2024 August</u> <u>Actuals</u>	<u>2024 MTD</u> <u>B / (W) Budget</u>	<u>2024 YTD</u> <u>(8 Months) Actuals</u>	<u>2024 YTD</u> <u>B / (W) Budget</u>
REVENUE				
Dues and Assessment Income- Ops	218,194	6,911	1,737,869	47,601
Golf Income	220,076	32,369	1,135,780	100,219
Marina Income	2,490	2,490	240,977	47,257
Area Z Rental Income	829	613	15,588	(2,412)
Lease Income	5,632	1,486	43,841	10,673
Non-Lease Facility Rentals	361	(455)	9,788	2,575
Rec Center and Pools Income	7,968	3,305	30,878	11,236
New Home Construction Fees	30,100	30,100	195,900	120,900
Other AR Income	15,584	2,126	95,804	32,598
Other Income	1,014	69	11,476	5,171
Investment Income	967	876	5,685	4,952
Total Revenue	503,215	79,890	3,523,586	380,770
EXPENSES				
Salaries & Benefits				
ACC / Security	-	10,247	-	59,936
Accounting	41,708	(1,060)	241,310	(3,466)
Administration	50,531	1,660	299,931	5,193
Facilities	5,573	365	31,797	3,730
Maintenance	45,466	4,650	259,719	5,503
Golf	106,706	(185)	549,696	7,366
Rec/ Pools/ Parks	49,416	1,406	190,324	4,115
Marina	-	-	-	-
Total Salaries & Benefits	299,400	17,083	1,572,777	82,377
Other Expenses				
Administrative				
General Administrative	-	-	300	(300)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	6,299	(178)	31,083	(8,804)
Dues & Subscriptions	657	1,502	25,394	(2,291)
Office Supplies	2,048	289	11,590	5,964
GM Discretionary Funds	-	56	3,130	(482)
Advertising Costs	87	1,475	6,698	4,681
Cash Over/Short	(58)	58	199	(199)
Currency Gain/Loss	78	(78)	131	(131)
Events Charges	413	1,360	6,653	(3,272)
Printing & Copying	44	338	9,806	(3,922)
Training & Conferences	209	(84)	5,496	1,404
Recruiting Expense	61	189	2,688	(688)
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	1,738	(697)	12,303	(3,970)
Insurance Claims	-	-	-	-
Uniforms	634	1,305	8,939	922
Cashiering Clearing Account	-	-	-	-
Total Administrative	12,210	5,535	124,410	(11,088)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	-	5,874	59,956	(32,830)
Permits & Licenses	147	44	2,632	(99)
Audit & Tax Services	9,000	3,000	33,105	(7,325)
Regulatory Compliance	251	99	1,985	821
Federal Income Tax	-	-	-	-
State B&O Tax	1,507	(1,227)	10,984	1,295
Property/Real Estate Tax	-	-	31,121	379
Total Regulator Compliance	10,905	7,790	139,783	(37,759)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	-	9	922	3,774
Postage	285	(39)	2,417	(448)
Postage- Views	1,151	(151)	8,629	(629)
Newsletter Services	4,787	147	38,667	800
Legal Services	15,195	(9,778)	109,199	(65,865)
Professional Security Services	23,940	226	191,634	1,699
Total CC&Rs/ Mandates	45,358	(9,586)	351,468	(60,669)

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

UNAUDITED

	<u>2024 August</u> <u>Actuals</u>	<u>2024 MTD</u> <u>B / (W) Budget</u>	<u>2024 YTD</u> <u>(8 Months) Actuals</u>	<u>2024 YTD</u> <u>B / (W) Budget</u>
Insurance Premiums	18,552	(4,320)	124,879	(11,026)
Utilities				
Utilities	3,473	(3,473)	486	(486)
Utilities- Natural Gas	1,452	(595)	18,176	(5,626)
Utilities- Water & Sewer	8,547	2,064	31,013	6,745
Utilities- Electricity	6,858	(1,022)	43,910	(6,538)
Utilities- Trash & Recycling Service	2,209	730	13,648	8,184
Utilities- Communications Service	4,583	(968)	37,845	(8,922)
Total Utilities	<u>27,122</u>	<u>(3,264)</u>	<u>145,078</u>	<u>(6,643)</u>
Maintenance & Landscaping				
Landscape R&M	3,822	(1,897)	39,925	(19,895)
Building R&M- Materials	1,121	3,047	11,490	22,274
Building R&M- Contract Services	1,441	3,649	22,399	11,338
Raw Materials	3,099	(2,904)	38,460	(3,986)
Raw Materials: Sand & Gravel	8,200	(8,200)	34,003	1,216
Janitorial Supplies	1,427	(622)	9,682	(3,248)
Equipment R&M	14,797	(10,703)	58,978	(17,641)
Small Tools & Equipment	242	126	4,899	3,467
Vehicle R&M	1,685	(1,531)	7,739	7,831
Vehicle Fuel	6,524	(948)	39,211	(2,948)
Other Supplies	4,478	(1,474)	29,588	(8,828)
Other R&M	-	234	6,298	(1,831)
Weather Response	-	-	2,496	8,288
Weather Response	-	-	-	-
Total Maintenance & Landscaping	<u>46,836</u>	<u>(21,223)</u>	<u>305,168</u>	<u>(3,963)</u>
Contracted & Professional Services				
Equipment Lease & Rental	681	987	15,351	(17)
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	4,644	(84)	42,296	(18,292)
Pool Management	10,839	23	49,984	(8,733)
Safety & Security Services	1,184	213	16,606	511
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	-	27,393	(27,348)
Other Professional Services	-	4,637	10,399	7,551
Total Contracted & Professional Services	<u>17,348</u>	<u>5,776</u>	<u>162,029</u>	<u>(46,328)</u>
Other Expenses				
Vandalism	-	84	-	667
Other Charges	-	-	-	-
Total Other Expenses	<u>-</u>	<u>84</u>	<u>-</u>	<u>667</u>
Total Other Expenses	<u>178,331</u>	<u>(19,208)</u>	<u>1,352,815</u>	<u>(176,809)</u>
Total Operations Expenses	<u>477,731</u>	<u>(2,125)</u>	<u>2,925,592</u>	<u>(94,432)</u>
Net Operations Income (Loss)	<u>25,484</u>	<u>77,765</u>	<u>597,994</u>	<u>286,338</u>
Net BOD Approved UDR Activity for Operations (Expense)				
Firewise	-	-	(5,734)	-
Hazardous Tree Removal	(8,051)	-	(41,612)	-
GM Recruiting Search	(6,716)	-	(16,347)	-
Net Operations Income (Loss) with BOD Approved UDR	<u>10,717</u>	<u>77,765</u>	<u>534,301</u>	<u>286,338</u>
Other Operating Activity- Income/(Expense)				
UDR Activity	3,374	-	45,322	-
AR Accrual - Prior Year Reversal	-	-	(43,985)	-
AR Accrual - Current Year	-	-	-	-
Lease Income- Library Prepaid Recognized	667	-	1,333	-
Vacation Liability Accrual	(473)	-	(17,438)	-
Total Other Operating Activity	<u>3,568</u>	<u>-</u>	<u>(14,768)</u>	<u>-</u>
Grand Total Operations Activity	<u>14,285</u>	<u>77,765</u>	<u>519,533</u>	<u>286,338</u>
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2024 Ops	(4,391.89)	(11,120.17)	6,728.28	(43,765.15)	(88,961.36)	45,196.21	(133,442.00)	(89,676.85)
4005.24 - Member Assessments 2024	222,585.40	222,403.00	182.40	1,781,633.99	1,779,229.00	2,404.99	2,668,844.00	887,210.01
Total Dues and Assessment Income- Ops	218,193.51	211,282.83	6,910.68	1,737,868.84	1,690,267.64	47,601.20	2,535,402.00	797,533.16
Other AR Income								
4830 - Advertising Income	2,344.00	3,166.67	(822.67)	23,560.50	25,333.36	(1,772.86)	38,000.00	14,439.50
4831 - BD Expense- Views Ads	76.00	0.00	76.00	3,545.50	0.00	3,545.50	0.00	(3,545.50)
Total Other AR Income	2,420.00	3,166.67	(746.67)	27,106.00	25,333.36	1,772.64	38,000.00	10,894.00
Other Income								
4870 - Member Donation Income	0.00	0.00	0.00	920.67	0.00	920.67	0.00	(920.67)
Total Other Income	0.00	0.00	0.00	920.67	0.00	920.67	0.00	(920.67)
Investment Income								
4900 - Interest Earned - Operating Accounts	967.32	91.67	875.65	5,685.15	733.36	4,951.79	1,100.00	(4,585.15)
Total Investment Income	967.32	91.67	875.65	5,685.15	733.36	4,951.79	1,100.00	(4,585.15)
Total Common Costs Income	221,580.83	214,541.17	7,039.66	1,771,580.66	1,716,334.36	55,246.30	2,574,502.00	802,921.34
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	41.67	(41.67)	0.00	333.36	(333.36)	500.00	500.00
9005 - State B&O Tax	25.85	17.08	8.77	199.31	136.64	62.67	205.00	5.69
9015 - Property/Real Estate Tax	0.00	0.00	0.00	31,120.66	31,500.00	(379.34)	63,000.00	31,879.34
Total Regulatory Compliance	25.85	58.75	(32.90)	31,319.97	31,970.00	(650.03)	63,705.00	32,385.03
CC&Rs/ Mandates								
5216 - Postage- Views	1,151.27	1,000.00	151.27	8,629.45	8,000.00	629.45	12,000.00	3,370.55
5225 - Newsletter Services	4,587.00	4,833.33	(246.33)	38,235.75	38,666.64	(430.89)	58,000.00	19,764.25
7020 - Legal Services	15,194.74	5,416.67	9,778.07	109,198.79	43,333.36	65,865.43	65,000.00	(44,198.79)
Total CC&Rs/ Mandates	20,933.01	11,250.00	9,683.01	156,063.99	90,000.00	66,063.99	135,000.00	(21,063.99)

Income Statement Report

Sudden Valley Community Association

Common Costs

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	18,212.83	13,900.83	4,312.00	122,260.69	111,206.64	11,054.05	166,810.00	44,549.31
Total Insurance	18,212.83	13,900.83	4,312.00	122,260.69	111,206.64	11,054.05	166,810.00	44,549.31
Total Common Costs Expense	39,171.69	25,209.58	13,962.11	309,644.65	233,176.64	76,468.01	365,515.00	55,870.35
Total Common Costs Income / (Loss)	182,409.14	189,331.59	(6,922.45)	1,461,936.01	1,483,157.72	(21,221.71)	2,208,987.00	747,050.99

Income Statement Report

Sudden Valley Community Association

ACC / Security

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	30,100.00	0.00	30,100.00	195,900.00	75,000.00	120,900.00	75,000.00	(120,900.00)
Total New Home Construction Fees	30,100.00	0.00	30,100.00	195,900.00	75,000.00	120,900.00	75,000.00	(120,900.00)
Other AR Income								
4805 - Compliance Fees & Fines - ACC	11,550.00	166.00	11,384.00	49,300.00	1,333.00	47,967.00	2,000.00	(47,300.00)
4806 - BD Expense- ACC Fines	(1,000.00)	0.00	(1,000.00)	(600.00)	0.00	(600.00)	0.00	600.00
Total Other AR Income	10,550.00	166.00	10,384.00	48,700.00	1,333.00	47,367.00	2,000.00	(46,700.00)
Other Income								
4295 - Security House Checks	0.00	62.00	(62.00)	10.00	500.00	(490.00)	750.00	740.00
Total Other Income	0.00	62.00	(62.00)	10.00	500.00	(490.00)	750.00	740.00
Total ACC / Security Income	40,650.00	228.00	40,422.00	244,610.00	76,833.00	167,777.00	77,750.00	(166,860.00)
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	0.00	5,874.00	(5,874.00)	59,956.40	27,126.00	32,830.40	55,000.00	(4,956.40)
6300 - Permits & Licenses	0.00	16.00	(16.00)	184.50	133.00	51.50	200.00	15.50
9005 - State B&O Tax	173.25	4.00	169.25	739.65	33.00	706.65	50.00	(689.65)
Total Regulatory Compliance	173.25	5,894.00	(5,720.75)	60,880.55	27,292.00	33,588.55	55,250.00	(5,630.55)
CC&Rs/ Mandates								
5215 - Postage	6.21	4.00	2.21	178.53	33.00	145.53	50.00	(128.53)
7097 - Professional Security Services	23,939.59	24,166.00	(226.41)	191,633.54	193,333.00	(1,699.46)	290,000.00	98,366.46
Total CC&Rs/ Mandates	23,945.80	24,170.00	(224.20)	191,812.07	193,366.00	(1,553.93)	290,050.00	98,237.93
Payroll & Benefits								
5300 - Salaries	0.00	8,654.00	(8,654.00)	0.00	49,028.00	(49,028.00)	74,998.00	74,998.00
5335 - Payroll Taxes- Employer	0.00	786.00	(786.00)	0.00	4,452.00	(4,452.00)	6,810.00	6,810.00
5385 - Payroll Benefits - Medical	0.00	807.00	(807.00)	0.00	6,456.00	(6,456.00)	9,684.00	9,684.00
Total Payroll & Benefits	0.00	10,247.00	(10,247.00)	0.00	59,936.00	(59,936.00)	91,492.00	91,492.00

Income Statement Report
Sudden Valley Community Association
ACC / Security

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	194.88	60.00	134.88	1,201.33	480.00	721.33	720.00	(481.33)
Total Utilities	194.88	60.00	134.88	1,201.33	480.00	721.33	720.00	(481.33)
Maintenance & Landscaping								
6775 - Vehicle R&M	0.00	0.00	0.00	3,055.25	0.00	3,055.25	0.00	(3,055.25)
6785 - Vehicle Fuel	842.70	749.00	93.70	7,195.50	5,977.00	1,218.50	7,900.00	704.50
6795 - Other Supplies	0.00	68.00	(68.00)	392.47	231.00	161.47	500.00	107.53
Total Maintenance & Landscaping	842.70	817.00	25.70	10,643.22	6,208.00	4,435.22	8,400.00	(2,243.22)
Contracted & Professional Services								
6440 - Safety & Security Services	1,183.74	1,274.00	(90.26)	15,422.53	10,568.00	4,854.53	15,000.00	(422.53)
6460 - ACC Consultant	0.00	0.00	0.00	27,393.31	45.00	27,348.31	10,000.00	(17,393.31)
Total Contracted & Professional Services	1,183.74	1,274.00	(90.26)	42,815.84	10,613.00	32,202.84	25,000.00	(17,815.84)
Other Expenses								
9120 - Vandalism & Towing	0.00	84.00	(84.00)	0.00	667.00	(667.00)	1,000.00	1,000.00
Total Other Expenses	0.00	84.00	(84.00)	0.00	667.00	(667.00)	1,000.00	1,000.00
Total ACC / Security Expense	26,340.37	42,546.00	(16,205.63)	307,353.01	298,562.00	8,791.01	471,912.00	164,558.99
Total ACC / Security Income / (Loss)	14,309.63	(42,318.00)	56,627.63	(62,743.01)	(221,729.00)	158,985.99	(394,162.00)	(331,418.99)

Income Statement Report

Sudden Valley Community Association

Accounting

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	2,250.00	10,000.00	(7,750.00)	18,100.00	35,540.00	(17,440.00)	40,000.00	21,900.00
4241 - BD Expense- Title Fees	125.00	0.00	125.00	124.99	0.00	124.99	0.00	(124.99)
4705 - NSF Service Fees	266.00	125.00	141.00	1,719.52	1,000.00	719.52	1,500.00	(219.52)
4706 - BD Expense- NSF Fees	(27.00)	0.00	(27.00)	53.98	0.00	53.98	0.00	(53.98)
Total Other AR Income	2,614.00	10,125.00	(7,511.00)	19,998.49	36,540.00	(16,541.51)	41,500.00	21,501.51
Total Accounting Income	2,614.00	10,125.00	(7,511.00)	19,998.49	36,540.00	(16,541.51)	41,500.00	21,501.51
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	169.45	125.00	44.45	1,634.83	1,000.00	634.83	1,500.00	(134.83)
5121 - Currency Gain/Loss	77.59	0.00	77.59	131.40	0.00	131.40	0.00	(131.40)
5210 - Printing & Copying	43.70	70.00	(26.30)	2,057.20	558.00	1,499.20	5,000.00	2,942.80
5399 - Payroll Service Fees	1,737.81	1,041.00	696.81	12,303.39	8,333.00	3,970.39	12,500.00	196.61
Total Administrative	2,028.55	1,236.00	792.55	16,126.82	9,891.00	6,235.82	19,000.00	2,873.18
Regulatory Compliance								
7000 - Audit & Tax Services	9,000.00	12,000.00	(3,000.00)	33,104.68	25,780.00	7,324.68	40,000.00	6,895.32
9005 - State B&O Tax	37.74	84.00	(46.26)	297.30	667.00	(369.70)	1,000.00	702.70
Total Regulatory Compliance	9,037.74	12,084.00	(3,046.26)	33,401.98	26,447.00	6,954.98	41,000.00	7,598.02
CC&Rs/ Mandates								
5215 - Postage	152.89	180.00	(27.11)	1,110.58	1,436.00	(325.42)	4,000.00	2,889.42
Total CC&Rs/ Mandates	152.89	180.00	(27.11)	1,110.58	1,436.00	(325.42)	4,000.00	2,889.42
Payroll & Benefits								
5300 - Salaries	35,461.61	34,325.00	1,136.61	197,963.78	194,478.00	3,485.78	297,495.00	99,531.22
5335 - Payroll Taxes- Employer	3,263.42	3,093.00	170.42	19,486.21	17,526.00	1,960.21	26,810.00	7,323.79
5385 - Payroll Benefits - Medical	2,982.48	3,230.00	(247.52)	23,859.84	25,840.00	(1,980.16)	38,760.00	14,900.16
Total Payroll & Benefits	41,707.51	40,648.00	1,059.51	241,309.83	237,844.00	3,465.83	363,065.00	121,755.17

Income Statement Report

Sudden Valley Community Association

Accounting

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	165.85	175.00	(9.15)	1,326.77	1,400.00	(73.23)	2,100.00	773.23
Total Utilities	165.85	175.00	(9.15)	1,326.77	1,400.00	(73.23)	2,100.00	773.23
Contracted & Professional Services								
5125 - IT Support and Services	800.00	834.00	(34.00)	9,199.00	6,667.00	2,532.00	10,000.00	801.00
Total Contracted & Professional Services	800.00	834.00	(34.00)	9,199.00	6,667.00	2,532.00	10,000.00	801.00
Total Accounting Expense	53,892.54	55,157.00	(1,264.46)	302,474.98	283,685.00	18,789.98	439,165.00	136,690.02
Total Accounting Income / (Loss)	(51,278.54)	(45,032.00)	(6,246.54)	(282,476.49)	(247,145.00)	(35,331.49)	(397,665.00)	(115,188.51)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	21.00	16.00	5.00	134.00	133.00	1.00	200.00	66.00
4255 - Maps and Signs	228.00	200.00	28.00	958.30	1,672.00	(713.70)	2,000.00	1,041.70
4840 - Non-Taxable Income	40.00	0.00	40.00	63.00	0.00	63.00	0.00	(63.00)
4844 - Concessions Income (Taxable)	0.00	0.00	0.00	682.30	0.00	682.30	0.00	(682.30)
4846 - Vendor Space Rentals	0.00	0.00	0.00	1,575.00	0.00	1,575.00	0.00	(1,575.00)
Total Other Income	289.00	216.00	73.00	3,412.60	1,805.00	1,607.60	2,200.00	(1,212.60)
Total SVCA Operations- Admin Income	289.00	216.00	73.00	3,412.60	1,805.00	1,607.60	2,200.00	(1,212.60)
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
5015 - Bank Charges & Fees	997.25	416.00	581.25	8,513.37	3,333.00	5,180.37	5,000.00	(3,513.37)
5045 - Dues & Subscriptions	0.00	84.00	(84.00)	1,674.43	667.00	1,007.43	1,000.00	(674.43)
5090 - Office Supplies	1,700.64	2,048.00	(347.36)	9,401.68	15,153.00	(5,751.32)	21,131.00	11,729.32
5100 - GM Discretionary Funds	0.00	56.00	(56.00)	3,129.63	2,648.00	481.63	5,000.00	1,870.37
5107 - Advertising Costs	87.03	0.00	87.03	87.03	0.00	87.03	0.00	(87.03)
5120 - Cash Over/Short	(4.00)	0.00	(4.00)	10.24	0.00	10.24	0.00	(10.24)
5205 - Events Charges	412.65	1,773.00	(1,360.35)	6,653.44	3,381.00	3,272.44	5,000.00	(1,653.44)
5210 - Printing & Copying	0.00	287.00	(287.00)	6,745.04	3,326.00	3,419.04	6,500.00	(245.04)
5227 - Training & Conferences	0.00	125.00	(125.00)	0.00	1,000.00	(1,000.00)	1,500.00	1,500.00
5325 - Recruiting Expense	61.00	250.00	(189.00)	2,688.35	2,000.00	688.35	3,000.00	311.65
Total Administrative	3,254.57	5,039.00	(1,784.43)	39,203.21	31,508.00	7,695.21	48,131.00	8,927.79
Regulatory Compliance								
6300 - Permits & Licenses	25.00	0.00	25.00	40.13	0.00	40.13	0.00	(40.13)
9005 - State B&O Tax	2.04	0.00	2.04	33.59	0.00	33.59	0.00	(33.59)
Total Regulatory Compliance	27.04	0.00	27.04	73.72	0.00	73.72	0.00	(73.72)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00	18,000.00
5115 - Web Site Maintenance	0.00	9.00	(9.00)	922.20	1,996.00	(1,073.80)	5,000.00	4,077.80
5215 - Postage	101.45	41.00	60.45	891.09	333.00	558.09	500.00	(391.09)
5225 - Newsletter Services	199.80	100.00	99.80	431.00	800.00	(369.00)	1,200.00	769.00
Total CC&Rs/ Mandates	301.25	150.00	151.25	2,244.29	3,129.00	(884.71)	24,700.00	22,455.71
Payroll & Benefits								
5300 - Salaries	43,406.50	44,186.00	(779.50)	248,871.00	250,348.00	(1,477.00)	382,959.00	134,088.00
5335 - Payroll Taxes- Employer	3,945.36	3,968.00	(22.64)	23,980.77	22,480.00	1,500.77	34,388.00	10,407.23
5385 - Payroll Benefits - Medical	3,178.76	4,037.00	(858.24)	27,079.28	32,296.00	(5,216.72)	48,444.00	21,364.72
Total Payroll & Benefits	50,530.62	52,191.00	(1,660.38)	299,931.05	305,124.00	(5,192.95)	465,791.00	165,859.95
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	120.00	0.00	120.00	0.00	(120.00)
6050 - Utilities- Communications Service	1,314.88	250.00	1,064.88	6,767.24	2,000.00	4,767.24	3,000.00	(3,767.24)
Total Utilities	1,314.88	250.00	1,064.88	6,887.24	2,000.00	4,887.24	3,000.00	(3,887.24)
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	132.79	275.00	(142.21)	275.00	142.21
6795 - Other Supplies	0.00	0.00	0.00	572.60	0.00	572.60	0.00	(572.60)
Total Maintenance & Landscaping	0.00	0.00	0.00	705.39	275.00	430.39	275.00	(430.39)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	681.21	459.00	222.21	2,555.28	3,667.00	(1,111.72)	5,500.00	2,944.72
5125 - IT Support and Services	3,843.93	3,726.00	117.93	33,097.15	17,337.00	15,760.15	30,000.00	(3,097.15)
6440 - Safety & Security Services	0.00	0.00	0.00	1,183.74	5,000.00	(3,816.26)	5,000.00	3,816.26
Total Contracted & Professional Services	4,525.14	4,185.00	340.14	36,836.17	26,004.00	10,832.17	40,500.00	3,663.83
Total SVCA Operations- Admin Expense	59,953.50	61,815.00	(1,861.50)	385,881.07	368,040.00	17,841.07	582,397.00	196,515.93
Total SVCA Operations- Admin Income / (Loss)	(59,664.50)	(61,599.00)	1,934.50	(382,468.47)	(366,235.00)	(16,233.47)	(580,197.00)	(197,728.53)

Income Statement Report

Sudden Valley Community Association

Facilities

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	0.00	216.00	(216.00)	16,175.00	18,000.00	(1,825.00)	24,000.00	7,825.00
4412 - BD Expense- Area Z	828.50	0.00	828.50	(586.56)	0.00	(586.56)	0.00	586.56
Total Area Z Rental Income	828.50	216.00	612.50	15,588.44	18,000.00	(2,411.56)	24,000.00	8,411.56
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	2,621.00	1,310.50	31,452.00	20,968.00	10,484.00	31,452.00	0.00
4435 - Lease Income - Barn 8	1,200.00	1,200.00	0.00	9,600.00	9,600.00	0.00	14,400.00	4,800.00
4439 - Lease Income- Library	500.00	325.00	175.00	2,789.20	2,600.00	189.20	3,900.00	1,110.80
Total Lease Income	5,631.50	4,146.00	1,485.50	43,841.20	33,168.00	10,673.20	49,752.00	5,910.80
Total Facilities Income	6,460.00	4,362.00	2,098.00	59,429.64	51,168.00	8,261.64	73,752.00	14,322.36
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	9.00	(9.00)	43.00	67.00	(24.00)	100.00	57.00
7110 - Regulatory Compliance	73.42	129.00	(55.58)	587.36	1,033.00	(445.64)	1,550.00	962.64
9005 - State B&O Tax	83.68	84.00	(0.32)	776.24	667.00	109.24	1,000.00	223.76
Total Regulatory Compliance	157.10	222.00	(64.90)	1,406.60	1,767.00	(360.40)	2,650.00	1,243.40
Payroll & Benefits								
5300 - Salaries	4,878.57	4,573.00	305.57	27,500.43	25,910.00	1,590.43	39,634.00	12,133.57
5335 - Payroll Taxes- Employer	550.99	558.00	(7.01)	3,148.96	3,161.00	(12.04)	4,835.00	1,686.04
5385 - Payroll Benefits - Medical	143.50	807.00	(663.50)	1,148.00	6,456.00	(5,308.00)	9,684.00	8,536.00
Total Payroll & Benefits	5,573.06	5,938.00	(364.94)	31,797.39	35,527.00	(3,729.61)	54,153.00	22,355.61
Insurance								
5400 - Insurance Premiums	41.67	0.00	41.67	333.36	0.00	333.36	0.00	(333.36)
Total Insurance	41.67	0.00	41.67	333.36	0.00	333.36	0.00	(333.36)
Utilities								
6000 - Utilities	3,473.16	0.00	3,473.16	485.62	0.00	485.62	0.00	(485.62)

Income Statement Report

Sudden Valley Community Association Facilities

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6005 - Utilities- Natural Gas	828.87	270.00	558.87	5,613.55	3,418.00	2,195.55	5,328.00	(285.55)
6023 - Utilities- Water & Sewer	3,752.14	2,896.00	856.14	12,792.40	11,583.00	1,209.40	17,374.00	4,581.60
6033 - Utilities- Electricity	1,933.40	1,919.00	14.40	18,340.97	15,347.00	2,993.97	23,020.00	4,679.03
6035 - Utilities- Trash & Recycling Service	1,270.86	2,125.00	(854.14)	8,220.02	16,998.00	(8,777.98)	25,497.00	17,276.98
6050 - Utilities- Communications Service	673.57	1,669.00	(995.43)	11,053.33	13,354.00	(2,300.67)	20,031.00	8,977.67
Total Utilities	11,932.00	8,879.00	3,053.00	56,505.89	60,700.00	(4,194.11)	91,250.00	34,744.11
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	44.67	0.00	44.67	0.00	(44.67)
6515 - Building R&M- Materials	1,121.46	4,084.00	(2,962.54)	11,359.37	33,097.00	(21,737.63)	35,000.00	23,640.63
6520 - Building R&M- Contract Vendor	1,440.80	5,090.00	(3,649.20)	22,399.41	33,737.00	(11,337.59)	45,000.00	22,600.59
6635 - Janitorial Supplies	1,427.41	709.00	718.41	9,682.24	5,667.00	4,015.24	8,500.00	(1,182.24)
6675 - Equipment R&M	82.74	84.00	(1.26)	117.28	667.00	(549.72)	1,000.00	882.72
6795 - Other Supplies	0.00	129.00	(129.00)	0.00	1,033.00	(1,033.00)	1,550.00	1,550.00
6796 - Other R&M	0.00	84.00	(84.00)	656.59	667.00	(10.41)	1,000.00	343.41
Total Maintenance & Landscaping	4,072.41	10,180.00	(6,107.59)	44,259.56	74,868.00	(30,608.44)	92,050.00	47,790.44
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	41.00	(41.00)	0.00	333.00	(333.00)	500.00	500.00
7095 - Other Professional Services	0.00	1,250.00	(1,250.00)	2,558.91	10,000.00	(7,441.09)	15,000.00	12,441.09
Total Contracted & Professional Services	0.00	1,291.00	(1,291.00)	2,558.91	10,333.00	(7,774.09)	15,500.00	12,941.09
Total Facilities Expense	21,776.24	26,510.00	(4,733.76)	136,861.71	183,195.00	(46,333.29)	255,603.00	118,741.29
Total Facilities Income / (Loss)	(15,316.24)	(22,148.00)	6,831.76	(77,432.07)	(132,027.00)	54,594.93	(181,851.00)	(104,418.93)

Income Statement Report

Sudden Valley Community Association

Maintenance

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	12.00	(12.00)	275.84	100.00	175.84	150.00	(125.84)
5210 - Printing & Copying	0.00	9.00	(9.00)	158.55	67.00	91.55	100.00	(58.55)
5227 - Training & Conferences	209.00	0.00	209.00	209.00	0.00	209.00	0.00	(209.00)
6408 - Uniforms	153.05	209.00	(55.95)	1,523.42	1,667.00	(143.58)	2,500.00	976.58
Total Administrative	362.05	230.00	132.05	2,166.81	1,834.00	332.81	2,750.00	583.19
Regulatory Compliance								
6300 - Permits & Licenses	122.24	166.00	(43.76)	1,342.99	1,333.00	9.99	2,000.00	657.01
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	122.24	166.00	(43.76)	1,342.99	1,333.00	9.99	2,100.00	757.01
Payroll & Benefits								
5300 - Salaries	37,763.22	41,677.00	(3,913.78)	197,821.29	205,991.00	(8,169.71)	319,366.00	121,544.71
5335 - Payroll Taxes- Employer	3,883.92	4,508.00	(624.08)	21,211.67	22,281.00	(1,069.33)	34,544.00	13,332.33
5385 - Payroll Benefits - Medical	3,818.42	3,931.00	(112.58)	30,834.40	31,450.00	(615.60)	47,175.00	16,340.60
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	45,465.56	50,116.00	(4,650.44)	259,718.74	265,222.00	(5,503.26)	412,085.00	152,366.26
Utilities								
6050 - Utilities- Communications Service	313.75	221.00	92.75	2,302.98	1,770.00	532.98	2,655.00	352.02
Total Utilities	313.75	221.00	92.75	2,302.98	1,770.00	532.98	2,655.00	352.02
Maintenance & Landscaping								
6110 - Landscape R&M	33.03	0.00	33.03	641.32	1,982.00	(1,340.68)	1,982.00	1,340.68
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	1,555.36	0.00	1,555.36	1,555.36	1,250.00	305.36	2,500.00	944.64
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	0.00	719.00	(719.00)	5,000.00	5,000.00
6675 - Equipment R&M	2,768.61	279.00	2,489.61	6,601.37	1,859.00	4,742.37	15,000.00	8,398.63
6765 - Small Tools & Equipment	56.83	23.00	33.83	1,679.60	4,635.00	(2,955.40)	7,500.00	5,820.40

Income Statement Report

Sudden Valley Community Association

Maintenance

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6775 - Vehicle R&M	1,685.22	70.00	1,615.22	4,683.88	13,703.00	(9,019.12)	17,500.00	12,816.12
6785 - Vehicle Fuel	1,857.29	1,067.00	790.29	10,846.07	8,512.00	2,334.07	11,250.00	403.93
6795 - Other Supplies	6.38	0.00	6.38	519.24	383.00	136.24	5,000.00	4,480.76
6796 - Other R&M	0.00	0.00	0.00	593.07	0.00	593.07	0.00	(593.07)
Total Maintenance & Landscaping	7,962.72	1,439.00	6,523.72	29,616.16	43,827.00	(14,210.84)	100,732.00	71,115.84
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	625.00	(625.00)	5,621.20	5,000.00	621.20	7,500.00	1,878.80
6440 - Safety & Security Services	0.00	41.00	(41.00)	0.00	333.00	(333.00)	500.00	500.00
7095 - Other Professional Services	0.00	3,387.00	(3,387.00)	7,840.00	7,200.00	640.00	25,000.00	17,160.00
Total Contracted & Professional Services	0.00	4,053.00	(4,053.00)	13,461.20	12,533.00	928.20	33,000.00	19,538.80
Total Maintenance Expense	54,226.32	56,225.00	(1,998.68)	308,608.88	326,519.00	(17,910.12)	553,322.00	244,713.12
Total Maintenance Income / (Loss)	(54,226.32)	(56,225.00)	1,998.68	(308,608.88)	(326,519.00)	17,910.12	(553,322.00)	(244,713.12)

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

August 1, 2024 to August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 12,289	\$ 12,397	\$ (108)	\$ 328,597	\$ 344,383	\$ (15,786)	\$ 385,000	\$ 56,403
4151 - BD Expense- Golf	2,651	-	2,651	(15,863)	-	(15,863)	-	15,863
4154 - Golf Course Daily Greens Fees	153,615	131,929	21,686	597,204	497,843	99,361	658,000	60,796
4170 - Driving Range Fees	7,464	5,670	1,794	36,260	27,426	8,834	35,000	(1,260)
4174 - Golf Cart Rental	43,417	36,953	6,464	175,374	150,365	25,009	195,000	19,626
4176 - Golf Club Storage	13	-	13	1,712	2,400	(688)	2,400	688
4178 - Trail Fees	627	758	(131)	12,495	13,144	(649)	14,750	2,255
Total Golf Income	220,076	187,707	32,369	1,135,780	1,035,561	100,219	1,290,150	154,371
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	220,076	187,707	32,369	1,135,780	1,035,561	100,219	1,290,150	154,371
Expense								
Administrative								
5107 - Advertising Costs	-	1,562	(1,562)	6,611	11,379	(4,768)	14,000	7,389
5015 - Bank Charges & Fees	5,132	5,580	(448)	20,935	17,946	2,989	30,000	9,065
5120 - Cash Over/Short	(54)	-	(54)	189	-	189	-	(189)
5045 - Dues & Subscriptions	657	2,075	(1,418)	23,720	22,436	1,284	27,300	3,580
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	273	50	223	573	500	73	700	127
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	-	-	-	371	1,800	(1,429)	1,800	1,429
5227 - Training & Conferences	-	-	-	1,305	4,000	(2,695)	4,000	2,695
5326 - Operating Performance Commissions	-	-	-	-	-	-	1,500	1,500
5399 - Payroll Service Fees	-	-	-	-	-	-	-	-
6408 - Uniforms	480	1,729	(1,249)	5,218	6,574	(1,356)	8,700	3,482
Total Administrative	6,488	10,996	(4,508)	58,922	64,635	(5,713)	88,000	29,078
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	-	-	50	-	50	750	700
9005 - State B&O Tax	1,025	-	1,025	4,912	7,500	(2,588)	7,500	2,588
Total Regulatory Compliance	1,025	-	1,025	4,963	7,500	(2,537)	8,250	3,288
CC&Rs/ Mandates								
5215 - Postage	-	21	(21)	-	167	(167)	250	250
5115 - Web Site Maintenance	-	-	-	-	2,700	(2,700)	2,700	2,700
CC&Rs/ Mandates Total	-	21	(21)	-	2,867	(2,867)	2,950	2,950
Payroll & Benefits								
5300 - Salaries	92,060	89,500	2,560	464,600	447,717	16,883	684,013	219,413
5335 - Payroll Taxes- Employer	10,278	8,947	1,331	51,654	44,753	6,901	68,364	16,710
5385 - Payroll Benefits - Medical	4,367	8,074	(3,707)	33,442	64,592	(31,150)	96,888	63,446
Total Payroll & Benefits	106,706	106,521	185	549,696	557,062	(7,366)	849,265	299,569

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

August 1, 2024 to August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	298	331	(33)	2,285	2,646	(361)	3,969	1,684
Total Insurance	298	331	(33)	2,285	2,646	(361)	3,969	1,684
Utilities								
6050 - Utilities- Communications Service	731	612	119	5,789	4,898	891	7,346	1,557
6033 - Utilities- Electricity	2,955	2,493	462	13,499	11,225	2,274	15,769	2,270
6005 - Utilities- Natural Gas	406	373	33	4,104	1,880	2,224	2,800	(1,304)
6023 - Utilities- Water & Sewer	2,356	2,110	246	8,551	8,234	317	12,119	3,568
6035 - Utilities- Trash & Recycling Service	403	567	(164)	3,227	2,857	370	4,255	1,028
Total Utilities	6,851	6,155	696	35,170	29,094	6,076	42,289	7,119
Maintenance & Landscaping								
6675 - Equipment R&M	11,947	3,627	8,320	47,956	33,900	14,056	47,000	(956)
6635 - Janitorial Supplies	-	12	(12)	-	100	(100)	150	150
6110 - Landscape R&M	3,789	1,800	1,989	39,239	17,048	22,191	37,500	(1,739)
6796 - Other R&M	-	-	-	458	2,600	(2,142)	2,600	2,142
6795 - Other Supplies	3,953	1,666	2,287	23,473	14,656	8,817	19,500	(3,973)
6610 - Raw Materials	1,543	195	1,348	36,905	33,224	3,681	35,500	(1,405)
6621 - Raw Materials: Sand & Gravel	8,200	-	8,200	34,003	34,500	(497)	40,000	5,997
6765 - Small Tools & Equipment	185	345	(160)	3,219	3,731	(512)	4,400	1,181
6785 - Vehicle Fuel	3,824	3,760	64	21,037	21,499	(462)	31,820	10,783
6775 - Vehicle R&M	-	84	(84)	-	1,867	(1,867)	2,200	2,200
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	33,441	11,489	21,952	206,291	163,125	43,166	220,670	14,380
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	584	(584)	7,174	6,667	507	9,000	1,826
6440 - Safety & Security Services	-	-	-	-	550	(550)	550	550
7095 - Other Professional Services	-	-	-	-	750	(750)	750	750
Total Contracted & Professional Services	-	584	(584)	7,174	7,967	(793)	10,300	3,126
Total Golf Expense	154,808	136,097	18,711	864,500	834,896	29,604	1,225,693	361,194
Total Golf Income / (Loss)	\$ 65,268	\$ 51,610	\$ 13,658	\$ 271,280	\$ 200,665	\$ 70,615	\$ 64,457	\$ (206,823)

Income Statement Report

Sudden Valley Community Association

Marina

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	26,560.00	12,320.00	14,240.00	12,320.00	(14,240.00)
4420 - Marina Dry Slip Income	2,490.00	0.00	2,490.00	83,018.50	84,409.00	(1,390.50)	84,409.00	1,390.50
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	131,343.00	96,991.00	34,352.00	96,991.00	(34,352.00)
4426 - BD Expense- Marina	0.00	0.00	0.00	55.00	0.00	55.00	0.00	(55.00)
Total Marina Income	2,490.00	0.00	2,490.00	240,976.50	193,720.00	47,256.50	193,720.00	(47,256.50)
Other Income								
4220 - Marina Gate & Access Cards	725.00	667.00	58.00	7,133.00	4,000.00	3,133.00	4,000.00	(3,133.00)
Total Other Income	725.00	667.00	58.00	7,133.00	4,000.00	3,133.00	4,000.00	(3,133.00)
Total Marina Income	3,215.00	667.00	2,548.00	248,109.50	197,720.00	50,389.50	197,720.00	(50,389.50)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	84.00	(84.00)	0.00	667.00	(667.00)	1,000.00	1,000.00
5210 - Printing & Copying	0.00	16.00	(16.00)	274.57	133.00	141.57	200.00	(74.57)
Total Administrative	0.00	100.00	(100.00)	274.57	800.00	(525.43)	1,200.00	925.43
Regulatory Compliance								
7110 - Regulatory Compliance	177.82	180.00	(2.18)	1,397.60	1,440.00	(42.40)	2,160.00	762.40
9005 - State B&O Tax	99.73	0.00	99.73	3,600.41	3,000.00	600.41	3,000.00	(600.41)
Total Regulatory Compliance	277.55	180.00	97.55	4,998.01	4,440.00	558.01	5,160.00	161.99
Utilities								
6023 - Utilities- Water & Sewer	321.22	285.00	36.22	1,146.06	1,140.00	6.06	1,710.00	563.94
6033 - Utilities- Electricity	78.38	147.00	(68.62)	1,136.60	1,177.00	(40.40)	1,766.00	629.40
6050 - Utilities- Communications Service	267.46	157.00	110.46	2,000.61	1,256.00	744.61	1,884.00	(116.61)
Total Utilities	667.06	589.00	78.06	4,283.27	3,573.00	710.27	5,360.00	1,076.73
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	1,000.00	(1,000.00)	1,500.00	1,500.00

Income Statement Report
Sudden Valley Community Association
Marina

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	84.00	(84.00)	130.50	667.00	(536.50)	1,000.00	869.50
6675 - Equipment R&M	0.00	104.00	(104.00)	0.00	833.00	(833.00)	1,250.00	1,250.00
6795 - Other Supplies	0.00	41.00	(41.00)	1,451.20	333.00	1,118.20	500.00	(951.20)
6796 - Other R&M	0.00	150.00	(150.00)	0.00	1,200.00	(1,200.00)	1,800.00	1,800.00
Total Maintenance & Landscaping	0.00	504.00	(504.00)	1,581.70	4,033.00	(2,451.30)	6,050.00	4,468.30
Total Marina Expense	944.61	1,373.00	(428.39)	11,137.55	12,846.00	(1,708.45)	17,770.00	6,632.45
Total Marina Income / (Loss)	2,270.39	(706.00)	2,976.39	236,971.95	184,874.00	52,097.95	179,950.00	(57,021.95)

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

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	261	816	(555)	8,308	7,213	1,095	8,000	(308)
4411 - Picnic Shelter Rentals	100	-	100	1,480	-	1,480	-	(1,480)
	361	816	(455)	9,788	7,213	2,575	8,000	(1,788)
Rec Center and Pools Income								
4510 - Health Club Membership	32	-	32	613	1,000	(387)	1,000	387
4223 - Gym and Pool Access Cards	525	-	525	2,792	3,000	(208)	3,000	208
4502 - Instructor & Trainer Fees	332	750	(418)	3,143	2,250	893	3,000	(143)
4513 - Main Pool Income	6,965	3,853	3,112	23,402	13,102	10,300	14,550	(8,852)
4515 - Locker Rental	-	-	-	-	50	(50)	50	50
4516 - Quiet Pool Income	-	60	(60)	-	240	(240)	300	300
4010 - Recreation Special Assmt 062018 to 052023	-	-	-	142	-	142	-	(142)
4011 - BD Expense- Rec SA 062018 to 052023	114	-	114	787	-	787	-	(787)
4840 - Other Income	-	-	-	-	-	-	-	-
Total Recreation Income	7,968	4,663	3,305	30,878	19,642	11,236	21,900	(8,979)
Total Recreation Income	8,330	5,479	2,851	40,665	26,855	13,810	29,900	(10,767)
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	75	143	(68)	1,339	1,134	205	1,700	361
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	-	-	199	-	199	-	(199)
5227 - Training & Conferences	-	-	-	3,982	1,900	2,082	1,900	(2,082)
6408 - Uniforms	-	-	-	2,198	1,620	578	1,620	(578)
Total Administrative	75	143	(68)	7,717	4,654	3,063	5,220	(2,498)
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	971	1,000	(29)	1,000	29
9005 - State B&O Tax	59	90	(31)	425	275	150	300	(125)
Total Regulatory Compliance	59	90	(31)	1,396	1,275	121	1,300	(96)
CC&Rs/ Mandates								
5215 - Postage	24	-	24	237	-	237	-	(237)
CC&Rs/ Mandates Total	24	-	24	237	-	237	-	(237)
Payroll & Benefits								
5300 - Salaries	42,900	44,770	(1,870)	162,429	165,175	(2,746)	213,645	51,216
5335 - Payroll Taxes- Employer	5,025	4,437	588	18,947	16,344	2,603	21,115	2,168
5385 - Payroll Benefits - Medical	1,491	1,615	(124)	8,947	12,920	(3,973)	19,380	10,433
Total Payroll & Benefits	49,416	50,822	(1,406)	190,324	194,439	(4,115)	254,140	63,817

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

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	922	471	451	7,404	3,765	3,639	5,647	(1,757)
6033 - Utilities- Electricity	1,891	1,277	614	10,934	9,623	1,311	14,284	3,351
6005 - Utilities- Natural Gas	217	214	3	8,459	7,252	1,207	8,470	11
6023 - Utilities- Water & Sewer	2,117	5,320	(3,203)	8,523	16,801	(8,278)	23,570	15,047
6035 - Utilities- Trash & Recycling Service	535	247	288	2,081	1,977	104	2,966	885
Total Utilities	5,683	7,529	(1,846)	37,401	39,418	(2,017)	54,937	17,537
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	-	-	-	4,303	4,078	225	6,000	1,696
6635 - Janitorial Supplies	-	84	(84)	-	667	(667)	1,000	1,000
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	4,590	-	4,590	-	(4,590)
6795 - Other Supplies	521	1,103	(582)	3,178	4,126	(948)	5,000	1,820
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	521	1,187	(666)	12,071	8,871	3,200	12,000	(74)
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	10,839	10,862	(23)	49,984	41,251	8,733	48,000	(1,984)
6440 - Safety & Security Services	-	41	(41)	-	333	(333)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	10,839	10,903	(64)	49,984	41,584	8,400	48,500	(1,484)
Total Recreation Expense	66,618	70,674	(4,056)	299,131	290,241	8,890	376,097	76,965
Total Recreation Income / (Loss)	\$ (58,288)	\$ (65,195)	\$ 6,907	\$ (258,465)	\$ (263,386)	\$ 4,921	\$ (346,197)	\$ (87,732)

Income Statement Report

Sudden Valley Community Association

UDR Activity

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 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	674.08	0.00	674.08	0.00	(674.08)
Total Dues and Assessment Income- Ops	0.00	0.00	0.00	1,303.96	0.00	1,303.96	0.00	(1,303.96)
Dues and Assessments Income- UDR								
4001 - BD Expense- 2023 Ops & prior	1,047.92	0.00	1,047.92	25,903.28	0.00	25,903.28	0.00	(25,903.28)
4081 - BD Expense- Ops 2014 & Prior	0.00	0.00	0.00	3,747.43	0.00	3,747.43	0.00	(3,747.43)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(43,984.78)	0.00	(43,984.78)	0.00	43,984.78
Total Dues and Assessments Income- UDR	1,047.92	0.00	1,047.92	(14,334.07)	0.00	(14,334.07)	0.00	14,334.07
Lease Income								
4439.1 - Lease Income- Library Prepaid Recr	666.67	0.00	666.67	1,333.34	0.00	1,333.34	0.00	(1,333.34)
Total Lease Income	666.67	0.00	666.67	1,333.34	0.00	1,333.34	0.00	(1,333.34)
Collections Income								
4710 - Late Fees & Interest	5,896.13	0.00	5,896.13	47,446.46	0.00	47,446.46	0.00	(47,446.46)
4711 - BD Expense- Late Fee & Int	(3,853.02)	0.00	(3,853.02)	(28,734.62)	0.00	(28,734.62)	0.00	28,734.62
4715 - Lien Fees	0.00	0.00	0.00	16,346.60	0.00	16,346.60	0.00	(16,346.60)
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	1,027.60	0.00	1,027.60	0.00	(1,027.60)
4721 - BD Expense- Legal	262.75	0.00	262.75	(10,745.25)	0.00	(10,745.25)	0.00	10,745.25
Total Collections Income	2,305.86	0.00	2,305.86	25,340.79	0.00	25,340.79	0.00	(25,340.79)
Investment Income								
4910 - Interest Earned - Reserve Accounts	253.59	0.00	253.59	2,044.85	0.00	2,044.85	0.00	(2,044.85)
Total Investment Income	253.59	0.00	253.59	2,044.85	0.00	2,044.85	0.00	(2,044.85)
Total UDR Activity Income	4,274.04	0.00	4,274.04	15,688.87	0.00	15,688.87	0.00	(15,688.87)

Income Statement Report

Sudden Valley Community Association

UDR Activity

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Regulatory Compliance								
9005 - State B&O Tax	88.31	0.00	88.31	956.89	0.00	956.89	0.00	(956.89)
Total Regulatory Compliance	88.31	0.00	88.31	956.89	0.00	956.89	0.00	(956.89)
CC&Rs/ Mandates								
5025 - Collection Charges	144.03	0.00	144.03	1,973.69	0.00	1,973.69	0.00	(1,973.69)
5065 - Lien Charges	0.00	0.00	0.00	9,738.00	0.00	9,738.00	0.00	(9,738.00)
Total CC&Rs/ Mandates	144.03	0.00	144.03	11,711.69	0.00	11,711.69	0.00	(11,711.69)
Payroll & Benefits								
5391 - Accrued Vacation Liability	472.78	0.00	472.78	17,438.47	0.00	17,438.47	0.00	(17,438.47)
Total Payroll & Benefits	472.78	0.00	472.78	17,438.47	0.00	17,438.47	0.00	(17,438.47)
Reserve Expenses/Transfers								
9890 - UDR Legal Expenses	0.00	0.00	0.00	350.00	0.00	350.00	0.00	(350.00)
Total Reserve Expenses/Transfers	0.00	0.00	0.00	350.00	0.00	350.00	0.00	(350.00)
Reserve UDR Projects								
9623 - 2023 Firewise/Road Mowing/Clean Gr	0.00	0.00	0.00	5,734.31	0.00	5,734.31	0.00	(5,734.31)
9624.01 - 2024 Hazardous Tree Removal	8,051.20	0.00	8,051.20	41,611.80	0.00	41,611.80	0.00	(41,611.80)
9624.02 - 2024 GM Recruiting Search	6,716.37	0.00	6,716.37	16,346.73	0.00	16,346.73	0.00	(16,346.73)
Total Reserve UDR Projects	14,767.57	0.00	14,767.57	63,692.84	0.00	63,692.84	0.00	(63,692.84)
Total UDR Activity Expense	15,472.69	0.00	15,472.69	94,149.89	0.00	94,149.89	0.00	(94,149.89)
Total UDR Activity Income / (Loss)	(11,198.65)	0.00	(11,198.65)	(78,461.02)	0.00	(78,461.02)	0.00	78,461.02

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4041 - BD Expense- MR&R	0.00	0.00	0.00	45.12	0.00	45.12	0.00	(45.12)
4043.22 - Capital Rep & Repl Assmt 2022	0.00	0.00	0.00	433.20	0.00	433.20	0.00	(433.20)
4043.23 - Capital Rep & Repl Assmt 2023	0.00	0.00	0.00	368.22	0.00	368.22	0.00	(368.22)
4043.24 - Capital Rep & Repl Assmt 2024	112,722.25	0.00	112,722.25	902,247.30	0.00	902,247.30	0.00	(902,247.30)
4046 - BD Expense- CRRRF 23 & Prior	113.10	0.00	113.10	11,138.54	0.00	11,138.54	0.00	(11,138.54)
4049 - BD Expense - CRRRF 2024	(1,531.31)	0.00	(1,531.31)	(16,850.60)	0.00	(16,850.60)	0.00	16,850.60
4050 - Roads Capital Assessment	0.00	0.00	0.00	(37.13)	0.00	(37.13)	0.00	37.13
4051 - BD Expense- Roads 23 & Prior	185.65	0.00	185.65	12,165.39	0.00	12,165.39	0.00	(12,165.39)
4053 - BD Expense - Roads 2024	(1,794.14)	0.00	(1,794.14)	(17,935.78)	0.00	(17,935.78)	0.00	17,935.78
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	415.85	0.00	415.85	0.00	(415.85)
4055.24 - Roads Capital Assmt 2024	115,938.45	0.00	115,938.45	928,064.55	0.00	928,064.55	0.00	(928,064.55)
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	7.51	0.00	7.51	0.00	(7.51)
4060.24 - Mailbox Capital Assmt 2024	2,092.05	0.00	2,092.05	16,745.78	0.00	16,745.78	0.00	(16,745.78)
4061 - BD Expense- Mailbox 2024	(33.02)	0.00	(33.02)	(321.15)	0.00	(321.15)	0.00	321.15
4062 - BD Expense- Mailbox 23 & Prior	3.35	0.00	3.35	227.38	0.00	227.38	0.00	(227.38)
4071 - BD Expense- Mbr Density	0.00	0.00	0.00	0.89	0.00	0.89	0.00	(0.89)
4995 - BD Expense- 60day accrual CAP	0.00	0.00	0.00	(16,111.87)	0.00	(16,111.87)	0.00	16,111.87
Total Dues and Assessments Income- Capi	227,696.38	0.00	227,696.38	1,821,056.80	0.00	1,821,056.80	0.00	(1,821,056.80)
New Home Construction Fees								
4360 - Storm Water Mitigation Revenue	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
Total New Home Construction Fees	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
Investment Income								
4910 - Interest Earned - Reserve Accounts	4,209.17	0.00	4,209.17	32,606.03	0.00	32,606.03	0.00	(32,606.03)
Total Investment Income	4,209.17	0.00	4,209.17	32,606.03	0.00	32,606.03	0.00	(32,606.03)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	0.00	0.00	0.00	1,368.00	0.00	1,368.00	0.00	(1,368.00)
Total Capital Gain (Loss) on Sale of Assets	0.00	0.00	0.00	1,368.00	0.00	1,368.00	0.00	(1,368.00)
Total SVCA Reserves Income	231,905.55	0.00	231,905.55	1,857,530.83	0.00	1,857,530.83	0.00	(1,857,530.83)
<u>Expense</u>								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	51,868.24	0.00	51,868.24	0.00	(51,868.24)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	62,170.72	0.00	62,170.72	0.00	(62,170.72)
6325 - Depr - Land Improvement	8,363.90	0.00	8,363.90	67,053.80	0.00	67,053.80	0.00	(67,053.80)
6326 - Depr - Mailboxes	2,032.24	0.00	2,032.24	16,257.92	0.00	16,257.92	0.00	(16,257.92)
6327 - Depr - Roads and Bridges	57,624.00	0.00	57,624.00	460,992.00	0.00	460,992.00	0.00	(460,992.00)
6328 - Depr - Building Improvements	16,086.34	0.00	16,086.34	128,855.36	0.00	128,855.36	0.00	(128,855.36)
6330 - Depr - Furniture & Fixtures	654.50	0.00	654.50	5,236.00	0.00	5,236.00	0.00	(5,236.00)
6335 - Depr - Communication Equipment	123.45	0.00	123.45	1,024.23	0.00	1,024.23	0.00	(1,024.23)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	10,518.16	0.00	10,518.16	0.00	(10,518.16)
6340 - Depr - Machinery & Equipment	9,833.07	0.00	9,833.07	84,543.99	0.00	84,543.99	0.00	(84,543.99)
6350 - Depr - Vehicles	1,346.36	0.00	1,346.36	18,395.53	0.00	18,395.53	0.00	(18,395.53)
6360 - Amortization	678.47	0.00	678.47	5,427.76	0.00	5,427.76	0.00	(5,427.76)
Total Depreciation Expense	112,311.97	0.00	112,311.97	912,343.71	0.00	912,343.71	0.00	(912,343.71)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	5,958.11	0.00	5,958.11	45,209.26	0.00	45,209.26	0.00	(45,209.26)
Total Reserve Expenses/Transfers	5,958.11	0.00	5,958.11	45,209.26	0.00	45,209.26	0.00	(45,209.26)
Reserve CRRRF Capital Proejcts								
9719.18 - Trim Mower- Turf	0.00	0.00	0.00	4,681.32	0.00	4,681.32	0.00	(4,681.32)
9719.19 - Utility Vehicles	0.00	0.00	0.00	12,181.47	0.00	12,181.47	0.00	(12,181.47)
9719.20 - Marina Dock Replacement	0.00	0.00	0.00	163,037.02	0.00	163,037.02	0.00	(163,037.02)
9721.01 - Golf Cart Fleet	3,065.00	0.00	3,065.00	24,520.00	0.00	24,520.00	0.00	(24,520.00)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Proejcts								
9722.05 - Rekeying of Facilities	895.42	0.00	895.42	31,506.00	0.00	31,506.00	0.00	(31,506.00)
9722.08 - 2022 Area Z Facility Remodel	239,057.08	0.00	239,057.08	453,491.04	0.00	453,491.04	0.00	(453,491.04)
9722.09 - Barn 8 Refurbishment	0.00	0.00	0.00	64,610.90	0.00	64,610.90	0.00	(64,610.90)
9723.03 - 2023 Playground ADA Improvemer	0.00	0.00	0.00	105,206.35	0.00	105,206.35	0.00	(105,206.35)
9723.04 - Golf Austin Creek Repair	0.00	0.00	0.00	9,703.33	0.00	9,703.33	0.00	(9,703.33)
9723.05 - Core Area:Tennis court Resurfe & I	3,874.55	0.00	3,874.55	333,269.94	0.00	333,269.94	0.00	(333,269.94)
9723.07 - Website Improvements	0.00	0.00	0.00	5,550.52	0.00	5,550.52	0.00	(5,550.52)
9723.11 - Irrigation Sys Pump Control Replac	0.00	0.00	0.00	19,548.00	0.00	19,548.00	0.00	(19,548.00)
9723.13 - Area Z Tall Barn Refurbishment	(17,777.82)	0.00	(17,777.82)	59,179.54	0.00	59,179.54	0.00	(59,179.54)
9723.16 - Generac Generator for Maint Shop	0.00	0.00	0.00	8,145.00	0.00	8,145.00	0.00	(8,145.00)
9723.17 - 10 Golf Cart Lease	0.00	0.00	0.00	3,977.97	0.00	3,977.97	0.00	(3,977.97)
9724.01 - Turf Building Remodel - HVAC	0.00	0.00	0.00	9,026.33	0.00	9,026.33	0.00	(9,026.33)
9724.012 - Turf Building Remodel - Permit/Dc	2,569.88	0.00	2,569.88	4,768.51	0.00	4,768.51	0.00	(4,768.51)
9724.02 - Asphalt Cart Path Repairs	(2,786.05)	0.00	(2,786.05)	54,080.00	0.00	54,080.00	0.00	(54,080.00)
9724.03 - Fleet Replacement of Asst OP-1 &	0.00	0.00	0.00	74,364.14	0.00	74,364.14	0.00	(74,364.14)
9724.04 - Purchase of Kubota M5660SUHD	0.00	0.00	0.00	50,936.70	0.00	50,936.70	0.00	(50,936.70)
9724.05 - Purchase of Sand Trap Rake	0.00	0.00	0.00	32,578.91	0.00	32,578.91	0.00	(32,578.91)
9724.06 - Clubhouse HVAC 20 Ton Design/P	4,742.50	0.00	4,742.50	9,789.13	0.00	9,789.13	0.00	(9,789.13)
9724.07 - Adult Center Furnace & Water Hea	0.00	0.00	0.00	6,554.11	0.00	6,554.11	0.00	(6,554.11)
9724.08 - Adult Ctr & Clbhse Painting/Chs Dr	30,668.95	0.00	30,668.95	40,885.59	0.00	40,885.59	0.00	(40,885.59)
Total Reserve CRRRF Capital Proejcts	264,309.51	0.00	264,309.51	1,581,591.82	0.00	1,581,591.82	0.00	(1,581,591.82)
Reserve Roads Capital Projects								
9921.03 - 2021 Southern Crt Stabilization & /	0.00	0.00	0.00	832.50	0.00	832.50	0.00	(832.50)
9922.8 - 2022 Cold Spring Drainage Repair	6,370.00	0.00	6,370.00	30,293.75	0.00	30,293.75	0.00	(30,293.75)
9923.1 - Ten Year Capital Roads & Drainage	0.00	0.00	0.00	132,348.25	0.00	132,348.25	0.00	(132,348.25)
9923.3 - 2023 Roads On-Call Engineering	0.00	0.00	0.00	39,994.75	0.00	39,994.75	0.00	(39,994.75)
9923.41 - 2023 Roads Project- Street Signs	155.87	0.00	155.87	30,425.13	0.00	30,425.13	0.00	(30,425.13)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

August 01, 2024 thru August 31, 2024

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Roads Capital Projects								
9923.42 - 2023 Roads Project- Pavement Ma	0.00	0.00	0.00	26,259.16	0.00	26,259.16	0.00	(26,259.16)
9923.5 - 2024 Road and Drainage Design & I	11,336.00	0.00	11,336.00	37,345.15	0.00	37,345.15	0.00	(37,345.15)
9924.2 - 2024 Roads: On-Call Engineering	6,996.60	0.00	6,996.60	30,506.60	0.00	30,506.60	0.00	(30,506.60)
9924.3 - 2024 Roads: Pot Holes/Minor Road	5,577.77	0.00	5,577.77	22,990.05	0.00	22,990.05	0.00	(22,990.05)
9924.4 - 2024 Roads: Rplc Dr Run Lnd Rpr/C	4,241.25	0.00	4,241.25	636,565.04	0.00	636,565.04	0.00	(636,565.04)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	12,471.25	0.00	12,471.25	27,840.17	0.00	27,840.17	0.00	(27,840.17)
9924.9 - 2024 Bi-Annual Bridge Inspections	0.00	0.00	0.00	5,561.00	0.00	5,561.00	0.00	(5,561.00)
Total Reserve Roads Capital Projects	47,148.74	0.00	47,148.74	1,020,961.55	0.00	1,020,961.55	0.00	(1,020,961.55)
Reserve Road CVC Capital Project								
9924.7 - 2024 Roads: CVC Supplies & Outsid	0.00	0.00	0.00	7,967.38	0.00	7,967.38	0.00	(7,967.38)
9924.72 - 2024 Roads: CVC Wage, Taxes an	6,138.27	0.00	6,138.27	38,756.46	0.00	38,756.46	0.00	(38,756.46)
Total Reserve Road CVC Capital Project	6,138.27	0.00	6,138.27	46,723.84	0.00	46,723.84	0.00	(46,723.84)
Total SVCA Reserves Expense	435,866.60	0.00	435,866.60	3,606,830.18	0.00	3,606,830.18	0.00	(3,606,830.18)
Total SVCA Reserves Income / (Loss)	(203,961.05)	0.00	(203,961.05)	(1,749,299.35)	0.00	(1,749,299.35)	0.00	1,749,299.35

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2024

	SVCA Owned Lots																											LLE & CTB	Dues Exempt	Total Non Billable Lots	Total All Lots			
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots			Restricted						Avail.	Total	
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10							
Jan	20	96	116	301	2,517	2,818	24	62	5	13	1	11	16	40	1	14	321	2,613	2,934	47	140	187	368	2,753	3,121	774	0	3	777	737	6	1,520	4,641	
Feb	22	104	126	303	2,508	2,811	14	59	10	22	3	6	15	42	1	12	325	2,612	2,937	43	141	184	368	2,753	3,121	774	0	3	777	737	6	1,520	4,641	
Mar	23	114	137	307	2,510	2,817	11	57	4	9	4	7	17	44	1	12	330	2,624	2,954	37	129	166	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
Apr	27	121	148	308	2,532	2,840	5	31	4	13	1	4	21	38	1	14	335	2,653	2,988	32	100	132	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
May	28	123	151	304	2,508	2,812	13	58	3	11	0	6	18	34	1	13	332	2,631	2,963	35	122	157	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
Jun	29	136	165	293	2,482	2,775	17	65	9	17	1	5	16	37	2	11	322	2,618	2,940	45	135	180	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
Jul	31	152	183	293	2,476	2,769	11	51	7	15	7	10	16	35	2	14	324	2,628	2,952	43	125	168	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
Aug	31	169	200	293	2,436	2,729	8	79	4	10	6	9	22	37	2	14	324	2,605	2,929	42	149	191	366	2,754	3,120	774	0	3	777	738	6	1,521	4,641	
Sep	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