

**Sudden Valley Community Association
Balance Sheet
February 28, 2023 and December 31, 2022**

	Unaudited** Feb 28, 2023	Unaudited** Dec 31, 2022	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 550,154	\$ 507,491	\$ 42,663
Building Completion Deposit Fund	472,700	492,620	(19,920)
Member Receivables - Operations*	-	46,750	(46,750)
Other Receivables	10,240	8,288	1,952
Prepaid Expenses	56,506	81,738	(25,232)
Inventory	8,309	6,200	2,109
Total Current Assets	1,097,909	1,143,087	(45,178)
Current Liabilities			
Accounts Payable	(120,689)	(205,246)	84,557
Accrued Vacation Liability	(62,675)	(61,576)	(1,099)
Accrued Payroll	-	(54,127)	54,127
Prepaid Assessments	(306,436)	(181,105)	(125,331)
Building Completion Deposits	(472,700)	(492,620)	19,920
Other Refundable Deposits	(5,466)	(4,916)	(550)
Prepaid Golf Memberships	-	(153,151)	153,151
Total Current Liabilities	(967,966)	(1,152,741)	184,775
Operating Reserve Funds			
Emergency Operating Cash	361,155	361,096	59
Undesignated Reserves Cash	252,425	223,385	29,040
Total Operating Reserve Funds	613,580	584,481	29,099
Net Operating Assets	\$ 743,523	\$ 574,827	168,696
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,343,529	3,220,387	123,142
Roads Reserve Cash Fund	2,683,714	2,560,947	122,767
Board Density Reduction Cash Fund	87,552	87,552	-
Mailbox Cash Fund	105,212	101,061	4,151
CRRRF Capital Reserve Holding Cash	239,163	262,193	(23,030)
Mitigation Assignment of Savings Cash	44,566	44,545	21
LWWS Assignment of Savings Cash	9,076	9,076	-
Member Receivables - Capital**	-	19,262	(19,262)
Total Capital Current Assets	6,512,812	6,305,023	207,789
Capital Fixed Assets			
Fixed Assets	14,448,486	14,478,354	(29,868)
Lots Held for Sale	204,809	204,809	-
Total Capital Assets	14,653,295	14,683,163	(29,868)
Long Term Liabilities			
CRRRF Loan 2022	(2,000,237)	(2,041,668)	41,431
Capital Leases	(156,575)	(166,357)	9,782
Total Long Term Liabilities	(2,156,812)	(2,208,025)	51,213
NET ASSETS	\$ 19,752,818	\$ 19,354,988	\$397,830
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	142,694	(\$75,065)	217,759
Current Year Net Income: Rec Special Assmt	24,073	(2,572)	26,645
Net Transfers Out from Operations to Capital	-	(482,660)	482,660
Current Year Net Income: Capital**	254,136	1,704,224	(1,450,088)
Net Transfers Into Capital from Operations	-	482,660	(482,660)
Retained Earnings**	4,990,770	5,068,407	(77,637)
Capital**	14,341,145	12,659,994	1,681,151
TOTAL MEMBER EQUITY	\$ 19,752,818	\$19,354,988	\$397,830

* 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 February 28, 2023, and December 31, 2022, the balances of receivables written off were \$844,686 and \$599,478, respectively.

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

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED

	Current Month - February 2023			Year to Date - 2 Months Ending 2/28/2023			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	179,708		230,844	359,409			461,688
Bad Debt Reserve	(10,145)		(8,278)	(24,194)			(22,282)
Net Current Year Assessment Income	169,563	(842)	222,566	335,215	(5,592)	93.3%	439,406
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	36,494			72,985			
Bad Debt Reserve	(909)			(1,133)			
Net Special Ops Assmt Income	35,585	1,112		71,852	2,904		
Bad Debt Recoveries - Prior Years			3,949				18,219
Golf Income	40,478	(15,401)	-	238,829	(9,779)		-
Marina Income	2,747	2,747	-	2,747	2,747		-
Rec Center & Pools Income	95	4	-	135	(48)		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	5,622	(1,211)	-	10,485	(3,182)		-
Rental Income - Other	1,222	956	-	1,447	914		-
Area Z Rental Income	1,444	(556)	-	5,859	1,859		-
Lease Income	3,552	49	-	7,104	97		-
New Home Construction Fees	-	-	-	-	-		-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		-
Investment Income	68	(20)	703	139	(36)		1,466
Total Revenue	260,376	(13,162)	227,218	673,812	(10,116)		459,091
EXPENSES							
Salaries & Benefits	134,612	29,568	-	228,305	55,856		-
Contracted & Professional Services	10,589	3,151	-	26,683	798		-
CC&Rs/ Mandates	35,467	(7,042)	-	68,017	(11,162)		-
Maintenance & Landscaping	27,263	8,052	-	63,920	14,774		-
Utilities	22,032	(3,385)	-	32,349	(2,934)		-
Administrative	5,263	3,225	-	21,536	5,405		-
Regulatory Compliance	6,052	1,095	-	17,376	(2,438)		-
Insurance Premiums	13,768	(590)	-	27,250	(895)		-
Other Expenses	-	84	-	-	167		-
Depreciation Expense	-	-	85,809	-	-		171,617
Interest expense	-	-	6,644	-	-		14,076
Total Expenses	255,046	34,158	92,453	485,436	59,571		185,693
Net Income (Loss)	5,330	20,996	134,765	188,376	49,455		273,398
Net UDR Activity for Operations							
Firewise/Road Mowing/Clean Green	-			-			
Hazardous Tree Removal	-			-			
Net Income (Loss) with Board Approved UDR	5,330	20,996	134,765	188,376	49,455		273,398
Other Activity							
Net Other UDR Activity*	9,075			26,240			
AR Accrual - Prior Year Reversal	-		-	(46,750)			(19,262)
AR Accrual - Current Year	-		-	-			-
Vacation Liability Accrual	(1,364)			(1,099)			
Total Other Activity	7,711		-	(21,609)			(19,262)
Grand Total Activity	13,041	20,996	134,765	166,767	49,455		254,136

*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
2 Months Actual, 10 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2022	3,220,387	2,560,947	262,193	87,552	101,061	53,621	\$ 6,285,761	361,096	223,385	\$ 584,481
Dues Received	222,810	229,344		-	4,138		456,292	-	29,164	29,164
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	769	619	43	0	13	21	1,466	59	36	95
Sale of Assets	-			-			-			-
Mitigation Release	-	-				-	-			-
2023 Expenditures	(100,437)	(107,196)	(23,073)	-	-		(230,706)		(160)	(160)
Net Available Cash at 2/28/2023	3,343,529	2,683,714	239,163	87,552	105,212	53,642	\$ 6,512,812	361,155	252,425	\$ 613,580
10 Month Outlook										
Outlook - 2023 Dues (95% collections)	1,071,380	1,101,940			19,880		\$ 2,193,200			\$ -
Outlook - Prior Year Collections	16,986	17,471		17	315		34,789		29,617	29,617
CRRRF Loan Payments for year 2023	(277,533)						(277,533)			-
Obligated Expenses\Holdings	(691,975)	(864,903)	(239,163)			(53,642)	(1,849,683)		(7,237)	(7,237)
Net Usable Cash Balance 12/31/2023	3,462,388	2,938,222	-	87,569	125,407	-	\$ 6,613,586	361,155	274,805	\$ 635,960
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2023, After Recommendation	\$ 2,862,388	\$ 2,438,222	\$ -	\$ 87,569	\$ 125,407	\$ -	\$ 5,513,586	\$ 361,155	\$ 274,805	\$ 635,960
Net Current Year Cash Increase (Decrease)	242,001	377,275	(262,193)	17	24,346	(53,621)	\$ 327,825	59	51,420	\$ 51,479

*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
February 1, 2023 to February 28, 2023
CURRENT MONTH

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	1,000	834	-	6,961	27,442	(1,065)	(26,442)	6,730
Accounting	1,091	(2,509)	26,511	(391)	2,572	24	(27,992)	(2,876)
Administration	87	(54)	15,192	22,074	10,903	(2,981)	(26,008)	19,039
Common Costs	3,513	592	-	-	21,672	1,673	(18,159)	2,265
Facilities	4,346	(406)	3,219	455	14,988	(547)	(13,861)	(498)
Maintenance	-	(84)	22,409	(3,565)	6,847	9,218	(29,256)	5,569
Subtotal	10,037	(1,627)	67,331	25,534	84,424	6,322	(141,718)	30,229
Golf	40,478	(15,401)	43,394	10,347	25,050	(408)	(27,966)	(5,462)
Marina	2,747	2,747	-	-	3,414	(1,588)	(667)	1,159
Subtotal	53,262	(14,281)	110,725	35,881	112,888	4,326	(170,351)	25,926
Rec/ Pools/ Parks								
Special Assmt Earned	36,494						36,494	
Curr Yr Bad Debts Activity	(909)						(909)	
Net Special Assmt Dues	35,585	1,112					35,585	1,112
Rec/ Pools/ Parks	1,967	850	23,887	(6,313)	7,547	263	(29,467)	(5,200)
Subtotal Rec/ Pools/ Parks	37,552	1,962	23,887	(6,313)	7,547	263	6,118	(4,088)
Subtotal Operations before Ops Dues	90,814	(12,319)	134,612	29,568	120,435	4,589	(164,233)	21,838
Ops Dues Earned	179,708						179,708	
Curr Yr Bad Debts Activity	(10,145)						(10,145)	
Net Ops Dues	169,563	(842)					169,563	(842)
Net Operations	260,377	(13,161)	134,612	29,568	120,435	4,589	5,330	20,996
Net BOD Approved UDR Activity for Operations								
Firewise/Road Mowing/Clean Green	-		-		-		-	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	260,377	(13,161)	134,612	29,568	120,435	4,589	5,330	20,996
Other Operating Activity								
UDR Activity	9,334				259		9,075	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				1,364		(1,364)	
Total Other Operating Activity	9,334				1,623		7,711	
Grand Total Operations Activity	269,711	(13,161)	134,612	29,568	122,058	4,589	13,041	20,996

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2023 to February 28, 2023
YEAR TO DATE

Whole \$

<u>UNAUDITED</u>								
<u>Department</u>	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	1,000	667	-	13,923	66,281	(13,555)	(65,281)	1,035
Accounting	2,313	(4,887)	41,390	2,731	5,910	(720)	(44,987)	(2,876)
Administration	144	(139)	30,428	32,340	21,256	(5,409)	(51,540)	26,792
Common Costs	7,167	1,325	-	-	45,022	1,670	(37,855)	2,995
Facilities	11,663	2,159	5,193	928	27,273	2,926	(20,803)	6,013
Maintenance	-	(167)	38,596	(37)	17,122	19,061	(55,718)	18,857
Subtotal	<u>22,287</u>	<u>(1,042)</u>	<u>115,607</u>	<u>49,885</u>	<u>182,864</u>	<u>3,973</u>	<u>(276,184)</u>	<u>52,816</u>
Golf	238,829	(9,779)	74,071	9,452	58,401	(537)	106,357	(864)
Marina	2,747	2,747	-	-	3,832	(826)	(1,085)	1,921
Subtotal	<u>263,863</u>	<u>(8,074)</u>	<u>189,678</u>	<u>59,337</u>	<u>245,097</u>	<u>2,610</u>	<u>(170,912)</u>	<u>53,873</u>
Rec/ Pools/ Parks								
Special Assmt Earned	72,985						72,985	
Curr Yr Bad Debts Activity	(1,133)						(1,133)	
Net Special Assmt Dues	<u>71,852</u>	<u>2,904</u>					<u>71,852</u>	<u>2,904</u>
Rec/ Pools/ Parks	2,882	646	38,627	(3,481)	12,034	1,105	(47,779)	(1,730)
Subtotal Rec/ Pools/ Parks	<u>74,734</u>	<u>3,550</u>	<u>38,627</u>	<u>(3,481)</u>	<u>12,034</u>	<u>1,105</u>	<u>24,073</u>	<u>1,174</u>
Subtotal Operations before Ops Dues	<u>338,597</u>	<u>(4,524)</u>	<u>228,305</u>	<u>55,856</u>	<u>257,131</u>	<u>3,715</u>	<u>(146,839)</u>	<u>55,047</u>
Ops Dues Earned	359,409						359,409	
Curr Yr Bad Debts Activity	(24,194)						(24,194)	
Net Ops Dues	<u>335,215</u>	<u>(5,592)</u>					<u>335,215</u>	<u>(5,592)</u>
Net Operations	<u>673,812</u>	<u>(10,116)</u>	<u>228,305</u>	<u>55,856</u>	<u>257,131</u>	<u>3,715</u>	<u>188,376</u>	<u>49,455</u>
Net BOD Approved UDR Activity for Operations								
Firewise/Road Mowing/Clean Green	-		-		-		-	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	<u>673,812</u>	<u>(10,116)</u>	<u>228,305</u>	<u>55,856</u>	<u>257,131</u>	<u>3,715</u>	<u>188,376</u>	<u>49,455</u>
Other Operating Activity								
UDR Activity	28,427				2,187		26,240	
AR Accrual - Prior Year Reversal	(46,750)				-		(46,750)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				1,099		(1,099)	
Total Other Operating Activity	<u>(18,323)</u>				<u>3,286</u>		<u>(21,609)</u>	
Grand Total Operations Activity	<u>655,489</u>	<u>(10,116)</u>	<u>228,305</u>	<u>55,856</u>	<u>260,417</u>	<u>3,715</u>	<u>166,767</u>	<u>49,455</u>

* Excludes Depreciation

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

Sudden Valley Community Association
Operations Income Statement
February 1, 2023 to February 28, 2023

UNAUDITED

	<u>2023 February</u> <u>Actuals</u>	<u>2023 MTD</u> <u>B / (W) Budget</u>	<u>2023 YTD</u> <u>(2 Months) Actuals</u>	<u>2023 YTD</u> <u>B / (W) Budget</u>
REVENUE				
Dues and Assessment Income- Ops	169,562	(842)	335,215	(5,592)
Special Ops Assmt Income- Rec/ Pools/ Parks	35,585	1,112	71,852	2,904
Golf Income	40,478	(15,401)	238,829	(9,779)
Marina Income	2,747	2,747	2,747	2,747
Area Z Rental Income	1,444	(556)	5,859	1,859
Lease Income	3,552	49	7,104	97
Non-Lease Facility Rentals	1,222	956	1,447	914
Rec Center and Pools Income	95	4	135	(48)
New Home Construction Fees	-	-	-	-
Other AR Income	5,536	(1,064)	10,341	(2,859)
Other Income	87	(147)	144	(323)
Investment Income	68	(20)	139	(36)
Total Revenue	260,376	(13,162)	673,812	(10,116)
EXPENSES				
Salaries & Benefits				
ACC / Security	-	6,961	-	13,923
Accounting	26,511	(391)	41,390	2,731
Administration	15,192	22,074	30,428	32,340
Facilities	3,219	455	5,193	928
Maintenance	22,409	(3,565)	38,596	(37)
Golf	43,394	10,347	74,071	9,452
Rec/ Pools/ Parks	23,887	(6,313)	38,627	(3,481)
Marina	-	-	-	-
Total Salaries & Benefits	134,612	29,568	228,305	55,856
Other Expenses				
Administrative				
General Administrative	-	-	-	-
Bank Charges & Fees	1,398	(515)	2,781	1,531
Dues & Subscriptions	612	(3)	7,624	1,357
Office Supplies	941	1,204	3,782	507
GM Discretionary Funds	-	416	201	632
Advertising Costs	396	723	728	591
Cash Over/Short	-	-	-	-
Currency Gain/Loss	-	-	-	-
Events Charges	-	-	716	(716)
Printing & Copying	320	389	1,140	280
Training & Conferences	-	275	-	1,121
Recruiting Expense	277	264	527	556
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	1,082	(82)	2,648	(648)
Insurance Claims	-	-	-	-
Uniforms	237	554	1,389	194
Cashiering Clearing Account	-	-	-	-
Total Administrative	5,263	3,225	21,536	5,405
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	2,824	3,426	13,141	(641)
Permits & Licenses	210	43	618	(110)
Audit & Tax Services	-	-	-	-
Regulatory Compliance	204	146	408	292
Federal Income Tax	-	-	-	-
State B&O Tax	2,814	(2,520)	3,209	(1,979)
Property/Real Estate Tax	-	-	-	-
Total Regulator Compliance	6,052	1,095	17,376	(2,438)
CC&Rs/ Mandates				
Annual General Meeting	1,554	(1,554)	-	-
Special General Meeting	1,621	(1,621)	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	828	(412)	1,726	(893)
Postage	450	(96)	641	66
Postage- Views	972	(56)	1,928	(95)
Newsletter Services	4,879	(347)	9,609	(543)
Legal Services	2,378	2,663	7,055	3,028
Professional Security Services	22,785	(5,619)	47,058	(12,725)
Total CC&Rs/ Mandates	35,467	(7,042)	68,017	(11,162)

Sudden Valley Community Association
Operations Income Statement
February 1, 2023 to February 28, 2023

UNAUDITED

	<u>2023 February</u> <u>Actuals</u>	<u>2023 MTD</u> <u>B / (W) Budget</u>	<u>2023 YTD</u> <u>(2 Months) Actuals</u>	<u>2023 YTD</u> <u>B / (W) Budget</u>
Insurance Premiums	13,768	(590)	27,250	(895)
Utilities				
Utilities	2,613	(2,613)	(485)	485
Utilities- Natural Gas	1,928	(676)	4,624	(2,561)
Utilities- Water & Sewer	6,709	(282)	6,709	254
Utilities- Electricity	5,450	(716)	10,737	(2,567)
Utilities- Trash & Recycling Service	1,393	686	2,843	1,066
Utilities- Communications Service	3,939	216	7,921	389
Total Utilities	<u>22,032</u>	<u>(3,385)</u>	<u>32,349</u>	<u>(2,934)</u>
Maintenance & Landscaping				
Landscape R&M	3,306	1,245	6,164	2,937
Building R&M- Materials	643	2,417	1,710	4,212
Building R&M- Contract Services	817	(117)	5,043	657
Raw Materials	-	2,500	4,073	928
Raw Materials: Sand & Gravel	7,444	(4,160)	15,278	(8,711)
Janitorial Supplies	790	412	1,493	908
Equipment R&M	7,349	(3,378)	14,605	(2,663)
Small Tools & Equipment	1,051	(110)	2,281	(448)
Vehicle R&M	2,808	(896)	4,146	(321)
Vehicle Fuel	-	3,768	2,205	5,332
Other Supplies	2,271	287	2,461	2,670
Other R&M	600	18	637	597
Weather Response	184	6,066	3,824	8,676
Weather Response	-	-	-	-
Total Maintenance & Landscaping	<u>27,263</u>	<u>8,052</u>	<u>63,920</u>	<u>14,774</u>
Contracted & Professional Services				
Equipment Lease & Rental	461	780	461	2,022
IT Support and Services	3,386	(52)	7,919	(1,252)
Pool Management	1,406	(1,406)	1,406	(1,406)
Safety & Security Services	5,112	(3,984)	15,955	(13,697)
Snow Removal Services	-	5,000	561	9,439
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	834	289	1,378
Other Professional Services	224	1,979	92	4,314
Total Contracted & Professional Services	<u>10,589</u>	<u>3,151</u>	<u>26,683</u>	<u>798</u>
Other Expenses				
Vandalism	-	84	-	167
Emergency Preparedness Committee Support	-	-	-	-
Total Other Expenses	<u>-</u>	<u>84</u>	<u>-</u>	<u>167</u>
Total Other Expenses	<u>120,434</u>	<u>4,590</u>	<u>257,131</u>	<u>3,715</u>
Total Operations Expenses	<u>255,046</u>	<u>34,158</u>	<u>485,436</u>	<u>59,571</u>
Net Operations Income (Loss)	<u>5,330</u>	<u>20,996</u>	<u>188,376</u>	<u>49,455</u>
Net BOD Approved UDR Activity for Operations (Expense)				
Firewise/Road Mowing/Clean Green	-	-	-	-
Hazardous Tree Removal	-	-	-	-
Net Operations Income (Loss) with BOD Approved UDR	<u>5,330</u>	<u>20,996</u>	<u>188,376</u>	<u>49,455</u>
Other Operating Activity- Income/(Expense)				
UDR Activity	9,075	-	26,240	-
AR Accrual - Prior Year Reversal	-	-	(46,750)	-
AR Accrual - Current Year	-	-	-	-
Vacation Liability Accrual	(1,364)	-	(1,099)	-
Total Other Operating Activity	<u>7,711</u>	<u>-</u>	<u>(1,099)</u>	<u>-</u>
Grand Total Operations Activity	<u>13,041</u>	<u>20,996</u>	<u>166,767</u>	<u>49,455</u>
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2023 Ops	(10,145.20)	(8,968.00)	(1,177.20)	(24,193.74)	(17,937.00)	(6,256.74)	(117,981.00)	(93,787.26)
4005.23 - Member Assessments 2023	179,707.60	179,372.00	335.60	359,409.16	358,744.00	665.16	2,359,629.00	2,000,219.84
Total Dues and Assessment Income- Ops	169,562.40	170,404.00	(841.60)	335,215.42	340,807.00	(5,591.58)	2,241,648.00	1,906,432.58
Other AR Income								
4830 - Advertising Income	3,222.50	2,834.00	388.50	5,985.00	5,667.00	318.00	34,000.00	28,015.00
4831 - BD Expense- Views Ads	222.50	0.00	222.50	1,043.00	0.00	1,043.00	0.00	(1,043.00)
Total Other AR Income	3,445.00	2,834.00	611.00	7,028.00	5,667.00	1,361.00	34,000.00	26,972.00
Investment Income								
4900 - Interest Earned - Operating Accounts	67.50	87.00	(19.50)	139.37	175.00	(35.63)	1,050.00	910.63
Total Investment Income	67.50	87.00	(19.50)	139.37	175.00	(35.63)	1,050.00	910.63
Total Common Costs Income	173,074.90	173,325.00	(250.10)	342,382.79	346,649.00	(4,266.21)	2,276,698.00	1,934,315.21
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
9005 - State B&O Tax	16.61	17.00	(0.39)	31.06	34.00	(2.94)	205.00	173.94
9015 - Property/Real Estate Tax	0.00	0.00	0.00	0.00	0.00	0.00	58,800.00	58,800.00
Total Regulatory Compliance	16.61	101.00	(84.39)	31.06	201.00	(169.94)	60,005.00	59,973.94
CC&Rs/ Mandates								
5216 - Postage- Views	971.93	916.00	55.93	1,928.37	1,833.00	95.37	11,000.00	9,071.63
5225 - Newsletter Services	4,878.75	4,416.00	462.75	9,439.00	8,833.00	606.00	53,000.00	43,561.00
7020 - Legal Services	2,378.00	5,041.00	(2,663.00)	7,055.38	10,083.00	(3,027.62)	60,500.00	53,444.62
Total CC&Rs/ Mandates	8,228.68	10,373.00	(2,144.32)	18,422.75	20,749.00	(2,326.25)	124,500.00	106,077.25

Income Statement Report
Sudden Valley Community Association
Common Costs

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	13,427.01	12,871.00	556.01	26,568.23	25,742.00	826.23	154,450.00	127,881.77
Total Insurance	13,427.01	12,871.00	556.01	26,568.23	25,742.00	826.23	154,450.00	127,881.77
Total Common Costs Expense	21,672.30	23,345.00	(1,672.70)	45,022.04	46,692.00	(1,669.96)	338,955.00	293,932.96
Total Common Costs Income / (Loss)	151,402.60	149,980.00	1,422.60	297,360.75	299,957.00	(2,596.25)	1,937,743.00	1,640,382.25

Income Statement Report

Sudden Valley Community Association

ACC / Security

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00	75,000.00
Total New Home Construction Fees	0.00	0.00	0.00	0.00	0.00	0.00	75,000.00	75,000.00
Other AR Income								
4805 - Compliance Fees & Fines - ACC	0.00	166.00	(166.00)	1,000.00	333.00	667.00	2,000.00	1,000.00
4806 - BD Expense- ACC Fines	1,000.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00
Total Other AR Income	1,000.00	166.00	834.00	1,000.00	333.00	667.00	2,000.00	1,000.00
Other Income								
4295 - Security House Checks	0.00	0.00	0.00	0.00	0.00	0.00	750.00	750.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	750.00	750.00
Total ACC / Security Income	1,000.00	166.00	834.00	1,000.00	333.00	667.00	77,750.00	76,750.00
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	2,823.60	6,250.00	(3,426.40)	13,140.60	12,500.00	640.60	75,000.00	61,859.40
6300 - Permits & Licenses	0.00	16.00	(16.00)	0.00	33.00	(33.00)	200.00	200.00
9005 - State B&O Tax	0.00	4.00	(4.00)	15.00	8.00	7.00	50.00	35.00
Total Regulatory Compliance	2,823.60	6,270.00	(3,446.40)	13,155.60	12,541.00	614.60	75,250.00	62,094.40
CC&Rs/ Mandates								
5215 - Postage	0.00	4.00	(4.00)	0.00	8.00	(8.00)	50.00	50.00
7097 - Professional Security Services	22,784.63	17,166.00	5,618.63	47,058.13	34,333.00	12,725.13	206,000.00	158,941.87
Total CC&Rs/ Mandates	22,784.63	17,170.00	5,614.63	47,058.13	34,341.00	12,717.13	206,050.00	158,991.87
Payroll & Benefits								
5300 - Salaries	0.00	5,712.00	(5,712.00)	0.00	11,424.00	(11,424.00)	74,261.00	74,261.00
5335 - Payroll Taxes- Employer	0.00	519.00	(519.00)	0.00	1,039.00	(1,039.00)	6,754.00	6,754.00
5385 - Payroll Benefits - Medical	0.00	730.00	(730.00)	0.00	1,460.00	(1,460.00)	8,760.00	8,760.00
Total Payroll & Benefits	0.00	6,961.00	(6,961.00)	0.00	13,923.00	(13,923.00)	89,775.00	89,775.00

Income Statement Report
Sudden Valley Community Association
ACC / Security

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	42.11	159.00	(116.89)	84.28	319.00	(234.72)	1,915.00	1,830.72
Total Utilities	42.11	159.00	(116.89)	84.28	319.00	(234.72)	1,915.00	1,830.72
Maintenance & Landscaping								
6775 - Vehicle R&M	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00	3,000.00
6785 - Vehicle Fuel	0.00	623.00	(623.00)	540.53	1,246.00	(705.47)	7,475.00	6,934.47
6795 - Other Supplies	0.00	28.00	(28.00)	0.00	28.00	(28.00)	500.00	500.00
Total Maintenance & Landscaping	0.00	901.00	(901.00)	540.53	1,774.00	(1,233.47)	10,975.00	10,434.47
Contracted & Professional Services								
6440 - Safety & Security Services	1,791.37	959.00	832.37	5,154.17	1,917.00	3,237.17	11,500.00	6,345.83
6460 - ACC Consultant	0.00	834.00	(834.00)	288.75	1,667.00	(1,378.25)	10,000.00	9,711.25
Total Contracted & Professional Services	1,791.37	1,793.00	(1.63)	5,442.92	3,584.00	1,858.92	21,500.00	16,057.08
Other Expenses								
9120 - Vandalism & Towing	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
Total Other Expenses	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
Total ACC / Security Expense	27,441.71	33,338.00	(5,896.29)	66,281.46	66,649.00	(367.54)	406,465.00	340,183.54
Total ACC / Security Income / (Loss)	(26,441.71)	(33,172.00)	6,730.29	(65,281.46)	(66,316.00)	1,034.54	(328,715.00)	(263,433.54)

Income Statement Report

Sudden Valley Community Association

Accounting

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	875.00	3,500.00	(2,625.00)	1,875.00	7,000.00	(5,125.00)	42,000.00	40,125.00
4705 - NSF Service Fees	270.00	100.00	170.00	278.69	200.00	78.69	1,200.00	921.31
4706 - BD Expense- NSF Fees	(54.00)	0.00	(54.00)	159.58	0.00	159.58	0.00	(159.58)
Total Other AR Income	1,091.00	3,600.00	(2,509.00)	2,313.27	7,200.00	(4,886.73)	43,200.00	40,886.73
Total Accounting Income	1,091.00	3,600.00	(2,509.00)	2,313.27	7,200.00	(4,886.73)	43,200.00	40,886.73
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	110.00	125.00	(15.00)	329.19	250.00	79.19	1,500.00	1,170.81
5210 - Printing & Copying	19.00	118.00	(99.00)	511.00	237.00	274.00	8,500.00	7,989.00
5227 - Training & Conferences	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00	300.00
5399 - Payroll Service Fees	1,081.79	1,000.00	81.79	2,647.81	2,000.00	647.81	12,000.00	9,352.19
Total Administrative	1,210.79	1,268.00	(57.21)	3,488.00	2,537.00	951.00	22,300.00	18,812.00
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	0.00	0.00	0.00	0.00	0.00	40,000.00	40,000.00
9005 - State B&O Tax	17.17	62.00	(44.83)	32.30	125.00	(92.70)	750.00	717.70
Total Regulatory Compliance	17.17	62.00	(44.83)	32.30	125.00	(92.70)	40,750.00	40,717.70
CC&Rs/ Mandates								
5215 - Postage	130.79	225.00	(94.21)	322.31	449.00	(126.69)	5,000.00	4,677.69
Total CC&Rs/ Mandates	130.79	225.00	(94.21)	322.31	449.00	(126.69)	5,000.00	4,677.69
Payroll & Benefits								
5300 - Salaries	21,508.89	21,279.00	229.89	32,265.64	35,111.00	(2,845.36)	276,637.00	244,371.36
5335 - Payroll Taxes- Employer	1,928.67	1,921.00	7.67	2,923.91	3,170.00	(246.09)	24,978.00	22,054.09
5385 - Payroll Benefits - Medical	3,073.65	2,920.00	153.65	6,200.72	5,840.00	360.72	35,040.00	28,839.28
Total Payroll & Benefits	26,511.21	26,120.00	391.21	41,390.27	44,121.00	(2,730.73)	336,655.00	295,264.73

Income Statement Report
Sudden Valley Community Association
Accounting

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	187.79	207.00	(19.21)	375.67	413.00	(37.33)	2,475.00	2,099.33
Total Utilities	187.79	207.00	(19.21)	375.67	413.00	(37.33)	2,475.00	2,099.33
Contracted & Professional Services								
5125 - IT Support and Services	800.00	834.00	(34.00)	1,600.00	1,667.00	(67.00)	10,000.00	8,400.00
7095 - Other Professional Services	224.15	0.00	224.15	91.98	0.00	91.98	0.00	(91.98)
Total Contracted & Professional Services	1,024.15	834.00	190.15	1,691.98	1,667.00	24.98	10,000.00	8,308.02
Total Accounting Expense	29,081.90	28,716.00	365.90	47,300.53	49,312.00	(2,011.47)	417,180.00	369,879.47
Total Accounting Income / (Loss)	(27,990.90)	(25,116.00)	(2,874.90)	(44,987.26)	(42,112.00)	(2,875.26)	(373,980.00)	(328,992.74)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4245 - Photocopy Income	7.00	16.00	(9.00)	7.00	33.00	(26.00)	200.00	193.00
4255 - Maps and Signs	80.11	125.00	(44.89)	137.20	250.00	(112.80)	1,500.00	1,362.80
Total Other Income	87.11	141.00	(53.89)	144.20	283.00	(138.80)	1,700.00	1,555.80
Total SVCA Operations- Admin Income	87.11	141.00	(53.89)	144.20	283.00	(138.80)	1,700.00	1,555.80
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	0.00	250.00	(250.00)	114.01	500.00	(385.99)	3,000.00	2,885.99
5045 - Dues & Subscriptions	0.00	84.00	(84.00)	380.17	167.00	213.17	1,000.00	619.83
5090 - Office Supplies	659.00	1,761.00	(1,102.00)	3,499.10	3,522.00	(22.90)	21,131.00	17,631.90
5100 - GM Discretionary Funds	0.00	416.00	(416.00)	200.87	833.00	(632.13)	5,000.00	4,799.13
5205 - Events Charges	0.00	0.00	0.00	716.20	0.00	716.20	5,000.00	4,283.80
5210 - Printing & Copying	300.82	541.00	(240.18)	629.34	1,083.00	(453.66)	6,500.00	5,870.66
5227 - Training & Conferences	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00	3,000.00
5325 - Recruiting Expense	277.42	541.00	(263.58)	527.42	1,083.00	(555.58)	6,500.00	5,972.58
Total Administrative	1,237.24	3,843.00	(2,605.76)	6,067.11	7,688.00	(1,620.89)	51,131.00	45,063.89
Regulatory Compliance								
9005 - State B&O Tax	0.48	0.00	0.48	0.54	0.00	0.54	0.00	(0.54)
Total Regulatory Compliance	0.48	0.00	0.48	0.54	0.00	0.54	0.00	(0.54)
CC&Rs/ Mandates								
5003 - Annual General Meeting	1,554.33	0.00	1,554.33	0.00	0.00	0.00	16,000.00	16,000.00
5007 - Special General Meeting	1,620.88	0.00	1,620.88	0.00	0.00	0.00	0.00	0.00
5115 - Web Site Maintenance	827.78	416.00	411.78	1,726.03	833.00	893.03	5,000.00	3,273.97
5215 - Postage	4.28	87.00	(82.72)	4.28	175.00	(170.72)	1,050.00	1,045.72
5225 - Newsletter Services	0.00	116.00	(116.00)	170.25	233.00	(62.75)	1,400.00	1,229.75
Total CC&Rs/ Mandates	4,007.27	619.00	3,388.27	1,900.56	1,241.00	659.56	23,450.00	21,549.44

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5300 - Salaries	15,225.54	30,850.00	(15,624.46)	23,146.59	50,903.00	(27,756.41)	401,060.00	377,913.41
5335 - Payroll Taxes- Employer	1,316.18	2,766.00	(1,449.82)	2,057.74	4,565.00	(2,507.26)	35,970.00	33,912.26
5385 - Payroll Benefits - Medical	(1,350.18)	3,650.00	(5,000.18)	5,224.13	7,300.00	(2,075.87)	43,800.00	38,575.87
Total Payroll & Benefits	15,191.54	37,266.00	(22,074.46)	30,428.46	62,768.00	(32,339.54)	480,830.00	450,401.54
Utilities								
6050 - Utilities- Communications Service	120.00	359.00	(239.00)	240.00	717.00	(477.00)	4,300.00	4,060.00
Total Utilities	120.00	359.00	(239.00)	240.00	717.00	(477.00)	4,300.00	4,060.00
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	49.89	0.00	49.89	250.00	200.11
Total Maintenance & Landscaping	0.00	0.00	0.00	49.89	0.00	49.89	250.00	200.11
Contracted & Professional Services								
5085 - Equipment Lease & Rental	461.14	600.00	(138.86)	461.14	1,200.00	(738.86)	7,200.00	6,738.86
5125 - IT Support and Services	2,585.60	2,500.00	85.60	6,319.15	5,000.00	1,319.15	30,000.00	23,680.85
6440 - Safety & Security Services	2,490.75	0.00	2,490.75	6,216.75	0.00	6,216.75	0.00	(6,216.75)
Total Contracted & Professional Services	5,537.49	3,100.00	2,437.49	12,997.04	6,200.00	6,797.04	37,200.00	24,202.96
Total SVCA Operations- Admin Expense	26,094.02	45,187.00	(19,092.98)	51,683.60	78,614.00	(26,930.40)	597,161.00	545,477.40
Total SVCA Operations- Admin Income / (Loss)	(26,006.91)	(45,046.00)	19,039.09	(51,539.40)	(78,331.00)	26,791.60	(595,461.00)	(543,921.60)

Income Statement Report

Sudden Valley Community Association Facilities

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 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	2,000.00	(2,000.00)	5,585.51	4,000.00	1,585.51	24,000.00	18,414.49
4412 - BD Expense- Area Z	1,443.85	0.00	1,443.85	273.15	0.00	273.15	0.00	(273.15)
Total Area Z Rental Income	1,443.85	2,000.00	(556.15)	5,858.66	4,000.00	1,858.66	24,000.00	18,141.34
Lease Income								
4430 - Lease Income - Restaurant	2,621.00	2,471.00	150.00	5,242.00	4,942.00	300.00	29,652.00	24,410.00
4439 - Lease Income- Library	281.00	281.00	0.00	562.00	562.00	0.00	3,372.00	2,810.00
Total Lease Income	2,902.00	2,752.00	150.00	5,804.00	5,504.00	300.00	33,024.00	27,220.00
Total Facilities Income	4,345.85	4,752.00	(406.15)	11,662.66	9,504.00	2,158.66	57,024.00	45,361.34
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	9.00	(9.00)	0.00	17.00	(17.00)	100.00	100.00
7110 - Regulatory Compliance	73.42	100.00	(26.58)	146.84	200.00	(53.16)	1,200.00	1,053.16
9005 - State B&O Tax	43.53	84.00	(40.47)	170.84	167.00	3.84	1,000.00	829.16
Total Regulatory Compliance	116.95	193.00	(76.05)	317.68	384.00	(66.32)	2,300.00	1,982.32
Payroll & Benefits								
5300 - Salaries	2,070.19	2,874.00	(803.81)	3,033.98	4,653.00	(1,619.02)	37,373.00	34,339.02
5335 - Payroll Taxes- Employer	251.34	348.00	(96.66)	364.66	563.00	(198.34)	4,525.00	4,160.34
5385 - Payroll Benefits - Medical	897.01	452.00	445.01	1,794.02	905.00	889.02	5,431.00	3,636.98
Total Payroll & Benefits	3,218.54	3,674.00	(455.46)	5,192.66	6,121.00	(928.34)	47,329.00	42,136.34
Insurance								
5400 - Insurance Premiums	56.83	0.00	56.83	113.66	0.00	113.66	0.00	(113.66)
Total Insurance	56.83	0.00	56.83	113.66	0.00	113.66	0.00	(113.66)
Utilities								
6000 - Utilities	2,613.15	0.00	2,613.15	(484.65)	0.00	(484.65)	0.00	484.65
6005 - Utilities- Natural Gas	648.68	524.00	124.68	1,539.97	1,048.00	491.97	6,290.00	4,750.03

Income Statement Report

Sudden Valley Community Association Facilities

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6023 - Utilities- Water & Sewer	2,481.94	2,782.00	(300.06)	2,481.94	2,782.00	(300.06)	16,692.00	14,210.06
6033 - Utilities- Electricity	2,894.04	1,914.00	980.04	5,738.62	3,829.00	1,909.62	22,975.00	17,236.38
6035 - Utilities- Trash & Recycling Service	795.39	1,457.00	(661.61)	1,653.92	2,913.00	(1,259.08)	17,475.00	15,821.08
6050 - Utilities- Communications Service	1,783.91	1,641.00	142.91	3,579.73	3,283.00	296.73	19,700.00	16,120.27
Total Utilities	11,217.11	8,318.00	2,899.11	14,509.53	13,855.00	654.53	83,132.00	68,622.47
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
6515 - Building R&M- Materials	642.94	2,976.00	(2,333.06)	1,709.63	5,755.00	(4,045.37)	30,000.00	28,290.37
6520 - Building R&M- Contract Vendor	816.56	700.00	116.56	5,042.68	5,700.00	(657.32)	16,000.00	10,957.32
6635 - Janitorial Supplies	789.72	834.00	(44.28)	1,492.77	1,667.00	(174.23)	10,000.00	8,507.23
6675 - Equipment R&M	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
6765 - Small Tools & Equipment	21.52	41.00	(19.48)	21.52	83.00	(61.48)	500.00	478.48
6795 - Other Supplies	1,047.32	127.00	920.32	1,237.70	254.00	983.70	1,523.00	285.30
6796 - Other R&M	0.00	209.00	(209.00)	37.24	417.00	(379.76)	2,500.00	2,462.76
Total Maintenance & Landscaping	3,318.06	5,055.00	(1,736.94)	9,541.54	14,210.00	(4,668.46)	62,523.00	52,981.46
Contracted & Professional Services								
6438 - Pool Management	279.46	0.00	279.46	279.46	0.00	279.46	0.00	(279.46)
6440 - Safety & Security Services	0.00	41.00	(41.00)	2,511.41	83.00	2,428.41	500.00	(2,011.41)
7095 - Other Professional Services	0.00	834.00	(834.00)	0.00	1,667.00	(1,667.00)	10,000.00	10,000.00
Total Contracted & Professional Services	279.46	875.00	(595.54)	2,790.87	1,750.00	1,040.87	10,500.00	7,709.13
Total Facilities Expense	18,206.95	18,115.00	91.95	32,465.94	36,320.00	(3,854.06)	205,784.00	173,318.06
Total Facilities Income / (Loss)	(13,861.10)	(13,363.00)	(498.10)	(20,803.28)	(26,816.00)	6,012.72	(148,760.00)	(127,956.72)

Income Statement Report

Sudden Valley Community Association

Maintenance

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
Total Other Income	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
Total Maintenance Income	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
Expense								
Administrative								
5090 - Office Supplies	0.00	91.00	(91.00)	0.00	183.00	(183.00)	1,100.00	1,100.00
5210 - Printing & Copying	0.00	9.00	(9.00)	0.00	17.00	(17.00)	100.00	100.00
6408 - Uniforms	0.00	125.00	(125.00)	869.71	250.00	619.71	1,500.00	630.29
Total Administrative	0.00	225.00	(225.00)	869.71	450.00	419.71	2,700.00	1,830.29
Regulatory Compliance								
6300 - Permits & Licenses	148.75	166.00	(17.25)	557.25	333.00	224.25	2,000.00	1,442.75
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	148.75	166.00	(17.25)	557.25	333.00	224.25	2,100.00	1,542.75
Payroll & Benefits								
5300 - Salaries	17,821.19	12,229.00	5,592.19	26,330.30	25,241.00	1,089.30	231,400.00	205,069.70
5335 - Payroll Taxes- Employer	1,655.43	1,345.00	310.43	2,465.87	2,777.00	(311.13)	25,460.00	22,994.13
5385 - Payroll Benefits - Medical	2,932.87	2,520.00	412.87	9,799.92	5,041.00	4,758.92	30,246.00	20,446.08
6447.1 - Weather Response Payroll	0.00	2,500.00	(2,500.00)	0.00	5,000.00	(5,000.00)	10,000.00	10,000.00
6447.2 - Weather Response Payroll Taxes	0.00	250.00	(250.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
Total Payroll & Benefits	22,409.49	18,844.00	3,565.49	38,596.09	38,559.00	37.09	298,106.00	259,509.91
Utilities								
6050 - Utilities- Communications Service	244.46	125.00	119.46	489.10	250.00	239.10	1,500.00	1,010.90
Total Utilities	244.46	125.00	119.46	489.10	250.00	239.10	1,500.00	1,010.90
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	0.00	0.00	0.00	1,391.00	1,391.00

Income Statement Report

Sudden Valley Community Association

Maintenance

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6447 - Weather Response	183.62	6,250.00	(6,066.38)	3,823.76	12,500.00	(8,676.24)	25,000.00	21,176.24
6515 - Building R&M- Materials	0.00	0.00	0.00	0.00	0.00	0.00	750.00	750.00
6610 - Raw Materials	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
6635 - Janitorial Supplies	0.00	9.00	(9.00)	0.00	17.00	(17.00)	100.00	100.00
6675 - Equipment R&M	2,783.93	0.00	2,783.93	2,995.10	4,000.00	(1,004.90)	15,000.00	12,004.90
6765 - Small Tools & Equipment	0.00	416.00	(416.00)	1,230.02	833.00	397.02	5,000.00	3,769.98
6775 - Vehicle R&M	2,656.47	1,416.00	1,240.47	3,994.77	2,833.00	1,161.77	17,000.00	13,005.23
6785 - Vehicle Fuel	0.00	935.00	(935.00)	528.81	1,870.00	(1,341.19)	18,350.00	17,821.19
6795 - Other Supplies	0.00	50.00	(50.00)	0.00	150.00	(150.00)	5,000.00	5,000.00
Total Maintenance & Landscaping	5,624.02	9,076.00	(3,451.98)	12,572.46	22,203.00	(9,630.54)	100,091.00	87,518.54
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00	1,500.00
6440 - Safety & Security Services	830.25	41.00	789.25	2,072.25	83.00	1,989.25	500.00	(1,572.25)
6442 - Snow Removal Services	0.00	5,000.00	(5,000.00)	560.85	10,000.00	(9,439.15)	20,000.00	19,439.15
7095 - Other Professional Services	0.00	1,307.00	(1,307.00)	0.00	2,614.00	(2,614.00)	15,686.00	15,686.00
Total Contracted & Professional Services	830.25	6,473.00	(5,642.75)	2,633.10	12,947.00	(10,313.90)	37,686.00	35,052.90
Total Maintenance Expense	29,256.97	34,909.00	(5,652.03)	55,717.71	74,742.00	(19,024.29)	442,183.00	386,465.29
Total Maintenance Income / (Loss)	(29,256.97)	(34,825.00)	5,568.03	(55,717.71)	(74,575.00)	18,857.29	(441,183.00)	(385,465.29)

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

February 1, 2023 to February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 24,865	\$ 37,658	\$ (12,793)	\$ 198,973	\$ 207,936	\$ (8,963)	\$ 360,016	\$ 161,043
4151 - BD Expense- Golf	1,121	-	1,121	1,908	-	1,908	-	(1,908)
4154 - Golf Course Daily Greens Fees	8,283	11,297	(3,014)	15,557	18,297	(2,740)	564,848	549,291
4170 - Driving Range Fees	560	1,013	(453)	1,250	1,613	(363)	33,778	32,528
4174 - Golf Cart Rental	4,790	5,280	(490)	13,545	13,280	265	166,053	152,508
4176 - Golf Club Storage	180	10	170	960	950	10	2,163	1,203
4178 - Trail Fees	678	621	57	6,636	6,532	104	14,772	8,136
Total Golf Income	40,478	55,879	(15,401)	238,829	248,608	(9,779)	1,141,630	902,801
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	40,478	55,879	(15,401)	238,829	248,608	(9,779)	1,141,630	902,801
Expense								
Administrative								
5107 - Advertising Costs	396	1,119	(723)	728	1,319	(591)	12,900	12,172
5015 - Bank Charges & Fees	1,288	504	784	2,337	3,553	(1,216)	18,450	16,113
5120 - Cash Over/Short	-	-	-	-	-	-	-	-
5045 - Dues & Subscriptions	612	525	87	7,243	8,814	(1,571)	24,700	17,457
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	73	66	7	73	133	(60)	800	727
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	-	4	(4)	-	8	(8)	2,050	2,050
5227 - Training & Conferences	-	-	-	-	571	(571)	4,000	4,000
5326 - Operating Performance Commissions	-	-	-	-	-	-	1,332	1,332
6408 - Uniforms	237	666	(429)	519	1,333	(814)	8,500	7,981
Total Administrative	2,606	2,884	(278)	10,900	15,731	(4,831)	72,732	61,832
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	47	62	(15)	47	125	(78)	750	703
9005 - State B&O Tax	185	127	58	395	896	(501)	4,653	4,258
TotalRegulatory Compliance	233	189	44	442	1,021	(579)	5,403	4,961
CC&Rs/ Mandates								
5215 - Postage	-	38	(38)	-	75	(75)	450	450
5115 - Web Site Maintenance	-	-	-	-	-	-	2,500	2,500
CC&Rs/ Mandates Total	-	38	(38)	-	75	(75)	2,950	2,950
Payroll & Benefits								
5300 - Salaries	38,826	42,301	(3,475)	57,469	62,829	(5,360)	650,507	593,038
5335 - Payroll Taxes- Employer	3,827	4,249	(422)	5,672	6,312	(640)	65,368	59,696
5385 - Payroll Benefits - Medical	741	7,191	(6,450)	10,930	14,382	(3,452)	86,292	75,362
Total Payroll & Benefits	43,394	53,741	(10,347)	74,071	83,523	(9,452)	802,167	728,096

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

February 1, 2023 to February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	284	307	(23)	568	613	(45)	3,675	3,107
Total Insurance	284	307	(23)	568	613	(45)	3,675	3,107
Utilities								
6050 - Utilities- Communications Service	656	719	(63)	1,342	1,437	(95)	8,620	7,278
6033 - Utilities- Electricity	1,339	1,771	(432)	2,592	2,773	(181)	19,560	16,968
6005 - Utilities- Natural Gas	552	341	211	1,301	482	819	3,170	1,869
6023 - Utilities- Water & Sewer	1,823	1,291	532	1,823	1,827	(4)	12,025	10,202
6035 - Utilities- Trash & Recycling Service	359	423	(65)	715	598	117	3,938	3,223
Total Utilities	4,728	4,545	183	7,772	7,117	655	47,313	39,540
Maintenance & Landscaping								
6675 - Equipment R&M	4,565	3,283	1,282	10,252	6,567	3,685	39,404	29,153
6635 - Janitorial Supplies	-	25	(25)	-	50	(50)	300	300
6110 - Landscape R&M	3,101	3,092	9	5,942	6,184	(242)	37,105	31,164
6796 - Other R&M	600	200	400	600	400	200	2,400	1,800
6795 - Other Supplies	549	1,493	(944)	549	2,984	(2,435)	17,900	17,351
6610 - Raw Materials	-	2,500	(2,500)	4,073	5,000	(928)	30,000	25,928
6621 - Raw Materials: Sand & Gravel	7,444	3,075	4,369	15,278	6,150	9,128	36,900	21,622
6765 - Small Tools & Equipment	790	259	531	790	467	323	2,800	2,010
6785 - Vehicle Fuel	-	1,960	(1,960)	1,086	3,921	(2,835)	23,530	22,444
6775 - Vehicle R&M	151	184	(33)	151	367	(216)	2,200	2,049
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	17,200	16,071	1,129	38,719	32,090	6,629	192,539	153,821
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	500	(500)	-	1,000	(1,000)	6,000	6,000
6440 - Safety & Security Services	-	46	(46)	-	92	(92)	550	550
7095 - Other Professional Services	-	62	(62)	-	125	(125)	750	750
Total Contracted & Professional Services	-	608	(608)	-	1,217	(1,217)	7,300	7,300
Total Golf Expense	68,444	78,383	(9,939)	132,472	141,387	(8,915)	1,134,079	1,001,607
Total Golf Income / (Loss)	\$ (27,966)	\$ (22,504)	\$ (5,462)	\$ 106,357	\$ 107,221	\$ (864)	\$ 7,551	\$ (98,806)

Income Statement Report

Sudden Valley Community Association

Marina

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	12,320.00	0.00	12,320.00	12,320.00	0.00	12,320.00	12,288.00	(32.00)
4420 - Marina Dry Slip Income	55,811.00	0.00	55,811.00	55,811.00	0.00	55,811.00	56,684.00	873.00
4425 - Marina Wet/Dry Combo Income	100,027.00	0.00	100,027.00	100,027.00	0.00	100,027.00	94,106.00	(5,921.00)
4426 - BD Expense- Marina	(165,411.25)	0.00	(165,411.25)	(165,411.25)	0.00	(165,411.25)	0.00	165,411.25
Total Marina Income	2,746.75	0.00	2,746.75	2,746.75	0.00	2,746.75	163,078.00	160,331.25
Other Income								
4220 - Marina Gate & Access Cards	0.00	0.00	0.00	0.00	0.00	0.00	3,806.00	3,806.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	3,806.00	3,806.00
Total Marina Income	2,746.75	0.00	2,746.75	2,746.75	0.00	2,746.75	166,884.00	164,137.25
<u>Expense</u>								
Administrative								
5090 - Office Supplies	209.48	84.00	125.48	209.48	167.00	42.48	1,000.00	790.52
5210 - Printing & Copying	0.00	16.00	(16.00)	0.00	33.00	(33.00)	200.00	200.00
Total Administrative	209.48	100.00	109.48	209.48	200.00	9.48	1,200.00	990.52
Regulatory Compliance								
7110 - Regulatory Compliance	130.69	166.00	(35.31)	261.38	333.00	(71.62)	2,000.00	1,738.62
9005 - State B&O Tax	2,524.24	0.00	2,524.24	2,524.24	0.00	2,524.24	2,500.00	(24.24)
Total Regulatory Compliance	2,654.93	166.00	2,488.93	2,785.62	333.00	2,452.62	4,500.00	1,714.38
Utilities								
6023 - Utilities- Water & Sewer	257.58	650.00	(392.42)	257.58	650.00	(392.42)	3,900.00	3,642.42
6033 - Utilities- Electricity	151.06	199.00	(47.94)	297.96	399.00	(101.04)	2,395.00	2,097.04
6050 - Utilities- Communications Service	140.67	141.00	(0.33)	281.34	283.00	(1.66)	1,700.00	1,418.66
Total Utilities	549.31	990.00	(440.69)	836.88	1,332.00	(495.12)	7,995.00	7,158.12
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00	1,500.00

Income Statement Report
Sudden Valley Community Association
Marina

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
6675 - Equipment R&M	0.00	104.00	(104.00)	0.00	208.00	(208.00)	1,250.00	1,250.00
6765 - Small Tools & Equipment	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
6795 - Other Supplies	0.00	66.00	(66.00)	0.00	133.00	(133.00)	800.00	800.00
6796 - Other R&M	0.00	150.00	(150.00)	0.00	300.00	(300.00)	1,800.00	1,800.00
Total Maintenance & Landscaping	0.00	570.00	(570.00)	0.00	1,141.00	(1,141.00)	8,850.00	8,850.00
Total Marina Expense	3,413.72	1,826.00	1,587.72	3,831.98	3,006.00	825.98	22,545.00	18,713.02
Total Marina Income / (Loss)	(666.97)	(1,826.00)	1,159.03	(1,085.23)	(3,006.00)	1,920.77	144,339.00	145,424.23

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
February 1, 2023 to February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to052023	\$ 36,494	\$ 36,288	\$ 206	\$ 72,985	\$ 72,577	\$ 408	\$ 181,443	\$ 108,458
4011 - BD Expense- Rec SA 062018 to 052023	(909)	(1,815)	906	(1,133)	(3,629)	2,496	(9,072)	(7,939)
	35,585	34,473	1,112	71,852	68,948	2,904	172,371	100,520
Lease Income								
4435 - Lease Income - Barn 8	650	751	(101)	1,300	1,503	(203)	9,020	7,720
	650	751	(101)	1,300	1,503	(203)	9,020	7,720
Non-Lease Facility Rentals								
4400 - Facility Rentals	1,097	266	831	1,322	533	789	3,200	1,878
4411 - Picnic Shelter Rentals	125	-	125	125	-	125	2,500	2,375
	1,222	266	956	1,447	533	914	5,700	4,253
Rec Center and Pools Income								
4510 - Health Club Membership	40	91	(51)	80	183	(103)	1,100	1,020
4223 - Gym and Pool Access Cards	55	-	55	55	-	55	4,100	4,045
4502 - Instructor & Trainer Fees	-	-	-	-	-	-	6,000	6,000
4513 - Main Pool Income	-	-	-	-	-	-	14,425	14,425
4515 - Locker Rental	-	-	-	-	-	-	100	100
4516 - Quiet Pool Income	-	-	-	-	-	-	233	233
4840 - Other Income	-	9	(9)	-	17	(17)	100	100
Total Recreation Income	95	100	(5)	135	200	(65)	26,058	25,923
Total Recreation Income	37,552	35,590	1,962	74,734	71,184	3,550	213,149	138,416
Expense								
Administrative								
5015 - Bank Charges & Fees	-	4	(4)	-	8	(8)	50	50
5090 - Office Supplies	-	143	(143)	-	284	(284)	1,700	1,700
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	21	(21)	-	42	(42)	250	250
5227 - Training & Conferences	-	-	-	-	-	-	1,750	1,750
6408 - Uniforms	-	-	-	-	-	-	1,600	1,600
Total Administrative	-	168	(168)	-	334	(334)	5,350	5,350
Regulatory Compliance								
6300 - Permits & Licenses	14	-	14	14	-	14	600	586
9005 - State B&O Tax	27	-	27	40	-	40	300	260
Total Regulatory Compliance	40	-	40	54	-	54	900	846
CC&Rs/ Mandates								
5215 - Postage	315	-	315	315	-	315	-	(315)
CC&Rs/ Mandates Total	315	-	315	315	-	315	-	(315)
Payroll & Benefits								
5300 - Salaries	18,757	12,966	5,791	30,746	25,931	4,815	226,224	195,478
5335 - Payroll Taxes- Employer	2,044	1,410	634	3,322	2,820	502	23,213	19,891
5385 - Payroll Benefits - Medical	3,086	3,198	(112)	4,559	6,395	(1,836)	28,149	23,590
Total Payroll & Benefits	23,887	17,574	6,313	38,627	35,146	3,481	277,586	238,959

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
February 1, 2023 to February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	765	804	(39)	1,529	1,608	(80)	9,645	8,116
6033 - Utilities- Electricity	1,066	850	216	2,109	1,169	940	10,621	8,512
6005 - Utilities- Natural Gas	727	387	340	1,783	533	1,250	4,846	3,063
6023 - Utilities- Water & Sewer	2,146	1,704	442	2,146	1,704	442	17,495	15,349
6035 - Utilities- Trash & Recycling Service	239	199	40	474	398	77	2,390	1,916
Total Utilities	4,943	3,944	999	8,041	5,412	2,629	44,997	36,956
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	5,000	5,000
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	-	500	(500)	1,358	1,000	358	7,500	6,142
6635 - Janitorial Supplies	-	334	(334)	-	667	(667)	4,000	4,000
6110 - Landscape R&M	205	1,250	(1,045)	222	2,500	(2,278)	15,000	14,778
6796 - Other R&M	-	59	(59)	-	117	(117)	700	700
6795 - Other Supplies	678	793	(115)	678	1,584	(906)	9,500	8,822
6621 - Raw Materials: Sand & Gravel	-	209	(209)	-	417	(417)	2,500	2,500
6765 - Small Tools & Equipment	239	184	55	239	367	(128)	2,200	1,961
6785 - Vehicle Fuel	-	250	(250)	-	500	(500)	3,000	3,000
6775 - Vehicle R&M	-	62	(62)	-	125	(125)	750	750
Total Maintenance & Landscaping	1,122	3,641	(2,519)	2,497	7,277	(4,780)	50,150	47,653
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	16	(16)	-	33	(33)	200	200
6438 - Pool Management	1,126	-	1,126	1,126	-	1,126	35,000	33,874
6440 - Safety & Security Services	-	41	(41)	-	83	(83)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	1,126	57	1,069	1,126	116	1,010	35,700	34,574
Total Recreation Expense	31,434	25,384	6,050	50,661	48,285	2,376	414,683	364,023
Total Recreation Income / (Loss)	\$ 6,118	\$ 10,206	\$ (4,088)	\$ 24,073	\$ 22,899	\$ 1,174	\$ (201,534)	\$ (225,607)

Income Statement Report
Sudden Valley Community Association
UDR Activity

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- UDR								
4001 - BD Expense- 2022 Ops & prior	5,479.34	0.00	5,479.34	19,391.03	0.00	19,391.03	0.00	(19,391.03)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(46,750.47)	0.00	(46,750.47)	0.00	46,750.47
Total Dues and Assessments Income- UDR	5,479.34	0.00	5,479.34	(27,359.44)	0.00	(27,359.44)	0.00	27,359.44
Collections Income								
4710 - Late Fees & Interest	8,301.73	0.00	8,301.73	14,723.97	0.00	14,723.97	0.00	(14,723.97)
4711 - BD Expense- Late Fee & Int	(3,994.95)	0.00	(3,994.95)	(6,725.68)	0.00	(6,725.68)	0.00	6,725.68
4715 - Lien Fees	1,425.00	0.00	1,425.00	1,425.00	0.00	1,425.00	0.00	(1,425.00)
4721 - BD Expense- Legal	(1,922.70)	0.00	(1,922.70)	(481.53)	0.00	(481.53)	0.00	481.53
Total Collections Income	3,809.08	0.00	3,809.08	8,941.76	0.00	8,941.76	0.00	(8,941.76)
Investment Income								
4910 - Interest Earned - Reserve Accounts	45.21	0.00	45.21	94.76	0.00	94.76	0.00	(94.76)
Total Investment Income	45.21	0.00	45.21	94.76	0.00	94.76	0.00	(94.76)
Total UDR Activity Income	9,333.63	0.00	9,333.63	(18,322.92)	0.00	(18,322.92)	0.00	18,322.92
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	145.90	0.00	145.90	242.23	0.00	242.23	0.00	(242.23)
Total Regulatory Compliance	145.90	0.00	145.90	242.23	0.00	242.23	0.00	(242.23)
CC&Rs/ Mandates								
5025 - Collection Charges	113.00	0.00	113.00	520.73	0.00	520.73	0.00	(520.73)
5065 - Lien Charges	0.00	0.00	0.00	1,424.50	0.00	1,424.50	0.00	(1,424.50)
Total CC&Rs/ Mandates	113.00	0.00	113.00	1,945.23	0.00	1,945.23	0.00	(1,945.23)

Income Statement Report
Sudden Valley Community Association
UDR Activity

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Payroll & Benefits								
5391 - Accrued Vacation Liability	1,363.78	0.00	1,363.78	1,098.62	0.00	1,098.62	0.00	(1,098.62)
Total Payroll & Benefits	1,363.78	0.00	1,363.78	1,098.62	0.00	1,098.62	0.00	(1,098.62)
Total UDR Activity Expense	1,622.68	0.00	1,622.68	3,286.08	0.00	3,286.08	0.00	(3,286.08)
Total UDR Activity Income / (Loss)	7,710.95	0.00	7,710.95	(21,609.00)	0.00	(21,609.00)	0.00	21,609.00

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- Capital								
4043.23 - Capital Rep & Repl Assmt 2023	112,766.76	0.00	112,766.76	225,533.52	0.00	225,533.52	0.00	(225,533.52)
4046 - BD Expense- CRRRF 22 & Prior	1,914.19	0.00	1,914.19	8,713.95	0.00	8,713.95	0.00	(8,713.95)
4049 - BD Expense - CRRRF 2023	(3,936.51)	0.00	(3,936.51)	(10,512.21)	0.00	(10,512.21)	0.00	10,512.21
4051 - BD Expense- Roads 22 & Prior	2,035.76	0.00	2,035.76	9,378.47	0.00	9,378.47	0.00	(9,378.47)
4053 - BD Expense - Roads 2023	(4,267.83)	0.00	(4,267.83)	(11,569.99)	0.00	(11,569.99)	0.00	11,569.99
4055.23 - Roads Capital Assmt 2023	115,984.22	0.00	115,984.22	231,968.44	0.00	231,968.44	0.00	(231,968.44)
4060.23 - Mailbox Capital Assmt 2023	2,092.90	0.00	2,092.90	4,185.80	0.00	4,185.80	0.00	(4,185.80)
4061 - BD Expense- Mailbox 2023	(72.79)	0.00	(72.79)	(199.84)	0.00	(199.84)	0.00	199.84
4062 - BD Expense- Mailbox 22 & Prior	35.51	0.00	35.51	163.81	0.00	163.81	0.00	(163.81)
4995 - BD Expense- 60day accrual CAP	0.00	0.00	0.00	(19,261.54)	0.00	(19,261.54)	0.00	19,261.54
Total Dues and Assessments Income- Capi	226,552.21	0.00	226,552.21	438,400.41	0.00	438,400.41	0.00	(438,400.41)
Investment Income								
4910 - Interest Earned - Reserve Accounts	702.58	0.00	702.58	1,465.68	0.00	1,465.68	0.00	(1,465.68)
Total Investment Income	702.58	0.00	702.58	1,465.68	0.00	1,465.68	0.00	(1,465.68)
Total SVCA Reserves Income	227,254.79	0.00	227,254.79	439,866.09	0.00	439,866.09	0.00	(439,866.09)
<u>Expense</u>								
Depreciation Expense								
6320 - Depr - Buildings	571.31	0.00	571.31	1,142.62	0.00	1,142.62	0.00	(1,142.62)
6325 - Depr - Land Improvement	6,267.24	0.00	6,267.24	12,534.48	0.00	12,534.48	0.00	(12,534.48)
6326 - Depr - Mailboxes	2,069.98	0.00	2,069.98	4,139.96	0.00	4,139.96	0.00	(4,139.96)
6327 - Depr - Roads and Bridges	36,160.80	0.00	36,160.80	72,321.60	0.00	72,321.60	0.00	(72,321.60)
6328 - Depr - Building Improvements	16,869.71	0.00	16,869.71	33,739.42	0.00	33,739.42	0.00	(33,739.42)
6330 - Depr - Furniture & Fixtures	111.73	0.00	111.73	223.46	0.00	223.46	0.00	(223.46)
6335 - Depr - Communication Equipment	328.30	0.00	328.30	656.60	0.00	656.60	0.00	(656.60)
6337 - Depr - Computers	1,420.08	0.00	1,420.08	2,840.16	0.00	2,840.16	0.00	(2,840.16)
6340 - Depr - Machinery & Equipment	12,925.45	0.00	12,925.45	25,850.90	0.00	25,850.90	0.00	(25,850.90)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6350 - Depr - Vehicles	8,473.15	0.00	8,473.15	16,946.30	0.00	16,946.30	0.00	(16,946.30)
6360 - Amortization	610.76	0.00	610.76	1,221.52	0.00	1,221.52	0.00	(1,221.52)
Total Depreciation Expense	85,808.51	0.00	85,808.51	171,617.02	0.00	171,617.02	0.00	(171,617.02)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	6,643.68	0.00	6,643.68	14,075.72	0.00	14,075.72	0.00	(14,075.72)
Total Reserve Expenses/Transfers	6,643.68	0.00	6,643.68	14,075.72	0.00	14,075.72	0.00	(14,075.72)
Reserve CRRRF Capital Proejcts								
9719.18 - Trim Mower- Turf	668.76	0.00	668.76	9,707.06	0.00	9,707.06	0.00	(9,707.06)
9719.19 - Utility Vehicles	1,740.21	0.00	1,740.21	25,162.52	0.00	25,162.52	0.00	(25,162.52)
9719.20 - Marina Dock Replacement	3,815.91	0.00	3,815.91	33,183.48	0.00	33,183.48	0.00	(33,183.48)
9721.01 - Golf Cart Fleet	3,065.00	0.00	3,065.00	42,910.00	0.00	42,910.00	0.00	(42,910.00)
9722 - Golf Course Bridge Replacement	0.00	0.00	0.00	322,407.09	0.00	322,407.09	0.00	(322,407.09)
9722.03 - 2022 John Deere HD300 SelectSp	0.00	0.00	0.00	21,231.30	0.00	21,231.30	0.00	(21,231.30)
9722.04 - Security System	0.00	0.00	0.00	53,229.92	0.00	53,229.92	0.00	(53,229.92)
9722.06 - Roadside Mower	0.00	0.00	0.00	90,754.16	0.00	90,754.16	0.00	(90,754.16)
9722.07 - Main Pool Gutter Repair	0.00	0.00	0.00	26,932.80	0.00	26,932.80	0.00	(26,932.80)
9722.08 - 2022 Area Z Facility Remodel	2,535.00	0.00	2,535.00	3,915.00	0.00	3,915.00	0.00	(3,915.00)
9722.09 - 2022 Barn 8 Remodel	6,195.13	0.00	6,195.13	22,825.77	0.00	22,825.77	0.00	(22,825.77)
9722.095 - 2022 Dump Trailer Porject	0.00	0.00	0.00	14,051.91	0.00	14,051.91	0.00	(14,051.91)
9722.096 - 2022 Clubhouse Kitchen Repair/F	0.00	0.00	0.00	94,912.84	0.00	94,912.84	0.00	(94,912.84)
9722.1 - 2014 Toro Flex Walk Mowers	0.00	0.00	0.00	10,000.00	0.00	10,000.00	0.00	(10,000.00)
9722.2 - 1850 Lake Whatcom Blvd Property I	0.00	0.00	0.00	1,570,680.63	0.00	1,570,680.63	0.00	(1,570,680.63)
9723.01 - Sno-Way Sander	9,052.46	0.00	9,052.46	9,052.46	0.00	9,052.46	0.00	(9,052.46)
9723.06 - Marina Dock Replace-Prelim Dsgn	1,967.49	0.00	1,967.49	1,967.49	0.00	1,967.49	0.00	(1,967.49)
Total Reserve CRRRF Capital Proejcts	29,039.96	0.00	29,039.96	2,352,924.43	0.00	2,352,924.43	0.00	(2,352,924.43)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

February 01, 2023 thru February 28, 2023

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Roads Capital Projects								
9919.07 - Barn 7 & Rotunda Foundation Rerr	0.00	0.00	0.00	77,959.89	0.00	77,959.89	0.00	(77,959.89)
9920.06 - 2020 Southern Court Remediation	0.00	0.00	0.00	198,236.03	0.00	198,236.03	0.00	(198,236.03)
9921.03 - 2021 Southern Crt Stabilization & /	0.00	0.00	0.00	141,227.28	0.00	141,227.28	0.00	(141,227.28)
9921.04 - Culvert 182	0.00	0.00	0.00	14,892.50	0.00	14,892.50	0.00	(14,892.50)
9921.05 - Culvert 315	3,147.50	0.00	3,147.50	4,587.86	0.00	4,587.86	0.00	(4,587.86)
9922 - Fast Response Unforseen Drainage Is	0.00	0.00	0.00	63,845.07	0.00	63,845.07	0.00	(63,845.07)
9922.1 - 2022 Roads Repair Project	2,058.75	0.00	2,058.75	27,810.44	0.00	27,810.44	0.00	(27,810.44)
9922.2 - Polo Park Drive Repairs	0.00	0.00	0.00	59,949.49	0.00	59,949.49	0.00	(59,949.49)
9922.3 - 2022 Roads On-Call Engineering	0.00	0.00	0.00	35,831.71	0.00	35,831.71	0.00	(35,831.71)
9922.4 - 2022 Pothole Repairs	0.00	0.00	0.00	34,997.18	0.00	34,997.18	0.00	(34,997.18)
9922.5 - 2022 Road & Drainage NOA Project	(449.66)	0.00	(449.66)	548,251.71	0.00	548,251.71	0.00	(548,251.71)
9922.6 - Cascade Lane	3,465.00	0.00	3,465.00	832,007.01	0.00	832,007.01	0.00	(832,007.01)
9922.7 - Marina Parking Lot Grading	0.00	0.00	0.00	23,869.98	0.00	23,869.98	0.00	(23,869.98)
9922.8 - 2022 Cold Spring Drainage Repair	202.50	0.00	202.50	12,566.25	0.00	12,566.25	0.00	(12,566.25)
9923.08 - 2023 Culvert Vegetation Control	3,898.48	0.00	3,898.48	3,898.48	0.00	3,898.48	0.00	(3,898.48)
Total Reserve Roads Capital Projects	12,322.57	0.00	12,322.57	2,079,930.88	0.00	2,079,930.88	0.00	(2,079,930.88)
Reserve Road CVC Capital Project								
9921.08 - 2021 Culvert Vegetation Control	0.00	0.00	0.00	121,535.53	0.00	121,535.53	0.00	(121,535.53)
9921.082 - 2021 CVC - Wages, Taxes, & Ber	0.00	0.00	0.00	26,062.70	0.00	26,062.70	0.00	(26,062.70)
Total Reserve Road CVC Capital Project	0.00	0.00	0.00	147,598.23	0.00	147,598.23	0.00	(147,598.23)
Total SVCA Reserves Expense	133,814.72	0.00	133,814.72	4,766,146.28	0.00	4,766,146.28	0.00	(4,766,146.28)
Total SVCA Reserves Income / (Loss)	93,440.07	0.00	93,440.07	(4,326,280.19)	0.00	(4,326,280.19)	0.00	4,326,280.19
Total Association Net Income / (Loss)	106,481.23	(15,666.00)	122,147.23	(4,159,512.96)	138,921.00	(4,298,433.96)	0.00	4,159,512.96

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2023

	SVCA Owned Lots																											LLE & CTB	Dues Exempt	Total Non Billable Lots	Total All Lots			
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots			Restricted								
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10					Avail.	Total	
Jan	18	37	55	322	2,520	2,842	20	96	6	23	3	9	16	29	3	20	340	2,557	2,897	48	177	225	388	2,734	3,122	774	3	0	777	734	8	1,519	4,641	
Feb	22	38	60	310	2,483	2,793	27	130	7	24	3	10	17	30	2	19	332	2,521	2,853	56	213	269	388	2,734	3,122	774	3	0	777	734	8	1,519	4,641	
Mar	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
Apr	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
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