

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

	Unaudited** Jun 30, 2023	Unaudited** Dec 31, 2022	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 634,208	\$ 505,901	\$ 128,307
Building Completion Deposit Fund	457,135	492,620	(35,485)
Member Receivables - Operations*	-	46,750	(46,750)
Other Receivables	17,934	8,288	9,646
Prepaid Expenses	149,752	81,738	68,014
Operating Lease ROU Assets	8,265	11,441	(3,176)
Inventory	7,811	6,200	1,611
Total Current Assets	1,275,105	1,152,938	122,167
Current Liabilities			
Accounts Payable	(76,307)	(243,246)	166,939
Accrued Vacation Liability	(82,891)	(61,576)	(21,315)
Accrued Payroll	-	(54,127)	54,127
Prepaid Assessments	(316,103)	(181,106)	(134,997)
Building Completion Deposits	(457,135)	(492,620)	35,485
Other Refundable Deposits	(8,321)	(4,916)	(3,405)
Operating Lease Liability	(8,265)	(11,441)	3,176
Prepaid Golf Memberships	-	(153,151)	153,151
Total Current Liabilities	(949,022)	(1,202,183)	253,161
Operating Reserve Funds			
Emergency Operating Cash	361,432	361,096	336
Undesignated Reserves Cash	282,025	223,385	58,640
Total Operating Reserve Funds	643,457	584,481	58,976
Net Operating Assets	\$ 969,540	\$ 535,236	\$ 434,304
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,429,885	3,220,671	209,214
Roads Reserve Cash Fund	2,429,878	2,560,947	(131,069)
Board Density Reduction Cash Fund	87,580	87,552	28
Mailbox Cash Fund	113,648	101,061	12,587
CRRRF Capital Reserve Holding Cash	211,675	262,193	(50,518)
Mitigation Assignment of Savings Cash	44,611	44,545	66
LWWSD Assignment of Savings Cash	9,076	9,076	-
Member Receivables - Capital**	-	19,262	(19,262)
Total Capital Current Assets	6,326,353	6,305,307	21,046
Capital Fixed Assets			
Fixed Assets	14,728,815	14,197,452	531,363
Finance ROU Assets	175,365	214,266	(38,901)
Lots Held for Sale	228,041	228,041	-
Total Capital Assets	15,132,221	14,639,759	492,462
Long Term Liabilities			
CRRRF Loan 2022	(1,924,906)	(2,049,012)	124,106
Finance Leases	(136,799)	(166,357)	29,558
Total Long Term Liabilities	(2,061,704)	(2,215,369)	153,665
NET ASSETS	\$ 20,366,410	\$ 19,264,933	\$ 1,101,477
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	434,046	(115,714)	549,760
Current Year Net Income: Rec Special Assmt	748	(2,572)	3,320
Net Transfers Out from Operations to Capital	-	(482,660)	482,660
Current Year Net Income: Capital**	717,409	1,654,818	(937,409)
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	\$ 20,366,410	\$ 19,264,933	\$ 1,101,477

* 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 June 30, 2023, and December 31, 2022, the balances of receivables written off were \$706,592 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 - June 2023			Year to Date - 6 Months Ending 6/30/2023			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	210,030		231,657	1,108,568			1,385,877
Bad Debt Reserve	(1,438)		(2,970)	(30,738)			(28,877)
Net Current Year Assessment Income	208,592	10,074	228,687	1,077,830	27,295	97.2%	1,357,000
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	43			182,513			
Bad Debt Reserve	1,349			633			
Net Special Ops Assmt Income	1,392	1,392		183,146	10,775		
Bad Debt Recoveries - Prior Years			686				25,825
Golf Income	173,214	54,324	-	690,061	118,349		-
Marina Income	12,431	12,431	-	179,458	23,064		-
Rec Center & Pools Income	4,304	(1,966)	-	7,924	550		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	6,794	(673)	-	72,355	28,068		-
Rental Income - Other	6,746	5,979	-	10,121	7,521		-
Area Z Rental Income	233	(1,767)	-	11,484	(516)		-
Lease Income	5,352	1,848	-	23,112	2,090		-
New Home Construction Fees	28,620	9,870	-	45,090	7,590		500
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		-
Investment Income	494	407	3,901	1,036	511		9,239
Total Revenue	448,172	91,919	233,274	2,301,617	225,297		1,392,564
EXPENSES							
Salaries & Benefits	172,889	25,056	-	876,488	196,574		-
Contracted & Professional Services	34,402	(19,828)	-	135,319	(61,209)		-
CC&Rs/ Mandates	35,925	(7,496)	-	228,477	(57,906)		-
Maintenance & Landscaping	52,725	(15,626)	-	226,553	15,912		-
Utilities	28,419	(8,494)	-	107,230	(18,188)		-
Administrative	17,311	(3,456)	-	84,916	(2,828)		-
Regulatory Compliance	1,271	6,341	-	85,312	(8,029)		-
Insurance Premiums	15,711	(2,533)	-	84,263	(5,200)		-
Other Expenses	-	83	-	-	500		-
Depreciation Expense	-	-	101,106	-	-		613,480
Interest expense	-	-	7,124	-	-		42,413
Total Expenses	358,653	(25,953)	108,230	1,828,558	59,626		655,893
Net Income (Loss)	89,519	65,966	125,044	473,059	284,923		736,671
Net UDR Activity for Operations							
Firewise	(2,719)			(23,347)			
Hazardous Tree Removal	-			-			
Net Income (Loss) with Board Approved UDR	86,800	65,966	125,044	449,712	284,923		736,671
Other Activity							
Net Other UDR Activity*	4,158			53,147			
AR Accrual - Prior Year Reversal	-		-	(46,750)			(19,262)
AR Accrual - Current Year	-		-	-			-
Vacation Liability Accrual	(2,421)			(21,315)			
Total Other Activity	1,737		-	(14,918)			(19,262)
Grand Total Activity	88,537	65,966	125,044	434,794	284,923		717,409

*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
6 Months Actual, 6 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	671,989	692,180		-	12,489		1,376,658	-	66,526	66,526
Storm Water Mitigation Plan Fee		500					500			-
Investment Income	4,892	3,947	208	28	98	66	9,239	336	243	579
Sale of Assets	-			-			-			-
Mitigation Release	-	-				-	-			-
2023 Expenditures	(467,667)	(827,696)	(50,726)	-	-		(1,346,089)		(8,129)	(8,129)
Net Available Cash at 6/30/2023	3,429,885	2,429,878	211,675	87,580	113,648	53,687	\$ 6,326,353	361,432	282,025	\$ 643,457
6 Month Outlook										
Outlook - 2023 Dues (95% collections)	642,828	661,164			11,928		\$ 1,315,920			\$ -
Outlook - Prior Year Collections	10,192	10,483		10	189		20,873		17,770	17,770
CRRRF Loan Payments for year 2023	(166,520)						(166,520)			-
Obligated Expenses\Holdings	(925,131)	(943,536)	(211,675)			(53,687)	(2,134,029)		(15,490)	(15,490)
Net Usable Cash Balance 12/31/2023	2,991,254	2,157,989	-	87,590	125,765	-	\$ 5,362,598	361,432	284,306	\$ 645,737
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2023, After Recommendation	\$ 2,391,254	\$ 1,657,989	\$ -	\$ 87,590	\$ 125,765	\$ -	\$ 4,262,598	\$ 361,432	\$ 284,306	\$ 645,737
Net Current Year Cash Increase (Decrease)	(229,417)	(402,958)	(262,193)	38	24,704	(53,621)	\$ (923,447)	336	60,921	\$ 61,256

*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 \$

June 1, 2023 to June 30, 2023

CURRENT MONTH

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	28,620	9,703	-	6,965	27,374	(957)	1,246	15,711
Accounting	2,807	(793)	26,704	(584)	3,465	(870)	(27,362)	(2,247)
Administration	210	68	26,234	11,049	15,212	(6,988)	(41,236)	4,129
Common Costs	3,770	850	-	-	27,710	(4,362)	(23,940)	(3,512)
Facilities	3,135	(1,617)	-	3,678	24,142	(10,988)	(21,007)	(8,927)
Maintenance	-	(83)	23,550	(2,733)	5,214	4,983	(28,764)	2,167
Subtotal	38,542	8,128	76,488	18,375	103,117	(19,182)	(141,063)	7,321
Golf	173,214	54,324	67,797	8,113	59,130	(26,494)	46,287	35,943
Marina	12,931	12,297	-	-	1,091	739	11,840	13,036
Subtotal	224,687	74,749	144,285	26,488	163,338	(44,937)	(82,936)	56,300
Rec/ Pools/ Parks								
Special Assmt Earned	43						43	
Curr Yr Bad Debts Activity	1,349						1,349	
Net Special Assmt Dues	1,392	1,392					1,392	1,392
Rec/ Pools/ Parks	13,500	5,704	28,604	(1,432)	22,425	(6,072)	(37,529)	(1,800)
Subtotal Rec/ Pools/ Parks	14,892	7,096	28,604	(1,432)	22,425	(6,072)	(36,137)	(408)
Subtotal Operations before Ops Dues	239,579	81,845	172,889	25,056	185,763	(51,009)	(119,073)	55,892
Ops Dues Earned	210,030						210,030	
Curr Yr Bad Debts Activity	(1,438)						(1,438)	
Net Ops Dues	208,592	10,074					208,592	10,074
Net Operations	448,171	91,919	172,889	25,056	185,763	(51,009)	89,519	65,966
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		2,719		(2,719)	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	448,171	91,919	172,889	25,056	188,482	(51,009)	86,800	65,966
Other Operating Activity								
UDR Activity	5,162				1,004		4,158	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				2,421		(2,421)	
Total Other Operating Activity	5,162				3,425		1,737	
Grand Total Operations Activity	453,333	91,919	172,889	25,056	191,907	(51,009)	88,537	65,966

* Excludes Depreciation

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

Sudden Valley Community Association

Operations - By Department

Whole \$

January 1, 2023 to June 30, 2023

YEAR TO DATE

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	46,390	7,140	-	44,889	206,428	(48,236)	(160,038)	3,793
Accounting	12,349	(9,251)	158,816	1,386	27,566	(11,995)	(174,033)	(19,860)
Administration	1,067	217	128,147	100,511	77,527	(27,886)	(204,607)	72,842
Common Costs	53,975	36,450	-	-	190,441	(20,963)	(136,466)	15,487
Facilities	28,896	384	7,364	15,073	103,474	(15,537)	(81,942)	(80)
Maintenance	-	(500)	118,593	(550)	40,719	35,526	(159,312)	34,476
Subtotal	142,677	34,440	412,920	161,309	646,155	(89,091)	(916,398)	106,658
Golf	690,061	118,349	332,718	27,623	223,005	(37,637)	134,338	108,335
Marina	184,157	25,226	(1)	1	7,617	4,906	176,541	30,133
Subtotal	1,016,895	178,015	745,637	188,933	876,777	(121,822)	(605,519)	245,126
Rec/ Pools/ Parks								
Special Assmt Earned	182,513						182,513	
Curr Yr Bad Debts Activity	633						633	
Net Special Assmt Dues	183,146	10,775					183,146	10,775
Rec/ Pools/ Parks	23,745	9,211	130,851	7,641	75,292	(15,125)	(182,398)	1,727
Subtotal Rec/ Pools/ Parks	206,891	19,986	130,851	7,641	75,292	(15,125)	748	12,502
Subtotal Operations before Ops Dues	1,223,786	198,001	876,488	196,574	952,069	(136,947)	(604,771)	257,628
Ops Dues Earned	1,108,568						1,108,568	
Curr Yr Bad Debts Activity	(30,738)						(30,738)	
Net Ops Dues	1,077,830	27,295					1,077,830	27,295
Net Operations	2,301,616	225,296	876,488	196,574	952,069	(136,947)	473,059	284,923
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		23,347		(23,347)	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	2,301,616	225,296	876,488	196,574	975,416	(136,947)	449,712	284,923
Other Operating Activity								
UDR Activity	57,741				4,594		53,147	
AR Accrual - Prior Year Reversal	(46,750)				-		(46,750)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				21,315		(21,315)	
Total Other Operating Activity	10,991				25,909		(14,918)	
Grand Total Operations Activity	2,312,607	225,296	876,488	196,574	1,001,325	(136,947)	434,794	284,923

* Excludes Depreciation

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

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

UNAUDITED

	2023 June Actuals	2023 MTD B / (W) Budget	2023 YTD (6 Months) Actuals	2023 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	208,592	10,074	1,077,830	27,295
Special Ops Assmt Income- Rec/ Pools/ Parks	1,392	1,392	183,146	10,775
Golf Income	173,214	54,324	690,061	118,349
Marina Income	12,431	12,431	179,458	23,064
Area Z Rental Income	233	(1,767)	11,484	(516)
Lease Income	5,352	1,848	23,112	2,090
Non-Lease Facility Rentals	6,746	5,979	10,121	7,521
Rec Center and Pools Income	4,304	(1,966)	7,924	550
New Home Construction Fees	28,620	9,870	45,090	7,590
Other AR Income	6,064	(536)	66,569	26,969
Other Income	730	(137)	5,786	1,099
Investment Income	494	407	1,036	511
Total Revenue	448,172	91,919	2,301,617	225,297
EXPENSES				
Salaries & Benefits				
ACC / Security	-	6,965	-	44,889
Accounting	26,704	(584)	158,816	1,386
Administration	26,234	11,049	128,147	100,511
Facilities	-	3,678	7,364	15,073
Maintenance	23,550	(2,733)	118,593	(550)
Golf	67,797	8,113	332,718	27,623
Rec/ Pools/ Parks	28,604	(1,432)	130,851	7,641
Marina	-	-	(1)	1
Total Salaries & Benefits	172,889	25,056	876,488	196,574
Other Expenses				
Administrative				
General Administrative	-	-	106	(106)
Bank Charges & Fees	5,792	(3,430)	16,470	(4,049)
Dues & Subscriptions	1,841	1,844	19,411	(985)
Office Supplies	1,879	265	9,918	2,923
GM Discretionary Funds	664	(247)	1,257	1,243
Advertising Costs	1,906	(279)	9,314	(1,069)
Cash Over/Short	-	-	21	(21)
Currency Gain/Loss	3	(3)	3	(3)
Events Charges	-	300	1,266	834
Printing & Copying	1,332	(621)	9,413	(4,501)
Training & Conferences	120	155	2,045	2,498
Recruiting Expense	905	(363)	2,680	570
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	2,098	(1,098)	8,600	(2,600)
Insurance Claims	-	-	-	-
Uniforms	771	21	4,412	2,438
Cashiering Clearing Account	-	-	-	-
Total Administrative	17,311	(3,456)	84,916	(2,828)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	(1,086)	7,336	38,227	(727)
Permits & Licenses	931	(677)	2,963	(838)
Audit & Tax Services	-	-	4,956	(4,956)
Regulatory Compliance	226	124	1,291	809
Federal Income Tax	-	-	-	-
State B&O Tax	1,200	(442)	6,495	(337)
Property/Real Estate Tax	-	-	31,380	(1,980)
Total Regulator Compliance	1,271	6,341	85,312	(8,029)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	873	(456)	5,918	(3,418)
Postage	188	164	2,976	(855)
Postage- Views	993	(76)	5,884	(384)
Newsletter Services	5,126	(592)	29,639	(2,439)
Legal Services	6,200	(1,158)	41,632	(11,382)
Professional Security Services	22,545	(5,378)	142,428	(39,428)
Total CC&Rs/ Mandates	35,925	(7,496)	228,477	(57,906)

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

UNAUDITED

	2023 June Actuals	2023 MTD B / (W) Budget	2023 YTD (6 Months) Actuals	2023 YTD B / (W) Budget
Insurance Premiums	15,711	(2,533)	84,263	(5,200)
Utilities				
Utilities	3,833	(3,833)	(180)	180
Utilities- Natural Gas	3,943	(2,389)	16,163	(9,433)
Utilities- Water & Sewer	9,044	(1,910)	23,934	(1,857)
Utilities- Electricity	5,776	(782)	32,976	(9,505)
Utilities- Trash & Recycling Service	1,907	180	9,987	1,848
Utilities- Communications Service	3,916	240	24,350	579
Total Utilities	28,419	(8,494)	107,230	(18,188)
Maintenance & Landscaping				
Landscape R&M	-	3,716	13,698	16,983
Building R&M- Materials	1,588	1,187	8,039	18,419
Building R&M- Contract Services	2,993	(2,293)	25,097	(16,597)
Raw Materials	27,969	(19,033)	45,487	(24,960)
Raw Materials: Sand & Gravel	1,127	1,043	29,073	3,169
Janitorial Supplies	689	510	5,720	1,480
Equipment R&M	5,300	(13)	35,392	4,987
Small Tools & Equipment	835	(1)	7,833	(1,683)
Vehicle R&M	1,127	785	8,537	2,938
Vehicle Fuel	7,598	(3,149)	22,791	(510)
Other Supplies	3,223	1,482	16,996	2,681
Other R&M	276	140	2,791	1,604
Weather Response	-	-	5,099	7,401
Weather Response	-	-	-	-
Total Maintenance & Landscaping	52,725	(15,626)	226,553	15,912
Contracted & Professional Services				
Equipment Lease & Rental	2,405	(1,163)	3,682	3,768
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	5,294	(1,961)	29,553	(9,553)
Pool Management	9,146	(3,312)	27,559	(15,892)
Safety & Security Services	4,604	(3,474)	29,705	(22,930)
Snow Removal Services	-	-	9,129	871
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	833	289	4,711
Other Professional Services	12,953	(10,751)	35,402	(22,184)
Total Contracted & Professional Services	34,402	(19,828)	135,319	(61,209)
Other Expenses				
Vandalism	-	83	-	500
Emergency Preparedness Committee Support	-	-	-	-
Total Other Expenses	-	83	-	500
Total Other Expenses	185,764	(51,009)	952,070	(136,948)
Total Operations Expenses	358,653	(25,953)	1,828,558	59,626
Net Operations Income (Loss)	89,519	65,966	473,059	284,923
Net BOD Approved UDR Activity for Operations (Expense)				
Firewise	(2,719)	-	(23,347)	-
Hazardous Tree Removal	-	-	-	-
Net Operations Income (Loss) with BOD Approved UDR	86,800	65,966	449,712	284,923
Other Operating Activity- Income/(Expense)				
UDR Activity	4,158	-	53,147	-
AR Accrual - Prior Year Reversal	-	-	(46,750)	-
AR Accrual - Current Year	-	-	-	-
Vacation Liability Accrual	(2,421)	-	(21,315)	-
Total Other Operating Activity	1,737	-	(14,918)	-
Grand Total Operations Activity	88,537	65,966	434,794	284,923
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2023 Ops	(1,438.09)	(10,448.00)	9,009.91	(30,737.74)	(55,291.00)	24,553.26	(117,981.00)	(87,243.26)
4005.23 - Member Assessments 2023	210,030.02	208,966.00	1,064.02	1,108,568.02	1,105,826.00	2,742.02	2,359,629.00	1,251,060.98
Total Dues and Assessment Income- Ops	208,591.93	198,518.00	10,073.93	1,077,830.28	1,050,535.00	27,295.28	2,241,648.00	1,163,817.72
Other AR Income								
4820 - Insurance Settlement Gains	622.79	0.00	622.79	33,875.63	0.00	33,875.63	0.00	(33,875.63)
4830 - Advertising Income	3,732.50	2,833.00	899.50	19,874.00	17,000.00	2,874.00	34,000.00	14,126.00
4831 - BD Expense- Views Ads	(1,098.50)	0.00	(1,098.50)	(830.00)	0.00	(830.00)	0.00	830.00
Total Other AR Income	3,256.79	2,833.00	423.79	52,919.63	17,000.00	35,919.63	34,000.00	(18,919.63)
Other Income								
4870 - Member Donation Income	20.00	0.00	20.00	20.00	0.00	20.00	0.00	(20.00)
Total Other Income	20.00	0.00	20.00	20.00	0.00	20.00	0.00	(20.00)
Investment Income								
4900 - Interest Earned - Operating Accounts	493.65	87.00	406.65	1,035.83	525.00	510.83	1,050.00	14.17
Total Investment Income	493.65	87.00	406.65	1,035.83	525.00	510.83	1,050.00	14.17
Total Common Costs Income	212,362.37	201,438.00	10,924.37	1,131,805.74	1,068,060.00	63,745.74	2,276,698.00	1,144,892.26
<u>Expense</u>								
Administrative								
5121 - Currency Gain/Loss	2.59	0.00	2.59	2.59	0.00	2.59	0.00	(2.59)
Total Administrative	2.59	0.00	2.59	2.59	0.00	2.59	0.00	(2.59)
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	83.00	(83.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
9005 - State B&O Tax	18.31	18.00	0.31	101.01	103.00	(1.99)	205.00	103.99
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	18.31	101.00	(82.69)	31,481.24	30,003.00	1,478.24	60,005.00	28,523.76

Income Statement Report
Sudden Valley Community Association
Common Costs

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5216 - Postage- Views	993.25	917.00	76.25	5,884.35	5,500.00	384.35	11,000.00	5,115.65
5225 - Newsletter Services	5,126.25	4,417.00	709.25	29,221.75	26,500.00	2,721.75	53,000.00	23,778.25
7020 - Legal Services	6,199.59	5,042.00	1,157.59	41,632.07	30,250.00	11,382.07	60,500.00	18,867.93
Total CC&Rs/ Mandates	12,319.09	10,376.00	1,943.09	76,738.17	62,250.00	14,488.17	124,500.00	47,761.83
Insurance								
5400 - Insurance Premiums	15,370.00	12,871.00	2,499.00	82,219.26	77,225.00	4,994.26	154,450.00	72,230.74
Total Insurance	15,370.00	12,871.00	2,499.00	82,219.26	77,225.00	4,994.26	154,450.00	72,230.74
Total Common Costs Expense	27,709.99	23,348.00	4,361.99	190,441.26	169,478.00	20,963.26	338,955.00	148,513.74
Total Common Costs Income / (Loss)	184,652.38	178,090.00	6,562.38	941,364.48	898,582.00	42,782.48	1,937,743.00	996,378.52

Income Statement Report

Sudden Valley Community Association

ACC / Security

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	28,620.00	18,750.00	9,870.00	45,090.00	37,500.00	7,590.00	75,000.00	29,910.00
Total New Home Construction Fees	28,620.00	18,750.00	9,870.00	45,090.00	37,500.00	7,590.00	75,000.00	29,910.00
Other AR Income								
4805 - Compliance Fees & Fines - ACC	1,552.26	167.00	1,385.26	2,852.26	1,000.00	1,852.26	2,000.00	(852.26)
4806 - BD Expense- ACC Fines	(1,552.26)	0.00	(1,552.26)	(1,552.26)	0.00	(1,552.26)	0.00	1,552.26
Total Other AR Income	0.00	167.00	(167.00)	1,300.00	1,000.00	300.00	2,000.00	700.00
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	28,620.00	18,917.00	9,703.00	46,390.00	39,250.00	7,140.00	77,750.00	31,360.00
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	(1,086.00)	6,250.00	(7,336.00)	38,227.20	37,500.00	727.20	75,000.00	36,772.80
6300 - Permits & Licenses	0.00	17.00	(17.00)	183.75	100.00	83.75	200.00	16.25
9005 - State B&O Tax	23.28	4.00	19.28	42.78	25.00	17.78	50.00	7.22
Total Regulatory Compliance	(1,062.72)	6,271.00	(7,333.72)	38,453.73	37,625.00	828.73	75,250.00	36,796.27
CC&Rs/ Mandates								
5215 - Postage	0.00	4.00	(4.00)	42.20	25.00	17.20	50.00	7.80
7097 - Professional Security Services	22,545.16	17,167.00	5,378.16	142,428.09	103,000.00	39,428.09	206,000.00	63,571.91
Total CC&Rs/ Mandates	22,545.16	17,171.00	5,374.16	142,470.29	103,025.00	39,445.29	206,050.00	63,579.71
Payroll & Benefits								
5300 - Salaries	0.00	5,715.00	(5,715.00)	0.00	37,132.00	(37,132.00)	74,261.00	74,261.00
5335 - Payroll Taxes- Employer	0.00	520.00	(520.00)	0.00	3,377.00	(3,377.00)	6,754.00	6,754.00
5385 - Payroll Benefits - Medical	0.00	730.00	(730.00)	0.00	4,380.00	(4,380.00)	8,760.00	8,760.00
Total Payroll & Benefits	0.00	6,965.00	(6,965.00)	0.00	44,889.00	(44,889.00)	89,775.00	89,775.00

Income Statement Report
Sudden Valley Community Association
ACC / Security

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	42.00	160.00	(118.00)	252.39	958.00	(705.61)	1,915.00	1,662.61
Total Utilities	42.00	160.00	(118.00)	252.39	958.00	(705.61)	1,915.00	1,662.61
Maintenance & Landscaping								
6675 - Equipment R&M	18.49	0.00	18.49	18.49	0.00	18.49	0.00	(18.49)
6775 - Vehicle R&M	21.30	250.00	(228.70)	1,432.92	1,500.00	(67.08)	3,000.00	1,567.08
6785 - Vehicle Fuel	1,164.85	623.00	541.85	3,815.26	3,738.00	77.26	7,475.00	3,659.74
6795 - Other Supplies	0.00	68.00	(68.00)	0.00	96.00	(96.00)	500.00	500.00
Total Maintenance & Landscaping	1,204.64	941.00	263.64	5,266.67	5,334.00	(67.33)	10,975.00	5,708.33
Contracted & Professional Services								
6440 - Safety & Security Services	4,604.31	958.00	3,646.31	18,046.63	5,750.00	12,296.63	11,500.00	(6,546.63)
6460 - ACC Consultant	0.00	833.00	(833.00)	288.75	5,000.00	(4,711.25)	10,000.00	9,711.25
7095 - Other Professional Services	40.50	0.00	40.50	1,649.25	0.00	1,649.25	0.00	(1,649.25)
Total Contracted & Professional Services	4,644.81	1,791.00	2,853.81	19,984.63	10,750.00	9,234.63	21,500.00	1,515.37
Other Expenses								
9120 - Vandalism & Towing	0.00	83.00	(83.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
Total Other Expenses	0.00	83.00	(83.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
Total ACC / Security Expense	27,373.89	33,382.00	(6,008.11)	206,427.71	203,081.00	3,346.71	406,465.00	200,037.29
Total ACC / Security Income / (Loss)	1,246.11	(14,465.00)	15,711.11	(160,037.71)	(163,831.00)	3,793.29	(328,715.00)	(168,677.29)

Income Statement Report

Sudden Valley Community Association

Accounting

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	2,250.00	3,500.00	(1,250.00)	10,750.00	21,000.00	(10,250.00)	42,000.00	31,250.00
4241 - BD Expense- Title Fees	125.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00
4705 - NSF Service Fees	324.00	100.00	224.00	1,493.69	600.00	893.69	1,200.00	(293.69)
4706 - BD Expense- NSF Fees	108.00	0.00	108.00	105.58	0.00	105.58	0.00	(105.58)
Total Other AR Income	2,807.00	3,600.00	(793.00)	12,349.27	21,600.00	(9,250.73)	43,200.00	30,850.73
Total Accounting Income	2,807.00	3,600.00	(793.00)	12,349.27	21,600.00	(9,250.73)	43,200.00	30,850.73
<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	146.81	125.00	21.81	1,017.44	750.00	267.44	1,500.00	482.56
5045 - Dues & Subscriptions	0.00	0.00	0.00	42.00	0.00	42.00	0.00	(42.00)
5210 - Printing & Copying	30.40	119.00	(88.60)	3,878.93	712.00	3,166.93	8,500.00	4,621.07
5227 - Training & Conferences	0.00	25.00	(25.00)	0.00	150.00	(150.00)	300.00	300.00
5399 - Payroll Service Fees	2,097.72	1,000.00	1,097.72	8,599.58	6,000.00	2,599.58	12,000.00	3,400.42
Total Administrative	2,274.93	1,269.00	1,005.93	13,643.88	7,612.00	6,031.88	22,300.00	8,656.12
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	0.00	0.00	4,956.00	0.00	4,956.00	40,000.00	35,044.00
9005 - State B&O Tax	38.62	62.00	(23.38)	183.67	375.00	(191.33)	750.00	566.33
Total Regulatory Compliance	38.62	62.00	(23.38)	5,139.67	375.00	4,764.67	40,750.00	35,610.33
CC&Rs/ Mandates								
5215 - Postage	164.93	224.00	(59.07)	2,464.61	1,346.00	1,118.61	5,000.00	2,535.39
Total CC&Rs/ Mandates	164.93	224.00	(59.07)	2,464.61	1,346.00	1,118.61	5,000.00	2,535.39
Payroll & Benefits								
5300 - Salaries	21,796.98	21,279.00	517.98	129,589.52	130,866.00	(1,276.48)	276,637.00	147,047.48
5335 - Payroll Taxes- Employer	1,986.79	1,921.00	65.79	12,067.30	11,816.00	251.30	24,978.00	12,910.70

Income Statement Report

Sudden Valley Community Association

Accounting

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 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)	17,159.16	17,520.00	(360.84)	35,040.00	17,880.84
Total Payroll & Benefits	26,703.75	26,120.00	583.75	158,815.98	160,202.00	(1,386.02)	336,655.00	177,839.02
Utilities								
6050 - Utilities- Communications Service	187.74	207.00	(19.26)	1,126.68	1,238.00	(111.32)	2,475.00	1,348.32
Total Utilities	187.74	207.00	(19.26)	1,126.68	1,238.00	(111.32)	2,475.00	1,348.32
Contracted & Professional Services								
5125 - IT Support and Services	800.00	833.00	(33.00)	5,099.00	5,000.00	99.00	10,000.00	4,901.00
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)	5,190.98	5,000.00	190.98	10,000.00	4,809.02
Total Accounting Expense	30,169.97	28,715.00	1,454.97	186,381.80	175,773.00	10,608.80	417,180.00	230,798.20
Total Accounting Income / (Loss)	(27,362.97)	(25,115.00)	(2,247.97)	(174,032.53)	(154,173.00)	(19,859.53)	(373,980.00)	(199,947.47)

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

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4245 - Photocopy Income	28.00	17.00	11.00	77.00	100.00	(23.00)	200.00	123.00
4255 - Maps and Signs	182.32	125.00	57.32	960.40	750.00	210.40	1,500.00	539.60
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	210.32	142.00	68.32	1,066.85	850.00	216.85	1,700.00	633.15
Total SVCA Operations- Admin Income	210.32	142.00	68.32	1,066.85	850.00	216.85	1,700.00	633.15
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	2,006.82	250.00	1,756.82	5,046.94	1,500.00	3,546.94	3,000.00	(2,046.94)
5045 - Dues & Subscriptions	10.14	83.00	(72.86)	925.66	500.00	425.66	1,000.00	74.34
5090 - Office Supplies	497.39	1,761.00	(1,263.61)	7,074.51	10,566.00	(3,491.49)	21,131.00	14,056.49
5100 - GM Discretionary Funds	663.82	417.00	246.82	1,257.31	2,500.00	(1,242.69)	5,000.00	3,742.69
5120 - Cash Over/Short	0.00	0.00	0.00	21.91	0.00	21.91	0.00	(21.91)
5205 - Events Charges	0.00	300.00	(300.00)	1,265.80	2,100.00	(834.20)	5,000.00	3,734.20
5210 - Printing & Copying	1,242.82	542.00	700.82	4,036.92	3,250.00	786.92	6,500.00	2,463.08
5227 - Training & Conferences	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00	3,000.00
5325 - Recruiting Expense	904.65	542.00	362.65	2,680.45	3,250.00	(569.55)	6,500.00	3,819.55
Total Administrative	5,325.64	4,145.00	1,180.64	22,309.50	25,166.00	(2,856.50)	51,131.00	28,821.50
Regulatory Compliance								
9005 - State B&O Tax	1.28	0.00	1.28	5.68	0.00	5.68	0.00	(5.68)
Total Regulatory Compliance	1.28	0.00	1.28	5.68	0.00	5.68	0.00	(5.68)
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	5,201.23	2,500.00	2,701.23	5,000.00	(201.23)
5215 - Postage	22.67	87.00	(64.33)	142.28	525.00	(382.72)	1,050.00	907.72

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

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5225 - Newsletter Services	0.00	117.00	(117.00)	417.57	700.00	(282.43)	1,400.00	982.43
Total CC&Rs/ Mandates	895.61	621.00	274.61	5,761.08	3,725.00	2,036.08	23,450.00	17,688.92
Payroll & Benefits								
5300 - Salaries	21,856.59	30,865.00	(9,008.41)	107,012.16	189,741.00	(82,728.84)	401,060.00	294,047.84
5335 - Payroll Taxes- Employer	2,014.05	2,768.00	(753.95)	9,736.58	17,017.00	(7,280.42)	35,970.00	26,233.42
5385 - Payroll Benefits - Medical	2,363.50	3,650.00	(1,286.50)	11,398.68	21,900.00	(10,501.32)	43,800.00	32,401.32
Total Payroll & Benefits	26,234.14	37,283.00	(11,048.86)	128,147.42	228,658.00	(100,510.58)	480,830.00	352,682.58
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)	660.00	2,150.00	(1,490.00)	4,300.00	3,640.00
Total Utilities	60.00	358.00	(298.00)	716.00	2,150.00	(1,434.00)	4,300.00	3,584.00
Maintenance & Landscaping								
6785 - Vehicle Fuel	186.05	0.00	186.05	489.83	0.00	489.83	250.00	(239.83)
Total Maintenance & Landscaping	186.05	0.00	186.05	489.83	0.00	489.83	250.00	(239.83)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	177.35	600.00	(422.65)	1,454.33	3,600.00	(2,145.67)	7,200.00	5,745.67
5125 - IT Support and Services	4,494.34	2,500.00	1,994.34	24,453.85	15,000.00	9,453.85	30,000.00	5,546.15
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	4,071.50	0.00	4,071.50	15,572.75	0.00	15,572.75	0.00	(15,572.75)
Total Contracted & Professional Services	8,743.19	3,100.00	5,643.19	48,244.43	18,600.00	29,644.43	37,200.00	(11,044.43)
Total SVCA Operations- Admin Expense	41,445.91	45,507.00	(4,061.09)	205,673.94	278,299.00	(72,625.06)	597,161.00	391,487.06
Total SVCA Operations- Admin Income / (Loss)	(41,235.59)	(45,365.00)	4,129.41	(204,607.09)	(277,449.00)	72,841.91	(595,461.00)	(390,853.91)

Income Statement Report

Sudden Valley Community Association Facilities

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	88.50	2,000.00	(1,911.50)	11,112.26	12,000.00	(887.74)	24,000.00	12,887.74
4412 - BD Expense- Area Z	144.75	0.00	144.75	372.02	0.00	372.02	0.00	(372.02)
Total Area Z Rental Income	233.25	2,000.00	(1,766.75)	11,484.28	12,000.00	(515.72)	24,000.00	12,515.72
Lease Income								
4430 - Lease Income - Restaurant	2,621.00	2,471.00	150.00	15,726.00	14,826.00	900.00	29,652.00	13,926.00
4439 - Lease Income- Library	281.00	281.00	0.00	1,686.00	1,686.00	0.00	3,372.00	1,686.00
Total Lease Income	2,902.00	2,752.00	150.00	17,412.00	16,512.00	900.00	33,024.00	15,612.00
Total Facilities Income	3,135.25	4,752.00	(1,616.75)	28,896.28	28,512.00	384.28	57,024.00	28,127.72
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	8.00	(8.00)	36.80	50.00	(13.20)	100.00	63.20
7110 - Regulatory Compliance	73.42	100.00	(26.58)	440.52	600.00	(159.48)	1,200.00	759.48
9005 - State B&O Tax	44.86	83.00	(38.14)	427.86	500.00	(72.14)	1,000.00	572.14
Total Regulatory Compliance	118.28	191.00	(72.72)	905.18	1,150.00	(244.82)	2,300.00	1,394.82
Payroll & Benefits								
5300 - Salaries	0.00	2,876.00	(2,876.00)	5,463.12	17,591.00	(12,127.88)	37,373.00	31,909.88
5335 - Payroll Taxes- Employer	0.00	349.00	(349.00)	721.10	2,130.00	(1,408.90)	4,525.00	3,803.90
5385 - Payroll Benefits - Medical	0.00	453.00	(453.00)	1,179.42	2,716.00	(1,536.58)	5,431.00	4,251.58
Total Payroll & Benefits	0.00	3,678.00	(3,678.00)	7,363.64	22,437.00	(15,073.36)	47,329.00	39,965.36
Insurance								
5400 - Insurance Premiums	56.83	0.00	56.83	340.88	0.00	340.88	0.00	(340.88)
Total Insurance	56.83	0.00	56.83	340.88	0.00	340.88	0.00	(340.88)
Utilities								
6000 - Utilities	3,833.27	0.00	3,833.27	(179.65)	0.00	(179.65)	0.00	179.65
6005 - Utilities- Natural Gas	669.01	524.00	145.01	4,417.19	3,145.00	1,272.19	6,290.00	1,872.81

Income Statement Report

Sudden Valley Community Association Facilities

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6023 - Utilities- Water & Sewer	2,920.53	2,782.00	138.53	8,871.63	8,346.00	525.63	16,692.00	7,820.37
6033 - Utilities- Electricity	1,981.71	1,915.00	66.71	15,592.50	11,488.00	4,104.50	22,975.00	7,382.50
6035 - Utilities- Trash & Recycling Service	1,247.63	1,457.00	(209.37)	6,287.35	8,738.00	(2,450.65)	17,475.00	11,187.65
6050 - Utilities- Communications Service	1,792.46	1,642.00	150.46	10,764.45	9,850.00	914.45	19,700.00	8,935.55
Total Utilities	12,444.61	8,320.00	4,124.61	45,753.47	41,567.00	4,186.47	83,132.00	37,378.53
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	83.00	(83.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
6515 - Building R&M- Materials	1,308.72	1,692.00	(383.28)	7,759.92	23,208.00	(15,448.08)	30,000.00	22,240.08
6520 - Building R&M- Contract Vendor	2,993.16	700.00	2,293.16	25,097.36	8,500.00	16,597.36	16,000.00	(9,097.36)
6635 - Janitorial Supplies	521.74	833.00	(311.26)	4,581.17	5,000.00	(418.83)	10,000.00	5,418.83
6675 - Equipment R&M	30.46	83.00	(52.54)	62.00	500.00	(438.00)	1,000.00	938.00
6765 - Small Tools & Equipment	0.00	42.00	(42.00)	21.52	250.00	(228.48)	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	127.00	(127.00)	1,237.70	762.00	475.70	1,523.00	285.30
6796 - Other R&M	0.00	208.00	(208.00)	77.04	1,250.00	(1,172.96)	2,500.00	2,422.96
Total Maintenance & Landscaping	4,854.08	3,768.00	1,086.08	39,244.93	39,970.00	(725.07)	62,523.00	23,278.07
Contracted & Professional Services								
6438 - Pool Management	267.83	0.00	267.83	267.83	0.00	267.83	0.00	(267.83)
6440 - Safety & Security Services	0.00	42.00	(42.00)	2,511.41	250.00	2,261.41	500.00	(2,011.41)
7095 - Other Professional Services	6,400.00	833.00	5,567.00	14,450.00	5,000.00	9,450.00	10,000.00	(4,450.00)
Total Contracted & Professional Services	6,667.83	875.00	5,792.83	17,229.24	5,250.00	11,979.24	10,500.00	(6,729.24)
Total Facilities Expense	24,141.63	16,832.00	7,309.63	110,837.34	110,374.00	463.34	205,784.00	94,946.66
Total Facilities Income / (Loss)	(21,006.38)	(12,080.00)	(8,926.38)	(81,941.06)	(81,862.00)	(79.06)	(148,760.00)	(66,818.94)

Income Statement Report

Sudden Valley Community Association

Maintenance

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	0.00	83.00	(83.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
Total Other Income	0.00	83.00	(83.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
Total Maintenance Income	0.00	83.00	(83.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
Expense								
Administrative								
5090 - Office Supplies	0.00	92.00	(92.00)	99.76	550.00	(450.24)	1,100.00	1,000.24
5210 - Printing & Copying	0.00	8.00	(8.00)	0.00	50.00	(50.00)	100.00	100.00
6408 - Uniforms	0.00	125.00	(125.00)	1,205.94	750.00	455.94	1,500.00	294.06
Total Administrative	0.00	225.00	(225.00)	1,305.70	1,350.00	(44.30)	2,700.00	1,394.30
Regulatory Compliance								
6300 - Permits & Licenses	930.50	167.00	763.50	1,711.78	1,000.00	711.78	2,000.00	288.22
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	930.50	167.00	763.50	1,711.78	1,000.00	711.78	2,100.00	388.22
Payroll & Benefits								
5300 - Salaries	18,006.86	16,349.00	1,657.86	87,214.41	87,629.00	(414.59)	231,400.00	144,185.59
5335 - Payroll Taxes- Employer	2,158.45	1,948.00	210.45	9,460.20	9,791.00	(330.80)	25,460.00	15,999.80
5385 - Payroll Benefits - Medical	3,384.20	2,520.00	864.20	18,137.35	15,123.00	3,014.35	30,246.00	12,108.65
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	23,549.51	20,817.00	2,732.51	118,592.81	118,043.00	549.81	298,106.00	179,513.19
Utilities								
6050 - Utilities- Communications Service	244.36	125.00	119.36	1,826.64	750.00	1,076.64	1,500.00	(326.64)
Total Utilities	244.36	125.00	119.36	1,826.64	750.00	1,076.64	1,500.00	(326.64)
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

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 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	0.00	1,429.00	(1,429.00)	0.00	4,286.00	(4,286.00)	10,000.00	10,000.00
6635 - Janitorial Supplies	0.00	8.00	(8.00)	0.00	50.00	(50.00)	100.00	100.00
6675 - Equipment R&M	73.64	2,000.00	(1,926.36)	3,591.41	12,200.00	(8,608.59)	15,000.00	11,408.59
6765 - Small Tools & Equipment	114.82	417.00	(302.18)	2,313.69	2,500.00	(186.31)	5,000.00	2,686.31
6775 - Vehicle R&M	0.00	1,417.00	(1,417.00)	4,950.35	8,500.00	(3,549.65)	17,000.00	12,049.65
6785 - Vehicle Fuel	1,410.36	935.00	475.36	5,214.21	6,475.00	(1,260.79)	18,350.00	13,135.79
6795 - Other Supplies	0.00	2,000.00	(2,000.00)	173.85	4,400.00	(4,226.15)	5,000.00	4,826.15
Total Maintenance & Landscaping	1,598.82	8,206.00	(6,607.18)	21,342.53	54,302.00	(32,959.47)	100,091.00	78,748.47
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	125.00	(125.00)	0.00	750.00	(750.00)	1,500.00	1,500.00
6440 - Safety & Security Services	0.00	42.00	(42.00)	2,254.50	250.00	2,004.50	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	2,440.50	1,307.00	1,133.50	3,149.25	7,843.00	(4,693.75)	15,686.00	12,536.75
Total Contracted & Professional Services	2,440.50	1,474.00	966.50	14,532.60	18,843.00	(4,310.40)	37,686.00	23,153.40
Total Maintenance Expense	28,763.69	31,014.00	(2,250.31)	159,312.06	194,288.00	(34,975.94)	442,183.00	282,870.94
Total Maintenance Income / (Loss)	(28,763.69)	(30,931.00)	2,167.31	(159,312.06)	(193,788.00)	34,475.94	(441,183.00)	(281,870.94)

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

June 1, 2023 to June 30, 2023

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 23,819	\$ 12,817	\$ 11,002	\$ 318,864	\$ 302,260	\$ 16,604	\$ 360,016	\$ 41,152
4151 - BD Expense- Golf	(12,409)	-	(12,409)	(14,547)	-	(14,547)	-	14,547
4154 - Golf Course Daily Greens Fees	118,925	76,028	42,897	264,412	178,883	85,529	564,848	300,436
4170 - Driving Range Fees	6,196	4,350	1,846	18,440	12,395	6,045	33,778	15,338
4174 - Golf Cart Rental	35,597	24,542	11,055	89,816	63,146	26,670	166,053	76,237
4176 - Golf Club Storage	33	262	(229)	1,536	1,828	(292)	2,163	627
4178 - Trail Fees	1,052	891	161	11,540	13,200	(1,660)	14,772	3,232
Total Golf Income	173,214	118,890	54,324	690,061	571,712	118,349	1,141,630	451,569
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	173,214	118,890	54,324	690,061	571,712	118,349	1,141,630	451,569
Expense								
Administrative								
5107 - Advertising Costs	1,906	1,627	279	9,314	8,245	1,069	12,900	3,586
5015 - Bank Charges & Fees	3,639	1,983	1,656	10,406	10,146	260	18,450	8,044
5120 - Cash Over/Short	-	-	-	(0)	-	(0)	-	-
5045 - Dues & Subscriptions	1,831	3,602	(1,771)	18,444	17,926	518	24,700	6,256
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	-	67	(67)	478	375	103	800	322
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	-	4	(4)	1,396	675	721	2,050	654
5227 - Training & Conferences	-	-	-	-	1,143	(1,143)	4,000	4,000
5326 - Operating Performance Commissions	-	-	-	-	-	-	1,332	1,332
6408 - Uniforms	771	667	104	2,530	4,500	(1,970)	8,500	5,970
Total Administrative	8,146	7,950	196	42,566	43,010	(444)	72,732	30,164
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	62	(62)	47	375	(328)	750	703
9005 - State B&O Tax	874	501	373	2,598	2,560	38	4,653	2,055
TotalRegulatory Compliance	874	563	311	2,645	2,935	(290)	5,403	2,758
CC&Rs/ Mandates								
5215 - Postage	-	37	(37)	12	225	(213)	450	438
5115 - Web Site Maintenance	-	-	-	717	-	717	2,500	1,783
CC&Rs/ Mandates Total	-	37	(37)	729	225	504	2,950	2,221
Payroll & Benefits								
5300 - Salaries	56,010	62,444	(6,434)	269,690	288,214	(18,524)	650,507	380,817
5335 - Payroll Taxes- Employer	5,988	6,275	(287)	30,865	28,981	1,884	65,368	34,503
5385 - Payroll Benefits - Medical	5,800	7,191	(1,391)	32,163	43,146	(10,983)	86,292	54,129
Total Payroll & Benefits	67,797	75,910	(8,113)	332,718	360,341	(27,623)	802,167	469,449

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

June 1, 2023 to June 30, 2023

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	284	307	(23)	1,703	1,838	(135)	3,675	1,972
Total Insurance	284	307	(23)	1,703	1,838	(135)	3,675	1,972
Utilities								
6050 - Utilities- Communications Service	685	718	(33)	4,294	4,310	(16)	8,620	4,326
6033 - Utilities- Electricity	2,437	1,382	1,055	9,197	6,300	2,897	19,560	10,363
6005 - Utilities- Natural Gas	396	347	49	3,494	1,531	1,963	3,170	(324)
6023 - Utilities- Water & Sewer	2,750	1,316	1,434	6,559	5,808	751	12,025	5,466
6035 - Utilities- Trash & Recycling Service	421	431	(10)	2,214	1,902	312	3,938	1,724
Total Utilities	6,689	4,194	2,495	25,758	19,851	5,907	47,313	21,555
Maintenance & Landscaping								
6675 - Equipment R&M	4,160	2,600	1,560	27,923	23,304	4,619	39,404	11,482
6635 - Janitorial Supplies	-	25	(25)	-	150	(150)	300	300
6110 - Landscape R&M	-	2,258	(2,258)	12,620	20,540	(7,920)	37,105	24,486
6796 - Other R&M	276	-	276	2,619	1,895	724	2,400	(219)
6795 - Other Supplies	2,384	1,651	733	11,861	9,269	2,592	17,900	6,039
6610 - Raw Materials	27,969	8,936	19,033	45,487	19,277	26,210	30,000	(15,487)
6621 - Raw Materials: Sand & Gravel	-	533	(533)	27,946	25,706	2,240	36,900	8,954
6765 - Small Tools & Equipment	178	150	28	3,868	2,050	1,818	2,800	(1,068)
6785 - Vehicle Fuel	4,837	2,641	2,196	13,270	10,568	2,702	23,530	10,259
6775 - Vehicle R&M	1,106	183	923	1,653	1,100	553	2,200	547
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	40,909	18,977	21,932	147,247	113,859	33,388	192,539	45,293
Contracted & Professional Services								
5085 - Equipment Lease & Rental	2,227	500	1,727	2,227	3,000	(773)	6,000	3,773
6440 - Safety & Security Services	-	46	(46)	129	275	(146)	550	421
7095 - Other Professional Services	-	62	(62)	-	375	(375)	750	750
Total Contracted & Professional Services	2,227	608	1,619	2,356	3,650	(1,294)	7,300	4,944
Total Golf Expense	126,927	108,546	18,381	555,723	545,709	10,014	1,134,079	578,356
Total Golf Income / (Loss)	\$ 46,287	\$ 10,344	\$ 35,943	\$ 134,338	\$ 26,003	\$ 108,335	\$ 7,551	\$ (126,787)

Income Statement Report
Sudden Valley Community Association
Marina

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 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	5,198.50	0.00	5,198.50	79,855.00	50,000.00	29,855.00	56,684.00	(23,171.00)
4425 - Marina Wet/Dry Combo Income	(2,702.00)	0.00	(2,702.00)	96,991.00	94,106.00	2,885.00	94,106.00	(2,885.00)
4426 - BD Expense- Marina	9,934.50	0.00	9,934.50	(9,708.00)	0.00	(9,708.00)	0.00	9,708.00
Total Marina Income	12,431.00	0.00	12,431.00	179,458.00	156,394.00	23,064.00	163,078.00	(16,380.00)
Other Income								
4220 - Marina Gate & Access Cards	500.00	634.00	(134.00)	4,699.00	2,537.00	2,162.00	3,806.00	(893.00)
Total Other Income	500.00	634.00	(134.00)	4,699.00	2,537.00	2,162.00	3,806.00	(893.00)
Total Marina Income	12,931.00	634.00	12,297.00	184,157.00	158,931.00	25,226.00	166,884.00	(17,273.00)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	83.00	(83.00)	884.04	500.00	384.04	1,000.00	115.96
5210 - Printing & Copying	58.88	17.00	41.88	101.44	100.00	1.44	200.00	98.56
Total Administrative	58.88	100.00	(41.12)	985.48	600.00	385.48	1,200.00	214.52
Regulatory Compliance								
7110 - Regulatory Compliance	152.86	167.00	(14.14)	850.65	1,000.00	(149.35)	2,000.00	1,149.35
9005 - State B&O Tax	57.50	0.00	57.50	2,887.52	2,500.00	387.52	2,500.00	(387.52)
Total Regulatory Compliance	210.36	167.00	43.36	3,738.17	3,500.00	238.17	4,500.00	761.83
Payroll & Benefits								
5385 - Payroll Benefits - Medical	0.00	0.00	0.00	(0.67)	0.00	(0.67)	0.00	0.67
Total Payroll & Benefits	0.00	0.00	0.00	(0.67)	0.00	(0.67)	0.00	0.67
Utilities								
6023 - Utilities- Water & Sewer	267.84	650.00	(382.16)	793.26	1,950.00	(1,156.74)	3,900.00	3,106.74
6033 - Utilities- Electricity	75.83	200.00	(124.17)	919.20	1,198.00	(278.80)	2,395.00	1,475.80

Income Statement Report
Sudden Valley Community Association
Marina

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	140.59	142.00	(1.41)	843.78	850.00	(6.22)	1,700.00	856.22
Total Utilities	484.26	992.00	(507.74)	2,556.24	3,998.00	(1,441.76)	7,995.00	5,438.76
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	750.00	(750.00)	1,500.00	1,500.00
6515 - Building R&M- Materials	279.37	83.00	196.37	279.37	500.00	(220.63)	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	625.00	(625.00)	1,250.00	1,250.00
6765 - Small Tools & Equipment	58.14	42.00	16.14	58.14	250.00	(191.86)	500.00	441.86
6795 - Other Supplies	0.00	67.00	(67.00)	0.00	400.00	(400.00)	800.00	800.00
6796 - Other R&M	0.00	150.00	(150.00)	0.00	900.00	(900.00)	1,800.00	1,800.00
Total Maintenance & Landscaping	337.51	571.00	(233.49)	337.51	4,425.00	(4,087.49)	8,850.00	8,512.49
Total Marina Expense	1,091.01	1,830.00	(738.99)	7,616.73	12,523.00	(4,906.27)	22,545.00	14,928.27
Total Marina Income / (Loss)	11,839.99	(1,196.00)	13,035.99	176,540.27	146,408.00	30,132.27	144,339.00	(32,201.27)

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

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to052023	\$ 43	\$ -	\$ 43	\$ 182,513	\$ 181,443	\$ 1,070	\$ 181,443	\$ (1,070)
4011 - BD Expense- Rec SA 062018 to 052023	1,349	-	1,349	633	(9,072)	9,705	(9,072)	(9,705)
	1,392	-	1,392	183,146	172,371	10,775	172,371	(10,774)
Lease Income								
4435 - Lease Income - Barn 8	2,450	752	1,698	5,700	4,510	1,190	9,020	3,320
	2,450	752	1,698	5,700	4,510	1,190	9,020	3,320
Non-Lease Facility Rentals								
4400 - Facility Rentals	5,566	267	5,299	8,261	1,600	6,661	3,200	(5,061)
4411 - Picnic Shelter Rentals	1,180	500	680	1,860	1,000	860	2,500	640
	6,746	767	5,979	10,121	2,600	7,521	5,700	(4,421)
Rec Center and Pools Income								
4510 - Health Club Membership	72	92	(20)	355	550	(195)	1,100	745
4223 - Gym and Pool Access Cards	624	1,000	(376)	1,347	1,600	(253)	4,100	2,753
4502 - Instructor & Trainer Fees	154	1,500	(1,346)	176	1,500	(1,324)	6,000	5,824
4513 - Main Pool Income	3,454	3,606	(153)	6,046	3,606	2,440	14,425	8,379
4515 - Locker Rental	-	25	(25)	-	25	(25)	100	100
4516 - Quiet Pool Income	-	46	(46)	-	93	(93)	233	233
4840 - Other Income	-	8	(8)	-	50	(50)	100	100
Total Recreation Income	4,304	6,277	(1,974)	7,924	7,424	500	26,058	18,134
Total Recreation Income	14,891	7,796	7,095	206,891	186,905	19,986	213,149	6,259
Expense								
Administrative								
5015 - Bank Charges & Fees	-	4	(4)	-	25	(25)	50	50
5090 - Office Supplies	1,382	141	1,241	1,382	850	532	1,700	318
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	21	(21)	-	125	(125)	250	250
5227 - Training & Conferences	120	-	120	2,045	1,750	295	1,750	(295)
6408 - Uniforms	-	-	-	676	1,600	(924)	1,600	924
Total Administrative	1,501	166	1,335	4,103	4,350	(248)	5,350	1,247
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	984	600	384	600	(384)
9005 - State B&O Tax	142	90	52	248	95	153	300	52
Total Regulatory Compliance	142	90	52	1,232	695	537	900	(332)
CC&Rs/ Mandates								
5215 - Postage	-	-	-	315	-	315	-	(315)
CC&Rs/ Mandates Total	-	-	-	315	-	315	-	(315)
Payroll & Benefits								
5300 - Salaries	24,943	23,127	1,816	109,241	109,238	3	226,224	116,983
5335 - Payroll Taxes- Employer	2,930	2,307	623	12,504	11,529	975	23,213	10,709
5385 - Payroll Benefits - Medical	730	1,738	(1,008)	9,106	17,725	(8,619)	28,149	19,043
Total Payroll & Benefits	28,604	27,172	1,432	130,851	138,492	(7,641)	277,586	146,735

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

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	763	804	(41)	4,582	4,823	(242)	9,645	5,063
6033 - Utilities- Electricity	1,281	1,497	(216)	7,267	4,485	2,782	10,621	3,354
6005 - Utilities- Natural Gas	2,879	683	2,196	8,252	2,054	6,198	4,846	(3,406)
6023 - Utilities- Water & Sewer	3,106	2,386	720	7,709	5,973	1,736	17,495	9,786
6035 - Utilities- Trash & Recycling Service	238	199	39	1,430	1,195	236	2,390	960
Total Utilities	8,267	5,569	2,698	29,241	18,530	10,711	44,997	15,757
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	1,000	(1,000)	-	2,000	(2,000)	5,000	5,000
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	1,016	500	516	3,797	3,750	47	7,500	3,703
6635 - Janitorial Supplies	167	333	(166)	1,138	2,000	(861)	4,000	2,861
6110 - Landscape R&M	-	1,250	(1,250)	1,077	7,500	(6,423)	15,000	13,923
6796 - Other R&M	-	58	(58)	95	350	(255)	700	605
6795 - Other Supplies	842	791	51	3,722	4,750	(1,028)	9,500	5,778
6621 - Raw Materials: Sand & Gravel	1,127	208	919	1,127	1,250	(123)	2,500	1,373
6765 - Small Tools & Equipment	485	183	302	1,572	1,100	472	2,200	628
6785 - Vehicle Fuel	-	250	(250)	-	1,500	(1,500)	3,000	3,000
6775 - Vehicle R&M	-	62	(62)	92	375	(283)	750	658
Total Maintenance & Landscaping	3,636	4,635	(999)	12,621	24,575	(11,953)	50,150	37,529
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	17	(17)	-	100	(100)	200	200
6438 - Pool Management	8,878	5,834	3,044	27,291	11,667	15,624	35,000	7,709
6440 - Safety & Security Services	-	42	(42)	-	250	(250)	500	500
7095 - Contracted and Professional Services	-	-	-	489	-	489	-	(489)
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	8,878	5,893	2,985	27,780	12,017	15,763	35,700	7,920
Total Recreation Expense	51,029	43,525	7,504	206,143	198,659	7,485	414,683	208,541
Total Recreation Income / (Loss)	\$ (36,137)	\$ (35,729)	\$ (408)	\$ 748	\$ (11,754)	\$ 12,502	\$ (201,534)	\$ (202,282)

Income Statement Report

Sudden Valley Community Association

UDR Activity

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 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	670.56	0.00	670.56	29,836.00	0.00	29,836.00	0.00	(29,836.00)
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	670.56	0.00	670.56	(16,914.47)	0.00	(16,914.47)	0.00	16,914.47
Collections Income								
4710 - Late Fees & Interest	3,062.13	0.00	3,062.13	37,560.20	0.00	37,560.20	0.00	(37,560.20)
4711 - BD Expense- Late Fee & Int	1,503.91	0.00	1,503.91	(13,733.47)	0.00	(13,733.47)	0.00	13,733.47
4715 - Lien Fees	0.00	0.00	0.00	1,425.00	0.00	1,425.00	0.00	(1,425.00)
4721 - BD Expense- Legal	(308.40)	0.00	(308.40)	2,075.23	0.00	2,075.23	0.00	(2,075.23)
Total Collections Income	4,257.64	0.00	4,257.64	27,326.96	0.00	27,326.96	0.00	(27,326.96)
Investment Income								
4910 - Interest Earned - Reserve Accounts	234.05	0.00	234.05	578.67	0.00	578.67	0.00	(578.67)
Total Investment Income	234.05	0.00	234.05	578.67	0.00	578.67	0.00	(578.67)
Total UDR Activity Income	5,162.25	0.00	5,162.25	10,991.16	0.00	10,991.16	0.00	(10,991.16)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	49.82	0.00	49.82	591.15	0.00	591.15	0.00	(591.15)
Total Regulatory Compliance	49.82	0.00	49.82	591.15	0.00	591.15	0.00	(591.15)
CC&Rs/ Mandates								
5025 - Collection Charges	139.89	0.00	139.89	951.00	0.00	951.00	0.00	(951.00)
5065 - Lien Charges	814.00	0.00	814.00	3,052.50	0.00	3,052.50	0.00	(3,052.50)
Total CC&Rs/ Mandates	953.89	0.00	953.89	4,003.50	0.00	4,003.50	0.00	(4,003.50)
Payroll & Benefits								
5391 - Accrued Vacation Liability	2,421.37	0.00	2,421.37	21,314.57	0.00	21,314.57	0.00	(21,314.57)
Total Payroll & Benefits	2,421.37	0.00	2,421.37	21,314.57	0.00	21,314.57	0.00	(21,314.57)

Income Statement Report

Sudden Valley Community Association

UDR Activity

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve UDR Projects								
9623 - 2023 Firewise/Road Mowing/Clean Gr	91.25	0.00	91.25	6,300.51	0.00	6,300.51	0.00	(6,300.51)
9623.02 - 2023 Firewise Wages, Taxes, & Be	2,627.90	0.00	2,627.90	17,046.42	0.00	17,046.42	0.00	(17,046.42)
Total Reserve UDR Projects	2,719.15	0.00	2,719.15	23,346.93	0.00	23,346.93	0.00	(23,346.93)
Total UDR Activity Expense	6,144.23	0.00	6,144.23	49,256.15	0.00	49,256.15	0.00	(49,256.15)
Total UDR Activity Income / (Loss)	(981.98)	0.00	(981.98)	(38,264.99)	0.00	(38,264.99)	0.00	38,264.99

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 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	113,163.86	0.00	113,163.86	676,997.66	0.00	676,997.66	0.00	(676,997.66)
4046 - BD Expense- CRRRF 22 & Prior	363.96	0.00	363.96	12,343.62	0.00	12,343.62	0.00	(12,343.62)
4049 - BD Expense - CRRRF 2023	(1,562.40)	0.00	(1,562.40)	(13,842.56)	0.00	(13,842.56)	0.00	13,842.56
4051 - BD Expense- Roads 22 & Prior	352.62	0.00	352.62	13,287.34	0.00	13,287.34	0.00	(13,287.34)
4053 - BD Expense - Roads 2023	(1,377.80)	0.00	(1,377.80)	(14,769.50)	0.00	(14,769.50)	0.00	14,769.50
4055.23 - Roads Capital Assmt 2023	116,392.65	0.00	116,392.65	696,313.75	0.00	696,313.75	0.00	(696,313.75)
4060.23 - Mailbox Capital Assmt 2023	2,100.28	0.00	2,100.28	12,564.78	0.00	12,564.78	0.00	(12,564.78)
4061 - BD Expense- Mailbox 2023	(29.80)	0.00	(29.80)	(264.29)	0.00	(264.29)	0.00	264.29
4062 - BD Expense- Mailbox 22 & Prior	6.03	0.00	6.03	230.81	0.00	230.81	0.00	(230.81)
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	229,409.40	0.00	229,409.40	1,363,600.07	0.00	1,363,600.07	0.00	(1,363,600.07)
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)
Investment Income								
4910 - Interest Earned - Reserve Accounts	3,900.52	0.00	3,900.52	9,239.27	0.00	9,239.27	0.00	(9,239.27)
Total Investment Income	3,900.52	0.00	3,900.52	9,239.27	0.00	9,239.27	0.00	(9,239.27)
Total SVCA Reserves Income	233,309.92	0.00	233,309.92	1,373,339.34	0.00	1,373,339.34	0.00	(1,373,339.34)
<u>Expense</u>								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	38,901.18	0.00	38,901.18	0.00	(38,901.18)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	46,628.04	0.00	46,628.04	0.00	(46,628.04)
6325 - Depr - Land Improvement	11,276.01	0.00	11,276.01	67,685.62	0.00	67,685.62	0.00	(67,685.62)
6326 - Depr - Mailboxes	2,032.24	0.00	2,032.24	12,193.44	0.00	12,193.44	0.00	(12,193.44)
6327 - Depr - Roads and Bridges	42,471.55	0.00	42,471.55	254,829.30	0.00	254,829.30	0.00	(254,829.30)
6328 - Depr - Building Improvements	16,266.26	0.00	16,266.26	97,669.17	0.00	97,669.17	0.00	(97,669.17)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6330 - Depr - Furniture & Fixtures	528.95	0.00	528.95	3,173.70	0.00	3,173.70	0.00	(3,173.70)
6335 - Depr - Communication Equipment	160.14	0.00	160.14	960.84	0.00	960.84	0.00	(960.84)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	7,888.62	0.00	7,888.62	0.00	(7,888.62)
6340 - Depr - Machinery & Equipment	9,350.92	0.00	9,350.92	60,010.03	0.00	60,010.03	0.00	(60,010.03)
6350 - Depr - Vehicles	2,839.77	0.00	2,839.77	19,875.42	0.00	19,875.42	0.00	(19,875.42)
6360 - Amortization	610.76	0.00	610.76	3,664.56	0.00	3,664.56	0.00	(3,664.56)
Total Depreciation Expense	101,106.24	0.00	101,106.24	613,479.92	0.00	613,479.92	0.00	(613,479.92)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	7,124.07	0.00	7,124.07	42,413.40	0.00	42,413.40	0.00	(42,413.40)
Total Reserve Expenses/Transfers	7,124.07	0.00	7,124.07	42,413.40	0.00	42,413.40	0.00	(42,413.40)
Reserve CRRRF Capital Proejects								
9719.18 - Trim Mower- Turf	668.76	0.00	668.76	4,012.56	0.00	4,012.56	0.00	(4,012.56)
9719.19 - Utility Vehicles	1,740.21	0.00	1,740.21	10,441.26	0.00	10,441.26	0.00	(10,441.26)
9719.20 - Marina Dock Replacement	2,274.50	0.00	2,274.50	45,455.56	0.00	45,455.56	0.00	(45,455.56)
9721.01 - Golf Cart Fleet	3,065.00	0.00	3,065.00	18,390.00	0.00	18,390.00	0.00	(18,390.00)
9722.02 - 2022 John Deere 7500A Fairway M	0.00	0.00	0.00	84,702.58	0.00	84,702.58	0.00	(84,702.58)
9722.04 - Security System	(2,340.00)	0.00	(2,340.00)	70,115.76	0.00	70,115.76	0.00	(70,115.76)
9722.08 - 2022 Area Z Facility Remodel	7,457.93	0.00	7,457.93	13,058.18	0.00	13,058.18	0.00	(13,058.18)
9722.09 - 2022 Barn 8 Remodel	1,164.13	0.00	1,164.13	31,446.66	0.00	31,446.66	0.00	(31,446.66)
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	0.00	0.00	0.00	1,497.25	0.00	1,497.25	0.00	(1,497.25)
9723.04 - Golf Austin Creek Repair	0.00	0.00	0.00	2,434.38	0.00	2,434.38	0.00	(2,434.38)
9723.05 - Core Area:Tennis court Resurfe & I	5,323.75	0.00	5,323.75	6,485.79	0.00	6,485.79	0.00	(6,485.79)
9723.06 - Marina Dock Replace-Prelim Dsgn	1,930.91	0.00	1,930.91	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)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Proejcts								
9723.08 - Wecome Center HVAC	21,137.40	0.00	21,137.40	47,976.31	0.00	47,976.31	0.00	(47,976.31)
9723.11 - Irrigation Sys Pump Control Replac	19,548.00	0.00	19,548.00	19,548.00	0.00	19,548.00	0.00	(19,548.00)
9723.12 - Main Pool Furniture	7,532.93	0.00	7,532.93	7,532.93	0.00	7,532.93	0.00	(7,532.93)
9723.13 - Area Z Tall Barn Refurbishment	168.75	0.00	168.75	168.75	0.00	168.75	0.00	(168.75)
Total Reserve CRRRF Capital Proejcts	69,672.27	0.00	69,672.27	391,584.43	0.00	391,584.43	0.00	(391,584.43)
Reserve Roads Capital Projects								
9921.03 - 2021 Southern Crt Stabilization & A	0.00	0.00	0.00	141,227.28	0.00	141,227.28	0.00	(141,227.28)
9921.05 - Culvert 315	753.75	0.00	753.75	19,808.61	0.00	19,808.61	0.00	(19,808.61)
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	9,655.33	0.00	9,655.33	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	0.00	0.00	0.00	25,593.47	0.00	25,593.47	0.00	(25,593.47)
9922.8 - 2022 Cold Spring Drainage Repair	533.75	0.00	533.75	17,777.50	0.00	17,777.50	0.00	(17,777.50)
9923.1 - Ten Year Capital Roads & Drainage	0.00	0.00	0.00	60,479.65	0.00	60,479.65	0.00	(60,479.65)
9923.2 - 2023 Pothole Repairs	2,129.80	0.00	2,129.80	3,614.80	0.00	3,614.80	0.00	(3,614.80)
9923.3 - 2023 Roads On-Call Engineering	2,025.00	0.00	2,025.00	5,821.50	0.00	5,821.50	0.00	(5,821.50)
9923.41 - 2023 Roads Project- Street Signs	8,393.22	0.00	8,393.22	8,393.22	0.00	8,393.22	0.00	(8,393.22)
9923.42 - 2023 Roads Project- Pavement Me	371.25	0.00	371.25	371.25	0.00	371.25	0.00	(371.25)
9923.43 - 2023 Roads Project- Asphalt Repa	129,319.57	0.00	129,319.57	136,313.32	0.00	136,313.32	0.00	(136,313.32)
Total Reserve Roads Capital Projects	153,181.67	0.00	153,181.67	1,936,845.16	0.00	1,936,845.16	0.00	(1,936,845.16)
Reserve Road CVC Capital Project								
9923.08 - 2023 Culvert Vegetation Control	135,209.71	0.00	135,209.71	423,914.37	0.00	423,914.37	0.00	(423,914.37)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

June 01, 2023 thru June 30, 2023

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve Road CVC Capital Project								
9923.082 - 2023 CVC - Wages, Taxes, & Ben	5,150.80	0.00	5,150.80	24,806.10	0.00	24,806.10	0.00	(24,806.10)
Total Reserve Road CVC Capital Project	140,360.51	0.00	140,360.51	448,720.47	0.00	448,720.47	0.00	(448,720.47)
Total SVCA Reserves Expense	471,444.76	0.00	471,444.76	3,433,043.38	0.00	3,433,043.38	0.00	(3,433,043.38)
Total SVCA Reserves Income / (Loss)	(238,134.84)	0.00	(238,134.84)	(2,059,704.04)	0.00	(2,059,704.04)	0.00	2,059,704.04

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	0	0	0	0	0	0	0	0	0	0	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