

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

	Unaudited** May 31, 2024	Unaudited** Dec 31, 2023	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 745,026	\$ 678,244	\$ 66,782
Building Completion Deposit Fund	529,150	506,408	22,742
Member Receivables - Operations*	-	43,985	(43,985)
Other Receivables	17,077	16,560	517
Prepaid Expenses	18,073	70,215	(52,142)
Operating Lease ROU Assets	7,742	10,631	(2,889)
Inventory	5,732	5,659	73
Total Current Assets	1,322,800	1,331,702	(8,902)
Current Liabilities			
Accounts Payable	(73,379)	(226,676)	153,297
Accrued Vacation Liability	(74,946)	(64,195)	(10,751)
Accrued Payroll	-	(64,114)	64,114
Prepaid Assessments	(330,807)	(224,404)	(106,403)
Building Completion Deposits	(529,150)	(506,408)	(22,742)
Other Refundable Deposits	(7,896)	(5,896)	(2,000)
Operating Lease Liability	(7,742)	(10,631)	2,889
Prepaid Golf Memberships	-	(112,089)	112,089
Total Current Liabilities	(1,023,920)	(1,214,413)	190,493
Operating Reserve Funds			
Emergency Operating Cash	362,931	362,252	679
Undesignated Reserves Cash	332,314	306,265	26,049
Total Operating Reserve Funds	695,245	668,517	26,728
Net Operating Assets	\$ 994,125	\$ 785,806	\$ 208,320
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,619,416	3,627,018	(7,602)
Roads Reserve Cash Fund	2,632,461	2,034,275	598,186
Board Density Reduction Cash Fund	87,779	87,688	91
Mailbox Cash Fund	137,061	126,445	10,616
CRRRF Capital Reserve Holding Cash	220,096	222,019	(1,923)
Mitigation Assignment of Savings Cash	49,748	49,688	60
LWWSD Assignment of Savings Cash	14,927	101,840	(86,913)
Member Receivables - Capital**	-	16,112	(16,112)
Total Capital Current Assets	6,761,488	6,265,085	496,403
Capital Fixed Assets			
Fixed Assets	15,516,995	15,373,162	143,833
Finance ROU Assets	104,046	136,464	(32,418)
Lots Held for Sale	236,456	236,456	-
Total Capital Assets	15,857,497	15,746,082	111,415
Long Term Liabilities			
CRRRF Loan 2022	(1,690,908)	(1,799,425)	108,516
Finance Leases	(80,926)	(106,596)	25,670
Total Long Term Liabilities	(1,771,834)	(1,906,021)	134,186
NET ASSETS	\$ 21,841,276	\$ 20,890,952	\$950,324
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	306,565	463,239	(156,674)
Net Income: Rec Special Assmt	-	(180,468)	180,468
Transfers Out from Operations to Capital	(105,600)	(32,799)	(72,801)
Current Year Net Income: Capital**	646,097	1,471,336	(825,239)
Transfers Into Capital from Operations	105,600	32,799	72,801
Retained Earnings**	5,232,892	4,950,121	282,771
Capital**	15,655,722	14,186,724	1,468,998
TOTAL MEMBER EQUITY	\$ 21,841,276	\$20,890,952	\$950,324

* 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, 2024, and December 31, 2023, the balances of receivables written off were \$728,252 and \$623,674, respectively.

** Beginning with the 2020 year end audited financial statements, Accounting Standards Codification (ASC) 606 requires issued audited financial statements to reclassify unspent capital dues revenue, including related capital transfer fee collections, as a contract liability balance (unearned revenue), which is then reversed out in future years when capital dues/capital transfer fee collections are actually expended on capital related expenditures. This particular accounting standard change is only incorporated into the issued audited financial statements and is not factored into SVCA's internal monthly statements as it would obscure the reality of monthly capital dues/capital transfer fee revenues collected for internal monthly presentation purposes. See SVCA's 2020, 2021, and 2022 audited financial statements (2022 represents the most recently issued audited statements), which fully incorporate ASC 606 and comply with Generally Accepted Accounting Principals (GAAP).

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - May 2024			Year to Date - 5 Months Ending 5/31/2024			
	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	222,585		230,752	1,113,770			1,154,725
Bad Debt Reserve	(1,087)		(2,156)	(29,329)			(25,525)
Net Current Year Assessment Income	<u>221,498</u>	<u>10,216</u>	<u>228,596</u>	<u>1,084,441</u>	<u>28,024</u>	97.4%	<u>1,129,200</u>
Bad Debt Recoveries - Prior Years			1,586				17,320
Golf Income	146,572	20,546	-	517,735	43,155		-
Marina Income	101,715	4,856	-	215,287	21,567		-
Rec Center & Pools Income	2,207	206	-	4,615	(1,436)		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	18,146	12,197	-	60,521	34,259		-
Rental Income - Other	3,615	2,982	-	6,381	4,486		-
Area Z Rental Income	1,614	1,453	-	10,991	(450)		-
Lease Income	5,430	1,284	-	27,149	6,419		-
New Home Construction Fees	56,000	34,917	500	100,150	70,967		2,500
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		1,368
Investment Income	569	477	4,196	3,075	2,616		19,921
Total Revenue	<u>557,366</u>	<u>89,134</u>	<u>234,878</u>	<u>2,030,345</u>	<u>209,607</u>		<u>1,170,309</u>
EXPENSES							
Salaries & Benefits	180,542	12,028	-	873,094	35,218		-
Contracted & Professional Services	27,273	(10,499)	-	100,929	(42,523)		-
CC&Rs/ Mandates	47,333	(11,294)	-	206,006	(23,077)		-
Maintenance & Landscaping	41,362	(12,790)	-	176,453	28,844		-
Utilities	8,895	1,606	-	80,056	(2,713)		-
Administrative	19,436	(3,428)	-	74,244	(7,614)		-
Regulatory Compliance	4,511	3,299	-	104,137	(37,934)		-
Insurance Premiums	15,057	(826)	-	73,811	(2,653)		-
Other Expenses	-	84	-	-	417		-
Depreciation Expense	-	-	96,162	-	-		480,810
Interest expense	-	-	6,194	-	-		27,290
Total Expenses	<u>344,409</u>	<u>(21,820)</u>	<u>102,356</u>	<u>1,688,730</u>	<u>(52,035)</u>		<u>508,100</u>
Net Income (Loss)	<u>212,957</u>	<u>67,314</u>	<u>132,522</u>	<u>341,615</u>	<u>157,572</u>		<u>662,209</u>
Net UDR Activity for Operations							
Hazardous Tree Removal	-			(10,120)			
Net Income (Loss) with Board Approved UDR	<u>212,957</u>	<u>67,314</u>	<u>132,522</u>	<u>331,495</u>	<u>157,572</u>		<u>662,209</u>
Other Activity							
Net Other UDR Activity*	1,402			29,805			
AR Accrual - Prior Year Reversal	-		-	(43,985)			(16,112)
AR Accrual - Current Year	-		-	-			-
Vacation Liability Accrual	(20)			(10,750)			
Total Other Activity	<u>1,382</u>		<u>-</u>	<u>(24,930)</u>			<u>(16,112)</u>
Grand Total Activity	<u>214,339</u>	<u>67,314</u>	<u>132,522</u>	<u>306,565</u>	<u>157,572</u>		<u>646,097</u>

*Prior year recoveries for operations are deposited into the Undesignated Reserve Account (UDR).

**Refer to the last footnote on the Balance Sheet (prior page) for a discussion of Accounting Standards Codification (ASC) 606 and capital dues revenue collections.

Sudden Valley Community Association
Reserve Cash Balance & Activity
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 12/31/2023	3,627,018	2,034,275	222,019	87,688	126,445	151,528	\$ 6,248,973	362,252	306,265	\$ 668,517
Dues Received	557,164	576,063		-	10,374		1,143,601	-	47,105	47,105
Storm Water Mitigation Plan Fee		2,500					2,500			-
Investment Income	11,628	7,476	414	91	242	71	19,921	679	600	1,279
Sale of Assets	1,368			-			1,368			-
Board Approved Transfers	105,600						105,600			-
Mitigation Release	-	86,923				(86,923)	(0)			-
2024 Expenditures	(683,362)	(74,776)	(2,338)	-	-		(760,476)		(21,656)	(21,656)
Net Available Cash at 5/31/2024	3,619,416	2,632,461	220,096	87,779	137,061	64,675	\$ 6,761,488	362,931	332,314	\$ 695,245
7 Month Outlook										
Outlook - 2024 Dues (95% collections)	749,243	770,620			13,906		\$ 1,533,769			\$ -
Outlook - Prior Year Collections	11,606	11,937			215		23,758		22,909	22,909
CRRRF Loan Payments for year 2024	(194,273)						(194,273)			-
Obligated Expenses/Holdings	(1,715,585)	(1,445,317)	(220,096)			(64,675)	(3,445,673)		(104,948)	(104,948)
Net Usable Cash Balance 12/31/2024	2,470,406	1,969,701	-	87,779	151,182	-	\$ 4,679,068	362,931	250,275	\$ 613,206
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2024, After Recommendation	\$ 1,870,406	\$ 1,469,701	\$ -	\$ 87,779	\$ 151,182	\$ -	\$ 3,579,068	\$ 362,931	\$ 250,275	\$ 613,206
Net Current Year Cash Increase (Decrease)	(1,156,612)	(64,574)	(222,019)	91	24,737	(151,528)	\$ (1,569,905)	679	(55,990)	\$ (55,311)

*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
May 1, 2024 to May 31, 2024
CURRENT MONTH

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	64,208	42,896	-	7,099	31,931	(6,496)	32,277	43,499
Accounting	3,082	1,849	28,588	(418)	3,900	3,188	(29,406)	4,619
Administration	159	(494)	33,119	3,012	11,944	(4,247)	(44,904)	(1,729)
Common Costs	4,458	1,199	-	-	38,583	(13,373)	(34,125)	(12,174)
Facilities	7,044	2,737	3,677	550	4,390	13,078	(1,023)	16,365
Maintenance	-	-	31,136	1,065	9,744	(6,065)	(40,880)	(5,000)
Subtotal	78,951	48,187	96,520	11,308	100,492	(13,915)	(118,061)	45,580
Golf	146,572	20,546	65,029	1,718	39,033	(10,681)	42,510	11,583
Marina	104,523	6,997	-	-	2,050	38	102,473	7,035
Rec/ Pools/ Parks	5,822	3,188	18,993	(998)	22,292	(9,290)	(35,463)	(7,100)
Subtotal	256,917	30,731	84,022	720	63,375	(19,933)	109,520	11,518
Subtotal Operations before Ops Dues	335,868	78,918	180,542	12,028	163,867	(33,848)	(8,541)	57,098
Ops Dues Earned	222,585						222,585	
Curr Yr Bad Debts Activity	(1,087)						(1,087)	
Net Ops Dues	<u>221,498</u>	<u>10,216</u>					<u>221,498</u>	<u>10,216</u>
Net Operations	<u>557,366</u>	<u>89,134</u>	<u>180,542</u>	<u>12,028</u>	<u>163,867</u>	<u>(33,848)</u>	<u>212,957</u>	<u>67,314</u>
Net BOD Approved UDR Activity for Operations								
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	<u>557,366</u>	<u>89,134</u>	<u>180,542</u>	<u>12,028</u>	<u>163,867</u>	<u>(33,848)</u>	<u>212,957</u>	<u>67,314</u>
Other Operating Activity								
UDR Activity	7,716				6,314		1,402	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				20		(20)	
Total Other Operating Activity	<u>7,716</u>				<u>6,334</u>		<u>1,382</u>	
Grand Total Operations Activity	<u>565,082</u>	<u>89,134</u>	<u>180,542</u>	<u>12,028</u>	<u>170,201</u>	<u>(33,848)</u>	<u>214,339</u>	<u>67,314</u>

* Excludes Depreciation
B / (W) = Better / (Worse) Than Budget

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

Whole \$

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	127,110	96,781	-	35,494	228,666	(82,153)	(101,556)	50,122
Accounting	9,960	3,795	142,396	(1,537)	21,402	(4,284)	(153,838)	(2,026)
Administration	653	(465)	176,779	3,893	47,186	(9,849)	(223,312)	(6,421)
Common Costs	22,015	5,724	-	-	189,137	(31,590)	(167,122)	(25,866)
Facilities	38,139	5,968	18,709	2,426	63,923	33,794	(44,493)	42,188
Maintenance	-	-	163,165	(862)	24,006	18,067	(187,171)	17,205
Subtotal	197,877	111,803	501,049	39,414	574,320	(76,015)	(877,492)	75,202
Golf	517,735	43,155	300,187	(3,269)	187,557	(13,632)	29,991	26,254
Marina	219,295	23,575	-	-	5,479	3,533	213,816	27,108
Rec/ Pools/ Parks	10,996	3,050	71,858	(927)	48,279	(1,139)	(109,141)	984
Subtotal	748,026	69,780	372,045	(4,196)	241,315	(11,238)	134,666	54,346
Subtotal Operations before Ops Dues	945,903	181,583	873,094	35,218	815,635	(87,253)	(742,826)	129,548
Ops Dues Earned	1,113,770						1,113,770	
Curr Yr Bad Debts Activity	(29,329)						(29,329)	
Net Ops Dues	1,084,441	28,024					1,084,441	28,024
Net Operations	2,030,344	209,607	873,094	35,218	815,635	(87,253)	341,615	157,572
Net BOD Approved UDR Activity for Operations								
Hazardous Tree Removal	-		-		10,120		(10,120)	
Net Operations with Board Approved UDR	2,030,344	209,607	873,094	35,218	825,755	(87,253)	331,495	157,572
Other Operating Activity								
UDR Activity	41,620				11,815		29,805	
AR Accrual - Prior Year Reversal	(43,985)				-		(43,985)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				10,750		(10,750)	
Total Other Operating Activity	(2,365)				22,565		(24,930)	
Grand Total Operations Activity	2,027,979	209,607	873,094	35,218	848,320	(87,253)	306,565	157,572

* Excludes Depreciation

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

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

UNAUDITED

	2024 May Actuals	2024 MTD B / (W) Budget	2024 YTD (5 Months) Actuals	2024 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	221,498	10,216	1,084,441	28,024
Golf Income	146,572	20,546	517,735	43,155
Marina Income	101,715	4,856	215,287	21,567
Area Z Rental Income	1,614	1,453	10,991	(450)
Lease Income	5,430	1,284	27,149	6,419
Non-Lease Facility Rentals	3,615	2,982	6,381	4,486
Rec Center and Pools Income	2,207	206	4,615	(1,436)
New Home Construction Fees	56,000	34,917	100,150	70,967
Other AR Income	15,179	10,613	54,930	32,099
Other Income	2,967	1,584	5,591	2,160
Investment Income	569	477	3,075	2,616
Total Revenue	557,366	89,134	2,030,345	209,607
EXPENSES				
Salaries & Benefits				
ACC / Security	-	7,099	-	35,494
Accounting	28,588	(418)	142,396	(1,537)
Administration	33,119	3,012	176,779	3,893
Facilities	3,677	550	18,709	2,426
Maintenance	31,136	1,065	163,165	(862)
Golf	65,029	1,718	300,187	(3,269)
Rec/ Pools/ Parks	18,993	(998)	71,858	(927)
Marina	-	-	-	-
Total Salaries & Benefits	180,542	12,028	873,094	35,218
Other Expenses				
Administrative				
General Administrative	-	-	300	(300)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	3,953	(1,888)	12,326	(4,044)
Dues & Subscriptions	3,891	38	19,993	(3,297)
Office Supplies	1,056	1,284	4,721	6,395
GM Discretionary Funds	1,356	(1,020)	3,130	(2,341)
Advertising Costs	-	1,364	6,611	(455)
Cash Over/Short	29	(29)	257	(257)
Currency Gain/Loss	5	(5)	11	(11)
Events Charges	1,191	(1,191)	1,825	(1,563)
Printing & Copying	346	1,713	7,414	(3,611)
Training & Conferences	3,535	(1,993)	5,067	1,458
Recruiting Expense	933	(683)	2,079	(829)
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	1,379	(338)	6,838	(1,630)
Insurance Claims	-	-	-	-
Uniforms	1,762	(680)	3,672	2,871
Cashiering Clearing Account	-	-	-	-
Total Administrative	19,436	(3,428)	74,244	(7,614)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	-	495	59,956	(44,990)
Permits & Licenses	987	204	1,780	178
Audit & Tax Services	-	4,580	5,105	(525)
Regulatory Compliance	251	99	1,231	523
Federal Income Tax	-	-	-	-
State B&O Tax	2,155	(961)	5,018	6,427
Property/Real Estate Tax	1,118	(1,118)	31,047	453
Total Regulator Compliance	4,511	3,299	104,137	(37,934)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	-	278	787	3,329
Postage	212	33	1,596	(366)
Postage- Views	1,072	(72)	5,334	(334)
Newsletter Services	4,856	78	23,904	762
Legal Services	16,792	(11,376)	56,552	(29,468)
Professional Security Services	24,401	(235)	117,833	3,000
Total CC&Rs/ Mandates	47,333	(11,294)	206,006	(23,077)

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

UNAUDITED

	<u>2024 May Actuals</u>	<u>2024 MTD B / (W) Budget</u>	<u>2024 YTD (5 Months) Actuals</u>	<u>2024 YTD B / (W) Budget</u>
Insurance Premiums	15,057	(826)	73,811	(2,653)
Utilities				
Utilities	(3,334)	3,334	(3,333)	3,333
Utilities- Natural Gas	2,602	(2,457)	11,111	(3,242)
Utilities- Water & Sewer	-	-	14,227	2,547
Utilities- Electricity	4,967	(818)	26,137	(4,962)
Utilities- Trash & Recycling Service	60	2,532	7,851	5,599
Utilities- Communications Service	4,600	(985)	24,063	(5,988)
Total Utilities	<u>8,895</u>	<u>1,606</u>	<u>80,056</u>	<u>(2,713)</u>
Maintenance & Landscaping				
Landscape R&M	5,132	(1,177)	18,365	(1,598)
Building R&M- Materials	1,518	6,772	6,375	19,144
Building R&M- Contract Services	544	486	14,792	8,482
Raw Materials	-	-	34,208	(20,608)
Raw Materials: Sand & Gravel	1,893	1,843	12,563	16,873
Janitorial Supplies	2,114	(1,308)	6,118	(2,096)
Equipment R&M	7,780	(4,107)	30,116	(1,581)
Small Tools & Equipment	369	(268)	5,308	2,159
Vehicle R&M	3,175	(2,206)	4,436	6,507
Vehicle Fuel	7,800	(4,124)	22,265	(2,837)
Other Supplies	11,037	(9,311)	17,703	(5,466)
Other R&M	-	610	1,708	1,577
Weather Response	-	-	2,496	8,288
Weather Response	-	-	-	-
Total Maintenance & Landscaping	<u>41,362</u>	<u>(12,790)</u>	<u>176,453</u>	<u>28,844</u>
Contracted & Professional Services				
Equipment Lease & Rental	6,083	(4,415)	12,951	(2,617)
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	5,369	(1,391)	24,645	(10,614)
Pool Management	13,192	(4,402)	19,322	(4,634)
Safety & Security Services	2,629	(2,112)	14,059	(1,942)
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	-	27,393	(27,348)
Other Professional Services	-	1,821	2,559	4,632
Total Contracted & Professional Services	<u>27,273</u>	<u>(10,499)</u>	<u>100,929</u>	<u>(42,523)</u>
Other Expenses				
Vandalism	-	84	-	417
Other Charges	-	-	-	-
Total Other Expenses	<u>-</u>	<u>84</u>	<u>-</u>	<u>417</u>
Total Other Expenses	<u>163,867</u>	<u>(33,848)</u>	<u>815,636</u>	<u>(87,253)</u>
Total Operations Expenses	<u>344,409</u>	<u>(21,820)</u>	<u>1,688,730</u>	<u>(52,035)</u>
Net Operations Income (Loss)	<u>212,957</u>	<u>67,314</u>	<u>341,615</u>	<u>157,572</u>
Net BOD Approved UDR Activity for Operations (Expense)				
Hazardous Tree Removal	-	-	(10,120)	-
Net Operations Income (Loss) with BOD Approved UDR	<u>212,957</u>	<u>67,314</u>	<u>331,495</u>	<u>157,572</u>
Other Operating Activity- Income/(Expense)				
UDR Activity	1,402	-	29,805	-
AR Accrual - Prior Year Reversal	-	-	(43,985)	-
AR Accrual - Current Year	-	-	-	-
Vacation Liability Accrual	(20)	-	(10,750)	-
Total Other Operating Activity	<u>1,382</u>	<u>-</u>	<u>(24,930)</u>	<u>-</u>
Grand Total Operations Activity	<u>214,339</u>	<u>67,314</u>	<u>306,565</u>	<u>157,572</u>
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

May 01, 2024 thru May 31, 2024

	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- 2024 Ops	(1,086.95)	(11,120.17)	10,033.22	(29,328.63)	(55,600.85)	26,272.22	(133,442.00)	(104,113.37)
4005.24 - Member Assessments 2024	222,585.40	222,403.00	182.40	1,113,769.53	1,112,018.00	1,751.53	2,668,844.00	1,555,074.47
Total Dues and Assessment Income- Ops	221,498.45	211,282.83	10,215.62	1,084,440.90	1,056,417.15	28,023.75	2,535,402.00	1,450,961.10
Other AR Income								
4830 - Advertising Income	3,041.00	3,166.67	(125.67)	14,882.50	15,833.35	(950.85)	38,000.00	23,117.50
4831 - BD Expense- Views Ads	848.00	0.00	848.00	3,137.50	0.00	3,137.50	0.00	(3,137.50)
Total Other AR Income	3,889.00	3,166.67	722.33	18,020.00	15,833.35	2,186.65	38,000.00	19,980.00
Other Income								
4870 - Member Donation Income	0.00	0.00	0.00	920.67	0.00	920.67	0.00	(920.67)
Total Other Income	0.00	0.00	0.00	920.67	0.00	920.67	0.00	(920.67)
Investment Income								
4900 - Interest Earned - Operating Accounts	568.75	91.67	477.08	3,074.55	458.35	2,616.20	1,100.00	(1,974.55)
Total Investment Income	568.75	91.67	477.08	3,074.55	458.35	2,616.20	1,100.00	(1,974.55)
Total Common Costs Income	225,956.20	214,541.17	11,415.03	1,106,456.12	1,072,708.85	33,747.27	2,574,502.00	1,468,045.88
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	41.67	(41.67)	0.00	208.35	(208.35)	500.00	500.00
9005 - State B&O Tax	13.08	17.08	(4.00)	118.15	85.40	32.75	205.00	86.85
9015 - Property/Real Estate Tax	1,117.58	0.00	1,117.58	31,046.65	31,500.00	(453.35)	63,000.00	31,953.35
Total Regulatory Compliance	1,130.66	58.75	1,071.91	31,164.80	31,793.75	(628.95)	63,705.00	32,540.20
CC&Rs/ Mandates								
5216 - Postage- Views	1,072.43	1,000.00	72.43	5,333.50	5,000.00	333.50	12,000.00	6,666.50
5225 - Newsletter Services	4,855.50	4,833.33	22.17	23,904.25	24,166.65	(262.40)	58,000.00	34,095.75
7020 - Legal Services	16,792.26	5,416.67	11,375.59	56,551.70	27,083.35	29,468.35	65,000.00	8,448.30
Total CC&Rs/ Mandates	22,720.19	11,250.00	11,470.19	85,789.45	56,250.00	29,539.45	135,000.00	49,210.55

Income Statement Report
Sudden Valley Community Association
Common Costs

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	14,731.84	13,900.83	831.01	72,183.20	69,504.15	2,679.05	166,810.00	94,626.80
Total Insurance	14,731.84	13,900.83	831.01	72,183.20	69,504.15	2,679.05	166,810.00	94,626.80
Total Common Costs Expense	38,582.69	25,209.58	13,373.11	189,137.45	157,547.90	31,589.55	365,515.00	176,377.55
Total Common Costs Income / (Loss)	187,373.51	189,331.59	(1,958.08)	917,318.67	915,160.95	2,157.72	2,208,987.00	1,291,668.33

Income Statement Report

Sudden Valley Community Association

ACC / Security

May 01, 2024 thru May 31, 2024

	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	56,000.00	21,083.00	34,917.00	100,150.00	29,183.00	70,967.00	75,000.00	(25,150.00)
Total New Home Construction Fees	56,000.00	21,083.00	34,917.00	100,150.00	29,183.00	70,967.00	75,000.00	(25,150.00)
Other AR Income								
4805 - Compliance Fees & Fines - ACC	0.00	166.00	(166.00)	26,450.00	833.00	25,617.00	2,000.00	(24,450.00)
4806 - BD Expense- ACC Fines	8,207.88	0.00	8,207.88	500.00	0.00	500.00	0.00	(500.00)
Total Other AR Income	8,207.88	166.00	8,041.88	26,950.00	833.00	26,117.00	2,000.00	(24,950.00)
Other Income								
4295 - Security House Checks	0.00	63.00	(63.00)	10.00	313.00	(303.00)	750.00	740.00
Total Other Income	0.00	63.00	(63.00)	10.00	313.00	(303.00)	750.00	740.00
Total ACC / Security Income	64,207.88	21,312.00	42,895.88	127,110.00	30,329.00	96,781.00	77,750.00	(49,360.00)
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	0.00	495.00	(495.00)	59,956.40	14,966.00	44,990.40	55,000.00	(4,956.40)
6300 - Permits & Licenses	0.00	16.00	(16.00)	184.50	83.00	101.50	200.00	15.50
9005 - State B&O Tax	(69.80)	4.00	(73.80)	396.90	21.00	375.90	50.00	(346.90)
Total Regulatory Compliance	(69.80)	515.00	(584.80)	60,537.80	15,070.00	45,467.80	55,250.00	(5,287.80)
CC&Rs/ Mandates								
5215 - Postage	38.08	4.00	34.08	90.43	21.00	69.43	50.00	(40.43)
7097 - Professional Security Services	24,401.24	24,166.00	235.24	117,833.42	120,833.00	(2,999.58)	290,000.00	172,166.58
Total CC&Rs/ Mandates	24,439.32	24,170.00	269.32	117,923.85	120,854.00	(2,930.15)	290,050.00	172,126.15
Payroll & Benefits								
5300 - Salaries	0.00	5,768.00	(5,768.00)	0.00	28,840.00	(28,840.00)	74,998.00	74,998.00
5335 - Payroll Taxes- Employer	0.00	524.00	(524.00)	0.00	2,619.00	(2,619.00)	6,810.00	6,810.00
5385 - Payroll Benefits - Medical	0.00	807.00	(807.00)	0.00	4,035.00	(4,035.00)	9,684.00	9,684.00
Total Payroll & Benefits	0.00	7,099.00	(7,099.00)	0.00	35,494.00	(35,494.00)	91,492.00	91,492.00

Income Statement Report
Sudden Valley Community Association
ACC / Security

May 01, 2024 thru May 31, 2024

	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	194.53	60.00	134.53	617.26	300.00	317.26	720.00	102.74
Total Utilities	194.53	60.00	134.53	617.26	300.00	317.26	720.00	102.74
Maintenance & Landscaping								
6775 - Vehicle R&M	2,846.62	0.00	2,846.62	3,055.25	0.00	3,055.25	0.00	(3,055.25)
6785 - Vehicle Fuel	1,658.10	547.00	1,111.10	4,687.12	3,641.00	1,046.12	7,900.00	3,212.88
6795 - Other Supplies	233.92	0.00	233.92	392.47	28.00	364.47	500.00	107.53
Total Maintenance & Landscaping	4,738.64	547.00	4,191.64	8,134.84	3,669.00	4,465.84	8,400.00	265.16
Contracted & Professional Services								
6440 - Safety & Security Services	2,628.60	59.00	2,569.60	14,059.27	6,158.00	7,901.27	15,000.00	940.73
6460 - ACC Consultant	0.00	0.00	0.00	27,393.31	45.00	27,348.31	10,000.00	(17,393.31)
Total Contracted & Professional Services	2,628.60	59.00	2,569.60	41,452.58	6,203.00	35,249.58	25,000.00	(16,452.58)
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	31,931.29	32,534.00	(602.71)	228,666.33	182,007.00	46,659.33	471,912.00	243,245.67
Total ACC / Security Income / (Loss)	32,276.59	(11,222.00)	43,498.59	(101,556.33)	(151,678.00)	50,121.67	(394,162.00)	(292,605.67)

Income Statement Report

Sudden Valley Community Association

Accounting

May 01, 2024 thru May 31, 2024

	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	2,875.00	1,108.00	1,767.00	9,000.00	5,540.00	3,460.00	40,000.00	31,000.00
4241 - BD Expense- Title Fees	0.00	0.00	0.00	201.61	0.00	201.61	0.00	(201.61)
4705 - NSF Service Fees	243.00	125.00	118.00	974.50	625.00	349.50	1,500.00	525.50
4706 - BD Expense- NSF Fees	(35.76)	0.00	(35.76)	(216.01)	0.00	(216.01)	0.00	216.01
Total Other AR Income	3,082.24	1,233.00	1,849.24	9,960.10	6,165.00	3,795.10	41,500.00	31,539.90
Total Accounting Income	3,082.24	1,233.00	1,849.24	9,960.10	6,165.00	3,795.10	41,500.00	31,539.90
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	149.77	125.00	24.77	1,164.53	625.00	539.53	1,500.00	335.47
5121 - Currency Gain/Loss	4.88	0.00	4.88	10.78	0.00	10.78	0.00	(10.78)
5210 - Printing & Copying	38.00	70.00	(32.00)	1,443.46	349.00	1,094.46	5,000.00	3,556.54
5399 - Payroll Service Fees	1,378.75	1,041.00	337.75	6,838.39	5,208.00	1,630.39	12,500.00	5,661.61
Total Administrative	1,571.40	1,236.00	335.40	9,457.16	6,182.00	3,275.16	19,000.00	9,542.84
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	4,580.00	(4,580.00)	5,104.68	4,580.00	524.68	40,000.00	34,895.32
9005 - State B&O Tax	28.18	84.00	(55.82)	149.63	417.00	(267.37)	1,000.00	850.37
Total Regulatory Compliance	28.18	4,664.00	(4,635.82)	5,254.31	4,997.00	257.31	41,000.00	35,745.69
CC&Rs/ Mandates								
5215 - Postage	135.04	179.00	(43.96)	661.57	897.00	(235.43)	4,000.00	3,338.43
Total CC&Rs/ Mandates	135.04	179.00	(43.96)	661.57	897.00	(235.43)	4,000.00	3,338.43
Payroll & Benefits								
5300 - Salaries	23,313.94	22,878.00	435.94	115,859.65	114,399.00	1,460.65	297,495.00	181,635.35
5335 - Payroll Taxes- Employer	2,291.75	2,062.00	229.75	11,623.85	10,310.00	1,313.85	26,810.00	15,186.15
5385 - Payroll Benefits - Medical	2,982.48	3,230.00	(247.52)	14,912.40	16,150.00	(1,237.60)	38,760.00	23,847.60
Total Payroll & Benefits	28,588.17	28,170.00	418.17	142,395.90	140,859.00	1,536.90	363,065.00	220,669.10

Income Statement Report

Sudden Valley Community Association

Accounting

May 01, 2024 thru May 31, 2024

	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	165.82	175.00	(9.18)	829.25	875.00	(45.75)	2,100.00	1,270.75
Total Utilities	165.82	175.00	(9.18)	829.25	875.00	(45.75)	2,100.00	1,270.75
Contracted & Professional Services								
5125 - IT Support and Services	1,999.00	834.00	1,165.00	5,199.00	4,167.00	1,032.00	10,000.00	4,801.00
Total Contracted & Professional Services	1,999.00	834.00	1,165.00	5,199.00	4,167.00	1,032.00	10,000.00	4,801.00
Total Accounting Expense	32,487.61	35,258.00	(2,770.39)	163,797.19	157,977.00	5,820.19	439,165.00	275,367.81
Total Accounting Income / (Loss)	(29,405.37)	(34,025.00)	4,619.63	(153,837.09)	(151,812.00)	(2,025.09)	(397,665.00)	(243,827.91)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
 May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4245 - Photocopy Income	0.00	16.00	(16.00)	91.00	83.00	8.00	200.00	109.00
4255 - Maps and Signs	158.55	637.00	(478.45)	490.02	1,035.00	(544.98)	2,000.00	1,509.98
4844 - Concessions Income (Taxable)	0.00	0.00	0.00	71.80	0.00	71.80	0.00	(71.80)
Total Other Income	158.55	653.00	(494.45)	652.82	1,118.00	(465.18)	2,200.00	1,547.18
Total SVCA Operations- Admin Income	158.55	653.00	(494.45)	652.82	1,118.00	(465.18)	2,200.00	1,547.18
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
5015 - Bank Charges & Fees	1,921.75	416.00	1,505.75	3,219.44	2,083.00	1,136.44	5,000.00	1,780.56
5045 - Dues & Subscriptions	380.41	84.00	296.41	1,674.43	417.00	1,257.43	1,000.00	(674.43)
5090 - Office Supplies	809.51	2,050.00	(1,240.49)	4,145.12	9,577.00	(5,431.88)	21,131.00	16,985.88
5100 - GM Discretionary Funds	1,356.19	336.00	1,020.19	3,129.63	789.00	2,340.63	5,000.00	1,870.37
5120 - Cash Over/Short	0.00	0.00	0.00	14.00	0.00	14.00	0.00	(14.00)
5121 - Currency Gain/Loss	(0.30)	0.00	(0.30)	0.00	0.00	0.00	0.00	0.00
5205 - Events Charges	1,191.14	0.00	1,191.14	1,825.17	262.00	1,563.17	5,000.00	3,174.83
5210 - Printing & Copying	101.17	164.00	(62.83)	5,402.29	1,529.00	3,873.29	6,500.00	1,097.71
5227 - Training & Conferences	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,500.00	1,500.00
5325 - Recruiting Expense	933.00	250.00	683.00	2,079.35	1,250.00	829.35	3,000.00	920.65
Total Administrative	6,692.87	3,425.00	3,267.87	21,789.43	16,532.00	5,257.43	48,131.00	26,341.57
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
9005 - State B&O Tax	0.51	0.00	0.51	3.46	0.00	3.46	0.00	(3.46)
Total Regulatory Compliance	0.51	0.00	0.51	13.46	0.00	13.46	0.00	(13.46)
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00	18,000.00
5115 - Web Site Maintenance	0.00	278.00	(278.00)	787.20	1,416.00	(628.80)	5,000.00	4,212.80

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
 May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5215 - Postage	38.78	41.00	(2.22)	631.29	208.00	423.29	500.00	(131.29)
5225 - Newsletter Services	0.00	100.00	(100.00)	0.00	500.00	(500.00)	1,200.00	1,200.00
Total CC&Rs/ Mandates	38.78	419.00	(380.22)	1,418.49	2,124.00	(705.51)	24,700.00	23,281.51
Payroll & Benefits								
5300 - Salaries	29,187.70	29,449.00	(261.30)	144,787.37	147,263.00	(2,475.63)	382,959.00	238,171.63
5335 - Payroll Taxes- Employer	2,874.95	2,645.00	229.95	14,448.14	13,224.00	1,224.14	34,388.00	19,939.86
5385 - Payroll Benefits - Medical	1,055.96	4,037.00	(2,981.04)	17,543.00	20,185.00	(2,642.00)	48,444.00	30,901.00
Total Payroll & Benefits	33,118.61	36,131.00	(3,012.39)	176,778.51	180,672.00	(3,893.49)	465,791.00	289,012.49
Utilities								
6035 - Utilities- Trash & Recycling Service	60.00	0.00	60.00	120.00	0.00	120.00	0.00	(120.00)
6050 - Utilities- Communications Service	1,320.24	250.00	1,070.24	2,810.48	1,250.00	1,560.48	3,000.00	189.52
Total Utilities	1,380.24	250.00	1,130.24	2,930.48	1,250.00	1,680.48	3,000.00	69.52
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	132.79	275.00	(142.21)	275.00	142.21
Total Maintenance & Landscaping	0.00	0.00	0.00	132.79	275.00	(142.21)	275.00	142.21
Contracted & Professional Services								
5085 - Equipment Lease & Rental	461.97	459.00	2.97	1,455.80	2,292.00	(836.20)	5,500.00	4,044.20
5125 - IT Support and Services	3,370.11	3,144.00	226.11	19,445.94	9,864.00	9,581.94	30,000.00	10,554.06
6440 - Safety & Security Services	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	5,000.00	5,000.00
Total Contracted & Professional Services	3,832.08	3,603.00	229.08	20,901.74	17,156.00	3,745.74	40,500.00	19,598.26
Total SVCA Operations- Admin Expense	45,063.09	43,828.00	1,235.09	223,964.90	218,009.00	5,955.90	582,397.00	358,432.10
Total SVCA Operations- Admin Income / (Loss)	(44,904.54)	(43,175.00)	(1,729.54)	(223,312.08)	(216,891.00)	(6,421.08)	(580,197.00)	(356,884.92)

Income Statement Report

Sudden Valley Community Association

Facilities

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	0.00	161.00	(161.00)	11,065.50	11,441.00	(375.50)	24,000.00	12,934.50
4412 - BD Expense- Area Z	1,614.44	0.00	1,614.44	(74.81)	0.00	(74.81)	0.00	74.81
Total Area Z Rental Income	1,614.44	161.00	1,453.44	10,990.69	11,441.00	(450.31)	24,000.00	13,009.31
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	2,621.00	1,310.50	19,657.50	13,105.00	6,552.50	31,452.00	11,794.50
4435 - Lease Income - Barn 8	1,200.00	1,200.00	0.00	6,000.00	6,000.00	0.00	14,400.00	8,400.00
4439 - Lease Income- Library	298.20	325.00	(26.80)	1,491.00	1,625.00	(134.00)	3,900.00	2,409.00
Total Lease Income	5,429.70	4,146.00	1,283.70	27,148.50	20,730.00	6,418.50	49,752.00	22,603.50
Total Facilities Income	7,044.14	4,307.00	2,737.14	38,139.19	32,171.00	5,968.19	73,752.00	35,612.81
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	9.00	(9.00)	43.00	42.00	1.00	100.00	57.00
7110 - Regulatory Compliance	73.42	129.00	(55.58)	367.10	646.00	(278.90)	1,550.00	1,182.90
9005 - State B&O Tax	(41.95)	84.00	(125.95)	483.21	417.00	66.21	1,000.00	516.79
Total Regulatory Compliance	31.47	222.00	(190.53)	893.31	1,105.00	(211.69)	2,650.00	1,756.69
Payroll & Benefits								
5300 - Salaries	3,169.77	3,048.00	121.77	16,127.44	15,241.00	886.44	39,634.00	23,506.56
5335 - Payroll Taxes- Employer	363.98	372.00	(8.02)	1,864.45	1,859.00	5.45	4,835.00	2,970.55
5385 - Payroll Benefits - Medical	143.50	807.00	(663.50)	717.50	4,035.00	(3,317.50)	9,684.00	8,966.50
Total Payroll & Benefits	3,677.25	4,227.00	(549.75)	18,709.39	21,135.00	(2,425.61)	54,153.00	35,443.61
Insurance								
5400 - Insurance Premiums	41.67	0.00	41.67	208.35	0.00	208.35	0.00	(208.35)
Total Insurance	41.67	0.00	41.67	208.35	0.00	208.35	0.00	(208.35)
Utilities								
6000 - Utilities	(3,333.77)	0.00	(3,333.77)	(3,333.16)	0.00	(3,333.16)	0.00	3,333.16

Income Statement Report

Sudden Valley Community Association Facilities

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6005 - Utilities- Natural Gas	605.20	0.00	605.20	3,505.45	2,403.00	1,102.45	5,328.00	1,822.55
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	5,837.67	5,791.00	46.67	17,374.00	11,536.33
6033 - Utilities- Electricity	2,182.71	1,919.00	263.71	12,614.04	9,592.00	3,022.04	23,020.00	10,405.96
6035 - Utilities- Trash & Recycling Service	0.00	2,125.00	(2,125.00)	4,608.15	10,624.00	(6,015.85)	25,497.00	20,888.85
6050 - Utilities- Communications Service	685.61	1,669.00	(983.39)	9,008.79	8,346.00	662.79	20,031.00	11,022.21
Total Utilities	139.75	5,713.00	(5,573.25)	32,240.94	36,756.00	(4,515.06)	91,250.00	59,009.06
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	44.67	0.00	44.67	0.00	(44.67)
6515 - Building R&M- Materials	1,517.70	8,206.00	(6,688.30)	6,374.78	25,102.00	(18,727.22)	35,000.00	28,625.22
6520 - Building R&M- Contract Vendor	544.00	1,030.00	(486.00)	14,792.24	23,274.00	(8,481.76)	45,000.00	30,207.76
6635 - Janitorial Supplies	2,114.18	709.00	1,405.18	6,117.84	3,542.00	2,575.84	8,500.00	2,382.16
6675 - Equipment R&M	0.00	84.00	(84.00)	34.54	417.00	(382.46)	1,000.00	965.46
6795 - Other Supplies	0.00	129.00	(129.00)	0.00	646.00	(646.00)	1,550.00	1,550.00
6796 - Other R&M	0.00	84.00	(84.00)	656.59	417.00	239.59	1,000.00	343.41
Total Maintenance & Landscaping	4,175.88	10,242.00	(6,066.12)	28,020.66	53,398.00	(25,377.34)	92,050.00	64,029.34
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	41.00	(41.00)	0.00	208.00	(208.00)	500.00	500.00
7095 - Other Professional Services	0.00	1,250.00	(1,250.00)	2,558.91	6,250.00	(3,691.09)	15,000.00	12,441.09
Total Contracted & Professional Services	0.00	1,291.00	(1,291.00)	2,558.91	6,458.00	(3,899.09)	15,500.00	12,941.09
Total Facilities Expense	8,066.02	21,695.00	(13,628.98)	82,631.56	118,852.00	(36,220.44)	255,603.00	172,971.44
Total Facilities Income / (Loss)	(1,021.88)	(17,388.00)	16,366.12	(44,492.37)	(86,681.00)	42,188.63	(181,851.00)	(137,358.63)

Income Statement Report

Sudden Valley Community Association

Maintenance

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5090 - Office Supplies	108.79	13.00	95.79	108.79	63.00	45.79	150.00	41.21
5210 - Printing & Copying	158.55	9.00	149.55	158.55	42.00	116.55	100.00	(58.55)
6408 - Uniforms	262.09	209.00	53.09	848.03	1,042.00	(193.97)	2,500.00	1,651.97
Total Administrative	529.43	231.00	298.43	1,115.37	1,147.00	(31.63)	2,750.00	1,634.63
Regulatory Compliance								
6300 - Permits & Licenses	177.50	166.00	11.50	564.00	833.00	(269.00)	2,000.00	1,436.00
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	564.00	833.00	(269.00)	2,100.00	1,536.00
Payroll & Benefits								
5300 - Salaries	24,643.61	25,511.00	(867.39)	120,851.78	123,761.00	(2,909.22)	319,366.00	198,514.22
5335 - Payroll Taxes- Employer	2,674.22	2,759.00	(84.78)	13,082.76	13,386.00	(303.24)	34,544.00	21,461.24
5385 - Payroll Benefits - Medical	3,818.42	3,931.00	(112.58)	19,379.14	19,656.00	(276.86)	47,175.00	27,795.86
6447.1 - Weather Response Payroll	0.00	0.00	0.00	8,862.88	5,000.00	3,862.88	10,000.00	1,137.12
6447.2 - Weather Response Payroll Taxes	0.00	0.00	0.00	988.50	500.00	488.50	1,000.00	11.50
Total Payroll & Benefits	31,136.25	32,201.00	(1,064.75)	163,165.06	162,303.00	862.06	412,085.00	248,919.94
Utilities								
6050 - Utilities- Communications Service	313.13	221.00	92.13	1,362.78	1,106.00	256.78	2,655.00	1,292.22
Total Utilities	313.13	221.00	92.13	1,362.78	1,106.00	256.78	2,655.00	1,292.22
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	661.00	(661.00)	471.76	1,982.00	(1,510.24)	1,982.00	1,510.24
6447 - Weather Response	0.00	0.00	0.00	2,496.25	10,784.00	(8,287.75)	35,000.00	32,503.75
6610 - Raw Materials	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	0.00	0.00	5,000.00	5,000.00
6675 - Equipment R&M	488.50	79.00	409.50	2,053.95	1,167.00	886.95	15,000.00	12,946.05
6765 - Small Tools & Equipment	353.95	0.00	353.95	1,026.88	4,289.00	(3,262.12)	7,500.00	6,473.12
6775 - Vehicle R&M	328.48	761.00	(432.52)	1,380.61	10,129.00	(8,748.39)	17,500.00	16,119.39

Income Statement Report
Sudden Valley Community Association
Maintenance

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6785 - Vehicle Fuel	1,925.62	779.00	1,146.62	7,023.37	5,185.00	1,838.37	11,250.00	4,226.63
6795 - Other Supplies	6.38	0.00	6.38	297.11	383.00	(85.89)	5,000.00	4,702.89
6796 - Other R&M	0.00	0.00	0.00	593.07	0.00	593.07	0.00	(593.07)
Total Maintenance & Landscaping	3,102.93	2,280.00	822.93	15,343.00	35,169.00	(19,826.00)	100,732.00	85,389.00
Contracted & Professional Services								
5085 - Equipment Lease & Rental	5,621.20	625.00	4,996.20	5,621.20	3,125.00	2,496.20	7,500.00	1,878.80
6440 - Safety & Security Services	0.00	41.00	(41.00)	0.00	208.00	(208.00)	500.00	500.00
7095 - Other Professional Services	0.00	115.00	(115.00)	0.00	485.00	(485.00)	25,000.00	25,000.00
Total Contracted & Professional Services	5,621.20	781.00	4,840.20	5,621.20	3,818.00	1,803.20	33,000.00	27,378.80
Total Maintenance Expense	40,880.44	35,880.00	5,000.44	187,171.41	204,376.00	(17,204.59)	553,322.00	366,150.59
Total Maintenance Income / (Loss)	(40,880.44)	(35,880.00)	(5,000.44)	(187,171.41)	(204,376.00)	17,204.59	(553,322.00)	(366,150.59)

Income Statement Report
Sudden Valley Community Association
Golf Enterprise
 May 1, 2024 to May 31, 2024

	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	\$ 31,896	\$ 39,155	\$ (7,259)	\$ 279,428	\$ 284,862	\$ (5,434)	\$ 385,000	\$ 105,572
4151 - BD Expense- Golf	769	-	769	(3,772)	-	(3,772)	-	3,772
4154 - Golf Course Daily Greens Fees	83,810	61,589	22,221	162,531	122,059	40,472	658,000	495,469
4170 - Driving Range Fees	5,927	4,529	1,398	13,359	10,077	3,282	35,000	21,641
4174 - Golf Cart Rental	22,885	19,286	3,599	54,561	45,260	9,301	195,000	140,439
4176 - Golf Club Storage	176	-	176	1,540	2,400	(860)	2,400	860
4178 - Trail Fees	1,108	1,467	(359)	10,088	9,922	166	14,750	4,662
Total Golf Income	146,572	126,026	20,546	517,735	474,580	43,155	1,290,150	772,415
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	146,572	126,026	20,546	517,735	474,580	43,155	1,290,150	772,415
Expense								
Administrative								
5107 - Advertising Costs	-	1,364	(1,364)	6,611	6,156	455	14,000	7,389
5015 - Bank Charges & Fees	1,881	1,524	357	7,942	5,574	2,368	30,000	22,058
5120 - Cash Over/Short	29	-	29	243	-	243	-	(243)
5045 - Dues & Subscriptions	3,510	3,845	(335)	18,319	16,279	2,040	27,300	8,981
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	-	50	(50)	178	350	(172)	700	522
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	48	1,800	(1,752)	135	1,800	(1,665)	1,800	1,665
5227 - Training & Conferences	-	667	(667)	1,155	4,000	(2,845)	4,000	2,845
5326 - Operating Performance Commissions	-	-	-	-	-	-	1,500	1,500
5399 - Payroll Service Fees	-	-	-	-	-	-	-	-
6408 - Uniforms	1,468	753	715	2,791	3,881	(1,090)	8,700	5,909
Total Administrative	6,936	10,003	(3,067)	37,373	38,040	(667)	88,000	50,626
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	(40)	-	(40)	7	-	7	750	743
9005 - State B&O Tax	687	-	687	1,935	7,500	(5,565)	7,500	5,565
Total Regulatory Compliance	647	-	647	1,943	7,500	(5,557)	8,250	6,308
CC&Rs/ Mandates								
5215 - Postage	-	21	(21)	-	104	(104)	250	250
5115 - Web Site Maintenance	-	-	-	-	2,700	(2,700)	2,700	2,700
CC&Rs/ Mandates Total	-	21	(21)	-	2,804	(2,804)	2,950	2,950
Payroll & Benefits								
5300 - Salaries	56,637	53,342	3,295	251,306	233,239	18,067	684,013	432,707
5335 - Payroll Taxes- Employer	6,262	5,331	931	27,794	23,309	4,485	68,364	40,570
5385 - Payroll Benefits - Medical	2,129	8,074	(5,945)	21,086	40,370	(19,284)	96,888	75,802
Total Payroll & Benefits	65,029	66,747	(1,718)	300,187	296,918	3,269	849,265	549,079

Income Statement Report
Sudden Valley Community Association
Golf Enterprise
May 1, 2024 to May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	284	331	(47)	1,419	1,654	(235)	3,969	2,550
Total Insurance	284	331	(47)	1,419	1,654	(235)	3,969	2,550
Utilities								
6050 - Utilities- Communications Service	730	612	118	3,598	3,060	538	7,346	3,748
6033 - Utilities- Electricity	1,335	773	562	6,837	5,003	1,834	15,769	8,932
6005 - Utilities- Natural Gas	462	145	317	2,781	1,046	1,735	2,800	19
6023 - Utilities- Water & Sewer	-	-	-	3,945	3,556	389	12,119	8,174
6035 - Utilities- Trash & Recycling Service	-	220	(220)	2,018	1,590	428	4,255	2,237
Total Utilities	2,527	1,750	777	19,181	14,255	4,926	42,289	23,110
Maintenance & Landscaping								
6675 - Equipment R&M	7,291	3,406	3,885	27,032	23,486	3,546	47,000	19,967
6635 - Janitorial Supplies	-	13	(13)	-	63	(63)	150	150
6110 - Landscape R&M	5,132	3,169	1,963	17,848	14,160	3,688	37,500	19,651
6796 - Other R&M	-	376	(376)	458	2,118	(1,660)	2,600	2,142
6795 - Other Supplies	10,090	1,513	8,577	14,955	8,032	6,923	19,500	4,545
6610 - Raw Materials	-	-	-	34,208	12,350	21,858	35,500	1,292
6621 - Raw Materials: Sand & Gravel	1,893	3,736	(1,843)	12,563	29,436	(16,873)	40,000	27,436
6765 - Small Tools & Equipment	15	101	(86)	4,281	3,178	1,103	4,400	119
6785 - Vehicle Fuel	4,216	2,350	1,866	10,421	10,327	94	31,820	21,398
6775 - Vehicle R&M	-	208	(208)	-	814	(814)	2,200	2,200
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	28,637	14,872	13,765	121,767	103,964	17,803	220,670	98,900
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	584	(584)	5,874	4,917	957	9,000	3,126
6440 - Safety & Security Services	-	335	(335)	-	335	(335)	550	550
7095 - Other Professional Services	-	456	(456)	-	456	(456)	750	750
Total Contracted & Professional Services	-	1,375	(1,375)	5,874	5,708	166	10,300	4,426
Total Golf Expense	104,061	95,099	8,962	487,744	470,843	16,901	1,225,693	737,949
Total Golf Income / (Loss)	\$ 42,510	\$ 30,927	\$ 11,583	\$ 29,991	\$ 3,737	\$ 26,254	\$ 64,457	\$ 34,466

Income Statement Report
Sudden Valley Community Association
Marina

May 01, 2024 thru May 31, 2024

	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	6,398.00	6,160.00	238.00	21,768.00	12,320.00	9,448.00	12,320.00	(9,448.00)
4420 - Marina Dry Slip Income	36,819.00	42,204.00	(5,385.00)	66,496.50	84,409.00	(17,912.50)	84,409.00	17,912.50
4425 - Marina Wet/Dry Combo Income	58,338.00	48,495.00	9,843.00	126,080.00	96,991.00	29,089.00	96,991.00	(29,089.00)
4426 - BD Expense- Marina	159.50	0.00	159.50	942.50	0.00	942.50	0.00	(942.50)
Total Marina Income	101,714.50	96,859.00	4,855.50	215,287.00	193,720.00	21,567.00	193,720.00	(21,567.00)
Other Income								
4220 - Marina Gate & Access Cards	2,808.00	667.00	2,141.00	4,008.00	2,000.00	2,008.00	4,000.00	(8.00)
Total Other Income	2,808.00	667.00	2,141.00	4,008.00	2,000.00	2,008.00	4,000.00	(8.00)
Total Marina Income	104,522.50	97,526.00	6,996.50	219,295.00	195,720.00	23,575.00	197,720.00	(21,575.00)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
5210 - Printing & Copying	0.00	16.00	(16.00)	274.57	83.00	191.57	200.00	(74.57)
Total Administrative	0.00	100.00	(100.00)	274.57	500.00	(225.43)	1,200.00	925.43
Regulatory Compliance								
7110 - Regulatory Compliance	177.82	180.00	(2.18)	864.14	900.00	(35.86)	2,160.00	1,295.86
9005 - State B&O Tax	1,461.58	1,000.00	461.58	1,718.76	3,000.00	(1,281.24)	3,000.00	1,281.24
Total Regulatory Compliance	1,639.40	1,180.00	459.40	2,582.90	3,900.00	(1,317.10)	5,160.00	2,577.10
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	546.34	570.00	(23.66)	1,710.00	1,163.66
6033 - Utilities- Electricity	143.49	147.00	(3.51)	876.38	736.00	140.38	1,766.00	889.62
6050 - Utilities- Communications Service	266.91	157.00	109.91	1,199.18	785.00	414.18	1,884.00	684.82
Total Utilities	410.40	304.00	106.40	2,621.90	2,091.00	530.90	5,360.00	2,738.10
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,500.00	1,500.00

Income Statement Report
Sudden Valley Community Association
Marina

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
6675 - Equipment R&M	0.00	104.00	(104.00)	0.00	521.00	(521.00)	1,250.00	1,250.00
6795 - Other Supplies	0.00	41.00	(41.00)	0.00	208.00	(208.00)	500.00	500.00
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	504.00	(504.00)	0.00	2,521.00	(2,521.00)	6,050.00	6,050.00
Total Marina Expense	2,049.80	2,088.00	(38.20)	5,479.37	9,012.00	(3,532.63)	17,770.00	12,290.63
Total Marina Income / (Loss)	102,472.70	95,438.00	7,034.70	213,815.63	186,708.00	27,107.63	179,950.00	(33,865.63)

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

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	3,245	633	2,612	5,586	1,895	3,691	8,000	2,414
4411 - Picnic Shelter Rentals	370	-	370	795	-	795	-	(795)
	3,615	633	2,982	6,381	1,895	4,486	8,000	1,619
Rec Center and Pools Income								
4510 - Health Club Membership	-	-	-	293	1,000	(707)	1,000	707
4223 - Gym and Pool Access Cards	235	-	235	827	3,000	(2,173)	3,000	2,173
4502 - Instructor & Trainer Fees	622	-	622	1,994	-	1,994	3,000	1,006
4513 - Main Pool Income	1,298	1,941	(643)	1,298	1,941	(643)	14,550	13,252
4515 - Locker Rental	-	-	-	-	50	(50)	50	50
4516 - Quiet Pool Income	-	60	(60)	-	60	(60)	300	300
4010 - Recreation Special Assmt 062018 to052023	-	-	-	142	-	142	-	(142)
4011 - BD Expense- Rec SA 062018 to 052023	52	-	52	61	-	61	-	(61)
4840 - Other Income	-	-	-	-	-	-	-	-
Total Recreation Income	2,207	2,001	206	4,614	6,051	(1,437)	21,900	17,285
Total Recreation Income	5,822	2,634	3,188	10,995	7,946	3,049	29,900	18,904
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	137	143	(6)	289	709	(420)	1,700	1,411
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	-	-	-	-	-	-	-
5227 - Training & Conferences	3,535	750	2,785	3,912	1,900	2,012	1,900	(2,012)
6408 - Uniforms	32	120	(88)	32	1,620	(1,588)	1,620	1,588
Total Administrative	3,705	1,013	2,692	4,233	4,229	4	5,220	987
Regulatory Compliance								
6300 - Permits & Licenses	850	1,000	(150)	971	1,000	(29)	1,000	29
9005 - State B&O Tax	76	5	71	213	5	208	300	87
Total Regulatory Compliance	925	1,005	(80)	1,184	1,005	179	1,300	116
CC&Rs/ Mandates								
5215 - Postage	-	-	-	213	-	213	-	(213)
CC&Rs/ Mandates Total	-	-	-	213	-	213	-	(213)
Payroll & Benefits								
5300 - Salaries	15,708	14,907	801	60,435	57,218	3,217	213,645	153,210
5335 - Payroll Taxes- Employer	1,793	1,473	320	6,949	5,638	1,311	21,115	14,166
5385 - Payroll Benefits - Medical	1,491	1,615	(124)	4,474	8,075	(3,601)	19,380	14,906
Total Payroll & Benefits	18,993	17,995	998	71,858	70,931	927	254,140	182,282

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

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	924	471	453	4,637	2,353	2,284	5,647	1,010
6033 - Utilities- Electricity	1,305	1,310	(5)	5,810	5,844	(34)	14,284	8,476
6005 - Utilities- Natural Gas	1,535	-	1,535	4,824	4,420	404	8,470	3,646
6023 - Utilities- Water & Sewer	-	-	-	3,898	6,857	(2,959)	23,570	19,673
6035 - Utilities- Trash & Recycling Service	-	247	(247)	1,104	1,236	(132)	2,966	1,862
Total Utilities	3,764	2,028	1,736	20,273	20,710	(437)	54,937	34,667
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	-	-	-	996	2,944	(1,948)	6,000	5,004
6635 - Janitorial Supplies	-	84	(84)	-	417	(417)	1,000	1,000
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	-	-	-	-	-
6795 - Other Supplies	705	41	664	2,060	2,939	(879)	5,000	2,939
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	705	125	580	3,055	6,300	(3,245)	12,000	8,943
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	13,192	8,790	4,402	19,322	14,688	4,634	48,000	28,678
6440 - Safety & Security Services	-	41	(41)	-	208	(208)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	13,192	8,831	4,361	19,322	14,896	4,426	48,500	29,178
Total Recreation Expense	41,284	30,997	10,287	120,137	118,071	2,066	376,097	255,960
Total Recreation Income / (Loss)	\$ (35,463)	\$ (28,363)	\$ (7,100)	\$ (109,141)	\$ (110,125)	\$ 984	\$ (346,197)	\$ (237,056)

Income Statement Report

Sudden Valley Community Association

UDR Activity

May 01, 2024 thru May 31, 2024

	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								
4005.22 - Member Assessments 2022	0.00	0.00	0.00	629.88	0.00	629.88	0.00	(629.88)
4005.23 - Member Assessments 2023	0.00	0.00	0.00	686.59	0.00	686.59	0.00	(686.59)
Total Dues and Assessment Income- Ops	0.00	0.00	0.00	1,316.47	0.00	1,316.47	0.00	(1,316.47)
Dues and Assessments Income- UDR								
4001 - BD Expense- 2023 Ops & prior	2,290.47	0.00	2,290.47	21,532.53	0.00	21,532.53	0.00	(21,532.53)
4081 - BD Expense- Ops 2014 & Prior	0.00	0.00	0.00	1,437.99	0.00	1,437.99	0.00	(1,437.99)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(43,984.78)	0.00	(43,984.78)	0.00	43,984.78
Total Dues and Assessments Income- UDR	2,290.47	0.00	2,290.47	(21,014.26)	0.00	(21,014.26)	0.00	21,014.26
Collections Income								
4710 - Late Fees & Interest	5,775.90	0.00	5,775.90	29,889.65	0.00	29,889.65	0.00	(29,889.65)
4711 - BD Expense- Late Fee & Int	(2,576.61)	0.00	(2,576.61)	(15,570.50)	0.00	(15,570.50)	0.00	15,570.50
4715 - Lien Fees	7,571.06	0.00	7,571.06	16,346.60	0.00	16,346.60	0.00	(16,346.60)
4720 - Legal Fees/ Reimbursements	350.00	0.00	350.00	552.60	0.00	552.60	0.00	(552.60)
4721 - BD Expense- Legal	(5,960.03)	0.00	(5,960.03)	(15,164.60)	0.00	(15,164.60)	0.00	15,164.60
Total Collections Income	5,160.32	0.00	5,160.32	16,053.75	0.00	16,053.75	0.00	(16,053.75)
Investment Income								
4910 - Interest Earned - Reserve Accounts	264.79	0.00	264.79	1,278.75	0.00	1,278.75	0.00	(1,278.75)
Total Investment Income	264.79	0.00	264.79	1,278.75	0.00	1,278.75	0.00	(1,278.75)
Total UDR Activity Income	7,715.58	0.00	7,715.58	(2,365.29)	0.00	(2,365.29)	0.00	2,365.29
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	223.22	0.00	223.22	693.53	0.00	693.53	0.00	(693.53)
Total Regulatory Compliance	223.22	0.00	223.22	693.53	0.00	693.53	0.00	(693.53)
CC&Rs/ Mandates								
5025 - Collection Charges	265.91	0.00	265.91	1,033.04	0.00	1,033.04	0.00	(1,033.04)

Income Statement Report
Sudden Valley Community Association
UDR Activity

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5065 - Lien Charges	5,475.00	0.00	5,475.00	9,738.00	0.00	9,738.00	0.00	(9,738.00)
Total CC&Rs/ Mandates	5,740.91	0.00	5,740.91	10,771.04	0.00	10,771.04	0.00	(10,771.04)
Payroll & Benefits								
5391 - Accrued Vacation Liability	19.65	0.00	19.65	10,750.43	0.00	10,750.43	0.00	(10,750.43)
Total Payroll & Benefits	19.65	0.00	19.65	10,750.43	0.00	10,750.43	0.00	(10,750.43)
Reserve Expenses/Transfers								
9890 - UDR Legal Expenses	350.00	0.00	350.00	350.00	0.00	350.00	0.00	(350.00)
Total Reserve Expenses/Transfers	350.00	0.00	350.00	350.00	0.00	350.00	0.00	(350.00)
Reserve UDR Projects								
9624.01 - 2024 Hazardous Tree Removal	0.00	0.00	0.00	10,119.80	0.00	10,119.80	0.00	(10,119.80)
Total Reserve UDR Projects	0.00	0.00	0.00	10,119.80	0.00	10,119.80	0.00	(10,119.80)
Total UDR Activity Expense	6,333.78	0.00	6,333.78	32,684.80	0.00	32,684.80	0.00	(32,684.80)
Total UDR Activity Income / (Loss)	1,381.80	0.00	1,381.80	(35,050.09)	0.00	(35,050.09)	0.00	35,050.09

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

May 01, 2024 thru May 31, 2024

	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								
4041 - BD Expense- MR&R	0.00	0.00	0.00	32.30	0.00	32.30	0.00	(32.30)
4043.22 - Capital Rep & Repl Assmt 2022	0.00	0.00	0.00	433.20	0.00	433.20	0.00	(433.20)
4043.23 - Capital Rep & Repl Assmt 2023	0.00	0.00	0.00	433.20	0.00	433.20	0.00	(433.20)
4043.24 - Capital Rep & Repl Assmt 2024	112,722.25	0.00	112,722.25	564,080.55	0.00	564,080.55	0.00	(564,080.55)
4046 - BD Expense- CRRRF 23 & Prior	815.60	0.00	815.60	8,211.65	0.00	8,211.65	0.00	(8,211.65)
4049 - BD Expense - CRRRF 2024	(959.62)	0.00	(959.62)	(12,205.31)	0.00	(12,205.31)	0.00	12,205.31
4051 - BD Expense- Roads 23 & Prior	792.07	0.00	792.07	8,956.38	0.00	8,956.38	0.00	(8,956.38)
4053 - BD Expense - Roads 2024	(1,176.81)	0.00	(1,176.81)	(13,088.10)	0.00	(13,088.10)	0.00	13,088.10
4055.22 - Roads Capital Assmt 2022	0.00	0.00	0.00	445.56	0.00	445.56	0.00	(445.56)
4055.23 - Roads Capital Assmt 2023	0.00	0.00	0.00	445.56	0.00	445.56	0.00	(445.56)
4055.24 - Roads Capital Assmt 2024	115,938.45	0.00	115,938.45	580,174.94	0.00	580,174.94	0.00	(580,174.94)
4060.22 - Mailbox Capital Assmt 2022	0.00	0.00	0.00	8.04	0.00	8.04	0.00	(8.04)
4060.23 - Mailbox Capital Assmt 2023	0.00	0.00	0.00	8.04	0.00	8.04	0.00	(8.04)
4060.24 - Mailbox Capital Assmt 2024	2,092.05	0.00	2,092.05	10,468.96	0.00	10,468.96	0.00	(10,468.96)
4061 - BD Expense- Mailbox 2024	(18.90)	0.00	(18.90)	(231.64)	0.00	(231.64)	0.00	231.64
4062 - BD Expense- Mailbox 23 & Prior	14.74	0.00	14.74	156.88	0.00	156.88	0.00	(156.88)
4071 - BD Expense- Mbr Density	0.00	0.00	0.00	0.29	0.00	0.29	0.00	(0.29)
4995 - BD Expense- 60day accrual CAP	0.00	0.00	0.00	(16,111.87)	0.00	(16,111.87)	0.00	16,111.87
Total Dues and Assessments Income- Capi	230,219.83	0.00	230,219.83	1,132,218.63	0.00	1,132,218.63	0.00	(1,132,218.63)
New Home Construction Fees								
4360 - Storm Water Mitigation Revenue	500.00	0.00	500.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
Total New Home Construction Fees	500.00	0.00	500.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
Investment Income								
4910 - Interest Earned - Reserve Accounts	4,196.13	0.00	4,196.13	19,921.49	0.00	19,921.49	0.00	(19,921.49)
Total Investment Income	4,196.13	0.00	4,196.13	19,921.49	0.00	19,921.49	0.00	(19,921.49)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	0.00	0.00	0.00	1,368.00	0.00	1,368.00	0.00	(1,368.00)
Total Capital Gain (Loss) on Sale of Assets	0.00	0.00	0.00	1,368.00	0.00	1,368.00	0.00	(1,368.00)
Total SVCA Reserves Income	234,915.96	0.00	234,915.96	1,156,008.12	0.00	1,156,008.12	0.00	(1,156,008.12)
<u>Expense</u>								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	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	11,275.62	0.00	11,275.62	56,378.10	0.00	56,378.10	0.00	(56,378.10)
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	40,077.41	0.00	40,077.41	200,387.05	0.00	200,387.05	0.00	(200,387.05)
6328 - Depr - Building Improvements	15,789.41	0.00	15,789.41	78,947.05	0.00	78,947.05	0.00	(78,947.05)
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	7,278.02	0.00	7,278.02	36,390.10	0.00	36,390.10	0.00	(36,390.10)
6350 - Depr - Vehicles	2,839.75	0.00	2,839.75	14,198.75	0.00	14,198.75	0.00	(14,198.75)
6360 - Amortization	610.76	0.00	610.76	3,053.80	0.00	3,053.80	0.00	(3,053.80)
Total Depreciation Expense	96,161.94	0.00	96,161.94	480,809.70	0.00	480,809.70	0.00	(480,809.70)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	6,193.70	0.00	6,193.70	27,289.58	0.00	27,289.58	0.00	(27,289.58)
Total Reserve Expenses/Transfers	6,193.70	0.00	6,193.70	27,289.58	0.00	27,289.58	0.00	(27,289.58)
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	33.75	0.00	33.75	163,037.02	0.00	163,037.02	0.00	(163,037.02)
9721.01 - Golf Cart Fleet	6,130.00	0.00	6,130.00	18,390.00	0.00	18,390.00	0.00	(18,390.00)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Proejcts								
9722.05 - Rekeying of Facilities	1,664.56	0.00	1,664.56	26,265.92	0.00	26,265.92	0.00	(26,265.92)
9722.08 - 2022 Area Z Facility Remodel	1,983.96	0.00	1,983.96	198,600.64	0.00	198,600.64	0.00	(198,600.64)
9722.09 - Barn 8 Refurbishment	1,709.95	0.00	1,709.95	64,610.90	0.00	64,610.90	0.00	(64,610.90)
9723.03 - 2023 Playground ADA Improvemer	2,155.09	0.00	2,155.09	105,206.35	0.00	105,206.35	0.00	(105,206.35)
9723.04 - Golf Austin Creek Repair	0.00	0.00	0.00	9,703.33	0.00	9,703.33	0.00	(9,703.33)
9723.05 - Core Area:Tennis court Resurfe & I	0.00	0.00	0.00	16,118.29	0.00	16,118.29	0.00	(16,118.29)
9723.07 - Website Improvements	0.00	0.00	0.00	5,496.52	0.00	5,496.52	0.00	(5,496.52)
9723.11 - Irrigation Sys Pump Control Replac	0.00	0.00	0.00	19,548.00	0.00	19,548.00	0.00	(19,548.00)
9723.13 - Area Z Tall Barn Refurbishment	0.00	0.00	0.00	59,179.54	0.00	59,179.54	0.00	(59,179.54)
9723.17 - 10 Golf Cart Lease	0.00	0.00	0.00	1,325.99	0.00	1,325.99	0.00	(1,325.99)
9724.01 - Turf Building Remodel - HVAC	0.00	0.00	0.00	9,026.33	0.00	9,026.33	0.00	(9,026.33)
9724.012 - Turf Building Remodel - Permit/Dc	804.38	0.00	804.38	804.38	0.00	804.38	0.00	(804.38)
9724.02 - Asphalt Cart Path Repairs	2,299.00	0.00	2,299.00	2,786.05	0.00	2,786.05	0.00	(2,786.05)
9724.03 - Fleet Replacement of Asst OP-1 &	(1,210.42)	0.00	(1,210.42)	74,364.14	0.00	74,364.14	0.00	(74,364.14)
9724.04 - Purchase of Kubota M5660SUHD	0.00	0.00	0.00	50,936.70	0.00	50,936.70	0.00	(50,936.70)
9724.05 - Purchase of Sand Trap Rake	0.00	0.00	0.00	32,578.91	0.00	32,578.91	0.00	(32,578.91)
9724.06 - Clubhouse HVAC 20 Ton Design/P	4,067.50	0.00	4,067.50	4,979.13	0.00	4,979.13	0.00	(4,979.13)
9724.07 - Adult Center Furnace & Water Hea	0.00	0.00	0.00	6,554.11	0.00	6,554.11	0.00	(6,554.11)
Total Reserve CRRRF Capital Proejcts	22,046.74	0.00	22,046.74	881,557.10	0.00	881,557.10	0.00	(881,557.10)
Reserve Roads Capital Projects								
9921.03 - 2021 Southern Crt Stabilization & A	0.00	0.00	0.00	832.50	0.00	832.50	0.00	(832.50)
9922.8 - 2022 Cold Spring Drainage Repair	33.75	0.00	33.75	18,681.25	0.00	18,681.25	0.00	(18,681.25)
9923.1 - Ten Year Capital Roads & Drainage	0.00	0.00	0.00	119,069.25	0.00	119,069.25	0.00	(119,069.25)
9923.3 - 2023 Roads On-Call Engineering	0.00	0.00	0.00	39,994.75	0.00	39,994.75	0.00	(39,994.75)
9923.41 - 2023 Roads Project- Street Signs	169.77	0.00	169.77	30,269.26	0.00	30,269.26	0.00	(30,269.26)
9923.42 - 2023 Roads Project- Pavement Me	0.00	0.00	0.00	26,259.16	0.00	26,259.16	0.00	(26,259.16)
9923.5 - 2024 Road and Drainage Design & I	4,724.40	0.00	4,724.40	13,938.15	0.00	13,938.15	0.00	(13,938.15)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

May 01, 2024 thru May 31, 2024

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Roads Capital Projects								
9924.2 - 2024 Roads: On-Call Engineering	3,476.25	0.00	3,476.25	15,491.25	0.00	15,491.25	0.00	(15,491.25)
9924.3 - 2024 Roads: Pot Holes/Minor Road	1,679.62	0.00	1,679.62	6,611.86	0.00	6,611.86	0.00	(6,611.86)
9924.4 - 2024 Roads: Rplc Dr Run Lnd Rpr/C	2,565.00	0.00	2,565.00	2,565.00	0.00	2,565.00	0.00	(2,565.00)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	0.00	0.00	0.00	12,887.67	0.00	12,887.67	0.00	(12,887.67)
9924.9 - 2024 Bi-Annual Bridge Inspections	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)
Total Reserve Roads Capital Projects	12,648.79	0.00	12,648.79	287,600.10	0.00	287,600.10	0.00	(287,600.10)
Reserve Road CVC Capital Project								
9924.7 - 2024 Roads: CVC Supplies & Outsid	6,020.64	0.00	6,020.64	6,020.64	0.00	6,020.64	0.00	(6,020.64)
9924.72 - 2024 Roads: CVC Wage, Taxes an	5,412.18	0.00	5,412.18	14,713.04	0.00	14,713.04	0.00	(14,713.04)
Total Reserve Road CVC Capital Project	11,432.82	0.00	11,432.82	20,733.68	0.00	20,733.68	0.00	(20,733.68)
Total SVCA Reserves Expense	148,483.99	0.00	148,483.99	1,697,990.16	0.00	1,697,990.16	0.00	(1,697,990.16)
Total SVCA Reserves Income / (Loss)	86,431.97	0.00	86,431.97	(541,982.04)	0.00	(541,982.04)	0.00	541,982.04

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2024

	SVCA Owned Lots																											LLE & CTB	Dues Exempt	Total Non Billable Lots	Total All Lots			
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots			Restricted						Avail.	Total	
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10							
Jan	20	96	116	301	2,517	2,818	24	62	5	13	1	11	16	40	1	14	321	2,613	2,934	47	140	187	368	2,753	3,121	774	0	3	777	737	6	1,520	4,641	
Feb	22	104	126	303	2,508	2,811	14	59	10	22	3	6	15	42	1	12	325	2,612	2,937	43	141	184	368	2,753	3,121	774	0	3	777	737	6	1,520	4,641	
Mar	23	114	137	307	2,510	2,817	11	57	4	9	4	7	17	44	1	12	330	2,624	2,954	37	129	166	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
Apr	27	121	148	308	2,532	2,840	5	31	4	13	1	4	21	38	1	14	335	2,653	2,988	32	100	132	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
May	28	123	151	304	2,508	2,812	13	58	3	11	0	6	18	34	1	13	332	2,631	2,963	35	122	157	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641	
Jun	0	0	0	0	0	0	0	0	0	0	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