

Sudden Valley Community Association

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

	Unaudited** May 31, 2023	Unaudited** Dec 31, 2022	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 797,080	\$ 505,901	\$ 291,179
Building Completion Deposit Fund	437,600	492,620	(55,020)
Member Receivables - Operations*	-	46,750	(46,750)
Other Receivables	10,052	8,288	1,764
Prepaid Expenses	13,487	81,738	(68,251)
Operating Lease ROU Assets	8,799	11,441	(2,642)
Inventory	9,699	6,200	3,499
Total Current Assets	1,276,717	1,152,938	123,779
Current Liabilities			
Accounts Payable	(192,607)	(243,246)	50,639
Accrued Vacation Liability	(80,469)	(61,576)	(18,893)
Accrued Payroll	-	(54,127)	54,127
Prepaid Assessments	(308,271)	(181,106)	(127,165)
Building Completion Deposits	(437,600)	(492,620)	55,020
Other Refundable Deposits	(6,721)	(4,916)	(1,805)
Operating Lease Liability	(8,799)	(11,441)	2,642
Prepaid Golf Memberships	-	(153,151)	153,151
Total Current Liabilities	(1,034,467)	(1,202,183)	167,716
Operating Reserve Funds			
Emergency Operating Cash	361,227	361,096	131
Undesignated Reserves Cash	274,266	223,385	50,881
Total Operating Reserve Funds	635,493	584,481	51,012
Net Operating Assets	\$ 877,743	\$ 535,236	\$ 342,507
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,413,244	3,220,671	192,573
Roads Reserve Cash Fund	2,607,219	2,560,947	46,272
Board Density Reduction Cash Fund	87,552	87,552	-
Mailbox Cash Fund	111,519	101,061	10,458
CRRRF Capital Reserve Holding Cash	213,029	262,193	(49,164)
Mitigation Assignment of Savings Cash	44,600	44,545	55
LWWSD Assignment of Savings Cash	9,076	9,076	-
Member Receivables - Capital**	-	19,262	(19,262)
Total Capital Current Assets	6,486,239	6,305,307	180,932
Capital Fixed Assets			
Fixed Assets	14,465,195	14,197,452	267,743
Finance ROU Assets	181,848	214,266	(32,418)
Lots Held for Sale	228,041	228,041	-
Total Capital Assets	14,875,084	14,639,759	235,325
Long Term Liabilities			
CRRRF Loan 2022	(1,945,535)	(2,049,012)	103,477
Finance Leases	(141,770)	(166,357)	24,587
Total Long Term Liabilities	(2,087,305)	(2,215,369)	128,064
NET ASSETS	\$ 20,151,761	\$ 19,264,933	\$886,828
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	309,032	(115,714)	424,746
Current Year Net Income: Rec Special Assmt	36,885	(2,572)	39,457
Net Transfers Out from Operations to Capital	-	(482,660)	482,660
Current Year Net Income: Capital**	590,162	1,654,818	(1,064,656)
Net Transfers Into Capital from Operations	-	482,660	482,660
Retained Earnings**	4,950,121	5,068,407	(118,286)
Capital**	14,265,561	12,659,994	1,605,567
TOTAL MEMBER EQUITY	\$ 20,151,761	\$19,264,933	\$886,828

* 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 May 31, 2023, and December 31, 2022, the balances of receivables written off were \$701,374 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

Sudden Valley Community Association
Income Statement Summary

UNAUDITED	Current Month - May 2023			Year to Date - 5 Months Ending 5/31/2023			
	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	179,714		230,844	898,538			1,154,220
Bad Debt Reserve	(456)		1,006	(29,300)			(25,906)
Net Current Year Assessment Income	179,258	8,855	231,850	869,238	17,221	96.7%	1,128,314
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	36,498			182,471			
Bad Debt Reserve	194			(716)			
Net Special Ops Assmt Income	36,692	2,217		181,755	9,383		
Bad Debt Recoveries - Prior Years			1,048				25,103
Golf Income	138,091	55,604	-	516,847	64,025		-
Marina Income	58,420	53,420	-	167,027	10,633		-
Rec Center & Pools Income	3,095	2,357	-	3,621	2,516		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	9,254	1,786	-	65,560	28,741		-
Rental Income - Other	1,269	503	-	3,375	1,542		-
Area Z Rental Income	936	(1,065)	-	11,251	1,251		-
Lease Income	3,552	49	-	17,760	242		-
New Home Construction Fees	15,370	(3,380)	500	16,470	(2,280)		500
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		-
Investment Income	28	(60)	301	305	(133)		3,326
Total Revenue	445,965	120,286	233,699	1,853,209	133,141		1,157,243
EXPENSES							
Salaries & Benefits	139,398	46,129	-	703,600	171,517		-
Contracted & Professional Services	27,652	(13,078)	-	100,917	(41,381)		-
CC&Rs/ Mandates	39,677	(11,251)	-	192,552	(50,410)		-
Maintenance & Landscaping	20,506	13,647	-	173,827	31,540		-
Utilities	6,110	4,707	-	78,780	(9,663)		-
Administrative	18,088	(376)	-	67,615	618		-
Regulatory Compliance	10,761	(1,780)	-	84,041	(14,370)		-
Insurance Premiums	13,768	(591)	-	68,553	(2,668)		-
Other Expenses	-	84	-	-	417		-
Depreciation Expense	-	-	104,457	-	-		512,374
Interest expense	-	-	7,124	-	-		35,445
Total Expenses	275,960	37,491	111,581	1,469,885	85,600		547,819
Net Income (Loss)	170,005	157,777	122,118	383,324	218,741		609,424
Net UDR Activity for Operations							
Firewise	(18,644)			(20,628)			
Hazardous Tree Removal	-			-			
Net Income (Loss) with Board Approved UDR	151,361	157,777	122,118	362,696	218,741		609,424
Other Activity							
Net Other UDR Activity*	4,265			48,864			
AR Accrual - Prior Year Reversal	-		-	(46,750)			(19,262)
AR Accrual - Current Year	-		-	-			-
Vacation Liability Accrual	(3,687)			(18,893)			
Total Other Activity	578		-	(16,779)			(19,262)
Grand Total Activity	151,939	157,777	122,118	345,917	218,741		590,162

*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
 5 Months Actual, 7 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	561,003	577,287		-	10,423		1,148,713	-	58,451	58,451
Storm Water Mitigation Plan Fee		500					500			-
Investment Income	1,730	1,418	86	0	36	55	3,326	131	90	220
Sale of Assets	-			-			-			-
Mitigation Release	-	-				-	-			-
2023 Expenditures	(370,161)	(532,933)	(49,250)	-	-		(952,344)		(7,660)	(7,660)
Net Available Cash at 5/31/2023	3,413,244	2,607,219	213,029	87,552	111,519	53,676	\$ 6,486,239	361,227	274,266	\$ 635,493
7 Month Outlook										
Outlook - 2023 Dues (95% collections)	749,966	771,358			13,916		\$ 1,535,240			\$ -
Outlook - Prior Year Collections	11,890	12,230		12	221		24,353		20,732	20,732
CRRRF Loan Payments for year 2023	(194,273)						(194,273)			-
Obligated Expenses\Holdings	(990,241)	(1,346,015)	(213,029)			(53,676)	(2,602,962)		(18,209)	(18,209)
Net Usable Cash Balance 12/31/2023	2,990,586	2,044,791	-	87,564	125,656	-	\$ 5,248,597	361,227	276,789	\$ 638,016
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2023, After Recommendation	\$ 2,390,586	\$ 1,544,791	\$ -	\$ 87,564	\$ 125,656	\$ -	\$ 4,148,597	\$ 361,227	\$ 276,789	\$ 638,016
Net Current Year Cash Increase (Decrease)	(230,085)	(516,156)	(262,193)	12	24,595	(53,621)	\$ (1,037,448)	131	53,404	\$ 53,535

*Note, when mitigation period has ended, unspent funds will be returned to the source account, Roads and CRRRF.

Sudden Valley Community Association

Sudden Valley Community Association

Operations - By Department

May 1, 2023 to May 31, 2023

Whole \$

CURRENT MONTH

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	15,370	(3,546)	-	6,961	28,351	(2,001)	(12,981)	1,414
Accounting	2,760	(840)	26,558	(437)	11,764	(9,166)	(35,562)	(10,443)
Administration	516	375	22,692	14,575	15,935	(6,213)	(38,111)	8,737
Common Costs	2,323	(599)	-	-	27,767	(4,422)	(25,444)	(5,021)
Facilities	3,838	(915)	-	3,676	8,262	7,454	(4,424)	10,215
Maintenance	-	(84)	17,354	(2,563)	2,390	6,229	(19,744)	3,582
Subtotal	24,807	(5,609)	66,604	22,212	94,469	(8,119)	(136,266)	8,484
Golf	138,091	55,604	59,917	8,859	26,578	(1,099)	51,596	63,364
Marina	62,119	56,485	-	-	538	1,472	61,581	57,957
Subtotal	225,017	106,480	126,521	31,071	121,585	(7,746)	(23,089)	129,805
Rec/ Pools/ Parks								
Special Assmt Earned	36,498						36,498	
Curr Yr Bad Debts Activity	194						194	
Net Special Assmt Dues	36,692	2,217					36,692	2,217
Rec/ Pools/ Parks	4,998	2,734	12,877	15,058	14,977	(892)	(22,856)	16,900
Subtotal Rec/ Pools/ Parks	41,690	4,951	12,877	15,058	14,977	(892)	13,836	19,117
Subtotal Operations before Ops Dues	266,707	111,431	139,398	46,129	136,562	(8,638)	(9,253)	148,922
Ops Dues Earned	179,714						179,714	
Curr Yr Bad Debts Activity	(456)						(456)	
Net Ops Dues	179,258	8,855					179,258	8,855
Net Operations	445,965	120,286	139,398	46,129	136,562	(8,638)	170,005	157,777
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		18,644		(18,644)	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	445,965	120,286	139,398	46,129	155,206	(8,638)	151,361	157,777
Other Operating Activity								
UDR Activity	4,475				210		4,265	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				3,687		(3,687)	
Total Other Operating Activity	4,475				3,897		578	
Grand Total Operations Activity	450,440	120,286	139,398	46,129	159,103	(8,638)	151,939	157,777

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association

Operations - By Department

January 1, 2023 to May 31, 2023

YEAR TO DATE

Whole \$

<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	17,770	(2,563)	-	37,924	179,054	(47,279)	(161,284)	(11,918)
Accounting	9,542	(8,458)	132,112	1,970	24,110	(11,133)	(146,680)	(17,621)
Administration	857	149	101,913	89,462	62,315	(20,898)	(163,371)	68,713
Common Costs	49,968	35,363	-	-	162,731	(16,601)	(112,763)	18,762
Facilities	25,761	2,001	7,364	11,395	79,332	(4,549)	(60,935)	8,847
Maintenance	-	(417)	95,043	2,183	35,505	30,543	(130,548)	32,309
Subtotal	103,898	26,075	336,432	142,934	543,047	(69,917)	(775,581)	99,092
Golf	516,847	64,025	264,921	19,510	163,845	(11,113)	88,081	72,422
Marina	171,226	12,929	(1)	1	6,526	4,167	164,701	17,097
Subtotal	791,971	103,029	601,352	162,445	713,418	(76,863)	(522,799)	188,611
Rec/ Pools/ Parks								
Special Assmt Earned	182,471						182,471	
Curr Yr Bad Debts Activity	(716)						(716)	
Net Special Assmt Dues	181,755	9,383					181,755	9,383
Rec/ Pools/ Parks	10,245	3,507	102,248	9,072	52,867	(9,053)	(144,870)	3,526
Subtotal Rec/ Pools/ Parks	192,000	12,890	102,248	9,072	52,867	(9,053)	36,885	12,909
Subtotal Operations before Ops Dues	983,971	115,919	703,600	171,517	766,285	(85,916)	(485,914)	201,520
Ops Dues Earned	898,538						898,538	
Curr Yr Bad Debts Activity	(29,300)						(29,300)	
Net Ops Dues	869,238	17,221					869,238	17,221
Net Operations	1,853,209	133,140	703,600	171,517	766,285	(85,916)	383,324	218,741
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		20,628		(20,628)	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	1,853,209	133,140	703,600	171,517	786,913	(85,916)	362,696	218,741
Other Operating Activity								
UDR Activity	52,455				3,591		48,864	
AR Accrual - Prior Year Reversal	(46,750)				-		(46,750)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				18,893		(18,893)	
Total Other Operating Activity	5,705				22,484		(16,779)	
Grand Total Operations Activity	1,858,914	133,140	703,600	171,517	809,397	(85,916)	345,917	218,741

* Excludes Depreciation

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

Sudden Valley Community Association

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

UNAUDITED

	2023 May Actuals	2023 MTD B / (W) Budget	2023 YTD (5 Months) Actuals	2023 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	179,258	8,855	869,238	17,221
Special Ops Assmt Income- Rec/ Pools/ Parks	36,692	2,217	181,754	9,383
Golf Income	138,091	55,604	516,847	64,025
Marina Income	58,420	53,420	167,027	10,633
Area Z Rental Income	936	(1,065)	11,251	1,251
Lease Income	3,552	49	17,760	242
Non-Lease Facility Rentals	1,269	503	3,375	1,542
Rec Center and Pools Income	3,095	2,357	3,621	2,516
New Home Construction Fees	15,370	(3,380)	16,470	(2,280)
Other AR Income	5,055	(1,545)	60,505	27,505
Other Income	4,199	3,331	5,056	1,236
Investment Income	28	(60)	305	(133)
Total Revenue	445,965	120,286	1,853,209	133,141
EXPENSES				
Salaries & Benefits				
ACC / Security	-	6,961	-	37,924
Accounting	26,558	(437)	132,112	1,970
Administration	22,692	14,575	101,913	89,462
Facilities	-	3,676	7,364	11,395
Maintenance	17,354	(2,563)	95,043	2,183
Golf	59,917	8,859	264,921	19,510
Rec/ Pools/ Parks	12,877	15,058	102,248	9,072
Marina	-	-	(1)	1
Total Salaries & Benefits	139,398	46,129	703,600	171,517
Other Expenses				
Administrative				
General Administrative	-	-	106	(106)
Bank Charges & Fees	3,762	(1,317)	10,687	(628)
Dues & Subscriptions	3,904	(2,038)	17,570	(2,829)
Office Supplies	1,695	450	8,039	2,658
GM Discretionary Funds	252	164	593	1,490
Advertising Costs	1,641	2,657	7,408	(790)
Cash Over/Short	-	-	21	(21)
Currency Gain/Loss	-	-	-	-
Events Charges	-	1,800	1,266	534
Printing & Copying	4,408	(3,698)	8,081	(3,880)
Training & Conferences	-	950	1,925	2,343
Recruiting Expense	700	(159)	1,776	932
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	1,220	(220)	6,502	(1,502)
Insurance Claims	-	-	-	-
Uniforms	506	1,035	3,641	2,417
Cashiering Clearing Account	-	-	-	-
Total Administrative	18,088	(376)	67,615	618
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	1,303	4,947	39,313	(8,063)
Permits & Licenses	1,027	(173)	2,033	(162)
Audit & Tax Services	4,956	(4,956)	4,956	(4,956)
Regulatory Compliance	226	124	1,065	685
Federal Income Tax	-	-	-	-
State B&O Tax	868	659	5,294	106
Property/Real Estate Tax	2,381	(2,381)	31,380	(1,980)
Total Regulator Compliance	10,761	(1,780)	84,041	(14,370)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	849	(433)	5,045	(2,962)
Postage	1,716	(1,361)	2,788	(1,019)
Postage- Views	995	(79)	4,891	(308)
Newsletter Services	5,072	(540)	24,513	(1,847)
Legal Services	5,875	(834)	35,432	(10,224)
Professional Security Services	25,170	(8,004)	119,883	(34,050)
Total CC&Rs/ Mandates	39,677	(11,251)	192,552	(50,410)

Sudden Valley Community Association

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

UNAUDITED

	2023 May Actuals	2023 MTD B / (W) Budget	2023 YTD (5 Months) Actuals	2023 YTD B / (W) Budget
Insurance Premiums	13,768	(591)	68,553	(2,668)
Utilities				
Utilities	(4,695)	4,695	(4,013)	4,013
Utilities- Natural Gas	-	876	12,220	(7,044)
Utilities- Water & Sewer	-	621	14,889	54
Utilities- Electricity	4,817	(1,510)	27,200	(8,723)
Utilities- Trash & Recycling Service	2,012	(154)	8,080	1,668
Utilities- Communications Service	3,976	179	20,404	369
Total Utilities	6,110	4,707	78,780	(9,663)
Maintenance & Landscaping				
Landscape R&M	2,825	1,357	13,698	13,267
Building R&M- Materials	943	7,549	6,451	17,232
Building R&M- Contract Services	978	(278)	22,104	(14,304)
Raw Materials	-	2,681	17,518	(5,927)
Raw Materials: Sand & Gravel	3,547	(2,449)	27,946	2,126
Janitorial Supplies	1,904	(702)	5,031	970
Equipment R&M	3,845	943	30,092	5,000
Small Tools & Equipment	123	709	6,998	(1,682)
Vehicle R&M	1,013	900	7,410	2,153
Vehicle Fuel	3,724	1,335	15,193	2,639
Other Supplies	1,164	1,624	13,772	1,201
Other R&M	440	(22)	2,515	1,464
Weather Response	-	-	5,099	7,401
Weather Response	-	-	-	-
Total Maintenance & Landscaping	20,506	13,647	173,827	31,540
Contracted & Professional Services				
Equipment Lease & Rental	461	780	1,277	4,931
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	7,166	(3,832)	24,259	(7,592)
Pool Management	10,311	(4,478)	18,413	(12,580)
Safety & Security Services	257	871	25,101	(19,456)
Snow Removal Services	-	-	9,129	871
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	834	289	3,878
Other Professional Services	9,457	(7,253)	22,449	(11,433)
Total Contracted & Professional Services	27,652	(13,078)	100,917	(41,381)
Other Expenses				
Vandalism	-	84	-	417
Emergency Preparedness Committee Support	-	-	-	-
Total Other Expenses	-	84	-	417
Total Other Expenses	136,562	(8,638)	766,285	(85,917)
Total Operations Expenses	275,960	37,491	1,469,885	85,600
Net Operations Income (Loss)	170,005	157,777	383,324	218,741
Net BOD Approved UDR Activity for Operations (Expense)				
Firewise	(18,644)	-	(20,628)	-
Hazardous Tree Removal	-	-	-	-
Net Operations Income (Loss) with BOD Approved UDR	151,361	157,777	362,696	218,741
Other Operating Activity- Income/(Expense)				
UDR Activity	4,265	-	48,864	-
AR Accrual - Prior Year Reversal	-	-	(46,750)	-
AR Accrual - Current Year	-	-	-	-
Vacation Liability Accrual	(3,687)	-	(18,893)	-
Total Other Operating Activity	578	-	(16,779)	-
Grand Total Operations Activity	151,939	157,777	345,917	218,741
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2023 Ops	(455.61)	(8,969.00)	8,513.39	(29,299.65)	(44,843.00)	15,543.35	(117,981.00)	(88,681.35)
4005.23 - Member Assessments 2023	179,713.64	179,372.00	341.64	898,538.00	896,860.00	1,678.00	2,359,629.00	1,461,091.00
Total Dues and Assessment Income- Ops	179,258.03	170,403.00	8,855.03	869,238.35	852,017.00	17,221.35	2,241,648.00	1,372,409.65
Other AR Income								
4820 - Insurance Settlement Gains	0.00	0.00	0.00	33,252.84	0.00	33,252.84	0.00	(33,252.84)
4830 - Advertising Income	3,474.50	2,834.00	640.50	16,141.50	14,167.00	1,974.50	34,000.00	17,858.50
4831 - BD Expense- Views Ads	(1,179.50)	0.00	(1,179.50)	268.50	0.00	268.50	0.00	(268.50)
Total Other AR Income	2,295.00	2,834.00	(539.00)	49,662.84	14,167.00	35,495.84	34,000.00	(15,662.84)
Investment Income								
4900 - Interest Earned - Operating Accounts	28.49	88.00	(59.51)	305.00	438.00	(133.00)	1,050.00	745.00
Total Investment Income	28.49	88.00	(59.51)	305.00	438.00	(133.00)	1,050.00	745.00
Total Common Costs Income	181,581.52	173,325.00	8,256.52	919,206.19	866,622.00	52,584.19	2,276,698.00	1,357,491.81
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
9005 - State B&O Tax	17.25	17.00	0.25	82.70	85.00	(2.30)	205.00	122.30
9015 - Property/Real Estate Tax	2,380.90	0.00	2,380.90	31,380.23	29,400.00	1,980.23	58,800.00	27,419.77
Total Regulatory Compliance	2,398.15	101.00	2,297.15	31,462.93	29,902.00	1,560.93	60,005.00	28,542.07
CC&Rs/ Mandates								
5216 - Postage- Views	994.80	916.00	78.80	4,891.10	4,583.00	308.10	11,000.00	6,108.90
5225 - Newsletter Services	5,072.25	4,416.00	656.25	24,095.50	22,083.00	2,012.50	53,000.00	28,904.50
7020 - Legal Services	5,874.70	5,041.00	833.70	35,432.48	25,208.00	10,224.48	60,500.00	25,067.52
Total CC&Rs/ Mandates	11,941.75	10,373.00	1,568.75	64,419.08	51,874.00	12,545.08	124,500.00	60,080.92

Income Statement Report Sudden Valley Community Association Common Costs

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	13,427.01	12,871.00	556.01	66,849.26	64,354.00	2,495.26	154,450.00	87,600.74
Total Insurance	13,427.01	12,871.00	556.01	66,849.26	64,354.00	2,495.26	154,450.00	87,600.74
Total Common Costs Expense	27,766.91	23,345.00	4,421.91	162,731.27	146,130.00	16,601.27	338,955.00	176,223.73
Total Common Costs Income / (Loss)	153,814.61	149,980.00	3,834.61	756,474.92	720,492.00	35,982.92	1,937,743.00	1,181,268.08

Income Statement Report

Sudden Valley Community Association

ACC / Security

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	15,370.00	18,750.00	(3,380.00)	16,470.00	18,750.00	(2,280.00)	75,000.00	58,530.00
Total New Home Construction Fees	15,370.00	18,750.00	(3,380.00)	16,470.00	18,750.00	(2,280.00)	75,000.00	58,530.00
Other AR Income								
4805 - Compliance Fees & Fines - ACC	0.00	166.00	(166.00)	1,300.00	833.00	467.00	2,000.00	700.00
Total Other AR Income	0.00	166.00	(166.00)	1,300.00	833.00	467.00	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	15,370.00	18,916.00	(3,546.00)	17,770.00	20,333.00	(2,563.00)	77,750.00	59,980.00
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	1,303.20	6,250.00	(4,946.80)	39,313.20	31,250.00	8,063.20	75,000.00	35,686.80
6300 - Permits & Licenses	0.00	16.00	(16.00)	183.75	83.00	100.75	200.00	16.25
9005 - State B&O Tax	0.00	4.00	(4.00)	19.50	21.00	(1.50)	50.00	30.50
Total Regulatory Compliance	1,303.20	6,270.00	(4,966.80)	39,516.45	31,354.00	8,162.45	75,250.00	35,733.55
CC&Rs/ Mandates								
5215 - Postage	0.00	4.00	(4.00)	42.20	21.00	21.20	50.00	7.80
7097 - Professional Security Services	25,169.51	17,166.00	8,003.51	119,882.93	85,833.00	34,049.93	206,000.00	86,117.07
Total CC&Rs/ Mandates	25,169.51	17,170.00	7,999.51	119,925.13	85,854.00	34,071.13	206,050.00	86,124.87
Payroll & Benefits								
5300 - Salaries	0.00	5,712.00	(5,712.00)	0.00	31,417.00	(31,417.00)	74,261.00	74,261.00
5335 - Payroll Taxes- Employer	0.00	519.00	(519.00)	0.00	2,857.00	(2,857.00)	6,754.00	6,754.00
5385 - Payroll Benefits - Medical	0.00	730.00	(730.00)	0.00	3,650.00	(3,650.00)	8,760.00	8,760.00
Total Payroll & Benefits	0.00	6,961.00	(6,961.00)	0.00	37,924.00	(37,924.00)	89,775.00	89,775.00

Income Statement Report

Sudden Valley Community Association

ACC / Security

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	42.00	160.00	(118.00)	210.39	798.00	(587.61)	1,915.00	1,704.61
Total Utilities	42.00	160.00	(118.00)	210.39	798.00	(587.61)	1,915.00	1,704.61
Maintenance & Landscaping								
6775 - Vehicle R&M	61.68	250.00	(188.32)	1,411.62	1,250.00	161.62	3,000.00	1,588.38
6785 - Vehicle Fuel	577.45	623.00	(45.55)	2,650.41	3,115.00	(464.59)	7,475.00	4,824.59
6795 - Other Supplies	0.00	0.00	0.00	0.00	28.00	(28.00)	500.00	500.00
Total Maintenance & Landscaping	639.13	873.00	(233.87)	4,062.03	4,393.00	(330.97)	10,975.00	6,912.97
Contracted & Professional Services								
6440 - Safety & Security Services	128.17	959.00	(830.83)	13,442.32	4,792.00	8,650.32	11,500.00	(1,942.32)
6460 - ACC Consultant	0.00	834.00	(834.00)	288.75	4,167.00	(3,878.25)	10,000.00	9,711.25
7095 - Other Professional Services	1,068.75	0.00	1,068.75	1,608.75	0.00	1,608.75	0.00	(1,608.75)
Total Contracted & Professional Services	1,196.92	1,793.00	(596.08)	15,339.82	8,959.00	6,380.82	21,500.00	6,160.18
Other Expenses								
9120 - Vandalism & Towing	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
Total Other Expenses	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
Total ACC / Security Expense	28,350.76	33,311.00	(4,960.24)	179,053.82	169,699.00	9,354.82	406,465.00	227,411.18
Total ACC / Security Income / (Loss)	(12,980.76)	(14,395.00)	1,414.24	(161,283.82)	(149,366.00)	(11,917.82)	(328,715.00)	(167,431.18)

Income Statement Report

Sudden Valley Community Association

Accounting

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	2,750.00	3,500.00	(750.00)	8,500.00	17,500.00	(9,000.00)	42,000.00	33,500.00
4241 - BD Expense- Title Fees	(125.00)	0.00	(125.00)	(125.00)	0.00	(125.00)	0.00	125.00
4705 - NSF Service Fees	351.00	100.00	251.00	1,169.69	500.00	669.69	1,200.00	30.31
4706 - BD Expense- NSF Fees	(216.00)	0.00	(216.00)	(2.42)	0.00	(2.42)	0.00	2.42
Total Other AR Income	2,760.00	3,600.00	(840.00)	9,542.27	18,000.00	(8,457.73)	43,200.00	33,657.73
Total Accounting Income	2,760.00	3,600.00	(840.00)	9,542.27	18,000.00	(8,457.73)	43,200.00	33,657.73
<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	170.58	125.00	45.58	879.88	625.00	254.88	1,500.00	620.12
5045 - Dues & Subscriptions	0.00	0.00	0.00	42.00	0.00	42.00	0.00	(42.00)
5210 - Printing & Copying	2,669.50	119.00	2,550.50	3,848.53	593.00	3,255.53	8,500.00	4,651.47
5227 - Training & Conferences	0.00	25.00	(25.00)	0.00	125.00	(125.00)	300.00	300.00
5399 - Payroll Service Fees	1,219.97	1,000.00	219.97	6,501.86	5,000.00	1,501.86	12,000.00	5,498.14
Total Administrative	4,060.05	1,269.00	2,791.05	11,378.20	6,343.00	5,035.20	22,300.00	10,921.80
Regulatory Compliance								
7000 - Audit & Tax Services	4,956.00	0.00	4,956.00	4,956.00	0.00	4,956.00	40,000.00	35,044.00
9005 - State B&O Tax	46.51	63.00	(16.49)	145.05	313.00	(167.95)	750.00	604.95
Total Regulatory Compliance	5,002.51	63.00	4,939.51	5,101.05	313.00	4,788.05	40,750.00	35,648.95
CC&Rs/ Mandates								
5215 - Postage	1,713.38	225.00	1,488.38	2,299.68	1,122.00	1,177.68	5,000.00	2,700.32
Total CC&Rs/ Mandates	1,713.38	225.00	1,488.38	2,299.68	1,122.00	1,177.68	5,000.00	2,700.32
Payroll & Benefits								
5300 - Salaries	21,656.96	21,279.00	377.96	107,792.54	109,587.00	(1,794.46)	276,637.00	168,844.46
5335 - Payroll Taxes- Employer	1,981.32	1,922.00	59.32	10,080.51	9,895.00	185.51	24,978.00	14,897.49

Income Statement Report

Sudden Valley Community Association

Accounting

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 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)	14,239.18	14,600.00	(360.82)	35,040.00	20,800.82
Total Payroll & Benefits	26,558.26	26,121.00	437.26	132,112.23	134,082.00	(1,969.77)	336,655.00	204,542.77
Utilities								
6050 - Utilities- Communications Service	187.74	206.00	(18.26)	938.94	1,031.00	(92.06)	2,475.00	1,536.06
Total Utilities	187.74	206.00	(18.26)	938.94	1,031.00	(92.06)	2,475.00	1,536.06
Contracted & Professional Services								
5125 - IT Support and Services	800.00	834.00	(34.00)	4,299.00	4,167.00	132.00	10,000.00	5,701.00
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	834.00	(34.00)	4,390.98	4,167.00	223.98	10,000.00	5,609.02
Total Accounting Expense	38,321.94	28,718.00	9,603.94	156,221.08	147,058.00	9,163.08	417,180.00	260,958.92
Total Accounting Income / (Loss)	(35,561.94)	(25,118.00)	(10,443.94)	(146,678.81)	(129,058.00)	(17,620.81)	(373,980.00)	(227,301.19)

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

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	21.00	16.00	5.00	49.00	83.00	(34.00)	200.00	151.00
4255 - Maps and Signs	478.82	125.00	353.82	778.08	625.00	153.08	1,500.00	721.92
4835 - Miscellaneous Income	16.00	0.00	16.00	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	515.82	141.00	374.82	856.53	708.00	148.53	1,700.00	843.47
Total SVCA Operations- Admin Income	515.82	141.00	374.82	856.53	708.00	148.53	1,700.00	843.47
Expense								
Administrative								
5015 - Bank Charges & Fees	1,742.60	250.00	1,492.60	3,040.12	1,250.00	1,790.12	3,000.00	(40.12)
5045 - Dues & Subscriptions	0.00	84.00	(84.00)	915.52	417.00	498.52	1,000.00	84.48
5090 - Office Supplies	1,407.46	1,761.00	(353.54)	6,577.12	8,805.00	(2,227.88)	21,131.00	14,553.88
5100 - GM Discretionary Funds	252.15	416.00	(163.85)	593.49	2,083.00	(1,489.51)	5,000.00	4,406.51
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	1,800.00	(1,800.00)	1,265.80	1,800.00	(534.20)	5,000.00	3,734.20
5210 - Printing & Copying	300.82	541.00	(240.18)	2,794.10	2,708.00	86.10	6,500.00	3,705.90
5227 - Training & Conferences	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	3,000.00	3,000.00
5325 - Recruiting Expense	700.00	541.00	159.00	1,775.80	2,708.00	(932.20)	6,500.00	4,724.20
Total Administrative	4,403.03	5,643.00	(1,239.97)	16,983.86	21,021.00	(4,037.14)	51,131.00	34,147.14
Regulatory Compliance								
9005 - State B&O Tax	2.65	0.00	2.65	4.40	0.00	4.40	0.00	(4.40)
Total Regulatory Compliance	2.65	0.00	2.65	4.40	0.00	4.40	0.00	(4.40)
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	849.40	416.00	433.40	4,328.29	2,083.00	2,245.29	5,000.00	671.71
5215 - Postage	1.20	88.00	(86.80)	119.61	438.00	(318.39)	1,050.00	930.39

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5225 - Newsletter Services	0.00	116.00	(116.00)	417.57	583.00	(165.43)	1,400.00	982.43
Total CC&Rs/ Mandates	850.60	620.00	230.60	4,865.47	3,104.00	1,761.47	23,450.00	18,584.53
Payroll & Benefits								
5300 - Salaries	19,946.07	30,850.00	(10,903.93)	85,155.57	158,876.00	(73,720.43)	401,060.00	315,904.43
5335 - Payroll Taxes- Employer	1,818.65	2,767.00	(948.35)	7,722.53	14,249.00	(6,526.47)	35,970.00	28,247.47
5385 - Payroll Benefits - Medical	927.48	3,650.00	(2,722.52)	9,035.18	18,250.00	(9,214.82)	43,800.00	34,764.82
Total Payroll & Benefits	22,692.20	37,267.00	(14,574.80)	101,913.28	191,375.00	(89,461.72)	480,830.00	378,916.72
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	120.00	359.00	(239.00)	600.00	1,792.00	(1,192.00)	4,300.00	3,700.00
Total Utilities	120.00	359.00	(239.00)	656.00	1,792.00	(1,136.00)	4,300.00	3,644.00
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	303.78	0.00	303.78	250.00	(53.78)
Total Maintenance & Landscaping	0.00	0.00	0.00	303.78	0.00	303.78	250.00	(53.78)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	461.14	600.00	(138.86)	1,276.98	3,000.00	(1,723.02)	7,200.00	5,923.02
5125 - IT Support and Services	6,365.96	2,500.00	3,865.96	19,959.51	12,500.00	7,459.51	30,000.00	10,040.49
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	3,731.25	0.00	3,731.25	11,501.25	0.00	11,501.25	0.00	(11,501.25)
Total Contracted & Professional Services	10,558.35	3,100.00	7,458.35	39,501.24	15,500.00	24,001.24	37,200.00	(2,301.24)
Total SVCA Operations- Admin Expense	38,626.83	46,989.00	(8,362.17)	164,228.03	232,792.00	(68,563.97)	597,161.00	432,932.97
Total SVCA Operations- Admin Income / (Loss)	(38,111.01)	(46,848.00)	8,736.99	(163,371.50)	(232,084.00)	68,712.50	(595,461.00)	(432,089.50)

Income Statement Report Sudden Valley Community Association Facilities

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	138.75	2,000.00	(1,861.25)	11,023.76	10,000.00	1,023.76	24,000.00	12,976.24
4412 - BD Expense- Area Z	796.75	0.00	796.75	227.27	0.00	227.27	0.00	(227.27)
Total Area Z Rental Income	935.50	2,000.00	(1,064.50)	11,251.03	10,000.00	1,251.03	24,000.00	12,748.97
Lease Income								
4430 - Lease Income - Restaurant	2,621.00	2,471.00	150.00	13,105.00	12,355.00	750.00	29,652.00	16,547.00
4439 - Lease Income- Library	281.00	281.00	0.00	1,405.00	1,405.00	0.00	3,372.00	1,967.00
Total Lease Income	2,902.00	2,752.00	150.00	14,510.00	13,760.00	750.00	33,024.00	18,514.00
Total Facilities Income	3,837.50	4,752.00	(914.50)	25,761.03	23,760.00	2,001.03	57,024.00	31,262.97
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	9.00	(9.00)	36.80	42.00	(5.20)	100.00	63.20
7110 - Regulatory Compliance	73.42	100.00	(26.58)	367.10	500.00	(132.90)	1,200.00	832.90
9005 - State B&O Tax	45.61	84.00	(38.39)	383.00	417.00	(34.00)	1,000.00	617.00
Total Regulatory Compliance	119.03	193.00	(73.97)	786.90	959.00	(172.10)	2,300.00	1,513.10
Payroll & Benefits								
5300 - Salaries	0.00	2,875.00	(2,875.00)	5,463.12	14,715.00	(9,251.88)	37,373.00	31,909.88
5335 - Payroll Taxes- Employer	0.00	348.00	(348.00)	721.10	1,781.00	(1,059.90)	4,525.00	3,803.90
5385 - Payroll Benefits - Medical	0.00	453.00	(453.00)	1,179.42	2,263.00	(1,083.58)	5,431.00	4,251.58
Total Payroll & Benefits	0.00	3,676.00	(3,676.00)	7,363.64	18,759.00	(11,395.36)	47,329.00	39,965.36
Insurance								
5400 - Insurance Premiums	56.73	0.00	56.73	284.05	0.00	284.05	0.00	(284.05)
Total Insurance	56.73	0.00	56.73	284.05	0.00	284.05	0.00	(284.05)
Utilities								
6000 - Utilities	(4,694.52)	0.00	(4,694.52)	(4,012.92)	0.00	(4,012.92)	0.00	4,012.92
6005 - Utilities- Natural Gas	0.00	524.00	(524.00)	3,748.18	2,621.00	1,127.18	6,290.00	2,541.82

Income Statement Report

Sudden Valley Community Association Facilities

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	5,951.10	5,564.00	387.10	16,692.00	10,740.90
6033 - Utilities- Electricity	2,111.52	1,915.00	196.52	13,610.79	9,573.00	4,037.79	22,975.00	9,364.21
6035 - Utilities- Trash & Recycling Service	1,415.51	1,456.00	(40.49)	5,039.72	7,281.00	(2,241.28)	17,475.00	12,435.28
6050 - Utilities- Communications Service	1,792.46	1,641.00	151.46	8,971.99	8,208.00	763.99	19,700.00	10,728.01
Total Utilities	624.97	5,536.00	(4,911.03)	33,308.86	33,247.00	61.86	83,132.00	49,823.14
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
6515 - Building R&M- Materials	942.55	7,033.00	(6,090.45)	6,451.20	21,516.00	(15,064.80)	30,000.00	23,548.80
6520 - Building R&M- Contract Vendor	978.01	700.00	278.01	22,104.20	7,800.00	14,304.20	16,000.00	(6,104.20)
6635 - Janitorial Supplies	1,132.12	834.00	298.12	4,059.43	4,167.00	(107.57)	10,000.00	5,940.57
6675 - Equipment R&M	0.00	84.00	(84.00)	31.54	417.00	(385.46)	1,000.00	968.46
6765 - Small Tools & Equipment	0.00	41.00	(41.00)	21.52	208.00	(186.48)	500.00	478.48
6775 - Vehicle R&M	408.22	0.00	408.22	408.22	0.00	408.22	0.00	(408.22)
6795 - Other Supplies	0.00	127.00	(127.00)	1,237.70	635.00	602.70	1,523.00	285.30
6796 - Other R&M	0.00	209.00	(209.00)	77.04	1,042.00	(964.96)	2,500.00	2,422.96
Total Maintenance & Landscaping	3,460.90	9,112.00	(5,651.10)	34,390.85	36,202.00	(1,811.15)	62,523.00	28,132.15
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	41.00	(41.00)	2,511.41	208.00	2,303.41	500.00	(2,011.41)
7095 - Other Professional Services	4,000.00	834.00	3,166.00	8,050.00	4,167.00	3,883.00	10,000.00	1,950.00
Total Contracted & Professional Services	4,000.00	875.00	3,125.00	10,561.41	4,375.00	6,186.41	10,500.00	(61.41)
Total Facilities Expense	8,261.63	19,392.00	(11,130.37)	86,695.71	93,542.00	(6,846.29)	205,784.00	119,088.29
Total Facilities Income / (Loss)	(4,424.13)	(14,640.00)	10,215.87	(60,934.68)	(69,782.00)	8,847.32	(148,760.00)	(87,825.32)

Income Statement Report

Sudden Valley Community Association

Maintenance

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
Total Other Income	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
Total Maintenance Income	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
Expense								
Administrative								
5090 - Office Supplies	129.37	91.00	38.37	99.76	458.00	(358.24)	1,100.00	1,000.24
5210 - Printing & Copying	0.00	9.00	(9.00)	0.00	42.00	(42.00)	100.00	100.00
6408 - Uniforms	89.83	125.00	(35.17)	1,205.94	625.00	580.94	1,500.00	294.06
Total Administrative	219.20	225.00	(5.80)	1,305.70	1,125.00	180.70	2,700.00	1,394.30
Regulatory Compliance								
6300 - Permits & Licenses	177.50	166.00	11.50	781.28	833.00	(51.72)	2,000.00	1,218.72
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
Total Regulatory Compliance	177.50	166.00	11.50	781.28	833.00	(51.72)	2,100.00	1,318.72
Payroll & Benefits								
5300 - Salaries	13,178.69	11,054.00	2,124.69	69,207.55	71,280.00	(2,072.45)	231,400.00	162,192.45
5335 - Payroll Taxes- Employer	1,534.26	1,216.00	318.26	7,301.75	7,843.00	(541.25)	25,460.00	18,158.25
5385 - Payroll Benefits - Medical	2,640.84	2,521.00	119.84	14,753.15	12,603.00	2,150.15	30,246.00	15,492.85
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	17,353.79	14,791.00	2,562.79	95,043.30	97,226.00	(2,182.70)	298,106.00	203,062.70
Utilities								
6050 - Utilities- Communications Service	244.36	125.00	119.36	1,582.28	625.00	957.28	1,500.00	(82.28)
Total Utilities	244.36	125.00	119.36	1,582.28	625.00	957.28	1,500.00	(82.28)
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	464.00	(464.00)	0.00	1,391.00	(1,391.00)	1,391.00	1,391.00

Income Statement Report

Sudden Valley Community Association

Maintenance

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 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	375.00	(375.00)	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	0.00	0.00	0.00	2,857.00	(2,857.00)	10,000.00	10,000.00
6635 - Janitorial Supplies	0.00	9.00	(9.00)	0.00	42.00	(42.00)	100.00	100.00
6675 - Equipment R&M	239.41	2,000.00	(1,760.59)	3,517.77	10,200.00	(6,682.23)	15,000.00	11,482.23
6765 - Small Tools & Equipment	0.00	416.00	(416.00)	2,198.87	2,083.00	115.87	5,000.00	2,801.13
6775 - Vehicle R&M	372.07	1,416.00	(1,043.93)	4,950.35	7,083.00	(2,132.65)	17,000.00	12,049.65
6785 - Vehicle Fuel	968.86	1,800.00	(831.14)	3,803.85	5,540.00	(1,736.15)	18,350.00	14,546.15
6795 - Other Supplies	0.00	150.00	(150.00)	173.85	2,400.00	(2,226.15)	5,000.00	4,826.15
Total Maintenance & Landscaping	1,580.34	6,630.00	(5,049.66)	19,743.71	46,096.00	(26,352.29)	100,091.00	80,347.29
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,500.00	1,500.00
6440 - Safety & Security Services	0.00	41.00	(41.00)	2,254.50	208.00	2,046.50	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	168.75	1,307.00	(1,138.25)	708.75	6,536.00	(5,827.25)	15,686.00	14,977.25
Total Contracted & Professional Services	168.75	1,473.00	(1,304.25)	12,092.10	17,369.00	(5,276.90)	37,686.00	25,593.90
Total Maintenance Expense	19,743.94	23,410.00	(3,666.06)	130,548.37	163,274.00	(32,725.63)	442,183.00	311,634.63
Total Maintenance Income / (Loss)	(19,743.94)	(23,326.00)	3,582.06	(130,548.37)	(162,857.00)	32,308.63	(441,183.00)	(310,634.63)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise
 May 1, 2023 to May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 35,769	\$ 23,869	\$ 11,900	\$ 295,045	\$ 289,443	\$ 5,602	\$ 360,016	\$ 64,971
4151 - BD Expense- Golf	(1,052)	-	(1,052)	(2,139)	-	(2,139)	-	2,139
4154 - Golf Course Daily Greens Fees	73,453	42,025	31,428	145,487	102,855	42,632	564,848	419,361
4170 - Driving Range Fees	5,503	2,554	2,949	12,244	8,045	4,199	33,778	21,534
4174 - Golf Cart Rental	23,100	12,554	10,546	54,219	38,604	15,615	166,053	111,834
4176 - Golf Club Storage	23	156	(133)	1,503	1,566	(63)	2,163	660
4178 - Trail Fees	1,297	1,329	(33)	10,488	12,309	(1,821)	14,772	4,284
Total Golf Income	138,091	82,487	55,604	516,847	452,822	64,025	1,141,630	624,783
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	138,091	82,487	55,604	516,847	452,822	64,025	1,141,630	624,783
Expense								
Administrative								
5107 - Advertising Costs	1,641	4,298	(2,657)	7,408	6,618	790	12,900	5,492
5015 - Bank Charges & Fees	1,848	2,066	(218)	6,767	8,163	(1,396)	18,450	11,683
5120 - Cash Over/Short	-	-	-	(0)	-	(0)	-	-
5045 - Dues & Subscriptions	3,904	1,782	2,122	16,613	14,324	2,289	24,700	8,087
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	159	66	93	478	308	170	800	322
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	1,396	4	1,392	1,396	671	725	2,050	654
5227 - Training & Conferences	-	-	-	-	1,143	(1,143)	4,000	4,000
5326 - Operating Performance Commissions	-	-	-	-	-	-	1,332	1,332
6408 - Uniforms	416	916	(500)	1,759	3,833	(2,074)	8,500	6,741
Total Administrative	9,364	9,132	232	34,419	35,060	(641)	72,732	38,311
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	63	(63)	47	313	(266)	750	703
9005 - State B&O Tax	655	521	134	1,723	2,059	(336)	4,653	2,930
TotalRegulatory Compliance	655	584	71	1,771	2,372	(601)	5,403	3,633
CC&Rs/ Mandates								
5215 - Postage	1	38	(37)	12	188	(176)	450	438
5115 - Web Site Maintenance	-	-	-	717	-	717	2,500	1,783
CC&Rs/ Mandates Total	1	38	(37)	729	188	541	2,950	2,221
Payroll & Benefits								
5300 - Salaries	50,110	55,943	(5,833)	213,680	225,770	(12,090)	650,507	436,827
5335 - Payroll Taxes- Employer	5,327	5,642	(315)	24,878	22,706	2,172	65,368	40,490
5385 - Payroll Benefits - Medical	4,480	7,191	(2,711)	26,363	35,955	(9,592)	86,292	59,929
Total Payroll & Benefits	59,917	68,776	(8,859)	264,921	284,431	(19,510)	802,167	537,246

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

May 1, 2023 to May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	284	306	(22)	1,419	1,531	(112)	3,675	2,256
Total Insurance	284	306	(22)	1,419	1,531	(112)	3,675	2,256
Utilities								
6050 - Utilities- Communications Service	685	719	(34)	3,578	3,592	(14)	8,620	5,042
6033 - Utilities- Electricity	1,223	779	444	6,760	4,918	1,842	19,560	12,800
6005 - Utilities- Natural Gas	-	163	(163)	3,098	1,184	1,914	3,170	72
6023 - Utilities- Water & Sewer	-	621	(621)	3,809	4,492	(683)	12,025	8,216
6035 - Utilities- Trash & Recycling Service	358	203	155	1,793	1,471	322	3,938	2,145
Total Utilities	2,267	2,485	(218)	19,039	15,657	3,382	47,313	28,275
Maintenance & Landscaping								
6675 - Equipment R&M	3,605	2,100	1,505	23,763	20,704	3,059	39,404	15,642
6635 - Janitorial Supplies	-	25	(25)	-	125	(125)	300	300
6110 - Landscape R&M	2,825	2,259	566	12,620	18,282	(5,662)	37,105	24,485
6796 - Other R&M	345	-	345	2,343	1,895	448	2,400	57
6795 - Other Supplies	1,163	1,651	(488)	9,477	7,618	1,859	17,900	8,423
6610 - Raw Materials	-	2,681	(2,681)	17,518	10,341	7,177	30,000	12,482
6621 - Raw Materials: Sand & Gravel	3,547	889	2,658	27,946	25,173	2,773	36,900	8,954
6765 - Small Tools & Equipment	43	150	(107)	3,690	1,900	1,790	2,800	(890)
6785 - Vehicle Fuel	2,178	2,386	(208)	8,434	7,927	507	23,530	15,095
6775 - Vehicle R&M	171	184	(13)	548	917	(369)	2,200	1,652
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	13,878	12,325	1,553	106,339	94,882	11,457	192,539	86,200
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	500	(500)	-	2,500	(2,500)	6,000	6,000
6440 - Safety & Security Services	129	46	83	129	229	(100)	550	421
7095 - Other Professional Services	-	63	(63)	-	313	(313)	750	750
Total Contracted & Professional Services	129	609	(480)	129	3,042	(2,913)	7,300	7,171
Total Golf Expense	86,495	94,255	(7,760)	428,766	437,163	(8,397)	1,134,079	705,313
Total Golf Income / (Loss)	\$ 51,596	\$ (11,768)	\$ 63,364	\$ 88,081	\$ 15,659	\$ 72,422	\$ 7,551	\$ (80,530)

Income Statement Report

Sudden Valley Community Association

Marina

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 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	2,757.50	5,000.00	(2,242.50)	74,656.50	50,000.00	24,656.50	56,684.00	(17,972.50)
4425 - Marina Wet/Dry Combo Income	(132.00)	0.00	(132.00)	99,693.00	94,106.00	5,587.00	94,106.00	(5,587.00)
4426 - BD Expense- Marina	55,794.75	0.00	55,794.75	(19,642.50)	0.00	(19,642.50)	0.00	19,642.50
Total Marina Income	58,420.25	5,000.00	53,420.25	167,027.00	156,394.00	10,633.00	163,078.00	(3,949.00)
Other Income								
4220 - Marina Gate & Access Cards	3,699.00	634.00	3,065.00	4,199.00	1,903.00	2,296.00	3,806.00	(393.00)
Total Other Income	3,699.00	634.00	3,065.00	4,199.00	1,903.00	2,296.00	3,806.00	(393.00)
Total Marina Income	62,119.25	5,634.00	56,485.25	171,226.00	158,297.00	12,929.00	166,884.00	(4,342.00)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	84.00	(84.00)	884.04	417.00	467.04	1,000.00	115.96
5210 - Printing & Copying	42.56	16.00	26.56	42.56	83.00	(40.44)	200.00	157.44
Total Administrative	42.56	100.00	(57.44)	926.60	500.00	426.60	1,200.00	273.40
Regulatory Compliance								
7110 - Regulatory Compliance	152.86	166.00	(13.14)	697.79	833.00	(135.21)	2,000.00	1,302.21
9005 - State B&O Tax	62.28	833.00	(770.72)	2,830.02	2,500.00	330.02	2,500.00	(330.02)
Total Regulatory Compliance	215.14	999.00	(783.86)	3,527.81	3,333.00	194.81	4,500.00	972.19
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	525.42	1,300.00	(774.58)	3,900.00	3,374.58
6033 - Utilities- Electricity	140.15	200.00	(59.85)	843.37	998.00	(154.63)	2,395.00	1,551.63

Income Statement Report

Sudden Valley Community Association

Marina

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	140.59	141.00	(0.41)	703.19	708.00	(4.81)	1,700.00	996.81
Total Utilities	280.74	341.00	(60.26)	2,071.98	3,006.00	(934.02)	7,995.00	5,923.02
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,500.00	1,500.00
6515 - Building R&M- Materials	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
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	521.00	(521.00)	1,250.00	1,250.00
6765 - Small Tools & Equipment	0.00	41.00	(41.00)	0.00	208.00	(208.00)	500.00	500.00
6795 - Other Supplies	0.00	66.00	(66.00)	0.00	333.00	(333.00)	800.00	800.00
6796 - Other R&M	0.00	150.00	(150.00)	0.00	750.00	(750.00)	1,800.00	1,800.00
Total Maintenance & Landscaping	0.00	570.00	(570.00)	0.00	3,854.00	(3,854.00)	8,850.00	8,850.00
Total Marina Expense	538.44	2,010.00	(1,471.56)	6,525.72	10,693.00	(4,167.28)	22,545.00	16,019.28
Total Marina Income / (Loss)	61,580.81	3,624.00	57,956.81	164,700.28	147,604.00	17,096.28	144,339.00	(20,361.28)

Sudden Valley Community Association

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

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to052023	\$ 36,498	\$ 36,289	\$ 209	\$ 182,471	\$ 181,443	\$ 1,028	\$ 181,443	\$ (1,028)
4011 - BD Expense- Rec SA 062018 to 052023	194	(1,814)	2,008	(716)	(9,072)	8,356	(9,072)	(8,356)
	36,692	34,475	2,217	181,754	172,371	9,383	172,371	(9,383)
Lease Income								
4435 - Lease Income - Barn 8	650	751	(101)	3,250	3,758	(508)	9,020	5,770
	650	751	(101)	3,250	3,758	(508)	9,020	5,770
Non-Lease Facility Rentals								
4400 - Facility Rentals	899	266	633	2,695	1,333	1,362	3,200	505
4411 - Picnic Shelter Rentals	370	500	(130)	680	500	180	2,500	1,820
	1,269	766	503	3,375	1,833	1,542	5,700	2,325
Rec Center and Pools Income								
4510 - Health Club Membership	23	91	(68)	283	458	(175)	1,100	817
4223 - Gym and Pool Access Cards	457	600	(143)	723	600	123	4,100	3,377
4220 - Marina Gate & Access Cards	(16)	-	(16)	-	-	-	-	-
4502 - Instructor & Trainer Fees	22	-	22	22	-	22	6,000	5,978
4513 - Main Pool Income	2,593	-	2,593	2,593	-	2,593	14,425	11,833
4515 - Locker Rental	-	-	-	-	-	-	100	100
4516 - Quiet Pool Income	-	47	(47)	-	47	(47)	233	233
4840 - Other Income	-	9	(9)	-	42	(42)	100	100
Total Recreation Income	3,079	747	2,332	3,621	1,147	2,474	26,058	22,438
Total Recreation Income	41,690	36,739	4,951	192,000	179,109	12,891	213,149	21,150
Expense								
Administrative								
5015 - Bank Charges & Fees	-	4	(4)	-	21	(21)	50	50
5090 - Office Supplies	-	143	(143)	-	709	(709)	1,700	1,700
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	21	(21)	-	104	(104)	250	250
5227 - Training & Conferences	-	675	(675)	1,925	1,750	175	1,750	(175)
6408 - Uniforms	-	500	(500)	676	1,600	(924)	1,600	924
Total Administrative	-	1,343	(1,343)	2,601	4,184	(1,583)	5,350	2,749
Regulatory Compliance								
6300 - Permits & Licenses	850	600	250	984	600	384	600	(384)
9005 - State B&O Tax	38	5	33	106	5	101	300	194
Total Regulatory Compliance	888	605	283	1,090	605	485	900	(190)
CC&Rs/ Mandates								
5215 - Postage	-	-	-	315	-	315	-	(315)
CC&Rs/ Mandates Total	-	-	-	315	-	315	-	(315)
Payroll & Benefits								
5300 - Salaries	10,257	22,394	(12,137)	84,298	86,111	(1,813)	226,224	141,926
5335 - Payroll Taxes- Employer	1,147	2,344	(1,197)	9,574	9,222	352	23,213	13,639
5385 - Payroll Benefits - Medical	1,473	3,197	(1,724)	8,376	15,987	(7,611)	28,149	19,773
Total Payroll & Benefits	12,877	27,935	(15,058)	102,248	111,320	(9,072)	277,586	175,338

Sudden Valley Community Association

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

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	763	804	(41)	3,819	4,019	(201)	9,645	5,826
6033 - Utilities- Electricity	1,342	413	929	5,986	2,988	2,998	10,621	4,635
6005 - Utilities- Natural Gas	-	189	(189)	5,373	1,371	4,002	4,846	(527)
6023 - Utilities- Water & Sewer	-	-	-	4,604	3,587	1,017	17,495	12,891
6035 - Utilities- Trash & Recycling Service	238	199	39	1,192	996	197	2,390	1,198
Total Utilities	2,343	1,605	738	20,974	12,961	8,013	44,997	24,023
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	1,000	(1,000)	-	1,000	(1,000)	5,000	5,000
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	-	500	(500)	2,781	3,250	(469)	7,500	4,719
6635 - Janitorial Supplies	770	334	436	972	1,666	(694)	4,000	3,029
6110 - Landscape R&M	-	1,250	(1,250)	1,077	6,250	(5,173)	15,000	13,923
6796 - Other R&M	95	59	36	95	292	(197)	700	605
6795 - Other Supplies	-	793	(793)	2,881	3,959	(1,078)	9,500	6,619
6621 - Raw Materials: Sand & Gravel	-	209	(209)	-	1,042	(1,042)	2,500	2,500
6765 - Small Tools & Equipment	80	184	(104)	1,087	917	170	2,200	1,113
6785 - Vehicle Fuel	-	250	(250)	-	1,250	(1,250)	3,000	3,000
6775 - Vehicle R&M	-	63	(63)	92	313	(221)	750	658
Total Maintenance & Landscaping	945	4,642	(3,697)	8,986	19,939	(10,953)	50,150	41,166
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	16	(16)	-	83	(83)	200	200
6438 - Pool Management	10,311	5,833	4,478	18,413	5,833	12,580	35,000	16,587
6440 - Safety & Security Services	-	41	(41)	-	208	(208)	500	500
7095 - Contracted and Professional Services	489	-	489	489	-	489	-	(489)
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	10,800	5,890	4,910	18,902	6,124	12,778	35,700	16,798
Total Recreation Expense	27,854	42,020	(14,166)	155,115	155,133	(18)	414,683	259,569
Total Recreation Income / (Loss)	\$ 13,836	\$ (5,281)	\$ 19,117	\$ 36,885	\$ 23,976	\$ 12,909	\$ (201,534)	\$ (238,419)

Income Statement Report Sudden Valley Community Association UDR Activity

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- UDR								
4001 - BD Expense- 2022 Ops & prior	2,004.18	0.00	2,004.18	29,165.44	0.00	29,165.44	0.00	(29,165.44)
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	2,004.18	0.00	2,004.18	(17,585.03)	0.00	(17,585.03)	0.00	17,585.03
Collections Income								
4710 - Late Fees & Interest	8,458.39	0.00	8,458.39	34,498.07	0.00	34,498.07	0.00	(34,498.07)
4711 - BD Expense- Late Fee & Int	(5,361.99)	0.00	(5,361.99)	(15,237.38)	0.00	(15,237.38)	0.00	15,237.38
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	(647.10)	0.00	(647.10)	2,383.63	0.00	2,383.63	0.00	(2,383.63)
Total Collections Income	2,449.30	0.00	2,449.30	23,069.32	0.00	23,069.32	0.00	(23,069.32)
Investment Income								
4910 - Interest Earned - Reserve Accounts	21.10	0.00	21.10	220.35	0.00	220.35	0.00	(220.35)
Total Investment Income	21.10	0.00	21.10	220.35	0.00	220.35	0.00	(220.35)
Total UDR Activity Income	4,474.58	0.00	4,474.58	5,704.64	0.00	5,704.64	0.00	(5,704.64)
Expense								
Regulatory Compliance								
9005 - State B&O Tax	126.88	0.00	126.88	541.33	0.00	541.33	0.00	(541.33)
Total Regulatory Compliance	126.88	0.00	126.88	541.33	0.00	541.33	0.00	(541.33)
CC&Rs/ Mandates								
5025 - Collection Charges	83.00	0.00	83.00	811.11	0.00	811.11	0.00	(811.11)
5065 - Lien Charges	0.00	0.00	0.00	2,238.50	0.00	2,238.50	0.00	(2,238.50)
Total CC&Rs/ Mandates	83.00	0.00	83.00	3,049.61	0.00	3,049.61	0.00	(3,049.61)
Payroll & Benefits								
5391 - Accrued Vacation Liability	3,687.06	0.00	3,687.06	18,893.20	0.00	18,893.20	0.00	(18,893.20)
Total Payroll & Benefits	3,687.06	0.00	3,687.06	18,893.20	0.00	18,893.20	0.00	(18,893.20)

Income Statement Report

Sudden Valley Community Association

UDR Activity

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve UDR Projects								
9623 - 2023 Firewise/Road Mowing/Clean Gr	6,209.26	0.00	6,209.26	6,209.26	0.00	6,209.26	0.00	(6,209.26)
9623.02 - 2023 Firewise Wages, Taxes, & Be	12,434.72	0.00	12,434.72	14,418.52	0.00	14,418.52	0.00	(14,418.52)
Total Reserve UDR Projects	18,643.98	0.00	18,643.98	20,627.78	0.00	20,627.78	0.00	(20,627.78)
Total UDR Activity Expense	22,540.92	0.00	22,540.92	43,111.92	0.00	43,111.92	0.00	(43,111.92)
Total UDR Activity Income / (Loss)	(18,066.34)	0.00	(18,066.34)	(37,407.28)	0.00	(37,407.28)	0.00	37,407.28

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- Capital								
4043.23 - Capital Rep & Repl Assmt 2023	112,766.76	0.00	112,766.76	563,833.80	0.00	563,833.80	0.00	(563,833.80)
4046 - BD Expense- CRRRF 22 & Prior	531.13	0.00	531.13	11,979.66	0.00	11,979.66	0.00	(11,979.66)
4049 - BD Expense - CRRRF 2023	602.49	0.00	602.49	(12,280.16)	0.00	(12,280.16)	0.00	12,280.16
4051 - BD Expense- Roads 22 & Prior	544.17	0.00	544.17	12,934.72	0.00	12,934.72	0.00	(12,934.72)
4053 - BD Expense - Roads 2023	395.35	0.00	395.35	(13,391.70)	0.00	(13,391.70)	0.00	13,391.70
4055.23 - Roads Capital Assmt 2023	115,984.22	0.00	115,984.22	579,921.10	0.00	579,921.10	0.00	(579,921.10)
4060.23 - Mailbox Capital Assmt 2023	2,092.90	0.00	2,092.90	10,464.50	0.00	10,464.50	0.00	(10,464.50)
4061 - BD Expense- Mailbox 2023	9.22	0.00	9.22	(234.49)	0.00	(234.49)	0.00	234.49
4062 - BD Expense- Mailbox 22 & Prior	10.05	0.00	10.05	224.78	0.00	224.78	0.00	(224.78)
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	232,936.29	0.00	232,936.29	1,134,190.67	0.00	1,134,190.67	0.00	(1,134,190.67)
New Home Construction Fees								
4360 - Storm Water Mitigation Revenue	500.00	0.00	500.00	500.00	0.00	500.00	0.00	(500.00)
Total New Home Construction Fees	500.00	0.00	500.00	500.00	0.00	500.00	0.00	(500.00)
Investment Income								
4910 - Interest Earned - Reserve Accounts	301.48	0.00	301.48	3,326.13	0.00	3,326.13	0.00	(3,326.13)
Total Investment Income	301.48	0.00	301.48	3,326.13	0.00	3,326.13	0.00	(3,326.13)
Total SVCA Reserves Income	233,737.77	0.00	233,737.77	1,138,016.80	0.00	1,138,016.80	0.00	(1,138,016.80)
<u>Expense</u>								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	32,417.65	0.00	32,417.65	32,417.65	0.00	32,417.65	0.00	(32,417.65)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	38,856.70	0.00	38,856.70	0.00	(38,856.70)
6325 - Depr - Land Improvement	10,233.89	0.00	10,233.89	56,409.61	0.00	56,409.61	0.00	(56,409.61)
6326 - Depr - Mailboxes	2,032.24	0.00	2,032.24	10,161.20	0.00	10,161.20	0.00	(10,161.20)
6327 - Depr - Roads and Bridges	48,208.99	0.00	48,208.99	212,357.75	0.00	212,357.75	0.00	(212,357.75)
6328 - Depr - Building Improvements	16,024.94	0.00	16,024.94	81,402.91	0.00	81,402.91	0.00	(81,402.91)

Income Statement Report Sudden Valley Community Association SVCA Reserves

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6330 - Depr - Furniture & Fixtures	528.95	0.00	528.95	2,644.75	0.00	2,644.75	0.00	(2,644.75)
6335 - Depr - Communication Equipment	160.14	0.00	160.14	800.70	0.00	800.70	0.00	(800.70)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	6,573.85	0.00	6,573.85	0.00	(6,573.85)
6340 - Depr - Machinery & Equipment	(17,686.88)	0.00	(17,686.88)	50,659.11	0.00	50,659.11	0.00	(50,659.11)
6350 - Depr - Vehicles	2,839.77	0.00	2,839.77	17,035.65	0.00	17,035.65	0.00	(17,035.65)
6360 - Amortization	610.76	0.00	610.76	3,053.80	0.00	3,053.80	0.00	(3,053.80)
Total Depreciation Expense	104,456.56	0.00	104,456.56	512,373.68	0.00	512,373.68	0.00	(512,373.68)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	7,124.07	0.00	7,124.07	35,444.80	0.00	35,444.80	0.00	(35,444.80)
Total Reserve Expenses/Transfers	7,124.07	0.00	7,124.07	35,444.80	0.00	35,444.80	0.00	(35,444.80)
Reserve CRRRF Capital Proejcts								
9719.18 - Trim Mower- Turf	668.76	0.00	668.76	3,343.80	0.00	3,343.80	0.00	(3,343.80)
9719.19 - Utility Vehicles	1,740.21	0.00	1,740.21	8,701.05	0.00	8,701.05	0.00	(8,701.05)
9719.20 - Marina Dock Replacement	1,616.78	0.00	1,616.78	43,181.06	0.00	43,181.06	0.00	(43,181.06)
9721.01 - Golf Cart Fleet	3,065.00	0.00	3,065.00	15,325.00	0.00	15,325.00	0.00	(15,325.00)
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	2,195.92	0.00	2,195.92	72,455.76	0.00	72,455.76	0.00	(72,455.76)
9722.08 - 2022 Area Z Facility Remodel	1,254.00	0.00	1,254.00	5,600.25	0.00	5,600.25	0.00	(5,600.25)
9722.09 - 2022 Barn 8 Remodel	4,052.88	0.00	4,052.88	30,282.53	0.00	30,282.53	0.00	(30,282.53)
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	655.79	0.00	655.79	1,162.04	0.00	1,162.04	0.00	(1,162.04)
9723.06 - Marina Dock Replace-Prelim Dsgn	168.75	0.00	168.75	11,458.47	0.00	11,458.47	0.00	(11,458.47)
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

May 01, 2023 thru May 31, 2023

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Projcets								
9723.08 - Wecome Center HVAC	5,701.50	0.00	5,701.50	26,838.91	0.00	26,838.91	0.00	(26,838.91)
Total Reserve CRRRF Capital Projcets	21,119.59	0.00	21,119.59	321,912.16	0.00	321,912.16	0.00	(321,912.16)
Reserve Roads Capital Projects								
9921.03 - 2021 Southern Crt Stabilization & /	0.00	0.00	0.00	141,227.28	0.00	141,227.28	0.00	(141,227.28)
9921.05 - Culvert 315	5,915.75	0.00	5,915.75	19,054.86	0.00	19,054.86	0.00	(19,054.86)
9922 - Fast Response Unforseen Drainage Is	3,500.00	0.00	3,500.00	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	562,174.26	0.00	562,174.26	0.00	(562,174.26)
9922.6 - Cascade Lane	539.00	0.00	539.00	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	1,588.75	0.00	1,588.75	17,243.75	0.00	17,243.75	0.00	(17,243.75)
9923.1 - Ten Year Capital Roads & Drainage	34,423.75	0.00	34,423.75	60,479.65	0.00	60,479.65	0.00	(60,479.65)
9923.2 - 2023 Pothole Repairs	67.50	0.00	67.50	1,485.00	0.00	1,485.00	0.00	(1,485.00)
9923.3 - 2023 Roads On-Call Engineering	3,796.50	0.00	3,796.50	3,796.50	0.00	3,796.50	0.00	(3,796.50)
9923.43 - 2023 Roads Project- Asphalt Repa	6,993.75	0.00	6,993.75	6,993.75	0.00	6,993.75	0.00	(6,993.75)
Total Reserve Roads Capital Projects	56,825.00	0.00	56,825.00	1,783,663.49	0.00	1,783,663.49	0.00	(1,783,663.49)
Reserve Road CVC Capital Project								
9923.08 - 2023 Culvert Vegetation Control	70,476.57	0.00	70,476.57	288,704.66	0.00	288,704.66	0.00	(288,704.66)
9923.082 - 2023 CVC - Wages, Taxes, & Ben	2,716.00	0.00	2,716.00	19,655.30	0.00	19,655.30	0.00	(19,655.30)
Total Reserve Road CVC Capital Project	73,192.57	0.00	73,192.57	308,359.96	0.00	308,359.96	0.00	(308,359.96)
Total SVCA Reserves Expense	262,717.79	0.00	262,717.79	2,961,754.09	0.00	2,961,754.09	0.00	(2,961,754.09)
Total SVCA Reserves Income / (Loss)	(28,980.02)	0.00	(28,980.02)	(1,823,737.29)	0.00	(1,823,737.29)	0.00	1,823,737.29

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2023

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

LLE = Lot Line Eraser
 CTB = Covenant to Bind