

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

	Unaudited** Jul 31, 2023	Unaudited** Dec 31, 2022	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 774,787	\$ 505,901	\$ 268,886
Building Completion Deposit Fund	472,710	492,620	(19,910)
Member Receivables - Operations*	-	46,750	(46,750)
Other Receivables	18,731	8,288	10,443
Prepaid Expenses	133,881	81,738	52,143
Operating Lease ROU Assets	7,730	11,441	(3,711)
Inventory	6,781	6,200	581
Total Current Assets	1,414,620	1,152,938	261,682
Current Liabilities			
Accounts Payable	(85,601)	(243,246)	157,645
Accrued Vacation Liability	(79,999)	(61,576)	(18,423)
Accrued Payroll	-	(54,127)	54,127
Prepaid Assessments	(290,612)	(181,106)	(109,506)
Building Completion Deposits	(472,710)	(492,620)	19,910
Other Refundable Deposits	(7,296)	(4,916)	(2,380)
Operating Lease Liability	(7,730)	(11,441)	3,711
Prepaid Golf Memberships	-	(153,151)	153,151
Total Current Liabilities	(943,948)	(1,202,183)	258,235
Operating Reserve Funds			
Emergency Operating Cash	361,570	361,096	474
Undesignated Reserves Cash	283,996	223,385	60,611
Total Operating Reserve Funds	645,566	584,481	61,085
Net Operating Assets	\$ 1,116,238	\$ 535,236	\$ 581,002
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,464,476	3,220,671	243,805
Roads Reserve Cash Fund	2,349,115	2,560,947	(211,832)
Board Density Reduction Cash Fund	87,597	87,552	45
Mailbox Cash Fund	115,755	101,061	14,694
CRRRF Capital Reserve Holding Cash	211,755	262,193	(50,438)
Mitigation Assignment of Savings Cash	44,622	44,545	77
LWWSD Assignment of Savings Cash	9,076	9,076	-
Member Receivables - Capital**	-	19,262	(19,262)
Total Capital Current Assets	6,282,396	6,305,307	(22,911)
Capital Fixed Assets			
Fixed Assets	14,880,085	14,197,452	682,633
Finance ROU Assets	168,881	214,266	(45,385)
Lots Held for Sale	228,041	228,041	-
Total Capital Assets	15,277,007	14,639,759	637,248
Long Term Liabilities			
CRRRF Loan 2022	(1,898,328)	(2,049,012)	150,684
Finance Leases	(131,810)	(166,357)	34,547
Total Long Term Liabilities	(2,030,138)	(2,215,369)	185,231
NET ASSETS	\$ 20,645,503	\$ 19,264,933	\$ 1,380,570
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	627,638	(115,714)	743,352
Current Year Net Income: Rec Special Assmt	(42,649)	(2,572)	(40,077)
Net Transfers Out from Operations to Capital	-	(482,660)	482,660
Current Year Net Income: Capital**	846,307	1,654,818	(808,511)
Net Transfers Into Capital from Operations	-	482,660	482,660
Retained Earnings**	4,950,121	5,068,407	(118,286)
Capital**	14,264,086	12,659,994	1,604,092
TOTAL MEMBER EQUITY	\$ 20,645,503	\$ 19,264,933	\$ 1,380,570

* 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 July 31, 2023, and December 31, 2022, the balances of receivables written off were \$714,417 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 as the 2022 audit is still in process), which fully incorporates ASC 606 and complies with Generally Accepted Accounting Principals (GAAP).

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED

	Current Month - July 2023			Year to Date - 7 Months Ending 7/31/2023			
	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	209,347		230,770	1,317,915			1,616,646
Bad Debt Reserve	(2,575)		(3,092)	(33,313)			(31,968)
Net Current Year Assessment Income	<u>206,772</u>	<u>8,254</u>	<u>227,678</u>	<u>1,284,602</u>	<u>35,549</u>	97.5%	<u>1,584,678</u>
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	(350)			182,163			
Bad Debt Reserve	636			1,269			
Net Special Ops Assmt Income	<u>286</u>	<u>286</u>		<u>183,432</u>	<u>11,061</u>		
Bad Debt Recoveries - Prior Years			4,581				30,443
Golf Income	241,575	89,393	-	931,636	207,742		-
Marina Income	986	986	-	180,444	24,050		-
Rec Center & Pools Income	6,620	49	-	14,544	599		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	11,485	4,017	-	83,839	32,084		-
Rental Income - Other	958	191	-	11,080	7,713		-
Area Z Rental Income	4,544	2,544	-	16,028	2,028		-
Lease Income	4,223	719	-	27,335	2,809		-
New Home Construction Fees	25,330	6,580	-	70,420	14,170		500
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		-
Investment Income	522	434	4,096	1,557	944		13,335
Total Revenue	<u>503,301</u>	<u>113,453</u>	<u>236,355</u>	<u>2,804,917</u>	<u>338,749</u>		<u>1,628,956</u>
EXPENSES							
Salaries & Benefits	194,454	20,988	-	1,070,536	217,968		-
Contracted & Professional Services	23,908	(9,334)	-	159,227	(70,543)		-
CC&Rs/ Mandates	38,852	(10,421)	-	267,330	(68,328)		-
Maintenance & Landscaping	36,928	(7,500)	-	263,478	8,415		-
Utilities	5,827	6,196	-	113,057	(11,992)		-
Administrative	23,293	(11,771)	-	108,082	(14,472)		-
Regulatory Compliance	18,634	(2,903)	-	103,946	(10,932)		-
Insurance Premiums	15,360	(2,183)	-	99,624	(7,384)		-
Other Expenses	-	83	-	-	583		-
Depreciation Expense	-	-	100,654	-	-		714,134
Interest expense	-	-	6,839	-	-		49,253
Total Expenses	<u>357,256</u>	<u>(16,845)</u>	<u>107,493</u>	<u>2,185,280</u>	<u>43,315</u>		<u>763,387</u>
Net Income (Loss)	<u>146,045</u>	<u>96,608</u>	<u>128,862</u>	<u>619,637</u>	<u>382,064</u>		<u>865,569</u>
Net UDR Activity for Operations							
Firewise	-			(23,347)			
Hazardous Tree Removal	-			-			
Net Income (Loss) with Board Approved UDR	<u>146,045</u>	<u>96,608</u>	<u>128,862</u>	<u>596,290</u>	<u>382,064</u>		<u>865,569</u>
Other Activity							
Net Other UDR Activity*	725			53,872			
AR Accrual - Prior Year Reversal	-		-	(46,750)			(19,262)
AR Accrual - Current Year	-		-	-			-
Vacation Liability Accrual	2,892			(18,423)			
Total Other Activity	<u>3,617</u>		<u>-</u>	<u>(11,301)</u>			<u>(19,262)</u>
Grand Total Activity	<u>149,662</u>	<u>96,608</u>	<u>128,862</u>	<u>584,989</u>	<u>382,064</u>		<u>846,307</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
7 Months Actual, 5 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2022	3,220,671	2,560,947	262,193	87,552	101,061	53,621	\$ 6,286,045	361,096	223,385	\$ 584,481
Dues Received	783,524	807,560		-	14,553		1,605,637	-	71,474	71,474
Storm Water Mitigation Plan Fee		500					500			-
Investment Income	7,131	5,651	288	45	141	77	13,335	474	348	821
Sale of Assets	-			-			-			-
Mitigation Release	-	-				-	-			-
2023 Expenditures	(546,851)	(1,025,544)	(50,726)	-	-		(1,623,120)		(11,211)	(11,211)
Net Available Cash at 7/31/2023	3,464,476	2,349,115	211,755	87,597	115,755	53,698	\$ 6,282,396	361,570	283,996	\$ 645,566
5 Month Outlook										
Outlook - 2023 Dues (95% collections)	535,690	550,970			9,940		\$ 1,096,600			\$ -
Outlook - Prior Year Collections	8,493	8,735		8	158		17,394		14,808	14,808
CRRRF Loan Payments for year 2023	(138,766)						(138,766)			-
Obligated Expenses\Holdings	(877,040)	(741,248)	(211,755)			(53,698)	(1,883,742)		(15,490)	(15,490)
Net Usable Cash Balance 12/31/2023	2,992,852	2,167,572	-	87,605	125,853	-	\$ 5,373,882	361,570	283,315	\$ 644,884
Board Recommended Carryover Balance	(600,000)	(500,000)					(1,100,000)			\$ -
Net Usable Cash 12/31/2023, After Recommendation	\$ 2,392,852	\$ 1,667,572	\$ -	\$ 87,605	\$ 125,853	\$ -	\$ 4,273,882	\$ 361,570	\$ 283,315	\$ 644,884
Net Current Year Cash Increase (Decrease)	(227,819)	(393,375)	(262,193)	53	24,792	(53,621)	\$ (912,163)	474	59,930	\$ 60,403

*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

Whole \$

July 1, 2023 to July 31, 2023

CURRENT MONTH

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	27,232	8,315	-	6,962	44,773	(18,359)	(17,541)	(3,082)
Accounting	3,071	(529)	26,314	(194)	2,397	8,198	(25,640)	7,475
Administration	160	18	28,503	8,764	18,265	(9,841)	(46,608)	(1,059)
Common Costs	5,527	2,606	-	-	28,665	(5,318)	(23,138)	(2,712)
Facilities	7,667	2,915	-	3,675	11,954	5,984	18,544	18,544
Maintenance	-	(83)	28,884	(2,943)	8,867	(4,049)	(37,751)	(7,075)
Subtotal	<u>43,657</u>	<u>13,242</u>	<u>83,701</u>	<u>16,264</u>	<u>104,650</u>	<u>(17,415)</u>	<u>(144,694)</u>	<u>12,091</u>
Golf	241,575	89,393	77,815	3,039	37,944	(14,819)	125,816	77,613
Marina	2,333	1,698	-	-	378	801	1,955	2,499
Subtotal	<u>287,565</u>	<u>104,333</u>	<u>161,516</u>	<u>19,303</u>	<u>142,972</u>	<u>(31,433)</u>	<u>(16,923)</u>	<u>92,203</u>
Rec/ Pools/ Parks								
Special Assmt Earned	(350)						(350)	
Curr Yr Bad Debts Activity	636						636	
Net Special Assmt Dues	286	286					286	286
Rec/ Pools/ Parks	8,679	581	32,938	1,685	19,831	(6,401)	(44,090)	(4,135)
Subtotal Rec/ Pools/ Parks	<u>8,965</u>	<u>867</u>	<u>32,938</u>	<u>1,685</u>	<u>19,831</u>	<u>(6,401)</u>	<u>(43,804)</u>	<u>(3,849)</u>
Subtotal Operations before Ops Dues	<u>296,530</u>	<u>105,200</u>	<u>194,454</u>	<u>20,988</u>	<u>162,803</u>	<u>(37,834)</u>	<u>(60,727)</u>	<u>88,354</u>
Ops Dues Earned	209,347						209,347	
Curr Yr Bad Debts Activity	(2,575)						(2,575)	
Net Ops Dues	<u>206,772</u>	<u>8,254</u>					<u>206,772</u>	<u>8,254</u>
Net Operations	<u>503,302</u>	<u>113,454</u>	<u>194,454</u>	<u>20,988</u>	<u>162,803</u>	<u>(37,834)</u>	<u>146,045</u>	<u>96,608</u>
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		-		-	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	<u>503,302</u>	<u>113,454</u>	<u>194,454</u>	<u>20,988</u>	<u>162,803</u>	<u>(37,834)</u>	<u>146,045</u>	<u>96,608</u>
Other Operating Activity								
UDR Activity	3,049				2,324		725	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				(2,892)		2,892	
Total Other Operating Activity	<u>3,049</u>				<u>(568)</u>		<u>3,617</u>	
Grand Total Operations Activity	<u>506,351</u>	<u>113,454</u>	<u>194,454</u>	<u>20,988</u>	<u>162,235</u>	<u>(37,834)</u>	<u>149,662</u>	<u>96,608</u>

* Excludes Depreciation

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

Sudden Valley Community Association

Operations - By Department

Whole \$

January 1, 2023 to July 31, 2023

YEAR TO DATE

<u>UNAUDITED</u>								
<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	73,622	15,455	-	51,851	251,201	(66,595)	(177,579)	711
Accounting	15,420	(9,780)	185,130	1,192	29,836	(3,670)	(199,546)	(12,258)
Administration	1,227	235	156,651	109,274	95,792	(37,727)	(251,216)	71,782
Common Costs	59,503	39,057	-	-	219,106	(26,281)	(159,603)	12,776
Facilities	36,563	3,299	7,364	18,748	105,158	(3,584)	(75,959)	18,463
Maintenance	-	(583)	147,477	(3,493)	49,586	31,477	(197,063)	27,401
Subtotal	186,335	47,683	496,622	177,572	750,679	(106,380)	(1,060,966)	118,875
Golf	931,636	207,742	410,533	30,662	260,949	(52,456)	260,154	185,948
Marina	186,490	26,924	(1)	1	7,995	5,707	178,496	32,632
Subtotal	1,304,461	282,349	907,154	208,235	1,019,623	(153,129)	(622,316)	337,455
Rec/ Pools/ Parks								
Special Assmt Earned	182,163						182,163	
Curr Yr Bad Debts Activity	1,269						1,269	
Net Special Assmt Dues	183,432	11,061					183,432	11,061
Rec/ Pools/ Parks	32,424	9,792	163,382	9,733	95,123	(21,526)	(226,081)	(2,001)
Subtotal Rec/ Pools/ Parks	215,856	20,853	163,382	9,733	95,123	(21,526)	(42,649)	9,060
Subtotal Operations before Ops Dues	1,520,317	303,202	1,070,536	217,968	1,114,746	(174,655)	(664,965)	346,515
Ops Dues Earned	1,317,915						1,317,915	
Curr Yr Bad Debts Activity	(33,313)						(33,313)	
Net Ops Dues	1,284,602	35,549					1,284,602	35,549
Net Operations	2,804,919	338,751	1,070,536	217,968	1,114,746	(174,655)	619,637	382,064
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		23,347		(23,347)	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	2,804,919	338,751	1,070,536	217,968	1,138,093	(174,655)	596,290	382,064
Other Operating Activity								
UDR Activity	60,791				6,919		53,872	
AR Accrual - Prior Year Reversal	(46,750)				-		(46,750)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				18,423		(18,423)	
Total Other Operating Activity	14,041				25,342		(11,301)	
Grand Total Operations Activity	2,818,960	338,751	1,070,536	217,968	1,163,435	(174,655)	584,989	382,064

* Excludes Depreciation

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

Sudden Valley Community Association
Operations Income Statement
July 1, 2023 to July 31, 2023

UNAUDITED

	2023 July Actuals	2023 MTD B / (W) Budget	2023 YTD (7 Months) Actuals	2023 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	206,772	8,254	1,284,602	35,549
Special Ops Assmt Income- Rec/ Pools/ Parks	286	286	183,432	11,061
Golf Income	241,575	89,393	931,636	207,742
Marina Income	986	986	180,444	24,050
Area Z Rental Income	4,544	2,544	16,028	2,028
Lease Income	4,223	719	27,335	2,809
Non-Lease Facility Rentals	958	191	11,080	7,713
Rec Center and Pools Income	6,620	49	14,544	599
New Home Construction Fees	25,330	6,580	70,420	14,170
Other AR Income	8,098	1,498	74,666	28,466
Other Income	3,387	2,519	9,173	3,618
Investment Income	522	434	1,557	944
Total Revenue	503,301	113,453	2,804,917	338,749
EXPENSES				
Salaries & Benefits				
ACC / Security	-	6,962	-	51,851
Accounting	26,314	(194)	185,130	1,192
Administration	28,503	8,764	156,651	109,274
Facilities	-	3,675	7,364	18,748
Maintenance	28,884	(2,943)	147,477	(3,493)
Golf	77,815	3,039	410,533	30,662
Rec/ Pools/ Parks	32,938	1,685	163,382	9,733
Marina	-	-	(1)	1
Total Salaries & Benefits	194,454	20,988	1,070,536	217,968
Other Expenses				
Administrative				
General Administrative	-	-	106	(106)
Bank Charges & Fees	5,272	(2,440)	21,615	(6,362)
Dues & Subscriptions	2,470	(2,232)	21,881	(3,217)
Office Supplies	1,999	169	11,917	3,092
GM Discretionary Funds	686	(269)	1,943	974
Advertising Costs	2,501	(453)	11,815	(1,522)
Cash Over/Short	6	(6)	27	(27)
Currency Gain/Loss	280	(280)	283	(283)
Events Charges	6,509	(6,009)	7,775	(5,175)
Printing & Copying	1,559	(849)	10,972	(5,350)
Training & Conferences	-	275	2,045	2,773
Recruiting Expense	399	143	3,079	713
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	1,435	(435)	10,035	(3,035)
Insurance Claims	-	-	-	-
Uniforms	177	615	4,589	3,053
Cashiering Clearing Account	-	-	-	-
Total Administrative	23,293	(11,771)	108,082	(14,472)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	16,507	(10,257)	54,734	(10,984)
Permits & Licenses	411	(156)	3,374	(994)
Audit & Tax Services	-	8,000	4,956	3,044
Regulatory Compliance	234	116	1,525	925
Federal Income Tax	-	-	-	-
State B&O Tax	1,482	(606)	7,977	(943)
Property/Real Estate Tax	-	-	31,380	(1,980)
Total Regulator Compliance	18,634	(2,903)	103,946	(10,932)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	873	(456)	6,791	(3,874)
Postage	291	63	3,267	(792)
Postage- Views	996	(79)	6,880	(463)
Newsletter Services	4,895	(361)	34,534	(2,800)
Legal Services	7,514	(2,472)	49,147	(13,855)
Professional Security Services	24,283	(7,116)	166,711	(46,544)
Total CC&Rs/ Mandates	38,852	(10,421)	267,330	(68,328)

Sudden Valley Community Association
Operations Income Statement
July 1, 2023 to July 31, 2023

UNAUDITED

	2023 July Actuals	2023 MTD B / (W) Budget	2023 YTD (7 Months) Actuals	2023 YTD B / (W) Budget
Insurance Premiums	15,360	(2,183)	99,624	(7,384)
Utilities				
Utilities	(6,123)	6,123	(6,303)	6,303
Utilities- Natural Gas	1,085	(112)	17,248	(9,545)
Utilities- Water & Sewer	-	663	23,934	(1,194)
Utilities- Electricity	5,619	(1,257)	38,595	(10,762)
Utilities- Trash & Recycling Service	1,322	550	11,309	2,398
Utilities- Communications Service	3,924	229	28,274	808
Total Utilities	5,827	6,196	113,057	(11,992)
Maintenance & Landscaping				
Landscape R&M	1,578	2,892	15,275	19,876
Building R&M- Materials	192	2,551	8,231	20,970
Building R&M- Contract Services	1,499	2,502	26,596	(14,096)
Raw Materials	1,362	425	46,849	(24,535)
Raw Materials: Sand & Gravel	7,318	(6,488)	36,391	(3,319)
Janitorial Supplies	2,576	(1,377)	8,296	103
Equipment R&M	5,206	(1,169)	40,599	3,818
Small Tools & Equipment	974	(140)	8,807	(1,823)
Vehicle R&M	2,304	(391)	10,841	2,547
Vehicle Fuel	8,553	(4,106)	31,343	(4,615)
Other Supplies	4,648	(1,897)	21,642	786
Other R&M	718	(302)	3,509	1,302
Weather Response	-	-	5,099	7,401
Weather Response	-	-	-	-
Total Maintenance & Landscaping	36,928	(7,500)	263,478	8,415
Contracted & Professional Services				
Equipment Lease & Rental	2,127	(885)	5,809	2,883
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	3,884	(551)	33,437	(10,104)
Pool Management	11,384	(5,551)	38,943	(21,443)
Safety & Security Services	2,337	(1,207)	32,042	(24,137)
Snow Removal Services	-	-	9,129	871
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	833	289	5,544
Other Professional Services	4,176	(1,973)	39,578	(24,157)
Total Contracted & Professional Services	23,908	(9,334)	159,227	(70,543)
Other Expenses				
Vandalism	-	83	-	583
Other Charges	-	-	-	-
Total Other Expenses	-	83	-	583
Total Other Expenses	162,802	(37,833)	1,114,744	(174,653)
Total Operations Expenses	357,256	(16,845)	2,185,280	43,315
Net Operations Income (Loss)	146,045	96,608	619,637	382,064
Net BOD Approved UDR Activity for Operations (Expense)				
Firewise	-	-	(23,347)	-
Hazardous Tree Removal	-	-	-	-
Net Operations Income (Loss) with BOD Approved UDR	146,045	96,608	596,290	382,064
Other Operating Activity- Income/(Expense)				
UDR Activity	725	-	53,872	-
AR Accrual - Prior Year Reversal	-	-	(46,750)	-
AR Accrual - Current Year	-	-	-	-
Vacation Liability Accrual	2,892	-	(18,423)	-
Total Other Operating Activity	3,617	-	(11,301)	-
Grand Total Operations Activity	149,662	96,608	584,989	382,064
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2023 Ops	(2,574.77)	(10,448.00)	7,873.23	(33,312.51)	(65,739.00)	32,426.49	(117,981.00)	(84,668.49)
4005.23 - Member Assessments 2023	209,346.63	208,966.00	380.63	1,317,914.65	1,314,792.00	3,122.65	2,359,629.00	1,041,714.35
Total Dues and Assessment Income- Ops	206,771.86	198,518.00	8,253.86	1,284,602.14	1,249,053.00	35,549.14	2,241,648.00	957,045.86
Other AR Income								
4820 - Insurance Settlement Gains	0.00	0.00	0.00	33,875.63	0.00	33,875.63	0.00	(33,875.63)
4830 - Advertising Income	3,155.50	2,833.00	322.50	23,029.50	19,833.00	3,196.50	34,000.00	10,970.50
4831 - BD Expense- Views Ads	(30.00)	0.00	(30.00)	(860.00)	0.00	(860.00)	0.00	860.00
Total Other AR Income	3,125.50	2,833.00	292.50	56,045.13	19,833.00	36,212.13	34,000.00	(22,045.13)
Other Income								
4870 - Member Donation Income	1,880.00	0.00	1,880.00	1,900.00	0.00	1,900.00	0.00	(1,900.00)
Total Other Income	1,880.00	0.00	1,880.00	1,900.00	0.00	1,900.00	0.00	(1,900.00)
Investment Income								
4900 - Interest Earned - Operating Accounts	521.59	88.00	433.59	1,557.42	613.00	944.42	1,050.00	(507.42)
Total Investment Income	521.59	88.00	433.59	1,557.42	613.00	944.42	1,050.00	(507.42)
Total Common Costs Income	212,298.95	201,439.00	10,859.95	1,344,104.69	1,269,499.00	74,605.69	2,276,698.00	932,593.31
<u>Expense</u>								
Administrative								
5121 - Currency Gain/Loss	280.25	0.00	280.25	282.84	0.00	282.84	0.00	(282.84)
Total Administrative	280.25	0.00	280.25	282.84	0.00	282.84	0.00	(282.84)
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	83.00	(83.00)	0.00	583.00	(583.00)	1,000.00	1,000.00
9005 - State B&O Tax	23.09	17.00	6.09	124.10	120.00	4.10	205.00	80.90
9015 - Property/Real Estate Tax	0.00	0.00	0.00	31,380.23	29,400.00	1,980.23	58,800.00	27,419.77
Total Regulatory Compliance	23.09	100.00	(76.91)	31,504.33	30,103.00	1,401.33	60,005.00	28,500.67

Income Statement Report
Sudden Valley Community Association
Common Costs

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5216 - Postage- Views	995.51	917.00	78.51	6,879.86	6,417.00	462.86	11,000.00	4,120.14
5225 - Newsletter Services	4,837.75	4,417.00	420.75	34,059.50	30,917.00	3,142.50	53,000.00	18,940.50
7020 - Legal Services	7,514.43	5,042.00	2,472.43	49,146.50	35,292.00	13,854.50	60,500.00	11,353.50
Total CC&Rs/ Mandates	13,347.69	10,376.00	2,971.69	90,085.86	72,626.00	17,459.86	124,500.00	34,414.14
Insurance								
5400 - Insurance Premiums	15,014.00	12,871.00	2,143.00	97,233.26	90,096.00	7,137.26	154,450.00	57,216.74
Total Insurance	15,014.00	12,871.00	2,143.00	97,233.26	90,096.00	7,137.26	154,450.00	57,216.74
Total Common Costs Expense	28,665.03	23,347.00	5,318.03	219,106.29	192,825.00	26,281.29	338,955.00	119,848.71
Total Common Costs Income / (Loss)	183,633.92	178,092.00	5,541.92	1,124,998.40	1,076,674.00	48,324.40	1,937,743.00	812,744.60

Income Statement Report
Sudden Valley Community Association
ACC / Security

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	25,330.00	18,750.00	6,580.00	70,420.00	56,250.00	14,170.00	75,000.00	4,580.00
Total New Home Construction Fees	25,330.00	18,750.00	6,580.00	70,420.00	56,250.00	14,170.00	75,000.00	4,580.00
Other AR Income								
4805 - Compliance Fees & Fines - ACC	3,200.00	167.00	3,033.00	6,052.26	1,167.00	4,885.26	2,000.00	(4,052.26)
4806 - BD Expense- ACC Fines	(1,298.43)	0.00	(1,298.43)	(2,850.69)	0.00	(2,850.69)	0.00	2,850.69
Total Other AR Income	1,901.57	167.00	1,734.57	3,201.57	1,167.00	2,034.57	2,000.00	(1,201.57)
Other Income								
4295 - Security House Checks	0.00	0.00	0.00	0.00	750.00	(750.00)	750.00	750.00
Total Other Income	0.00	0.00	0.00	0.00	750.00	(750.00)	750.00	750.00
Total ACC / Security Income	27,231.57	18,917.00	8,314.57	73,621.57	58,167.00	15,454.57	77,750.00	4,128.43
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	16,507.20	6,250.00	10,257.20	54,734.40	43,750.00	10,984.40	75,000.00	20,265.60
6300 - Permits & Licenses	0.00	17.00	(17.00)	183.75	117.00	66.75	200.00	16.25
9005 - State B&O Tax	48.00	4.00	44.00	90.78	29.00	61.78	50.00	(40.78)
Total Regulatory Compliance	16,555.20	6,271.00	10,284.20	55,008.93	43,896.00	11,112.93	75,250.00	20,241.07
CC&Rs/ Mandates								
5215 - Postage	0.00	4.00	(4.00)	42.20	29.00	13.20	50.00	7.80
7097 - Professional Security Services	24,283.32	17,167.00	7,116.32	166,711.41	120,167.00	46,544.41	206,000.00	39,288.59
Total CC&Rs/ Mandates	24,283.32	17,171.00	7,112.32	166,753.61	120,196.00	46,557.61	206,050.00	39,296.39
Payroll & Benefits								
5300 - Salaries	0.00	5,712.00	(5,712.00)	0.00	42,844.00	(42,844.00)	74,261.00	74,261.00
5335 - Payroll Taxes- Employer	0.00	520.00	(520.00)	0.00	3,897.00	(3,897.00)	6,754.00	6,754.00
5385 - Payroll Benefits - Medical	0.00	730.00	(730.00)	0.00	5,110.00	(5,110.00)	8,760.00	8,760.00
Total Payroll & Benefits	0.00	6,962.00	(6,962.00)	0.00	51,851.00	(51,851.00)	89,775.00	89,775.00

Income Statement Report
Sudden Valley Community Association
ACC / Security

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	41.99	159.00	(117.01)	294.38	1,117.00	(822.62)	1,915.00	1,620.62
Total Utilities	41.99	159.00	(117.01)	294.38	1,117.00	(822.62)	1,915.00	1,620.62
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	0.00	0.00	18.49	0.00	18.49	0.00	(18.49)
6775 - Vehicle R&M	591.22	250.00	341.22	2,024.14	1,750.00	274.14	3,000.00	975.86
6785 - Vehicle Fuel	1,027.53	622.00	405.53	4,842.79	4,360.00	482.79	7,475.00	2,632.21
6795 - Other Supplies	0.00	67.00	(67.00)	0.00	163.00	(163.00)	500.00	500.00
Total Maintenance & Landscaping	1,618.75	939.00	679.75	6,885.42	6,273.00	612.42	10,975.00	4,089.58
Contracted & Professional Services								
6440 - Safety & Security Services	2,253.45	958.00	1,295.45	20,300.08	6,708.00	13,592.08	11,500.00	(8,800.08)
6460 - ACC Consultant	0.00	833.00	(833.00)	288.75	5,833.00	(5,544.25)	10,000.00	9,711.25
7095 - Other Professional Services	20.25	0.00	20.25	1,669.50	0.00	1,669.50	0.00	(1,669.50)
Total Contracted & Professional Services	2,273.70	1,791.00	482.70	22,258.33	12,541.00	9,717.33	21,500.00	(758.33)
Other Expenses								
9120 - Vandalism & Towing	0.00	83.00	(83.00)	0.00	583.00	(583.00)	1,000.00	1,000.00
Total Other Expenses	0.00	83.00	(83.00)	0.00	583.00	(583.00)	1,000.00	1,000.00
Total ACC / Security Expense	44,772.96	33,376.00	11,396.96	251,200.67	236,457.00	14,743.67	406,465.00	155,264.33
Total ACC / Security Income / (Loss)	(17,541.39)	(14,459.00)	(3,082.39)	(177,579.10)	(178,290.00)	710.90	(328,715.00)	(151,135.90)

Income Statement Report

Sudden Valley Community Association

Accounting

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	2,875.00	3,500.00	(625.00)	13,625.00	24,500.00	(10,875.00)	42,000.00	28,375.00
4705 - NSF Service Fees	226.00	100.00	126.00	1,719.69	700.00	1,019.69	1,200.00	(519.69)
4706 - BD Expense- NSF Fees	(30.49)	0.00	(30.49)	75.09	0.00	75.09	0.00	(75.09)
Total Other AR Income	3,070.51	3,600.00	(529.49)	15,419.78	25,200.00	(9,780.22)	43,200.00	27,780.22
Total Accounting Income	3,070.51	3,600.00	(529.49)	15,419.78	25,200.00	(9,780.22)	43,200.00	27,780.22
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	105.93	0.00	105.93	0.00	(105.93)
5015 - Bank Charges & Fees	(245.50)	125.00	(370.50)	645.44	875.00	(229.56)	1,500.00	854.56
5045 - Dues & Subscriptions	0.00	0.00	0.00	42.00	0.00	42.00	0.00	(42.00)
5210 - Printing & Copying	41.80	118.00	(76.20)	3,920.73	830.00	3,090.73	8,500.00	4,579.27
5227 - Training & Conferences	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00	300.00
5399 - Payroll Service Fees	1,435.31	1,000.00	435.31	10,034.89	7,000.00	3,034.89	12,000.00	1,965.11
Total Administrative	1,231.61	1,268.00	(36.39)	14,748.99	8,880.00	5,868.99	22,300.00	7,551.01
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	8,000.00	(8,000.00)	4,956.00	8,000.00	(3,044.00)	40,000.00	35,044.00
9005 - State B&O Tax	46.51	63.00	(16.49)	230.18	438.00	(207.82)	750.00	519.82
Total Regulatory Compliance	46.51	8,063.00	(8,016.49)	5,186.18	8,438.00	(3,251.82)	40,750.00	35,563.82
CC&Rs/ Mandates								
5215 - Postage	129.86	225.00	(95.14)	2,594.47	1,571.00	1,023.47	5,000.00	2,405.53
Total CC&Rs/ Mandates	129.86	225.00	(95.14)	2,594.47	1,571.00	1,023.47	5,000.00	2,405.53
Payroll & Benefits								
5300 - Salaries	21,443.91	21,279.00	164.91	151,033.43	152,145.00	(1,111.57)	276,637.00	125,603.57
5335 - Payroll Taxes- Employer	1,949.95	1,921.00	28.95	14,017.25	13,737.00	280.25	24,978.00	10,960.75

Income Statement Report
Sudden Valley Community Association
Accounting

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	2,919.98	2,920.00	(0.02)	20,079.14	20,440.00	(360.86)	35,040.00	14,960.86
Total Payroll & Benefits	26,313.84	26,120.00	193.84	185,129.82	186,322.00	(1,192.18)	336,655.00	151,525.18
Utilities								
6050 - Utilities- Communications Service	187.73	206.00	(18.27)	1,314.41	1,444.00	(129.59)	2,475.00	1,160.59
Total Utilities	187.73	206.00	(18.27)	1,314.41	1,444.00	(129.59)	2,475.00	1,160.59
Contracted & Professional Services								
5125 - IT Support and Services	800.00	833.00	(33.00)	5,899.00	5,833.00	66.00	10,000.00	4,101.00
7095 - Other Professional Services	0.00	0.00	0.00	91.98	0.00	91.98	0.00	(91.98)
Total Contracted & Professional Services	800.00	833.00	(33.00)	5,990.98	5,833.00	157.98	10,000.00	4,009.02
Total Accounting Expense	28,709.55	36,715.00	(8,005.45)	214,964.85	212,488.00	2,476.85	417,180.00	202,215.15
Total Accounting Income / (Loss)	(25,639.04)	(33,115.00)	7,475.96	(199,545.07)	(187,288.00)	(12,257.07)	(373,980.00)	(174,434.93)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4245 - Photocopy Income	14.00	17.00	(3.00)	91.00	117.00	(26.00)	200.00	109.00
4255 - Maps and Signs	146.27	125.00	21.27	1,106.67	875.00	231.67	1,500.00	393.33
4835 - Miscellaneous Income	0.00	0.00	0.00	22.45	0.00	22.45	0.00	(22.45)
4840 - Non-Taxable Income	0.00	0.00	0.00	7.00	0.00	7.00	0.00	(7.00)
Total Other Income	160.27	142.00	18.27	1,227.12	992.00	235.12	1,700.00	472.88
Total SVCA Operations- Admin Income	160.27	142.00	18.27	1,227.12	992.00	235.12	1,700.00	472.88
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	909.25	250.00	659.25	5,956.19	1,750.00	4,206.19	3,000.00	(2,956.19)
5045 - Dues & Subscriptions	89.03	83.00	6.03	1,014.69	583.00	431.69	1,000.00	(14.69)
5090 - Office Supplies	1,926.39	1,760.00	166.39	9,000.90	12,326.00	(3,325.10)	21,131.00	12,130.10
5100 - GM Discretionary Funds	686.00	417.00	269.00	1,943.31	2,917.00	(973.69)	5,000.00	3,056.69
5120 - Cash Over/Short	(0.01)	0.00	(0.01)	21.90	0.00	21.90	0.00	(21.90)
5205 - Events Charges	6,508.70	500.00	6,008.70	7,774.50	2,600.00	5,174.50	5,000.00	(2,774.50)
5210 - Printing & Copying	1,517.44	542.00	975.44	5,554.36	3,792.00	1,762.36	6,500.00	945.64
5227 - Training & Conferences	0.00	250.00	(250.00)	0.00	1,750.00	(1,750.00)	3,000.00	3,000.00
5325 - Recruiting Expense	398.56	542.00	(143.44)	3,079.01	3,792.00	(712.99)	6,500.00	3,420.99
Total Administrative	12,035.36	4,344.00	7,691.36	34,344.86	29,510.00	4,834.86	51,131.00	16,786.14
Regulatory Compliance								
9005 - State B&O Tax	0.90	0.00	0.90	6.58	0.00	6.58	0.00	(6.58)
Total Regulatory Compliance	0.90	0.00	0.90	6.58	0.00	6.58	0.00	(6.58)
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00	16,000.00
5115 - Web Site Maintenance	872.94	417.00	455.94	6,074.17	2,917.00	3,157.17	5,000.00	(1,074.17)
5215 - Postage	160.92	88.00	72.92	303.20	613.00	(309.80)	1,050.00	746.80

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5225 - Newsletter Services	56.75	117.00	(60.25)	474.32	817.00	(342.68)	1,400.00	925.68
Total CC&Rs/ Mandates	1,090.61	622.00	468.61	6,851.69	4,347.00	2,504.69	23,450.00	16,598.31
Payroll & Benefits								
5300 - Salaries	24,048.26	30,850.00	(6,801.74)	131,060.42	220,591.00	(89,530.58)	401,060.00	269,999.58
5335 - Payroll Taxes- Employer	2,091.67	2,767.00	(675.33)	11,828.25	19,784.00	(7,955.75)	35,970.00	24,141.75
5385 - Payroll Benefits - Medical	2,363.50	3,650.00	(1,286.50)	13,762.18	25,550.00	(11,787.82)	43,800.00	30,037.82
Total Payroll & Benefits	28,503.43	37,267.00	(8,763.57)	156,650.85	265,925.00	(109,274.15)	480,830.00	324,179.15
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	56.00	0.00	56.00	0.00	(56.00)
6050 - Utilities- Communications Service	60.00	358.00	(298.00)	720.00	2,508.00	(1,788.00)	4,300.00	3,580.00
Total Utilities	60.00	358.00	(298.00)	776.00	2,508.00	(1,732.00)	4,300.00	3,524.00
Maintenance & Landscaping								
6785 - Vehicle Fuel	81.59	0.00	81.59	571.42	0.00	571.42	250.00	(321.42)
Total Maintenance & Landscaping	81.59	0.00	81.59	571.42	0.00	571.42	250.00	(321.42)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	177.35	600.00	(422.65)	1,631.68	4,200.00	(2,568.32)	7,200.00	5,568.32
5125 - IT Support and Services	3,083.74	2,500.00	583.74	27,537.59	17,500.00	10,037.59	30,000.00	2,462.41
6440 - Safety & Security Services	0.00	0.00	0.00	6,763.50	0.00	6,763.50	0.00	(6,763.50)
7095 - Other Professional Services	1,735.75	0.00	1,735.75	17,308.50	0.00	17,308.50	0.00	(17,308.50)
Total Contracted & Professional Services	4,996.84	3,100.00	1,896.84	53,241.27	21,700.00	31,541.27	37,200.00	(16,041.27)
Total SVCA Operations- Admin Expense	46,768.73	45,691.00	1,077.73	252,442.67	323,990.00	(71,547.33)	597,161.00	344,718.33
Total SVCA Operations- Admin Income / (Loss)	(46,608.46)	(45,549.00)	(1,059.46)	(251,215.55)	(322,998.00)	71,782.45	(595,461.00)	(344,245.45)

Income Statement Report

Sudden Valley Community Association Facilities

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	5,966.25	2,000.00	3,966.25	17,078.51	14,000.00	3,078.51	24,000.00	6,921.49
4412 - BD Expense- Area Z	(1,422.39)	0.00	(1,422.39)	(1,050.37)	0.00	(1,050.37)	0.00	1,050.37
Total Area Z Rental Income	4,543.86	2,000.00	2,543.86	16,028.14	14,000.00	2,028.14	24,000.00	7,971.86
Lease Income								
4430 - Lease Income - Restaurant	2,621.00	2,471.00	150.00	18,347.00	17,297.00	1,050.00	29,652.00	11,305.00
4439 - Lease Income- Library	501.87	281.00	220.87	2,187.87	1,967.00	220.87	3,372.00	1,184.13
Total Lease Income	3,122.87	2,752.00	370.87	20,534.87	19,264.00	1,270.87	33,024.00	12,489.13
Total Facilities Income	7,666.73	4,752.00	2,914.73	36,563.01	33,264.00	3,299.01	57,024.00	20,460.99
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	8.00	(8.00)	36.80	58.00	(21.20)	100.00	63.20
7110 - Regulatory Compliance	80.76	100.00	(19.24)	521.28	700.00	(178.72)	1,200.00	678.72
9005 - State B&O Tax	136.34	83.00	53.34	564.20	583.00	(18.80)	1,000.00	435.80
Total Regulatory Compliance	217.10	191.00	26.10	1,122.28	1,341.00	(218.72)	2,300.00	1,177.72
Payroll & Benefits								
5300 - Salaries	0.00	2,875.00	(2,875.00)	5,463.12	20,466.00	(15,002.88)	37,373.00	31,909.88
5335 - Payroll Taxes- Employer	0.00	348.00	(348.00)	721.10	2,478.00	(1,756.90)	4,525.00	3,803.90
5385 - Payroll Benefits - Medical	0.00	452.00	(452.00)	1,179.42	3,168.00	(1,988.58)	5,431.00	4,251.58
Total Payroll & Benefits	0.00	3,675.00	(3,675.00)	7,363.64	26,112.00	(18,748.36)	47,329.00	39,965.36
Insurance								
5400 - Insurance Premiums	62.51	0.00	62.51	403.39	0.00	403.39	0.00	(403.39)
Total Insurance	62.51	0.00	62.51	403.39	0.00	403.39	0.00	(403.39)
Utilities								
6000 - Utilities	(6,123.15)	0.00	(6,123.15)	(6,302.80)	0.00	(6,302.80)	0.00	6,302.80
6005 - Utilities- Natural Gas	420.64	524.00	(103.36)	4,837.83	3,669.00	1,168.83	6,290.00	1,452.17

Income Statement Report

Sudden Valley Community Association Facilities

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	8,871.63	8,346.00	525.63	16,692.00	7,820.37
6033 - Utilities- Electricity	1,845.62	1,914.00	(68.38)	17,438.12	13,402.00	4,036.12	22,975.00	5,536.88
6035 - Utilities- Trash & Recycling Service	727.67	1,456.00	(728.33)	7,015.02	10,194.00	(3,178.98)	17,475.00	10,459.98
6050 - Utilities- Communications Service	1,799.71	1,642.00	157.71	12,564.16	11,492.00	1,072.16	19,700.00	7,135.84
Total Utilities	(1,329.51)	5,536.00	(6,865.51)	44,423.96	47,103.00	(2,679.04)	83,132.00	38,708.04
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	83.00	(83.00)	0.00	583.00	(583.00)	1,000.00	1,000.00
6515 - Building R&M- Materials	191.94	1,660.00	(1,468.06)	7,951.86	24,868.00	(16,916.14)	30,000.00	22,048.14
6520 - Building R&M- Contract Vendor	1,498.50	4,000.00	(2,501.50)	26,595.86	12,500.00	14,095.86	16,000.00	(10,595.86)
6635 - Janitorial Supplies	1,042.66	833.00	209.66	5,623.83	5,833.00	(209.17)	10,000.00	4,376.17
6675 - Equipment R&M	0.00	83.00	(83.00)	62.00	583.00	(521.00)	1,000.00	938.00
6765 - Small Tools & Equipment	0.00	42.00	(42.00)	21.52	292.00	(270.48)	500.00	478.48
6775 - Vehicle R&M	0.00	0.00	0.00	408.22	0.00	408.22	0.00	(408.22)
6795 - Other Supplies	0.00	126.00	(126.00)	1,237.70	888.00	349.70	1,523.00	285.30
6796 - Other R&M	0.00	208.00	(208.00)	77.04	1,458.00	(1,380.96)	2,500.00	2,422.96
Total Maintenance & Landscaping	2,733.10	7,035.00	(4,301.90)	41,978.03	47,005.00	(5,026.97)	62,523.00	20,544.97
Contracted & Professional Services								
6438 - Pool Management	0.00	0.00	0.00	267.83	0.00	267.83	0.00	(267.83)
6440 - Safety & Security Services	0.00	42.00	(42.00)	2,511.41	292.00	2,219.41	500.00	(2,011.41)
7095 - Other Professional Services	0.00	833.00	(833.00)	14,450.00	5,833.00	8,617.00	10,000.00	(4,450.00)
Total Contracted & Professional Services	0.00	875.00	(875.00)	17,229.24	6,125.00	11,104.24	10,500.00	(6,729.24)
Total Facilities Expense	1,683.20	17,312.00	(15,628.80)	112,520.54	127,686.00	(15,165.46)	205,784.00	93,263.46
Total Facilities Income / (Loss)	5,983.53	(12,560.00)	18,543.53	(75,957.53)	(94,422.00)	18,464.47	(148,760.00)	(72,802.47)

Income Statement Report

Sudden Valley Community Association

Maintenance

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4235 - Trash Service	0.00	83.00	(83.00)	0.00	583.00	(583.00)	1,000.00	1,000.00
Total Other Income	0.00	83.00	(83.00)	0.00	583.00	(583.00)	1,000.00	1,000.00
Total Maintenance Income	0.00	83.00	(83.00)	0.00	583.00	(583.00)	1,000.00	1,000.00
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	92.00	(92.00)	99.76	642.00	(542.24)	1,100.00	1,000.24
5210 - Printing & Copying	0.00	8.00	(8.00)	0.00	58.00	(58.00)	100.00	100.00
6408 - Uniforms	0.00	125.00	(125.00)	1,205.94	875.00	330.94	1,500.00	294.06
Total Administrative	0.00	225.00	(225.00)	1,305.70	1,575.00	(269.30)	2,700.00	1,394.30
Regulatory Compliance								
6300 - Permits & Licenses	410.50	167.00	243.50	2,122.28	1,167.00	955.28	2,000.00	(122.28)
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	410.50	167.00	243.50	2,122.28	1,167.00	955.28	2,100.00	(22.28)
Payroll & Benefits								
5300 - Salaries	22,869.07	21,126.00	1,743.07	110,083.48	108,755.00	1,328.48	231,400.00	121,316.52
5335 - Payroll Taxes- Employer	2,631.19	2,294.00	337.19	12,091.39	12,085.00	6.39	25,460.00	13,368.61
5385 - Payroll Benefits - Medical	3,384.20	2,521.00	863.20	21,521.55	17,644.00	3,877.55	30,246.00	8,724.45
6447.1 - Weather Response Payroll	0.00	0.00	0.00	3,438.50	5,000.00	(1,561.50)	10,000.00	6,561.50
6447.2 - Weather Response Payroll Taxes	0.00	0.00	0.00	342.35	500.00	(157.65)	1,000.00	657.65
Total Payroll & Benefits	28,884.46	25,941.00	2,943.46	147,477.27	143,984.00	3,493.27	298,106.00	150,628.73
Utilities								
6050 - Utilities- Communications Service	244.34	125.00	119.34	2,070.98	875.00	1,195.98	1,500.00	(570.98)
Total Utilities	244.34	125.00	119.34	2,070.98	875.00	1,195.98	1,500.00	(570.98)
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	0.00	1,391.00	(1,391.00)	1,391.00	1,391.00

Income Statement Report

Sudden Valley Community Association

Maintenance

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6447 - Weather Response	0.00	0.00	0.00	5,099.02	12,500.00	(7,400.98)	25,000.00	19,900.98
6515 - Building R&M- Materials	0.00	0.00	0.00	0.00	750.00	(750.00)	750.00	750.00
6610 - Raw Materials	0.00	0.00	0.00	0.00	1,250.00	(1,250.00)	2,500.00	2,500.00
6621 - Raw Materials: Sand & Gravel	755.30	0.00	755.30	755.30	4,286.00	(3,530.70)	10,000.00	9,244.70
6635 - Janitorial Supplies	0.00	8.00	(8.00)	0.00	58.00	(58.00)	100.00	100.00
6675 - Equipment R&M	1,172.93	0.00	1,172.93	4,764.34	12,200.00	(7,435.66)	15,000.00	10,235.66
6765 - Small Tools & Equipment	50.72	417.00	(366.28)	2,364.41	2,917.00	(552.59)	5,000.00	2,635.59
6775 - Vehicle R&M	1,712.34	1,417.00	295.34	6,662.69	9,917.00	(3,254.31)	17,000.00	10,337.31
6785 - Vehicle Fuel	2,100.33	935.00	1,165.33	7,314.54	7,410.00	(95.46)	18,350.00	11,035.46
6795 - Other Supplies	0.00	50.00	(50.00)	173.85	4,450.00	(4,276.15)	5,000.00	4,826.15
Total Maintenance & Landscaping	5,791.62	2,827.00	2,964.62	27,134.15	57,129.00	(29,994.85)	100,091.00	72,956.85
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00	1,500.00
6440 - Safety & Security Services	0.00	42.00	(42.00)	2,254.50	292.00	1,962.50	500.00	(1,754.50)
6442 - Snow Removal Services	0.00	0.00	0.00	9,128.85	10,000.00	(871.15)	20,000.00	10,871.15
7095 - Other Professional Services	2,420.25	1,307.00	1,113.25	5,569.50	9,150.00	(3,580.50)	15,686.00	10,116.50
Total Contracted & Professional Services	2,420.25	1,474.00	946.25	16,952.85	20,317.00	(3,364.15)	37,686.00	20,733.15
Total Maintenance Expense	37,751.17	30,759.00	6,992.17	197,063.23	225,047.00	(27,983.77)	442,183.00	245,119.77
Total Maintenance Income / (Loss)	(37,751.17)	(30,676.00)	(7,075.17)	(197,063.23)	(224,464.00)	27,400.77	(441,183.00)	(244,119.77)

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

July 1, 2023 to July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 17,507	\$ 12,456	\$ 5,051	\$ 336,371	\$ 314,716	\$ 21,655	\$ 360,016	\$ 23,645
4151 - BD Expense- Golf	(2,837)	-	(2,837)	(17,384)	-	(17,384)	-	17,384
4154 - Golf Course Daily Greens Fees	171,805	104,610	67,195	436,217	283,493	152,724	564,848	128,631
4170 - Driving Range Fees	7,998	6,087	1,911	26,438	18,482	7,956	33,778	7,340
4174 - Golf Cart Rental	46,038	28,229	17,809	135,853	91,375	44,478	166,053	30,200
4176 - Golf Club Storage	(13)	215	(228)	1,523	2,043	(520)	2,163	640
4178 - Trail Fees	1,078	585	493	12,618	13,785	(1,167)	14,772	2,154
Total Golf Income	241,575	152,182	89,393	931,636	723,894	207,742	1,141,630	209,994
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	241,575	152,182	89,393	931,636	723,894	207,742	1,141,630	209,994
Expense								
Administrative								
5107 - Advertising Costs	2,501	2,048	453	11,815	10,293	1,522	12,900	1,085
5015 - Bank Charges & Fees	4,608	2,453	2,155	15,014	12,599	2,415	18,450	3,436
5120 - Cash Over/Short	6	-	6	5	-	5	-	(5)
5045 - Dues & Subscriptions	2,381	155	2,226	20,824	18,081	2,743	24,700	3,876
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	13	92	(79)	490	467	23	800	310
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	-	4	(4)	1,396	679	717	2,050	654
5227 - Training & Conferences	-	-	-	-	1,143	(1,143)	4,000	4,000
5326 - Operating Performance Commissions	-	-	-	-	-	-	1,332	1,332
6408 - Uniforms	177	667	(490)	2,707	5,167	(2,460)	8,500	5,793
Total Administrative	9,686	5,419	4,267	52,251	48,429	3,822	72,732	20,481
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	63	(63)	47	438	(391)	750	703
9005 - State B&O Tax	1,151	619	532	3,749	3,179	570	4,653	904
TotalRegulatory Compliance	1,151	682	469	3,796	3,617	179	5,403	1,607
CC&Rs/ Mandates								
5215 - Postage	-	37	(37)	12	262	(250)	450	438
5115 - Web Site Maintenance	-	-	-	717	-	717	2,500	1,783
CC&Rs/ Mandates Total	-	37	(37)	729	262	467	2,950	2,221
Payroll & Benefits								
5300 - Salaries	64,971	66,937	(1,966)	334,661	355,151	(20,490)	650,507	315,846
5335 - Payroll Taxes- Employer	7,044	6,726	318	37,909	35,707	2,202	65,368	27,459
5385 - Payroll Benefits - Medical	5,800	7,191	(1,391)	37,963	50,337	(12,374)	86,292	48,329
Total Payroll & Benefits	77,815	80,854	(3,039)	410,533	441,195	(30,662)	802,167	391,634

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

July 1, 2023 to July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	284	306	(22)	1,987	2,144	(157)	3,675	1,688
Total Insurance	284	306	(22)	1,987	2,144	(157)	3,675	1,688
Utilities								
6050 - Utilities- Communications Service	686	718	(32)	4,980	5,028	(48)	8,620	3,640
6033 - Utilities- Electricity	2,424	1,629	795	11,620	7,929	3,691	19,560	7,940
6005 - Utilities- Natural Gas	359	175	184	3,853	1,706	2,147	3,170	(683)
6023 - Utilities- Water & Sewer	-	663	(663)	6,559	6,471	88	12,025	5,466
6035 - Utilities- Trash & Recycling Service	357	217	140	2,570	2,119	451	3,938	1,368
Total Utilities	3,826	3,402	424	29,583	23,253	6,330	47,313	17,731
Maintenance & Landscaping								
6675 - Equipment R&M	2,582	2,600	(18)	30,505	25,904	4,601	39,404	8,899
6635 - Janitorial Supplies	-	25	(25)	-	175	(175)	300	300
6110 - Landscape R&M	970	3,012	(2,042)	13,590	23,552	(9,962)	37,105	23,514
6796 - Other R&M	(233)	-	(233)	2,386	1,895	491	2,400	14
6795 - Other Supplies	4,379	1,651	2,728	16,239	10,920	5,319	17,900	1,661
6610 - Raw Materials	1,362	1,787	(425)	46,849	21,064	25,785	30,000	(16,849)
6621 - Raw Materials: Sand & Gravel	6,562	622	5,940	34,509	26,328	8,181	36,900	2,391
6765 - Small Tools & Equipment	-	150	(150)	3,868	2,200	1,668	2,800	(1,068)
6785 - Vehicle Fuel	5,343	2,640	2,703	18,615	13,208	5,407	23,530	4,915
6775 - Vehicle R&M	-	183	(183)	1,653	1,283	370	2,200	547
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	20,964	12,670	8,294	168,213	126,529	41,684	192,539	24,324
Contracted & Professional Services								
5085 - Equipment Lease & Rental	1,950	500	1,450	4,177	3,500	677	6,000	1,823
6440 - Safety & Security Services	83	46	37	212	321	(109)	550	338
7095 - Other Professional Services	-	63	(63)	-	438	(438)	750	750
Total Contracted & Professional Services	2,033	609	1,424	4,390	4,259	131	7,300	2,911
Total Golf Expense	115,759	103,979	11,780	671,483	649,688	21,795	1,134,079	462,597
Total Golf Income / (Loss)	\$ 125,816	\$ 48,203	\$ 77,613	\$ 260,154	\$ 74,206	\$ 185,948	\$ 7,551	\$ (252,603)

Income Statement Report

Sudden Valley Community Association

Marina

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 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	12,320.00	12,288.00	32.00	12,288.00	(32.00)
4420 - Marina Dry Slip Income	522.50	0.00	522.50	80,377.50	50,000.00	30,377.50	56,684.00	(23,693.50)
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	96,991.00	94,106.00	2,885.00	94,106.00	(2,885.00)
4426 - BD Expense- Marina	463.00	0.00	463.00	(9,245.00)	0.00	(9,245.00)	0.00	9,245.00
Total Marina Income	985.50	0.00	985.50	180,443.50	156,394.00	24,049.50	163,078.00	(17,365.50)
Other Income								
4220 - Marina Gate & Access Cards	1,347.00	635.00	712.00	6,046.00	3,172.00	2,874.00	3,806.00	(2,240.00)
Total Other Income	1,347.00	635.00	712.00	6,046.00	3,172.00	2,874.00	3,806.00	(2,240.00)
Total Marina Income	2,332.50	635.00	1,697.50	186,489.50	159,566.00	26,923.50	166,884.00	(19,605.50)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	83.00	(83.00)	884.04	583.00	301.04	1,000.00	115.96
5210 - Printing & Copying	0.00	17.00	(17.00)	101.44	117.00	(15.56)	200.00	98.56
Total Administrative	0.00	100.00	(100.00)	985.48	700.00	285.48	1,200.00	214.52
Regulatory Compliance								
7110 - Regulatory Compliance	152.86	167.00	(14.14)	1,003.51	1,167.00	(163.49)	2,000.00	996.49
9005 - State B&O Tax	16.06	0.00	16.06	2,903.58	2,500.00	403.58	2,500.00	(403.58)
Total Regulatory Compliance	168.92	167.00	1.92	3,907.09	3,667.00	240.09	4,500.00	592.91
Payroll & Benefits								
5385 - Payroll Benefits - Medical	0.00	0.00	0.00	(0.67)	0.00	(0.67)	0.00	0.67
Total Payroll & Benefits	0.00	0.00	0.00	(0.67)	0.00	(0.67)	0.00	0.67
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	793.26	1,950.00	(1,156.74)	3,900.00	3,106.74
6033 - Utilities- Electricity	68.33	199.00	(130.67)	987.53	1,397.00	(409.47)	2,395.00	1,407.47

Income Statement Report
Sudden Valley Community Association
Marina

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	140.63	142.00	(1.37)	984.41	992.00	(7.59)	1,700.00	715.59
Total Utilities	208.96	341.00	(132.04)	2,765.20	4,339.00	(1,573.80)	7,995.00	5,229.80
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00	1,500.00
6515 - Building R&M- Materials	0.00	83.00	(83.00)	279.37	583.00	(303.63)	1,000.00	720.63
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	2,000.00	2,000.00
6675 - Equipment R&M	0.00	104.00	(104.00)	0.00	729.00	(729.00)	1,250.00	1,250.00
6765 - Small Tools & Equipment	0.00	42.00	(42.00)	58.14	292.00	(233.86)	500.00	441.86
6795 - Other Supplies	0.00	67.00	(67.00)	0.00	467.00	(467.00)	800.00	800.00
6796 - Other R&M	0.00	150.00	(150.00)	0.00	1,050.00	(1,050.00)	1,800.00	1,800.00
Total Maintenance & Landscaping	0.00	571.00	(571.00)	337.51	4,996.00	(4,658.49)	8,850.00	8,512.49
Total Marina Expense	377.88	1,179.00	(801.12)	7,994.61	13,702.00	(5,707.39)	22,545.00	14,550.39
Total Marina Income / (Loss)	1,954.62	(544.00)	2,498.62	178,494.89	145,864.00	32,630.89	144,339.00	(34,155.89)

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
July 1, 2023 to July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to052023	\$ (350)	\$ -	\$ (350)	\$ 182,163	\$ 181,443	\$ 720	\$ 181,443	\$ (720)
4011 - BD Expense- Rec SA 062018 to 052023	636	-	636	1,269	(9,072)	10,341	(9,072)	(10,341)
	286	-	286	183,432	172,371	11,061	172,371	(11,060)
Lease Income								
4435 - Lease Income - Barn 8	1,100	752	348	6,800	5,262	1,538	9,020	2,220
	1,100	752	348	6,800	5,262	1,538	9,020	2,220
Non-Lease Facility Rentals								
4400 - Facility Rentals	833	267	566	9,095	1,867	7,228	3,200	(5,895)
4411 - Picnic Shelter Rentals	125	500	(375)	1,985	1,500	485	2,500	515
	958	767	191	11,080	3,367	7,713	5,700	(5,380)
Rec Center and Pools Income								
4510 - Health Club Membership	40	92	(52)	395	642	(247)	1,100	705
4223 - Gym and Pool Access Cards	271	1,300	(1,029)	1,618	2,900	(1,282)	4,100	2,482
4502 - Instructor & Trainer Fees	-	1,500	(1,500)	176	3,000	(2,824)	6,000	5,824
4513 - Main Pool Income	6,309	3,607	2,702	12,355	7,213	5,142	14,425	2,070
4515 - Locker Rental	-	25	(25)	-	50	(50)	100	100
4516 - Quiet Pool Income	-	47	(47)	-	140	(140)	233	233
4840 - Other Income	-	8	(8)	-	58	(58)	100	100
Total Recreation Income	6,620	6,579	41	14,544	14,003	541	26,058	11,514
Total Recreation Income	8,965	8,098	867	215,856	195,003	20,853	213,149	(2,706)
Expense								
Administrative								
5015 - Bank Charges & Fees	-	4	(4)	-	29	(29)	50	50
5090 - Office Supplies	60	141	(81)	1,442	991	451	1,700	258
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	21	(21)	-	146	(146)	250	250
5227 - Training & Conferences	-	-	-	2,045	1,750	295	1,750	(295)
6408 - Uniforms	-	-	-	676	1,600	(924)	1,600	924
Total Administrative	60	166	(106)	4,163	4,516	(353)	5,350	1,187
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	984	600	384	600	(384)
9005 - State B&O Tax	60	90	(30)	309	185	124	300	(9)
Total Regulatory Compliance	60	90	(30)	1,292	785	507	900	(393)
CC&Rs/ Mandates								
5215 - Postage	-	-	-	315	-	315	-	(315)
CC&Rs/ Mandates Total	-	-	-	315	-	315	-	(315)
Payroll & Benefits								
5300 - Salaries	28,721	29,895	(1,174)	137,514	139,133	(1,619)	226,224	88,710
5335 - Payroll Taxes- Employer	3,487	2,991	496	16,033	14,520	1,513	23,213	7,180
5385 - Payroll Benefits - Medical	730	1,737	(1,007)	9,836	19,462	(9,626)	28,149	18,313
Total Payroll & Benefits	32,938	34,623	(1,685)	163,382	173,115	(9,733)	277,586	114,203

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
July 1, 2023 to July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	763	803	(40)	5,345	5,626	(282)	9,645	4,300
6033 - Utilities- Electricity	1,281	620	661	8,549	5,105	3,444	10,621	2,072
6005 - Utilities- Natural Gas	305	274	31	8,556	2,328	6,228	4,846	(3,710)
6023 - Utilities- Water & Sewer	-	-	-	7,709	5,973	1,736	17,495	9,786
6035 - Utilities- Trash & Recycling Service	237	199	38	1,667	1,394	274	2,390	723
Total Utilities	2,587	1,896	691	31,827	20,426	11,401	44,997	13,171
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	1,000	(1,000)	-	3,000	(3,000)	5,000	5,000
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	1,452	1,250	202	5,249	5,000	249	7,500	2,252
6635 - Janitorial Supplies	1,533	333	1,200	2,672	2,333	339	4,000	1,328
6110 - Landscape R&M	608	1,250	(642)	1,685	8,750	(7,065)	15,000	13,316
6796 - Other R&M	951	58	893	1,046	408	638	700	(346)
6795 - Other Supplies	273	791	(518)	3,995	5,541	(1,546)	9,500	5,505
6621 - Raw Materials: Sand & Gravel	-	208	(208)	1,127	1,458	(331)	2,500	1,373
6765 - Small Tools & Equipment	923	183	740	2,495	1,283	1,212	2,200	(295)
6785 - Vehicle Fuel	-	250	(250)	-	1,750	(1,750)	3,000	3,000
6775 - Vehicle R&M	-	63	(63)	92	438	(346)	750	658
Total Maintenance & Landscaping	5,740	5,386	354	18,362	29,961	(11,599)	50,150	31,791
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	17	(17)	-	117	(117)	200	200
6438 - Pool Management	11,384	5,833	5,551	38,676	17,500	21,176	35,000	(3,676)
6440 - Safety & Security Services	-	42	(42)	-	292	(292)	500	500
7095 - Contracted and Professional Services	-	-	-	489	-	489	-	(489)
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	11,384	5,892	5,492	39,164	17,909	21,255	35,700	(3,465)
Total Recreation Expense	52,768	48,053	4,715	258,505	246,712	11,793	414,683	156,179
Total Recreation Income / (Loss)	\$ (43,804)	\$ (39,955)	\$ (3,849)	\$ (42,649)	\$ (51,709)	\$ 9,060	\$ (201,534)	\$ (158,885)

Income Statement Report

Sudden Valley Community Association

UDR Activity

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4005.20 - Member Assessments 2020	(689.93)	0.00	(689.93)	(689.93)	0.00	(689.93)	0.00	689.93
4005.21 - Member Assessments 2021	(707.64)	0.00	(707.64)	(707.64)	0.00	(707.64)	0.00	707.64
4005.22 - Member Assessments 2022	(644.93)	0.00	(644.93)	(644.93)	0.00	(644.93)	0.00	644.93
Total Dues and Assessment Income- Ops	(2,042.50)	0.00	(2,042.50)	(2,042.50)	0.00	(2,042.50)	0.00	2,042.50
Dues and Assessments Income- UDR								
4001 - BD Expense- 2022 Ops & prior	2,403.81	0.00	2,403.81	32,239.81	0.00	32,239.81	0.00	(32,239.81)
4081 - BD Expense- Ops 2014 & Prior	131.97	0.00	131.97	131.97	0.00	131.97	0.00	(131.97)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(46,750.47)	0.00	(46,750.47)	0.00	46,750.47
Total Dues and Assessments Income- UDR	2,535.78	0.00	2,535.78	(14,378.69)	0.00	(14,378.69)	0.00	14,378.69
Collections Income								
4710 - Late Fees & Interest	3,781.17	0.00	3,781.17	41,341.37	0.00	41,341.37	0.00	(41,341.37)
4711 - BD Expense- Late Fee & Int	(1,388.91)	0.00	(1,388.91)	(15,122.38)	0.00	(15,122.38)	0.00	15,122.38
4715 - Lien Fees	3,325.00	0.00	3,325.00	4,750.00	0.00	4,750.00	0.00	(4,750.00)
4721 - BD Expense- Legal	(3,403.54)	0.00	(3,403.54)	(1,328.31)	0.00	(1,328.31)	0.00	1,328.31
Total Collections Income	2,313.72	0.00	2,313.72	29,640.68	0.00	29,640.68	0.00	(29,640.68)
Investment Income								
4910 - Interest Earned - Reserve Accounts	242.41	0.00	242.41	821.08	0.00	821.08	0.00	(821.08)
Total Investment Income	242.41	0.00	242.41	821.08	0.00	821.08	0.00	(821.08)
Total UDR Activity Income	3,049.41	0.00	3,049.41	14,040.57	0.00	14,040.57	0.00	(14,040.57)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	106.59	0.00	106.59	697.74	0.00	697.74	0.00	(697.74)
Total Regulatory Compliance	106.59	0.00	106.59	697.74	0.00	697.74	0.00	(697.74)
CC&Rs/ Mandates								
5025 - Collection Charges	174.64	0.00	174.64	1,125.64	0.00	1,125.64	0.00	(1,125.64)

Income Statement Report
Sudden Valley Community Association
UDR Activity

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5065 - Lien Charges	2,043.00	0.00	2,043.00	5,095.50	0.00	5,095.50	0.00	(5,095.50)
Total CC&Rs/ Mandates	2,217.64	0.00	2,217.64	6,221.14	0.00	6,221.14	0.00	(6,221.14)
Payroll & Benefits								
5391 - Accrued Vacation Liability	(2,891.75)	0.00	(2,891.75)	18,422.82	0.00	18,422.82	0.00	(18,422.82)
Total Payroll & Benefits	(2,891.75)	0.00	(2,891.75)	18,422.82	0.00	18,422.82	0.00	(18,422.82)
Reserve UDR Projects								
9623 - 2023 Firewise/Road Mowing/Clean Gr	0.00	0.00	0.00	6,300.51	0.00	6,300.51	0.00	(6,300.51)
9623.02 - 2023 Firewise Wages, Taxes, & Be	0.00	0.00	0.00	17,046.42	0.00	17,046.42	0.00	(17,046.42)
Total Reserve UDR Projects	0.00	0.00	0.00	23,346.93	0.00	23,346.93	0.00	(23,346.93)
Total UDR Activity Expense	(567.52)	0.00	(567.52)	48,688.63	0.00	48,688.63	0.00	(48,688.63)
Total UDR Activity Income / (Loss)	3,616.93	0.00	3,616.93	(34,648.06)	0.00	(34,648.06)	0.00	34,648.06

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4032 - BD Expense- CRRRF SA 16/17	31.68	0.00	31.68	31.68	0.00	31.68	0.00	(31.68)
4041 - BD Expense- MR&R	4.74	0.00	4.74	4.74	0.00	4.74	0.00	(4.74)
4043.21 - Capital Rep & Repl Assmt 2021	(252.70)	0.00	(252.70)	(252.70)	0.00	(252.70)	0.00	252.70
4043.22 - Capital Rep & Repl Assmt 2022	(397.10)	0.00	(397.10)	(397.10)	0.00	(397.10)	0.00	397.10
4043.23 - Capital Rep & Repl Assmt 2023	112,730.66	0.00	112,730.66	789,728.32	0.00	789,728.32	0.00	(789,728.32)
4046 - BD Expense- CRRRF 22 & Prior	2,091.10	0.00	2,091.10	14,434.72	0.00	14,434.72	0.00	(14,434.72)
4049 - BD Expense - CRRRF 2023	(1,527.83)	0.00	(1,527.83)	(15,370.39)	0.00	(15,370.39)	0.00	15,370.39
4051 - BD Expense- Roads 22 & Prior	2,461.34	0.00	2,461.34	15,748.68	0.00	15,748.68	0.00	(15,748.68)
4053 - BD Expense - Roads 2023	(1,537.10)	0.00	(1,537.10)	(16,306.60)	0.00	(16,306.60)	0.00	16,306.60
4055.21 - Roads Capital Assmt 2021	(284.34)	0.00	(284.34)	(284.34)	0.00	(284.34)	0.00	284.34
4055.22 - Roads Capital Assmt 2022	(408.43)	0.00	(408.43)	(408.43)	0.00	(408.43)	0.00	408.43
4055.23 - Roads Capital Assmt 2023	115,947.09	0.00	115,947.09	812,260.84	0.00	812,260.84	0.00	(812,260.84)
4060.21 - Mailbox Capital Assmt 2021	(4.69)	0.00	(4.69)	(4.69)	0.00	(4.69)	0.00	4.69
4060.22 - Mailbox Capital Assmt 2022	(7.37)	0.00	(7.37)	(7.37)	0.00	(7.37)	0.00	7.37
4060.23 - Mailbox Capital Assmt 2023	2,092.23	0.00	2,092.23	14,657.01	0.00	14,657.01	0.00	(14,657.01)
4061 - BD Expense- Mailbox 2023	(26.95)	0.00	(26.95)	(291.24)	0.00	(291.24)	0.00	291.24
4062 - BD Expense- Mailbox 22 & Prior	28.67	0.00	28.67	259.48	0.00	259.48	0.00	(259.48)
4071 - BD Expense- Mbr Density	0.02	0.00	0.02	0.02	0.00	0.02	0.00	(0.02)
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	230,941.02	0.00	230,941.02	1,594,541.09	0.00	1,594,541.09	0.00	(1,594,541.09)
New Home Construction Fees								
4360 - Storm Water Mitigation Revenue	0.00	0.00	0.00	500.00	0.00	500.00	0.00	(500.00)
Total New Home Construction Fees	0.00	0.00	0.00	500.00	0.00	500.00	0.00	(500.00)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4910 - Interest Earned - Reserve Accounts	4,095.98	0.00	4,095.98	13,335.25	0.00	13,335.25	0.00	(13,335.25)
Total Investment Income	4,095.98	0.00	4,095.98	13,335.25	0.00	13,335.25	0.00	(13,335.25)
Total SVCA Reserves Income	235,037.00	0.00	235,037.00	1,608,376.34	0.00	1,608,376.34	0.00	(1,608,376.34)
<u>Expense</u>								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	45,384.71	0.00	45,384.71	0.00	(45,384.71)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	54,399.38	0.00	54,399.38	0.00	(54,399.38)
6325 - Depr - Land Improvement	11,276.01	0.00	11,276.01	78,961.63	0.00	78,961.63	0.00	(78,961.63)
6326 - Depr - Mailboxes	2,032.24	0.00	2,032.24	14,225.68	0.00	14,225.68	0.00	(14,225.68)
6327 - Depr - Roads and Bridges	42,471.55	0.00	42,471.55	297,300.85	0.00	297,300.85	0.00	(297,300.85)
6328 - Depr - Building Improvements	15,814.44	0.00	15,814.44	113,483.61	0.00	113,483.61	0.00	(113,483.61)
6330 - Depr - Furniture & Fixtures	528.95	0.00	528.95	3,702.65	0.00	3,702.65	0.00	(3,702.65)
6335 - Depr - Communication Equipment	160.14	0.00	160.14	1,120.98	0.00	1,120.98	0.00	(1,120.98)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	9,203.39	0.00	9,203.39	0.00	(9,203.39)
6340 - Depr - Machinery & Equipment	9,350.92	0.00	9,350.92	69,360.95	0.00	69,360.95	0.00	(69,360.95)
6350 - Depr - Vehicles	2,839.77	0.00	2,839.77	22,715.19	0.00	22,715.19	0.00	(22,715.19)
6360 - Amortization	610.76	0.00	610.76	4,275.32	0.00	4,275.32	0.00	(4,275.32)
Total Depreciation Expense	100,654.42	0.00	100,654.42	714,134.34	0.00	714,134.34	0.00	(714,134.34)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	6,839.31	0.00	6,839.31	49,252.71	0.00	49,252.71	0.00	(49,252.71)
Total Reserve Expenses/Transfers	6,839.31	0.00	6,839.31	49,252.71	0.00	49,252.71	0.00	(49,252.71)
Reserve CRRRF Capital Projcets								
9719.18 - Trim Mower- Turf	668.76	0.00	668.76	4,681.32	0.00	4,681.32	0.00	(4,681.32)
9719.19 - Utility Vehicles	1,740.21	0.00	1,740.21	12,181.47	0.00	12,181.47	0.00	(12,181.47)
9719.20 - Marina Dock Replacement	589.60	0.00	589.60	46,045.16	0.00	46,045.16	0.00	(46,045.16)
9721.01 - Golf Cart Fleet	3,065.00	0.00	3,065.00	21,455.00	0.00	21,455.00	0.00	(21,455.00)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Proejcts								
9722.02 - 2022 John Deere 7500A Fairway M	0.00	0.00	0.00	84,702.58	0.00	84,702.58	0.00	(84,702.58)
9722.04 - Security System	0.00	0.00	0.00	70,115.76	0.00	70,115.76	0.00	(70,115.76)
9722.08 - 2022 Area Z Facility Remodel	0.00	0.00	0.00	13,058.18	0.00	13,058.18	0.00	(13,058.18)
9722.09 - 2022 Barn 8 Remodel	904.88	0.00	904.88	32,351.54	0.00	32,351.54	0.00	(32,351.54)
9723.01 - Sno-Way Sander	0.00	0.00	0.00	9,052.46	0.00	9,052.46	0.00	(9,052.46)
9723.02 - Gate 9 Bus Shelter Roof	0.00	0.00	0.00	1,661.58	0.00	1,661.58	0.00	(1,661.58)
9723.03 - 2023 Playground ADA Improvemer	168.75	0.00	168.75	1,666.00	0.00	1,666.00	0.00	(1,666.00)
9723.04 - Golf Austin Creek Repair	168.75	0.00	168.75	2,603.13	0.00	2,603.13	0.00	(2,603.13)
9723.05 - Core Area:Tennis court Resurfe & I	1,453.75	0.00	1,453.75	7,939.54	0.00	7,939.54	0.00	(7,939.54)
9723.06 - Marina Dock Replace-Prelim Dsgn	0.00	0.00	0.00	13,389.38	0.00	13,389.38	0.00	(13,389.38)
9723.07 - Website Improvements	0.00	0.00	0.00	4,215.04	0.00	4,215.04	0.00	(4,215.04)
9723.08 - Wecome Center HVAC	51.60	0.00	51.60	48,027.91	0.00	48,027.91	0.00	(48,027.91)
9723.10 - Snow Removal UTV	39,331.20	0.00	39,331.20	39,331.20	0.00	39,331.20	0.00	(39,331.20)
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)
9723.12 - Main Pool Furniture	0.00	0.00	0.00	7,532.93	0.00	7,532.93	0.00	(7,532.93)
9723.13 - Area Z Tall Barn Refurbishment	0.00	0.00	0.00	168.75	0.00	168.75	0.00	(168.75)
Total Reserve CRRRF Capital Proejcts	48,142.50	0.00	48,142.50	439,726.93	0.00	439,726.93	0.00	(439,726.93)
Reserve Roads Capital Projects								
9921.03 - 2021 Southern Crt Stabilization & A	27,737.86	0.00	27,737.86	168,965.14	0.00	168,965.14	0.00	(168,965.14)
9921.05 - Culvert 315	4,141.25	0.00	4,141.25	23,949.86	0.00	23,949.86	0.00	(23,949.86)
9922 - Fast Response Unforseen Drainage Is	0.00	0.00	0.00	67,345.07	0.00	67,345.07	0.00	(67,345.07)
9922.1 - 2022 Roads Repair Project	0.00	0.00	0.00	29,599.19	0.00	29,599.19	0.00	(29,599.19)
9922.5 - 2022 Road & Drainage NOA Project	0.00	0.00	0.00	571,829.59	0.00	571,829.59	0.00	(571,829.59)
9922.6 - Cascade Lane	0.00	0.00	0.00	848,670.71	0.00	848,670.71	0.00	(848,670.71)
9922.7 - Marina Parking Lot Grading	4,348.08	0.00	4,348.08	29,941.55	0.00	29,941.55	0.00	(29,941.55)
9922.8 - 2022 Cold Spring Drainage Repair	836.25	0.00	836.25	18,613.75	0.00	18,613.75	0.00	(18,613.75)
9923.1 - Ten Year Capital Roads & Drainage	15,728.75	0.00	15,728.75	76,208.40	0.00	76,208.40	0.00	(76,208.40)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

July 01, 2023 thru July 31, 2023

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Roads Capital Projects								
9923.2 - 2023 Pothole Repairs	2,040.59	0.00	2,040.59	5,655.39	0.00	5,655.39	0.00	(5,655.39)
9923.3 - 2023 Roads On-Call Engineering	9,097.25	0.00	9,097.25	14,918.75	0.00	14,918.75	0.00	(14,918.75)
9923.41 - 2023 Roads Project- Street Signs	369.93	0.00	369.93	8,763.15	0.00	8,763.15	0.00	(8,763.15)
9923.42 - 2023 Roads Project- Pavement Ma	25,854.16	0.00	25,854.16	26,225.41	0.00	26,225.41	0.00	(26,225.41)
9923.43 - 2023 Roads Project- Asphalt Repa	107,289.70	0.00	107,289.70	243,603.02	0.00	243,603.02	0.00	(243,603.02)
Total Reserve Roads Capital Projects	197,443.82	0.00	197,443.82	2,134,288.98	0.00	2,134,288.98	0.00	(2,134,288.98)
Reserve Road CVC Capital Project								
9923.08 - 2023 Culvert Vegetation Control	153.03	0.00	153.03	424,067.40	0.00	424,067.40	0.00	(424,067.40)
9923.082 - 2023 CVC - Wages, Taxes, & Ben	4,691.00	0.00	4,691.00	29,497.10	0.00	29,497.10	0.00	(29,497.10)
Total Reserve Road CVC Capital Project	4,844.03	0.00	4,844.03	453,564.50	0.00	453,564.50	0.00	(453,564.50)
Total SVCA Reserves Expense	357,924.08	0.00	357,924.08	3,790,967.46	0.00	3,790,967.46	0.00	(3,790,967.46)
Total SVCA Reserves Income / (Loss)	(122,887.08)	0.00	(122,887.08)	(2,182,591.12)	0.00	(2,182,591.12)	0.00	2,182,591.12

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2023

	SVCA Owned Lots																											LLE & CTB	Dues Exempt	Total Non Billable Lots	Total All Lots			
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots			Restricted								
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10					Avail.	Total	
Jan	18	37	55	322	2,520	2,842	20	96	6	23	3	9	16	29	3	20	340	2,557	2,897	48	177	225	388	2,734	3,122	774	3	0	777	734	8	1,519	4,641	
Feb	22	38	60	310	2,483	2,793	27	130	7	24	3	10	17	30	2	19	332	2,521	2,853	56	213	269	388	2,734	3,122	774	3	0	777	734	8	1,519	4,641	
Mar	25	68	93	308	2,513	2,821	22	77	10	19	6	9	16	28	1	20	333	2,581	2,914	55	153	208	388	2,734	3,122	774	3	0	777	734	8	1,519	4,641	
Apr	26	72	98	312	2,484	2,796	24	105	3	16	2	8	19	34	1	16	338	2,556	2,894	49	179	228	387	2,735	3,122	774	3	0	777	734	8	1,519	4,641	
May	28	110	138	309	2,485	2,794	16	71	10	16	2	6	17	34	1	17	337	2,595	2,932	46	144	190	383	2,739	3,122	774	3	0	777	734	8	1,519	4,641	
Jun	32	138	170	309	2,477	2,786	18	60	3	8	1	6	18	35	1	15	341	2,615	2,956	41	124	165	382	2,739	3,121	774	3	0	777	735	8	1,520	4,641	
Jul	32	149	181	309	2,450	2,759	13	70	7	19	2	5	18	31	1	15	341	2,599	2,940	41	140	181	382	2,739	3,121	774	3	0	777	735	8	1,520	4,641	
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