

Sudden Valley Community Association

Sudden Valley Community Association
Balance Sheet
November 30, 2024 and December 31, 2023

	Unaudited** Nov 30, 2024	See Note** Dec 31, 2023	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 728,927	\$ 678,244	\$ 50,683
Building Completion Deposit Fund	749,910	506,408	243,502
Member Receivables - Operations*	-	43,985	(43,985)
Other Receivables	16,605	16,560	45
Prepaid Expenses	101,889	70,215	31,674
Operating Lease ROU Assets	6,380	10,631	(4,251)
Inventory	6,378	5,659	720
Total Current Assets	1,610,089	1,331,702	278,388
Current Liabilities			
Accounts Payable	(126,181)	(226,676)	100,495
Accrued Vacation Liability	(85,813)	(64,195)	(21,618)
Accrued Payroll	-	(64,114)	64,114
Prepaid Assessments	(182,178)	(224,404)	42,226
Building Completion Deposits	(749,910)	(506,408)	(243,502)
Other Refundable Deposits	(9,756)	(5,896)	(3,860)
Operating Lease Liability	(6,380)	(10,631)	4,251
Prepaid Golf Memberships	(48,680)	(112,089)	63,409
Total Current Liabilities	(1,208,898)	(1,214,413)	5,515
Deferred Lease Revenue Liabilities			
Deferred Library Lease Revenue	(36,667)	-	(36,667)
Total Deferred Lease Revenue Liabilities	(36,667)	-	(36,667)
Operating Reserve Funds			
Emergency Operating Cash	363,701	362,252	1,449
Undesignated Reserves Cash	287,340	306,265	(18,925)
Total Operating Reserve Funds	651,041	668,517	(17,476)
Net Operating Assets	\$ 1,015,565	\$ 785,806	\$ 229,760
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,174,357	3,627,018	(452,661)
Roads Reserve Cash Fund	2,008,401	2,034,275	(25,874)
Board Density Reduction Cash Fund	87,876	87,688	188
Mailbox Cash Fund	149,769	126,445	23,324
CRRRF Capital Reserve Holding Cash	219,549	222,019	(2,470)
Mitigation Assignment of Savings Cash	49,812	49,688	124
LWWSD Assignment of Savings Cash	14,935	101,840	(86,905)
Member Receivables - Capital**	-	16,112	(16,112)
Total Capital Current Assets	5,704,699	6,265,085	(560,386)
Capital Fixed Assets			
Fixed Assets	17,080,459	15,373,162	1,707,297
Finance ROU Assets	65,145	136,464	(71,319)
Lots Held for Sale	236,456	236,456	-
Total Capital Assets	17,382,060	15,746,082	1,635,978
Long Term Liabilities			
CRRRF Loan 2022	(1,575,459)	(1,799,425)	223,965
Finance Leases	(49,506)	(106,596)	57,090
Total Long Term Liabilities	(1,608,834)	(1,906,021)	297,187
NET ASSETS	\$ 22,493,491	\$ 20,890,952	\$ 1,602,539
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	356,734	463,239	(106,505)
Net Income: Rec Special Assmt	-	(180,468)	180,468
Transfers Out from Operations to Capital	(145,600)	(32,799)	(112,801)
Current Year Net Income: Capital**	1,249,155	1,471,336	(222,181)
Transfers Into Capital from Operations	145,600	32,799	112,801
Retained Earnings**	5,232,892	4,950,121	282,771
Capital**	15,654,710	14,186,724	1,467,986
TOTAL MEMBER EQUITY	\$ 22,493,491	\$ 20,890,952	\$ 1,602,539

* 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 November 30, 2024, and December 31, 2023, the balances of receivables written off were \$781,380 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 through 2023 audited financial statements (2023 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 - November 2024			Year to Date - 11 Months Ending 11/30/2024			
	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	222,528		230,678	2,450,060			2,540,055
Bad Debt Reserve	(10,623)		(1,860)	(55,706)			(38,765)
Net Current Year Assessment Income	<u>211,905</u>	<u>622</u>	<u>228,818</u>	<u>2,394,354</u>	<u>70,237</u>	97.7%	<u>2,501,290</u>
Bad Debt Recoveries - Prior Years			407				25,286
Golf Income	30,905	(4,565)	-	1,393,260	130,520		-
Marina Income	-	-	-	240,977	47,257		-
Rec Center & Pools Income	482	482	-	32,911	11,011		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	1,434	(3,260)	-	136,703	52,996		-
Rental Income - Other	895	583	-	13,059	5,077		-
Area Z Rental Income	692	692	-	20,399	(3,601)		-
Lease Income	5,632	1,486	-	60,736	15,130		-
New Home Construction Fees	21,000	21,000	-	228,150	153,150		2,500
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		1,368
Investment Income	767	675	3,093	8,329	7,320		42,739
Total Revenue	<u>273,712</u>	<u>17,715</u>	<u>232,318</u>	<u>4,528,878</u>	<u>489,097</u>		<u>2,573,183</u>
EXPENSES							
Salaries & Benefits	163,502	17,655	-	2,089,361	149,001		-
Contracted & Professional Services	21,108	(9,498)	-	269,251	(115,722)		-
CC&Rs/ Mandates	41,269	(713)	-	499,257	(92,971)		-
Maintenance & Landscaping	13,814	17,864	-	390,026	24,193		-
Utilities	10,858	(507)	-	186,540	(5,269)		-
Administrative	11,578	(4,445)	-	165,854	(16,407)		-
Regulatory Compliance	104,374	(91,517)	-	303,295	(128,484)		-
Insurance Premiums	16,254	(2,023)	-	173,681	(17,134)		-
Other Expenses	-	84	-	-	917		-
Depreciation Expense	-	-	108,719	-	-		1,245,687
Interest expense	-	-	5,534	-	-		62,229
Total Expenses	<u>382,757</u>	<u>(73,100)</u>	<u>114,253</u>	<u>4,077,265</u>	<u>(201,876)</u>		<u>1,307,916</u>
Net Income (Loss)	<u>(109,045)</u>	<u>(55,385)</u>	<u>118,065</u>	<u>451,613</u>	<u>287,221</u>		<u>1,265,267</u>
Net UDR Activity for Operations							
Firewise	-			(5,734)			
Hazardous Tree Removal	-			(55,000)			
GM Recruiting Search	-			(24,495)			
Legal Expenses - Past Due Account Collections	(1,273)			(3,213)			
Net Income (Loss) with Board Approved UDR	<u>(110,318)</u>	<u>(55,385)</u>	<u>118,065</u>	<u>363,171</u>	<u>287,221</u>		<u>1,265,267</u>
Other Activity							
Net Other UDR Activity*	2,354			55,832			
AR Accrual - Prior Year Reversal	-		-	(43,985)			(16,112)
AR Accrual - Current Year	-		-	-			-
Lease Income- Library Prepaid Recognized	667			3,333			
Vacation Liability Accrual	(4,301)			(21,617)			
Total Other Activity	<u>(1,280)</u>		<u>-</u>	<u>(6,437)</u>			<u>(16,112)</u>
Grand Total Activity	<u>(111,598)</u>	<u>(55,385)</u>	<u>118,065</u>	<u>356,734</u>	<u>287,221</u>		<u>1,249,155</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

Sudden Valley Community Association
Reserve Cash Balance & Activity
 11 Months Actual, 1 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	1,224,041	1,265,683		-	22,784		2,512,507	-	87,631	87,631
Storm Water Mitigation Plan Fee		2,500					2,500			-
Investment Income	24,417	16,573	879	188	540	142	42,739	1,449	1,238	2,687
Sale of Assets	1,368			-			1,368			-
Board Approved Transfer- Marina Dock Replacement	105,600									-
Board Approved Transfer- Other Transfers	40,000						40,000			-
Mitigation Release	-	86,923				(86,923)	-			-
2024 Expenditures	(1,848,087)	(1,397,553)	(3,350)	-	-		(3,248,989)		(107,794)	(107,794)
Net Available Cash at 11/30/2024	3,174,357	2,008,401	219,549	87,876	149,769	64,747	\$ 5,704,699	363,701	287,340	\$ 651,041
1 Month Outlook										
Outlook - 2024 Dues (95% collections)	107,035	110,089			1,987		\$ 219,111			\$ -
Outlook - Prior Year Collections	1,658	1,705			31		3,394		3,273	3,273
CRRRF Loan Payments for year 2024	(27,753)						(27,753)			-
Obligated Expenses/Holdings	(944,154)	(167,540)	(219,549)			(64,747)	(1,395,989)		(34,476)	(34,476)
Net Usable Cash Balance 12/31/2024	2,311,143	1,952,656	-	87,876	151,787	-	\$ 4,503,461	363,701	256,137	\$ 619,837
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2024, After Recommendation	\$ 1,711,143	\$ 1,452,656	\$ -	\$ 87,876	\$ 151,787	\$ -	\$ 3,403,461	\$ 363,701	\$ 256,137	\$ 619,837
Net Current Year Cash Increase (Decrease)	(1,315,875)	(81,619)	(222,019)	188	25,342	(151,528)	\$ (1,745,512)	1,449	(50,128)	\$ (48,680)

*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
November 1, 2024 to November 30, 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	18,450	18,221	-	7,099	126,061	(89,886)	(107,611)	(64,566)
Accounting	902	(331)	28,294	(125)	8,167	(2,955)	(35,559)	(3,411)
Administration	656	591	31,857	4,274	7,702	4,880	(38,903)	9,745
Common Costs	3,194	(65)	-	-	34,207	(8,998)	(31,013)	(9,063)
Facilities	6,323	2,177	3,769	458	4,106	4,996	(1,552)	7,631
Maintenance	-	-	35,860	(1,093)	18,458	(1,355)	(54,318)	(2,448)
Subtotal	29,525	20,593	99,780	10,613	198,701	(93,318)	(268,956)	(62,112)
Golf	30,905	(4,565)	53,087	5,255	15,810	4,064	(37,992)	4,754
Marina	-	-	-	-	881	207	(881)	207
Rec/ Pools/ Parks	1,377	1,065	10,635	1,787	3,863	(1,708)	(13,121)	1,144
Subtotal	32,282	(3,500)	63,722	7,042	20,554	2,563	(51,994)	6,105
Subtotal Operations before Ops Dues	61,807	17,093	163,502	17,655	219,255	(90,755)	(320,950)	(56,007)
Ops Dues Earned	222,528						222,528	
Curr Yr Bad Debts Activity	(10,623)						(10,623)	
Net Ops Dues	211,905	622					211,905	622
Net Operations	273,712	17,715	163,502	17,655	219,255	(90,755)	(109,045)	(55,385)
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		-		-	
Hazardous Tree Removal	-		-		-		-	
GM Recruiting Search	-		-		-		-	
Legal Expenses - Past Due Account Collections	-		-		1,273		(1,273)	
Net Operations with Board Approved UDR	273,712	17,715	163,502	17,655	220,528	(90,755)	(110,318)	(55,385)
Other Operating Activity								
UDR Activity	2,645				291		2,354	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				4,301		(4,301)	
Total Other Operating Activity	3,312				4,592		(1,280)	
Grand Total Operations Activity	277,024	17,715	163,502	17,655	225,120	(90,755)	(111,598)	(55,385)

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2024 to November 30, 2024
YEAR TO DATE

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	291,156	213,635	-	81,230	567,713	(226,717)	(276,557)	68,148
Accounting	24,924	(15,343)	324,459	(2,107)	86,735	(19,153)	(386,270)	(36,603)
Administration	6,224	4,139	400,923	12,594	123,726	(24,161)	(518,425)	(7,428)
Common Costs	43,745	7,903	-	-	450,295	(109,989)	(406,550)	(102,086)
Facilities	81,135	11,529	43,085	5,121	131,938	54,945	(93,888)	71,595
Maintenance	-	-	350,151	14,419	83,543	34,067	(433,694)	48,486
Subtotal	447,184	221,863	1,118,618	111,257	1,443,950	(291,008)	(2,115,384)	42,112
Golf	1,393,260	130,520	731,043	40,200	402,096	(49,784)	260,121	120,936
Marina	248,110	50,390	-	-	13,432	2,965	234,678	53,355
Rec/ Pools/ Parks	45,970	16,088	239,700	(2,456)	128,426	(13,051)	(322,156)	581
Subtotal	1,687,340	196,998	970,743	37,744	543,954	(59,870)	172,643	174,872
Subtotal Operations before Ops Dues	2,134,524	418,861	2,089,361	149,001	1,987,904	(350,878)	(1,942,741)	216,984
Ops Dues Earned	2,450,060						2,450,060	
Curr Yr Bad Debts Activity	(55,706)						(55,706)	
Net Ops Dues	2,394,354	70,237					2,394,354	70,237
Net Operations	4,528,878	489,098	2,089,361	149,001	1,987,904	(350,878)	451,613	287,221
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		5,734		(5,734)	
Hazardous Tree Removal	-		-		55,000		(55,000)	
GM Recruiting Search	-		-		24,495		(24,495)	
Legal Expenses - Past Due Account Collections	-		-		3,213		(3,213)	
Net Operations with Board Approved UDR	4,528,878	489,098	2,089,361	149,001	2,076,346	(350,878)	363,171	287,221
Other Operating Activity								
UDR Activity	75,717				19,885		55,832	
AR Accrual - Prior Year Reversal	(43,985)				-		(43,985)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	3,333				-		3,333	
Vacation Liability Accrual	-				21,617		(21,617)	
Total Other Operating Activity	35,065				41,502		(6,437)	
Grand Total Operations Activity	4,563,943	489,098	2,089,361	149,001	2,117,848	(350,878)	356,734	287,221

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association
 Operations Income Statement
 November 1, 2024 to November 30, 2024

UNAUDITED

	2024 November Actuals	2024 MTD B / (W) Budget	(11 Months) Actuals	2024 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	211,905	622	2,394,355	70,237
Golf Income	30,905	(4,565)	1,393,260	130,520
Marina Income	-	-	240,977	47,257
Area Z Rental Income	692	692	20,399	(3,601)
Lease Income	5,632	1,486	60,736	15,130
Non-Lease Facility Rentals	895	583	13,059	5,077
Rec Center and Pools Income	482	482	32,911	11,011
New Home Construction Fees	21,000	21,000	228,150	153,150
Other AR Income	310	(4,256)	121,946	45,013
Other Income	1,124	996	14,756	7,983
Investment Income	767	675	8,329	7,320
Total Revenue	273,712	17,715	4,528,878	489,097
EXPENSES				
Salaries & Benefits				
ACC / Security	-	7,099	-	81,230
Accounting	28,294	(125)	324,459	(2,107)
Administration	31,857	4,274	400,923	12,594
Facilities	3,769	458	43,085	5,121
Maintenance	35,860	(1,093)	350,151	14,419
Golf	53,087	5,255	731,043	40,200
Rec/ Pools/ Parks	10,635	1,787	239,700	(2,456)
Marina	-	-	-	-
Total Salaries & Benefits	163,502	17,655	2,089,361	149,001
Other Expenses				
Administrative				
General Administrative	-	-	300	(300)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	2,611	(507)	43,671	(8,988)
Dues & Subscriptions	1,023	119	29,558	(2,827)
Office Supplies	1,067	(575)	16,812	6,264
GM Discretionary Funds	158	(87)	3,650	1,350
Advertising Costs	380	305	8,514	5,055
Cash Over/Short	-	-	293	(293)
Currency Gain/Loss	-	-	131	(131)
Events Charges	526	(420)	7,754	(2,906)
Printing & Copying	3,762	(3,435)	18,354	(10,052)
Training & Conferences	-	125	5,496	1,779
Recruiting Expense	104	146	3,036	(286)
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	1,235	(194)	16,835	(5,377)
Insurance Claims	-	-	-	-
Uniforms	712	78	11,450	305
Cashiering Clearing Account	-	-	-	-
Total Administrative	11,578	(4,445)	165,854	(16,407)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	99,004	(89,907)	175,675	(124,398)
Permits & Licenses	223	294	2,987	719
Audit & Tax Services	-	2,704	44,105	(4,105)
Regulatory Compliance	251	99	2,739	1,121
Federal Income Tax	-	-	-	-
State B&O Tax	451	(262)	13,276	(308)
Property/Real Estate Tax	4,445	(4,445)	64,513	(1,513)
Total Regulator Compliance	104,374	(91,517)	303,295	(128,484)
CC&Rs/ Mandates				
Annual General Meeting	816	1,924	13,260	(8,036)
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	-	2,054	1,057	6,614
Postage	2,444	(2,199)	5,344	(2,637)
Postage- Views	1,153	(153)	12,103	(1,103)
Newsletter Services	4,619	315	53,038	1,229
Legal Services	8,162	(2,745)	151,078	(91,494)
Professional Security Services	24,075	91	263,377	2,456
Total CC&Rs/ Mandates	41,269	(713)	499,257	(92,971)

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
November 1, 2024 to November 30, 2024

UNAUDITED

	2024 November Actuals	2024 MTD B / (W) Budget	(11 Months) Actuals	2024 YTD B / (W) Budget
Insurance Premiums	16,254	(2,023)	173,681	(17,134)
Utilities				
Utilities	(3,690)	3,690	(3,358)	3,358
Utilities- Natural Gas	1,301	(628)	21,731	(7,177)
Utilities- Water & Sewer	-	-	39,845	7,034
Utilities- Electricity	4,927	(1,405)	58,450	(8,196)
Utilities- Trash & Recycling Service	1,410	1,132	18,586	11,230
Utilities- Communications Service	6,910	(3,296)	51,286	(11,518)
Total Utilities	10,858	(507)	186,540	(5,269)
Maintenance & Landscaping				
Landscape R&M	653	3,886	45,679	(10,994)
Building R&M- Materials	737	(653)	15,717	19,125
Building R&M- Contract Services	1,768	(1,196)	27,511	16,162
Raw Materials	374	876	40,925	(3,071)
Raw Materials: Sand & Gravel	1,864	(1,160)	46,249	(3,968)
Janitorial Supplies	431	375	13,262	(4,415)
Equipment R&M	2,290	14,089	79,535	(14,836)
Small Tools & Equipment	-	547	9,494	2,199
Vehicle R&M	548	54	11,589	6,437
Vehicle Fuel	3,850	(359)	52,886	(3,413)
Other Supplies	1,211	1,259	34,856	(4,760)
Other R&M	88	146	8,259	(3,092)
Weather Response	-	-	4,064	28,819
Weather Response	-	-	-	-
Total Maintenance & Landscaping	13,814	17,864	390,026	24,193
Contracted & Professional Services				
Equipment Lease & Rental	1,264	405	17,914	2,420
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	4,971	1,314	56,600	(17,433)
Pool Management	-	-	56,347	(8,347)
Safety & Security Services	1,363	1,043	21,068	(188)
Snow Removal Services	-	-	-	-
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	-	91,744	(91,699)
Other Professional Services	13,510	(12,260)	25,578	(475)
Total Contracted & Professional Services	21,108	(9,498)	269,251	(115,722)
Other Expenses				
Vandalism	-	84	-	917
Other Charges	-	-	-	-
Total Other Expenses	-	84	-	917
Total Other Expenses	219,255	(90,755)	1,987,904	(350,877)
Total Operations Expenses	382,757	(73,100)	4,077,265	(201,876)
Net Operations Income (Loss)	(109,045)	(55,385)	451,613	287,221
Net BOD Approved UDR Activity for Operations (Expense)				
Firewise	-	-	(5,734)	-
Hazardous Tree Removal	-	-	(55,000)	-
GM Recruiting Search	-	-	(24,495)	-
Legal Expenses - Past Due Account Collections	(1,273)	-	(3,213)	-
Net Operations Income (Loss) with BOD Approved UDR	(110,318)	(55,385)	363,171	287,221
Other Operating Activity - Income/(Expense)				
UDR Activity	2,354	-	55,832	-
AR Accrual - Prior Year Reversal	-	-	(43,985)	-
AR Accrual - Current Year	-	-	-	-
Lease Income- Library Prepaid Recognized	667	-	3,333	-
Vacation Liability Accrual	(4,301)	-	(21,617)	-
Total Other Operating Activity	(1,280)	-	(6,437)	-
Grand Total Operations Activity	(111,598)	(55,385)	356,734	287,221
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2024 Ops	(10,623.36)	(11,120.17)	496.81	(55,705.69)	(122,321.87)	66,616.18	(133,442.00)	(77,736.31)
4005.24 - Member Assessments 2024	222,527.94	222,403.00	124.94	2,450,060.34	2,446,440.00	3,620.34	2,668,844.00	218,783.66
Total Dues and Assessment Income- Ops	211,904.58	211,282.83	621.75	2,394,354.65	2,324,118.13	70,236.52	2,535,402.00	141,047.35
Other AR Income								
4830 - Advertising Income	2,245.00	3,166.67	(921.67)	31,259.50	34,833.37	(3,573.87)	38,000.00	6,740.50
4831 - BD Expense- Views Ads	(287.00)	0.00	(287.00)	2,767.50	0.00	2,767.50	0.00	(2,767.50)
Total Other AR Income	1,958.00	3,166.67	(1,208.67)	34,027.00	34,833.37	(806.37)	38,000.00	3,973.00
Other Income								
4870 - Member Donation Income	468.86	0.00	468.86	1,389.53	0.00	1,389.53	0.00	(1,389.53)
Total Other Income	468.86	0.00	468.86	1,389.53	0.00	1,389.53	0.00	(1,389.53)
Investment Income								
4900 - Interest Earned - Operating Accounts	766.70	91.67	675.03	8,328.57	1,008.37	7,320.20	1,100.00	(7,228.57)
Total Investment Income	766.70	91.67	675.03	8,328.57	1,008.37	7,320.20	1,100.00	(7,228.57)
Total Common Costs Income	215,098.14	214,541.17	556.97	2,438,099.75	2,359,959.87	78,139.88	2,574,502.00	136,402.25
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	41.67	(41.67)	0.00	458.37	(458.37)	500.00	500.00
9005 - State B&O Tax	22.68	17.08	5.60	276.17	187.88	88.29	205.00	(71.17)
9015 - Property/Real Estate Tax	4,445.40	0.00	4,445.40	64,512.93	63,000.00	1,512.93	63,000.00	(1,512.93)
Total Regulatory Compliance	4,468.08	58.75	4,409.33	64,789.10	63,646.25	1,142.85	63,705.00	(1,084.10)
CC&Rs/ Mandates								
5216 - Postage- Views	1,152.64	1,000.00	152.64	12,102.90	11,000.00	1,102.90	12,000.00	(102.90)
5225 - Newsletter Services	4,510.00	4,833.33	(323.33)	52,280.25	53,166.63	(886.38)	58,000.00	5,719.75
7020 - Legal Services	8,161.95	5,416.67	2,745.28	151,077.72	59,583.37	91,494.35	65,000.00	(86,077.72)
Total CC&Rs/ Mandates	13,824.59	11,250.00	2,574.59	215,460.87	123,750.00	91,710.87	135,000.00	(80,460.87)

Income Statement Report Sudden Valley Community Association Common Costs

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	15,914.49	13,900.83	2,013.66	170,044.85	152,909.13	17,135.72	166,810.00	(3,234.85)
Total Insurance	15,914.49	13,900.83	2,013.66	170,044.85	152,909.13	17,135.72	166,810.00	(3,234.85)
Total Common Costs Expense	34,207.16	25,209.58	8,997.58	450,294.82	340,305.38	109,989.44	365,515.00	(84,779.82)
Total Common Costs Income / (Loss)	180,890.98	189,331.59	(8,440.61)	1,987,804.93	2,019,654.49	(31,849.56)	2,208,987.00	221,182.07

Income Statement Report

Sudden Valley Community Association

ACC / Security

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	21,000.00	0.00	21,000.00	228,150.00	75,000.00	153,150.00	75,000.00	(153,150.00)
Total New Home Construction Fees	21,000.00	0.00	21,000.00	228,150.00	75,000.00	153,150.00	75,000.00	(153,150.00)
Other AR Income								
4805 - Compliance Fees & Fines - ACC	(3,650.00)	166.00	(3,816.00)	61,650.00	1,833.00	59,817.00	2,000.00	(59,650.00)
4806 - BD Expense- ACC Fines	1,100.00	0.00	1,100.00	1,345.53	0.00	1,345.53	0.00	(1,345.53)
Total Other AR Income	(2,550.00)	166.00	(2,716.00)	62,995.53	1,833.00	61,162.53	2,000.00	(60,995.53)
Other Income								
4295 - Security House Checks	0.00	63.00	(63.00)	10.00	688.00	(678.00)	750.00	740.00
Total Other Income	0.00	63.00	(63.00)	10.00	688.00	(678.00)	750.00	740.00
Total ACC / Security Income	18,450.00	229.00	18,221.00	291,155.53	77,521.00	213,634.53	77,750.00	(213,405.53)
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	99,004.00	9,097.00	89,907.00	175,674.60	51,277.00	124,397.60	55,000.00	(120,674.60)
6300 - Permits & Licenses	0.00	16.00	(16.00)	184.50	183.00	1.50	200.00	15.50
9005 - State B&O Tax	(54.76)	4.00	(58.76)	924.89	46.00	878.89	50.00	(874.89)
Total Regulatory Compliance	98,949.24	9,117.00	89,832.24	176,783.99	51,506.00	125,277.99	55,250.00	(121,533.99)
CC&Rs/ Mandates								
5215 - Postage	0.00	4.00	(4.00)	184.74	46.00	138.74	50.00	(134.74)
7097 - Professional Security Services	24,074.99	24,166.00	(91.01)	263,376.95	265,833.00	(2,456.05)	290,000.00	26,623.05
Total CC&Rs/ Mandates	24,074.99	24,170.00	(95.01)	263,561.69	265,879.00	(2,317.31)	290,050.00	26,488.31
Payroll & Benefits								
5300 - Salaries	0.00	5,768.00	(5,768.00)	0.00	66,330.00	(66,330.00)	74,998.00	74,998.00
5335 - Payroll Taxes- Employer	0.00	524.00	(524.00)	0.00	6,023.00	(6,023.00)	6,810.00	6,810.00
5385 - Payroll Benefits - Medical	0.00	807.00	(807.00)	0.00	8,877.00	(8,877.00)	9,684.00	9,684.00
Total Payroll & Benefits	0.00	7,099.00	(7,099.00)	0.00	81,230.00	(81,230.00)	91,492.00	91,492.00

Income Statement Report Sudden Valley Community Association ACC / Security

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	808.85	60.00	748.85	2,264.03	660.00	1,604.03	720.00	(1,544.03)
Total Utilities	808.85	60.00	748.85	2,264.03	660.00	1,604.03	720.00	(1,544.03)
Maintenance & Landscaping								
6775 - Vehicle R&M	0.00	0.00	0.00	3,055.25	0.00	3,055.25	0.00	(3,055.25)
6785 - Vehicle Fuel	1,044.37	394.00	650.37	9,720.99	7,600.00	2,120.99	7,900.00	(1,820.99)
6795 - Other Supplies	0.00	67.00	(67.00)	392.47	433.00	(40.53)	500.00	107.53
Total Maintenance & Landscaping	1,044.37	461.00	583.37	13,168.71	8,033.00	5,135.71	8,400.00	(4,768.71)
Contracted & Professional Services								
6440 - Safety & Security Services	1,183.74	2,283.00	(1,099.26)	18,521.16	13,956.00	4,565.16	15,000.00	(3,521.16)
6460 - ACC Consultant	0.00	0.00	0.00	91,743.73	45.00	91,698.73	10,000.00	(81,743.73)
7095 - Other Professional Services	0.00	0.00	0.00	1,669.25	0.00	1,669.25	0.00	(1,669.25)
Total Contracted & Professional Services	1,183.74	2,283.00	(1,099.26)	111,934.14	14,001.00	97,933.14	25,000.00	(86,934.14)
Other Expenses								
9120 - Vandalism & Towing	0.00	84.00	(84.00)	0.00	917.00	(917.00)	1,000.00	1,000.00
Total Other Expenses	0.00	84.00	(84.00)	0.00	917.00	(917.00)	1,000.00	1,000.00
Total ACC / Security Expense	126,061.19	43,274.00	82,787.19	567,712.56	422,226.00	145,486.56	471,912.00	(95,800.56)
Total ACC / Security Income / (Loss)	(107,611.19)	(43,045.00)	(64,566.19)	(276,557.03)	(344,705.00)	68,147.97	(394,162.00)	(117,604.97)

Income Statement Report

Sudden Valley Community Association

Accounting

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	875.00	1,108.00	(233.00)	22,475.00	38,892.00	(16,417.00)	40,000.00	17,525.00
4241 - BD Expense- Title Fees	0.00	0.00	0.00	125.00	0.00	125.00	0.00	(125.00)
4705 - NSF Service Fees	135.00	125.00	10.00	2,340.52	1,375.00	965.52	1,500.00	(840.52)
4706 - BD Expense- NSF Fees	(107.99)	0.00	(107.99)	(16.71)	0.00	(16.71)	0.00	16.71
Total Other AR Income	902.01	1,233.00	(330.99)	24,923.81	40,267.00	(15,343.19)	41,500.00	16,576.19
Total Accounting Income	902.01	1,233.00	(330.99)	24,923.81	40,267.00	(15,343.19)	41,500.00	16,576.19
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	85.35	125.00	(39.65)	1,458.39	1,375.00	83.39	1,500.00	41.61
5121 - Currency Gain/Loss	0.00	0.00	0.00	131.40	0.00	131.40	0.00	(131.40)
5210 - Printing & Copying	3,234.06	69.00	3,165.06	6,344.70	767.00	5,577.70	5,000.00	(1,344.70)
5399 - Payroll Service Fees	1,234.93	1,041.00	193.93	16,835.25	11,458.00	5,377.25	12,500.00	(4,335.25)
Total Administrative	4,554.34	1,235.00	3,319.34	24,769.74	13,600.00	11,169.74	19,000.00	(5,769.74)
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	2,704.00	(2,704.00)	44,104.68	40,000.00	4,104.68	40,000.00	(4,104.68)
9005 - State B&O Tax	15.15	84.00	(68.85)	372.26	917.00	(544.74)	1,000.00	627.74
Total Regulatory Compliance	15.15	2,788.00	(2,772.85)	44,476.94	40,917.00	3,559.94	41,000.00	(3,476.94)
CC&Rs/ Mandates								
5215 - Postage	2,369.90	179.00	2,190.90	3,804.94	1,974.00	1,830.94	4,000.00	195.06
Total CC&Rs/ Mandates	2,369.90	179.00	2,190.90	3,804.94	1,974.00	1,830.94	4,000.00	195.06
Payroll & Benefits								
5300 - Salaries	23,087.34	22,878.00	209.34	265,869.63	263,111.00	2,758.63	297,495.00	31,625.37
5335 - Payroll Taxes- Employer	2,098.13	2,061.00	37.13	25,656.36	23,711.00	1,945.36	26,810.00	1,153.64
5385 - Payroll Benefits - Medical	3,108.36	3,230.00	(121.64)	32,933.16	35,530.00	(2,596.84)	38,760.00	5,826.84
Total Payroll & Benefits	28,293.83	28,169.00	124.83	324,459.15	322,352.00	2,107.15	363,065.00	38,605.85

Income Statement Report

Sudden Valley Community Association

Accounting

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	165.87	175.00	(9.13)	1,824.36	1,925.00	(100.64)	2,100.00	275.64
Total Utilities	165.87	175.00	(9.13)	1,824.36	1,925.00	(100.64)	2,100.00	275.64
Contracted & Professional Services								
5125 - IT Support and Services	1,061.47	834.00	227.47	11,860.47	9,167.00	2,693.47	10,000.00	(1,860.47)
Total Contracted & Professional Services	1,061.47	834.00	227.47	11,860.47	9,167.00	2,693.47	10,000.00	(1,860.47)
Total Accounting Expense	36,460.56	33,380.00	3,080.56	411,195.60	389,935.00	21,260.60	439,165.00	27,969.40
Total Accounting Income / (Loss)	<u>(35,558.55)</u>	<u>(32,147.00)</u>	<u>(3,411.55)</u>	<u>(386,271.79)</u>	<u>(349,668.00)</u>	<u>(36,603.79)</u>	<u>(397,665.00)</u>	<u>(11,393.21)</u>

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	21.00	16.00	5.00	192.20	183.00	9.20	200.00	7.80
4255 - Maps and Signs	99.18	49.00	50.18	1,441.11	1,902.00	(460.89)	2,000.00	558.89
4840 - Non-Taxable Income	0.00	0.00	0.00	223.00	0.00	223.00	0.00	(223.00)
4844 - Concessions Income (Taxable)	135.32	0.00	135.32	817.62	0.00	817.62	0.00	(817.62)
4846 - Vendor Space Rentals	400.00	0.00	400.00	3,550.00	0.00	3,550.00	0.00	(3,550.00)
Total Other Income	655.50	65.00	590.50	6,223.93	2,085.00	4,138.93	2,200.00	(4,023.93)
Total SVCA Operations- Admin Income	655.50	65.00	590.50	6,223.93	2,085.00	4,138.93	2,200.00	(4,023.93)
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
5015 - Bank Charges & Fees	173.17	416.00	(242.83)	9,515.87	4,583.00	4,932.87	5,000.00	(4,515.87)
5045 - Dues & Subscriptions	0.00	84.00	(84.00)	2,183.61	917.00	1,266.61	1,000.00	(1,183.61)
5090 - Office Supplies	917.46	202.00	715.46	12,361.87	19,812.00	(7,450.13)	21,131.00	8,769.13
5100 - GM Discretionary Funds	158.04	71.00	87.04	3,650.37	5,000.00	(1,349.63)	5,000.00	1,349.63
5107 - Advertising Costs	0.00	0.00	0.00	87.03	0.00	87.03	0.00	(87.03)
5120 - Cash Over/Short	0.00	0.00	0.00	10.24	0.00	10.24	0.00	(10.24)
5205 - Events Charges	525.80	106.00	419.80	7,754.12	4,848.00	2,906.12	5,000.00	(2,754.12)
5210 - Printing & Copying	276.89	233.00	43.89	9,231.22	5,460.00	3,771.22	6,500.00	(2,731.22)
5227 - Training & Conferences	0.00	125.00	(125.00)	0.00	1,375.00	(1,375.00)	1,500.00	1,500.00
5325 - Recruiting Expense	103.95	250.00	(146.05)	3,036.30	2,750.00	286.30	3,000.00	(36.30)
Total Administrative	2,155.31	1,487.00	668.31	48,130.63	44,745.00	3,385.63	48,131.00	0.37
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	123.38	0.00	123.38	0.00	(123.38)
9005 - State B&O Tax	7.38	0.00	7.38	69.33	0.00	69.33	0.00	(69.33)
Total Regulatory Compliance	7.38	0.00	7.38	192.71	0.00	192.71	0.00	(192.71)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5003 - Annual General Meeting	815.70	2,740.00	(1,924.30)	13,260.03	5,224.00	8,036.03	18,000.00	4,739.97
5115 - Web Site Maintenance	0.00	2,054.00	(2,054.00)	1,057.20	4,971.00	(3,913.80)	5,000.00	3,942.80
5215 - Postage	74.49	41.00	33.49	1,117.36	458.00	659.36	500.00	(617.36)
5225 - Newsletter Services	108.80	100.00	8.80	757.40	1,100.00	(342.60)	1,200.00	442.60
Total CC&Rs/ Mandates	998.99	4,935.00	(3,936.01)	16,191.99	11,753.00	4,438.99	24,700.00	8,508.01
Payroll & Benefits								
5300 - Salaries	26,344.28	29,450.00	(3,105.72)	332,807.45	338,697.00	(5,889.55)	382,959.00	50,151.55
5335 - Payroll Taxes- Employer	2,342.52	2,644.00	(301.48)	31,508.03	30,413.00	1,095.03	34,388.00	2,879.97
5385 - Payroll Benefits - Medical	3,170.38	4,037.00	(866.62)	36,607.18	44,407.00	(7,799.82)	48,444.00	11,836.82
Total Payroll & Benefits	31,857.18	36,131.00	(4,273.82)	400,922.66	413,517.00	(12,594.34)	465,791.00	64,868.34
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	180.00	0.00	180.00	0.00	(180.00)
6050 - Utilities- Communications Service	323.74	250.00	73.74	8,277.81	2,750.00	5,527.81	3,000.00	(5,277.81)
Total Utilities	323.74	250.00	73.74	8,457.81	2,750.00	5,707.81	3,000.00	(5,457.81)
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	132.79	275.00	(142.21)	275.00	142.21
6795 - Other Supplies	22.18	0.00	22.18	673.10	0.00	673.10	0.00	(673.10)
Total Maintenance & Landscaping	22.18	0.00	22.18	805.89	275.00	530.89	275.00	(530.89)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	284.30	459.00	(174.70)	2,839.58	5,042.00	(2,202.42)	5,500.00	2,660.42
5125 - IT Support and Services	3,909.98	5,451.00	(1,541.02)	44,739.57	30,000.00	14,739.57	30,000.00	(14,739.57)
6440 - Safety & Security Services	0.00	0.00	0.00	2,367.48	5,000.00	(2,632.52)	5,000.00	2,632.52
Total Contracted & Professional Services	4,194.28	5,910.00	(1,715.72)	49,946.63	40,042.00	9,904.63	40,500.00	(9,446.63)
Total SVCA Operations- Admin Expense	39,559.06	48,713.00	(9,153.94)	524,648.32	513,082.00	11,566.32	582,397.00	57,748.68
Total SVCA Operations- Admin Income / (Loss)	(38,903.56)	(48,648.00)	9,744.44	(518,424.39)	(510,997.00)	(7,427.39)	(580,197.00)	(61,772.61)

Income Statement Report Sudden Valley Community Association Facilities

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	66.00	0.00	66.00	20,542.25	24,000.00	(3,457.75)	24,000.00	3,457.75
4412 - BD Expense- Area Z	625.74	0.00	625.74	(142.82)	0.00	(142.82)	0.00	142.82
Total Area Z Rental Income	691.74	0.00	691.74	20,399.43	24,000.00	(3,600.57)	24,000.00	3,600.57
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	2,621.00	1,310.50	43,246.50	28,831.00	14,415.50	31,452.00	(11,794.50)
4435 - Lease Income - Barn 8	1,200.00	1,200.00	0.00	13,200.00	13,200.00	0.00	14,400.00	1,200.00
4439 - Lease Income- Library	500.00	325.00	175.00	4,289.20	3,575.00	714.20	3,900.00	(389.20)
Total Lease Income	5,631.50	4,146.00	1,485.50	60,735.70	45,606.00	15,129.70	49,752.00	(10,983.70)
Total Facilities Income	6,323.24	4,146.00	2,177.24	81,135.13	69,606.00	11,529.13	73,752.00	(7,383.13)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	0.00	0.00	230.71	0.00	230.71	0.00	(230.71)
Total Administrative	0.00	0.00	0.00	230.71	0.00	230.71	0.00	(230.71)
Regulatory Compliance								
6300 - Permits & Licenses	0.00	9.00	(9.00)	43.00	92.00	(49.00)	100.00	57.00
7110 - Regulatory Compliance	73.42	129.00	(55.58)	807.62	1,421.00	(613.38)	1,550.00	742.38
9005 - State B&O Tax	87.46	84.00	3.46	1,071.17	917.00	154.17	1,000.00	(71.17)
Total Regulatory Compliance	160.88	222.00	(61.12)	1,921.79	2,430.00	(508.21)	2,650.00	728.21
Payroll & Benefits								
5300 - Salaries	3,262.71	3,048.00	214.71	37,262.74	35,053.00	2,209.74	39,634.00	2,371.26
5335 - Payroll Taxes- Employer	367.73	372.00	(4.27)	4,248.47	4,276.00	(27.53)	4,835.00	586.53
5385 - Payroll Benefits - Medical	138.67	807.00	(668.33)	1,573.67	8,877.00	(7,303.33)	9,684.00	8,110.33
Total Payroll & Benefits	3,769.11	4,227.00	(457.89)	43,084.88	48,206.00	(5,121.12)	54,153.00	11,068.12

Income Statement Report

Sudden Valley Community Association Facilities

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Insurance								
5400 - Insurance Premiums	41.67	0.00	41.67	458.37	0.00	458.37	0.00	(458.37)
Total Insurance	41.67	0.00	41.67	458.37	0.00	458.37	0.00	(458.37)
Utilities								
6000 - Utilities	(3,689.95)	0.00	(3,689.95)	(3,358.42)	0.00	(3,358.42)	0.00	3,358.42
6005 - Utilities- Natural Gas	469.18	299.00	170.18	7,056.45	4,286.00	2,770.45	5,328.00	(1,728.45)
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	16,617.55	14,478.00	2,139.55	17,374.00	756.45
6033 - Utilities- Electricity	2,506.12	1,919.00	587.12	24,735.25	21,102.00	3,633.25	23,020.00	(1,715.25)
6035 - Utilities- Trash & Recycling Service	782.87	2,124.00	(1,341.13)	11,216.39	23,372.00	(12,155.61)	25,497.00	14,280.61
6050 - Utilities- Communications Service	719.28	1,669.00	(949.72)	13,144.44	18,362.00	(5,217.56)	20,031.00	6,886.56
Total Utilities	787.50	6,011.00	(5,223.50)	69,411.66	81,600.00	(12,188.34)	91,250.00	21,838.34
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	737.17	0.00	737.17	15,586.60	33,925.00	(18,338.40)	35,000.00	19,413.40
6520 - Building R&M- Contract Vendor	1,768.00	572.00	1,196.00	27,510.53	43,673.00	(16,162.47)	45,000.00	17,489.47
6635 - Janitorial Supplies	431.19	709.00	(277.81)	13,261.79	7,792.00	5,469.79	8,500.00	(4,761.79)
6675 - Equipment R&M	0.00	84.00	(84.00)	117.28	917.00	(799.72)	1,000.00	882.72
6795 - Other Supplies	0.00	129.00	(129.00)	0.00	1,421.00	(1,421.00)	1,550.00	1,550.00
6796 - Other R&M	0.00	84.00	(84.00)	656.59	917.00	(260.41)	1,000.00	343.41
Total Maintenance & Landscaping	2,936.36	1,578.00	1,358.36	57,177.46	88,645.00	(31,467.54)	92,050.00	34,872.54
Contracted & Professional Services								
6440 - Safety & Security Services	179.52	41.00	138.52	179.52	458.00	(278.48)	500.00	320.48
7095 - Other Professional Services	0.00	1,250.00	(1,250.00)	2,558.91	13,750.00	(11,191.09)	15,000.00	12,441.09
Total Contracted & Professional Services	179.52	1,291.00	(1,111.48)	2,738.43	14,208.00	(11,469.57)	15,500.00	12,761.57
Total Facilities Expense	7,875.04	13,329.00	(5,453.96)	175,023.30	235,089.00	(60,065.70)	255,603.00	80,579.70
Total Facilities Income / (Loss)	(1,551.80)	(9,183.00)	7,631.20	(93,888.17)	(165,483.00)	71,594.83	(181,851.00)	(87,962.83)

Income Statement Report Sudden Valley Community Association Maintenance

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5090 - Office Supplies	0.00	13.00	(13.00)	275.84	138.00	137.84	150.00	(125.84)
5210 - Printing & Copying	0.00	9.00	(9.00)	158.55	92.00	66.55	100.00	(58.55)
5227 - Training & Conferences	0.00	0.00	0.00	209.00	0.00	209.00	0.00	(209.00)
6408 - Uniforms	23.05	209.00	(185.95)	1,865.86	2,292.00	(426.14)	2,500.00	634.14
Total Administrative	23.05	231.00	(207.95)	2,509.25	2,522.00	(12.75)	2,750.00	240.75
Regulatory Compliance								
6300 - Permits & Licenses	121.25	166.00	(44.75)	1,513.47	1,833.00	(319.53)	2,000.00	486.53
9005 - State B&O Tax	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00	100.00
Total Regulatory Compliance	121.25	166.00	(44.75)	1,513.47	1,933.00	(419.53)	2,100.00	586.53
Payroll & Benefits								
5300 - Salaries	29,023.10	25,345.00	3,678.10	269,445.11	282,518.00	(13,072.89)	319,366.00	49,920.89
5335 - Payroll Taxes- Employer	2,853.14	2,741.00	112.14	28,399.02	30,558.00	(2,158.98)	34,544.00	6,144.98
5385 - Payroll Benefits - Medical	3,983.85	3,931.00	52.85	42,455.09	43,244.00	(788.91)	47,175.00	4,719.91
6447.1 - Weather Response Payroll	0.00	2,500.00	(2,500.00)	8,862.88	7,500.00	1,362.88	10,000.00	1,137.12
6447.2 - Weather Response Payroll Taxes	0.00	250.00	(250.00)	988.50	750.00	238.50	1,000.00	11.50
Total Payroll & Benefits	35,860.09	34,767.00	1,093.09	350,150.60	364,570.00	(14,419.40)	412,085.00	61,934.40
Utilities								
6050 - Utilities- Communications Service	1,795.28	221.00	1,574.28	4,499.62	2,434.00	2,065.62	2,655.00	(1,844.62)
Total Utilities	1,795.28	221.00	1,574.28	4,499.62	2,434.00	2,065.62	2,655.00	(1,844.62)
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	846.01	1,982.00	(1,135.99)	1,982.00	1,135.99
6447 - Weather Response	0.00	0.00	0.00	4,064.34	32,883.00	(28,818.66)	35,000.00	30,935.66
6610 - Raw Materials	373.91	1,250.00	(876.09)	1,929.27	2,500.00	(570.73)	2,500.00	570.73
6621 - Raw Materials: Sand & Gravel	0.00	704.00	(704.00)	0.00	2,281.00	(2,281.00)	5,000.00	5,000.00
6675 - Equipment R&M	708.54	11,197.00	(10,488.46)	8,138.42	14,166.00	(6,027.58)	15,000.00	6,861.58
6765 - Small Tools & Equipment	0.00	0.00	0.00	6,275.18	7,385.00	(1,109.82)	7,500.00	1,224.82

Income Statement Report Sudden Valley Community Association Maintenance

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6775 - Vehicle R&M	548.13	518.00	30.13	8,534.16	15,909.00	(7,374.84)	17,500.00	8,965.84
6785 - Vehicle Fuel	1,213.82	561.00	652.82	14,402.73	10,823.00	3,579.73	11,250.00	(3,152.73)
6795 - Other Supplies	163.57	1,589.00	(1,425.43)	3,265.99	4,856.00	(1,590.01)	5,000.00	1,734.01
6796 - Other R&M	0.00	0.00	0.00	593.07	0.00	593.07	0.00	(593.07)
Total Maintenance & Landscaping	3,007.97	15,819.00	(12,811.03)	48,049.17	92,785.00	(44,735.83)	100,732.00	52,682.83
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	625.00	(625.00)	5,621.20	6,875.00	(1,253.80)	7,500.00	1,878.80
6440 - Safety & Security Services	0.00	41.00	(41.00)	0.00	458.00	(458.00)	500.00	500.00
7095 - Other Professional Services	13,510.00	0.00	13,510.00	21,350.00	10,603.00	10,747.00	25,000.00	3,650.00
Total Contracted & Professional Services	13,510.00	666.00	12,844.00	26,971.20	17,936.00	9,035.20	33,000.00	6,028.80
Total Maintenance Expense	54,317.64	51,870.00	2,447.64	433,693.31	482,180.00	(48,486.69)	553,322.00	119,628.69
Total Maintenance Income / (Loss)	(54,317.64)	(51,870.00)	(2,447.64)	(433,693.31)	(482,180.00)	48,486.69	(553,322.00)	(119,628.69)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

November 1, 2024 to November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 10,532	\$ 9,125	\$ 1,407	\$ 361,722	\$ 372,642	\$ (10,920)	\$ 385,000	\$ 23,278
4151 - BD Expense- Golf	(3,318)	-	(3,318)	(15,043)	-	(15,043)	-	15,043
4154 - Golf Course Daily Greens Fees	18,207	20,464	(2,257)	762,372	647,604	114,768	658,000	(104,372)
4170 - Driving Range Fees	831	984	(153)	45,300	34,290	11,010	35,000	(10,300)
4174 - Golf Cart Rental	4,345	4,602	(257)	223,712	191,315	32,397	195,000	(28,712)
4176 - Golf Club Storage	26	-	26	1,790	2,400	(610)	2,400	610
4178 - Trail Fees	282	295	(14)	13,408	14,489	(1,081)	14,750	1,342
Total Golf Income	30,905	35,470	(4,565)	1,393,260	1,262,740	130,520	1,290,150	(103,111)
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	30,905	35,470	(4,565)	1,393,260	1,262,740	130,520	1,290,150	(103,111)
Expense								
Administrative								
5107 - Advertising Costs	380	685	(305)	8,427	13,569	(5,142)	14,000	5,573
5015 - Bank Charges & Fees	2,352	1,563	789	32,697	28,725	3,972	30,000	(2,697)
5120 - Cash Over/Short	-	-	-	283	-	283	-	(283)
5045 - Dues & Subscriptions	1,023	1,058	(35)	27,375	25,814	1,561	27,300	(75)
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	-	50	(50)	721	650	71	700	(21)
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	126	-	126	1,843	1,800	43	1,800	(43)
5227 - Training & Conferences	-	-	-	1,305	4,000	(2,695)	4,000	2,695
5326 - Operating Performance Commissions	-	-	-	-	-	-	1,500	1,500
5399 - Payroll Service Fees	-	-	-	-	-	-	-	-
6408 - Uniforms	689	581	108	7,387	7,843	(456)	8,700	1,313
Total Administrative	4,570	3,937	633	80,037	82,401	(2,364)	88,000	7,962
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	101	325	(224)	152	598	(446)	750	598
9005 - State B&O Tax	345	-	345	6,348	7,500	(1,152)	7,500	1,152
Total Regulatory Compliance	447	325	122	6,499	8,098	(1,599)	8,250	1,750
CC&Rs/ Mandates								
5215 - Postage	-	21	(21)	-	229	(229)	250	250
5115 - Web Site Maintenance	-	-	-	-	2,700	(2,700)	2,700	2,700
CC&Rs/ Mandates Total	-	21	(21)	-	2,929	(2,929)	2,950	2,950
Payroll & Benefits								
5300 - Salaries	43,962	45,703	(1,741)	616,617	620,416	(3,799)	684,013	67,396
5335 - Payroll Taxes- Employer	4,549	4,565	(17)	67,674	62,013	5,661	68,364	690
5385 - Payroll Benefits - Medical	4,576	8,074	(3,498)	46,753	88,814	(42,061)	96,888	50,135
Total Payroll & Benefits	53,087	58,342	(5,255)	731,043	771,243	(40,200)	849,265	118,221

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

November 1, 2024 to November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	298	330	(32)	3,178	3,638	(460)	3,969	791
Total Insurance	298	330	(32)	3,178	3,638	(460)	3,969	791
Utilities								
6050 - Utilities- Communications Service	1,249	612	637	8,196	6,734	1,462	7,346	(850)
6033 - Utilities- Electricity	1,193	589	604	17,660	14,313	3,347	15,769	(1,891)
6005 - Utilities- Natural Gas	441	112	329	5,432	2,451	2,981	2,800	(2,632)
6023 - Utilities- Water & Sewer	-	-	-	10,815	10,284	531	12,119	1,304
6035 - Utilities- Trash & Recycling Service	404	171	233	4,441	3,725	716	4,255	(186)
Total Utilities	3,286	1,484	1,802	46,543	37,507	9,036	42,289	(4,255)
Maintenance & Landscaping								
6675 - Equipment R&M	1,009	4,994	(3,985)	66,404	43,431	22,973	47,000	(19,403)
6635 - Janitorial Supplies	-	13	(13)	-	138	(138)	150	150
6110 - Landscape R&M	653	4,414	(3,761)	44,788	31,328	13,460	37,500	(7,287)
6796 - Other R&M	88	-	88	2,420	2,600	(180)	2,600	180
6795 - Other Supplies	1,024	605	419	25,680	17,971	7,709	19,500	(6,180)
6610 - Raw Materials	-	-	-	38,996	35,354	3,642	35,500	(3,496)
6621 - Raw Materials: Sand & Gravel	1,864	-	1,864	46,249	40,000	6,249	40,000	(6,249)
6765 - Small Tools & Equipment	-	547	(547)	3,219	4,308	(1,089)	4,400	1,181
6785 - Vehicle Fuel	1,592	2,536	(944)	28,629	30,775	(2,146)	31,820	3,191
6775 - Vehicle R&M	-	84	(84)	-	2,117	(2,117)	2,200	2,200
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	6,230	13,193	(6,963)	256,385	208,022	48,363	220,670	(35,713)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	979	584	395	9,453	8,417	1,036	9,000	(453)
6440 - Safety & Security Services	-	-	-	-	550	(550)	550	550
7095 - Other Professional Services	-	-	-	-	750	(750)	750	750
Total Contracted & Professional Services	979	584	395	9,453	9,717	(264)	10,300	847
Total Golf Expense	68,897	78,216	(9,319)	1,133,139	1,123,555	9,584	1,225,693	92,553
Total Golf Income / (Loss)	\$ (37,992)	\$ (42,746)	\$ 4,754	\$ 260,121	\$ 139,185	\$ 120,936	\$ 64,457	\$ (195,664)

Income Statement Report

Sudden Valley Community Association

Marina

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 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	26,560.00	12,320.00	14,240.00	12,320.00	(14,240.00)
4420 - Marina Dry Slip Income	(555.00)	0.00	(555.00)	82,463.50	84,409.00	(1,945.50)	84,409.00	1,945.50
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	131,343.00	96,991.00	34,352.00	96,991.00	(34,352.00)
4426 - BD Expense- Marina	555.00	0.00	555.00	610.00	0.00	610.00	0.00	(610.00)
Total Marina Income	0.00	0.00	0.00	240,976.50	193,720.00	47,256.50	193,720.00	(47,256.50)
Other Income								
4220 - Marina Gate & Access Cards	0.00	0.00	0.00	7,133.00	4,000.00	3,133.00	4,000.00	(3,133.00)
Total Other Income	0.00	0.00	0.00	7,133.00	4,000.00	3,133.00	4,000.00	(3,133.00)
Total Marina Income	0.00	0.00	0.00	248,109.50	197,720.00	50,389.50	197,720.00	(50,389.50)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	84.00	(84.00)	0.00	917.00	(917.00)	1,000.00	1,000.00
5210 - Printing & Copying	0.00	16.00	(16.00)	274.57	183.00	91.57	200.00	(74.57)
Total Administrative	0.00	100.00	(100.00)	274.57	1,100.00	(825.43)	1,200.00	925.43
Regulatory Compliance								
7110 - Regulatory Compliance	177.82	180.00	(2.18)	1,931.06	1,980.00	(48.94)	2,160.00	228.94
9005 - State B&O Tax	(8.23)	0.00	(8.23)	3,659.58	3,000.00	659.58	3,000.00	(659.58)
Total Regulatory Compliance	169.59	180.00	(10.41)	5,590.64	4,980.00	610.64	5,160.00	(430.64)
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	1,572.03	1,425.00	147.03	1,710.00	137.97
6033 - Utilities- Electricity	145.93	147.00	(1.07)	1,447.46	1,619.00	(171.54)	1,766.00	318.54
6050 - Utilities- Communications Service	565.91	157.00	408.91	2,965.59	1,727.00	1,238.59	1,884.00	(1,081.59)
Total Utilities	711.84	304.00	407.84	5,985.08	4,771.00	1,214.08	5,360.00	(625.08)
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	1,375.00	(1,375.00)	1,500.00	1,500.00

Income Statement Report Sudden Valley Community Association Marina

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 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)	130.50	917.00	(786.50)	1,000.00	869.50
6675 - Equipment R&M	0.00	104.00	(104.00)	0.00	1,146.00	(1,146.00)	1,250.00	1,250.00
6795 - Other Supplies	0.00	41.00	(41.00)	1,451.20	458.00	993.20	500.00	(951.20)
6796 - Other R&M	0.00	150.00	(150.00)	0.00	1,650.00	(1,650.00)	1,800.00	1,800.00
Total Maintenance & Landscaping	0.00	504.00	(504.00)	1,581.70	5,546.00	(3,964.30)	6,050.00	4,468.30
Total Marina Expense	881.43	1,088.00	(206.57)	13,431.99	16,397.00	(2,965.01)	17,770.00	4,338.01
Total Marina Income / (Loss)	(881.43)	(1,088.00)	206.57	234,677.51	181,323.00	53,354.51	179,950.00	(54,727.51)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 November 1, 2024 to November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Non-Lease Facility Rentals								
4400 - Facility Rentals	895	312	583	11,529	7,982	3,547	8,000	(3,529)
4411 - Picnic Shelter Rentals	-	-	-	1,530	-	1,530	-	(1,530)
	895	312	583	13,059	7,982	5,077	8,000	(5,059)
Rec Center and Pools Income								
4510 - Health Club Membership	149	-	149	922	1,000	(78)	1,000	78
4223 - Gym and Pool Access Cards	117	-	117	3,083	3,000	83	3,000	(83)
4502 - Instructor & Trainer Fees	216	-	216	4,238	3,000	1,238	3,000	(1,238)
4513 - Main Pool Income	-	-	-	23,620	14,550	9,070	14,550	(9,070)
4515 - Locker Rental	-	-	-	-	50	(50)	50	50
4516 - Quiet Pool Income	-	-	-	-	300	(300)	300	300
4010 - Recreation Special Assmt 062018 to052023	-	-	-	130	-	130	-	(130)
4011 - BD Expense- Rec SA 062018 to 052023	-	-	-	918	-	918	-	(918)
4840 - Other Income	-	-	-	-	-	-	-	-
Total Recreation Income	482	-	482	32,911	21,900	11,011	21,900	(11,011)
Total Recreation Income	1,377	312	1,065	45,970	29,882	16,088	29,900	(16,070)
Expense								
Administrative								
5015 - Bank Charges & Fees	-	-	-	-	-	-	-	-
5090 - Office Supplies	150	143	7	3,222	1,559	1,663	1,700	(1,522)
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	126	-	126	502	-	502	-	(502)
5227 - Training & Conferences	-	-	-	3,982	1,900	2,082	1,900	(2,082)
6408 - Uniforms	-	-	-	2,198	1,620	578	1,620	(578)
Total Administrative	275	143	132	9,904	5,079	4,825	5,220	(4,684)
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	971	1,000	(29)	1,000	29
9005 - State B&O Tax	36	-	36	555	300	255	300	(255)
Total Regulatory Compliance	36	-	36	1,526	1,300	226	1,300	(226)
CC&Rs/ Mandates								
5215 - Postage	-	-	-	237	-	237	-	(237)
CC&Rs/ Mandates Total	-	-	-	237	-	237	-	(237)
Payroll & Benefits								
5300 - Salaries	10,216	9,838	378	204,877	199,733	5,144	213,645	8,768
5335 - Payroll Taxes- Employer	1,132	969	163	23,607	19,746	3,861	21,115	(2,492)
5385 - Payroll Benefits - Medical	(714)	1,615	(2,329)	11,216	17,765	(6,549)	19,380	8,164
Total Payroll & Benefits	10,635	12,422	(1,787)	239,700	237,244	2,456	254,140	14,440

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 November 1, 2024 to November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	1,283	470	813	10,114	5,176	4,938	5,647	(4,466)
6033 - Utilities- Electricity	1,083	867	216	14,609	13,220	1,389	14,284	(324)
6005 - Utilities- Natural Gas	391	262	129	9,243	7,817	1,426	8,470	(773)
6023 - Utilities- Water & Sewer	-	-	-	10,841	20,692	(9,851)	23,570	12,729
6035 - Utilities- Trash & Recycling Service	223	247	(24)	2,749	2,719	30	2,966	217
Total Utilities	2,980	1,846	1,134	47,556	49,624	(2,068)	54,937	7,383
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	-	-	-	-
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	572	-	572	4,875	5,039	(164)	6,000	1,125
6635 - Janitorial Supplies	-	84	(84)	-	917	(917)	1,000	1,000
6110 - Landscape R&M	-	-	-	-	-	-	-	-
6796 - Other R&M	-	-	-	4,590	-	4,590	-	(4,590)
6795 - Other Supplies	-	41	(41)	3,392	4,958	(1,566)	5,000	1,607
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	-	-
6765 - Small Tools & Equipment	-	-	-	-	-	-	-	-
6785 - Vehicle Fuel	-	-	-	-	-	-	-	-
6775 - Vehicle R&M	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	572	125	447	12,857	10,914	1,943	12,000	(858)
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	-	-	-	-	-
6438 - Pool Management	-	-	-	56,347	48,000	8,347	48,000	(8,347)
6440 - Safety & Security Services	-	41	(41)	-	458	(458)	500	500
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	-	41	(41)	56,347	48,458	7,889	48,500	(7,847)
Total Recreation Expense	14,498	14,577	(79)	368,125	352,619	15,506	376,097	7,971
Total Recreation Income / (Loss)	\$ (13,121)	\$ (14,265)	\$ 1,144	\$ (322,156)	\$ (322,737)	\$ 581	\$ (346,197)	\$ (24,041)

Income Statement Report Sudden Valley Community Association UDR Activity

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessment Income- Ops								
4005.22 - Member Assessments 2022	0.00	0.00	0.00	571.25	0.00	571.25	0.00	(571.25)
4005.23 - Member Assessments 2023	0.00	0.00	0.00	674.08	0.00	674.08	0.00	(674.08)
Total Dues and Assessment Income- Ops	0.00	0.00	0.00	1,245.33	0.00	1,245.33	0.00	(1,245.33)
Dues and Assessments Income- UDR								
4001 - BD Expense- 2023 Ops & prior	507.92	0.00	507.92	29,866.40	0.00	29,866.40	0.00	(29,866.40)
4081 - BD Expense- Ops 2014 & Prior	0.00	0.00	0.00	3,747.43	0.00	3,747.43	0.00	(3,747.43)
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	507.92	0.00	507.92	(10,370.95)	0.00	(10,370.95)	0.00	10,370.95
Lease Income								
4439.1 - Lease Income- Library Prepaid Recr	666.67	0.00	666.67	3,333.35	0.00	3,333.35	0.00	(3,333.35)
Total Lease Income	666.67	0.00	666.67	3,333.35	0.00	3,333.35	0.00	(3,333.35)
Collections Income								
4710 - Late Fees & Interest	11,395.66	0.00	11,395.66	67,822.47	0.00	67,822.47	0.00	(67,822.47)
4711 - BD Expense- Late Fee & Int	(8,896.09)	0.00	(8,896.09)	(38,583.99)	0.00	(38,583.99)	0.00	38,583.99
4715 - Lien Fees	0.00	0.00	0.00	21,746.60	0.00	21,746.60	0.00	(21,746.60)
4720 - Legal Fees/ Reimbursements	250.00	0.00	250.00	1,277.60	0.00	1,277.60	0.00	(1,277.60)
4721 - BD Expense- Legal	(809.25)	0.00	(809.25)	(14,091.78)	0.00	(14,091.78)	0.00	14,091.78
Total Collections Income	1,940.32	0.00	1,940.32	38,170.90	0.00	38,170.90	0.00	(38,170.90)
Investment Income								
4910 - Interest Earned - Reserve Accounts	196.98	0.00	196.98	2,686.56	0.00	2,686.56	0.00	(2,686.56)
Total Investment Income	196.98	0.00	196.98	2,686.56	0.00	2,686.56	0.00	(2,686.56)
Total UDR Activity Income	3,311.89	0.00	3,311.89	35,065.19	0.00	35,065.19	0.00	(35,065.19)

Income Statement Report Sudden Valley Community Association UDR Activity

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	170.94	0.00	170.94	1,343.53	0.00	1,343.53	0.00	(1,343.53)
Total Regulatory Compliance	170.94	0.00	170.94	1,343.53	0.00	1,343.53	0.00	(1,343.53)
CC&Rs/ Mandates								
5025 - Collection Charges	119.73	0.00	119.73	2,427.79	0.00	2,427.79	0.00	(2,427.79)
5065 - Lien Charges	0.00	0.00	0.00	15,512.50	0.00	15,512.50	0.00	(15,512.50)
Total CC&Rs/ Mandates	119.73	0.00	119.73	17,940.29	0.00	17,940.29	0.00	(17,940.29)
Payroll & Benefits								
5391 - Accrued Vacation Liability	4,300.96	0.00	4,300.96	21,617.49	0.00	21,617.49	0.00	(21,617.49)
Total Payroll & Benefits	4,300.96	0.00	4,300.96	21,617.49	0.00	21,617.49	0.00	(21,617.49)
Reserve Expenses/Transfers								
9890 - UDR Legal Expenses	0.00	0.00	0.00	600.00	0.00	600.00	0.00	(600.00)
Total Reserve Expenses/Transfers	0.00	0.00	0.00	600.00	0.00	600.00	0.00	(600.00)
Reserve UDR Projects								
9623 - 2023 Firewise/Road Mowing/Clean Gr	0.00	0.00	0.00	5,734.31	0.00	5,734.31	0.00	(5,734.31)
9624.01 - 2024 Hazardous Tree Removal	0.00	0.00	0.00	55,000.00	0.00	55,000.00	0.00	(55,000.00)
9624.02 - 2024 GM Recruiting Search	0.00	0.00	0.00	24,495.42	0.00	24,495.42	0.00	(24,495.42)
9624.04 - Legal Exp. for Past Due Accts Collr	1,273.22	0.00	1,273.22	3,213.14	0.00	3,213.14	0.00	(3,213.14)
Total Reserve UDR Projects	1,273.22	0.00	1,273.22	88,442.87	0.00	88,442.87	0.00	(88,442.87)
Total UDR Activity Expense	5,864.85	0.00	5,864.85	129,944.18	0.00	129,944.18	0.00	(129,944.18)
Total UDR Activity Income / (Loss)	(2,552.96)	0.00	(2,552.96)	(94,878.99)	0.00	(94,878.99)	0.00	94,878.99

Income Statement Report Sudden Valley Community Association SVCA Reserves

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4041 - BD Expense- MR&R	0.00	0.00	0.00	45.12	0.00	45.12	0.00	(45.12)
4043.22 - Capital Rep & Repl Assmt 2022	0.00	0.00	0.00	397.10	0.00	397.10	0.00	(397.10)
4043.23 - Capital Rep & Repl Assmt 2023	0.00	0.00	0.00	368.22	0.00	368.22	0.00	(368.22)
4043.24 - Capital Rep & Repl Assmt 2024	112,686.15	0.00	112,686.15	1,240,775.05	0.00	1,240,775.05	0.00	(1,240,775.05)
4046 - BD Expense- CRRRF 23 & Prior	216.60	0.00	216.60	12,004.94	0.00	12,004.94	0.00	(12,004.94)
4049 - BD Expense - CRRRF 2024	(826.53)	0.00	(826.53)	(18,604.21)	0.00	(18,604.21)	0.00	18,604.21
4050 - Roads Capital Assessment	0.00	0.00	0.00	(37.13)	0.00	(37.13)	0.00	37.13
4051 - BD Expense- Roads 23 & Prior	222.78	0.00	222.78	13,065.60	0.00	13,065.60	0.00	(13,065.60)
4053 - BD Expense - Roads 2024	(1,014.60)	0.00	(1,014.60)	(19,808.30)	0.00	(19,808.30)	0.00	19,808.30
4055.22 - Roads Capital Assmt 2022	0.00	0.00	0.00	408.43	0.00	408.43	0.00	(408.43)
4055.23 - Roads Capital Assmt 2023	0.00	0.00	0.00	415.85	0.00	415.85	0.00	(415.85)
4055.24 - Roads Capital Assmt 2024	115,901.32	0.00	115,901.32	1,276,251.20	0.00	1,276,251.20	0.00	(1,276,251.20)
4060.22 - Mailbox Capital Assmt 2022	0.00	0.00	0.00	7.37	0.00	7.37	0.00	(7.37)
4060.23 - Mailbox Capital Assmt 2023	0.00	0.00	0.00	7.51	0.00	7.51	0.00	(7.51)
4060.24 - Mailbox Capital Assmt 2024	2,091.38	0.00	2,091.38	23,028.63	0.00	23,028.63	0.00	(23,028.63)
4061 - BD Expense- Mailbox 2024	(18.36)	0.00	(18.36)	(352.81)	0.00	(352.81)	0.00	352.81
4062 - BD Expense- Mailbox 23 & Prior	4.02	0.00	4.02	243.46	0.00	243.46	0.00	(243.46)
4071 - BD Expense- Mbr Density	0.00	0.00	0.00	0.89	0.00	0.89	0.00	(0.89)
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	229,262.76	0.00	229,262.76	2,512,105.05	0.00	2,512,105.05	0.00	(2,512,105.05)
New Home Construction Fees								
4360 - Storm Water Mitigation Revenue	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
Total New Home Construction Fees	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
Investment Income								
4910 - Interest Earned - Reserve Accounts	3,093.39	0.00	3,093.39	42,739.02	0.00	42,739.02	0.00	(42,739.02)
Total Investment Income	3,093.39	0.00	3,093.39	42,739.02	0.00	42,739.02	0.00	(42,739.02)

Income Statement Report

Sudden Valley Community Association SVCA Reserves

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
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	232,356.15	0.00	232,356.15	2,558,712.07	0.00	2,558,712.07	0.00	(2,558,712.07)
Expense								
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	71,318.83	0.00	71,318.83	0.00	(71,318.83)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	85,484.74	0.00	85,484.74	0.00	(85,484.74)
6325 - Depr - Land Improvement	8,363.90	0.00	8,363.90	92,145.50	0.00	92,145.50	0.00	(92,145.50)
6326 - Depr - Mailboxes	1,979.19	0.00	1,979.19	22,301.59	0.00	22,301.59	0.00	(22,301.59)
6327 - Depr - Roads and Bridges	55,485.13	0.00	55,485.13	631,725.13	0.00	631,725.13	0.00	(631,725.13)
6328 - Depr - Building Improvements	16,064.74	0.00	16,064.74	177,092.78	0.00	177,092.78	0.00	(177,092.78)
6330 - Depr - Furniture & Fixtures	654.50	0.00	654.50	7,199.50	0.00	7,199.50	0.00	(7,199.50)
6335 - Depr - Communication Equipment	123.45	0.00	123.45	1,394.58	0.00	1,394.58	0.00	(1,394.58)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	14,462.47	0.00	14,462.47	0.00	(14,462.47)
6340 - Depr - Machinery & Equipment	9,800.01	0.00	9,800.01	114,010.14	0.00	114,010.14	0.00	(114,010.14)
6350 - Depr - Vehicles	0.00	0.00	0.00	21,088.25	0.00	21,088.25	0.00	(21,088.25)
6360 - Amortization	678.47	0.00	678.47	7,463.17	0.00	7,463.17	0.00	(7,463.17)
Total Depreciation Expense	108,719.03	0.00	108,719.03	1,245,686.68	0.00	1,245,686.68	0.00	(1,245,686.68)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	5,534.26	0.00	5,534.26	62,228.51	0.00	62,228.51	0.00	(62,228.51)
Total Reserve Expenses/Transfers	5,534.26	0.00	5,534.26	62,228.51	0.00	62,228.51	0.00	(62,228.51)
Reserve CRRRF Capital Projects								
9719.18 - Trim Mower- Turf	668.76	0.00	668.76	7,356.36	0.00	7,356.36	0.00	(7,356.36)
9719.19 - Utility Vehicles	1,740.21	0.00	1,740.21	19,142.31	0.00	19,142.31	0.00	(19,142.31)
9719.20 - Marina Dock Replacement	0.00	0.00	0.00	163,037.02	0.00	163,037.02	0.00	(163,037.02)
9721.01 - Golf Cart Fleet	3,065.00	0.00	3,065.00	33,715.00	0.00	33,715.00	0.00	(33,715.00)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Projects								
9722.05 - Rekeying of Facilities	0.00	0.00	0.00	31,506.00	0.00	31,506.00	0.00	(31,506.00)
9722.08 - 2022 Area Z Facility Remodel	18,943.03	0.00	18,943.03	495,283.33	0.00	495,283.33	0.00	(495,283.33)
9722.09 - Barn 8 Refurbishment	76,842.15	0.00	76,842.15	158,893.47	0.00	158,893.47	0.00	(158,893.47)
9723.03 - 2023 Playground ADA Improvemer	1,222.86	0.00	1,222.86	106,429.21	0.00	106,429.21	0.00	(106,429.21)
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	336,261.94	0.00	336,261.94	0.00	(336,261.94)
9723.07 - Website Improvements	0.00	0.00	0.00	5,550.52	0.00	5,550.52	0.00	(5,550.52)
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)
9723.16 - Generac Generator for Maint Shop	0.00	0.00	0.00	16,290.00	0.00	16,290.00	0.00	(16,290.00)
9723.17 - 10 Golf Cart Lease	0.00	0.00	0.00	8,005.44	0.00	8,005.44	0.00	(8,005.44)
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	0.00	0.00	0.00	5,758.51	0.00	5,758.51	0.00	(5,758.51)
9724.02 - Asphalt Cart Path Repairs	0.00	0.00	0.00	54,080.00	0.00	54,080.00	0.00	(54,080.00)
9724.03 - Fleet Replacement of Asst OP-1 &	14,160.54	0.00	14,160.54	88,524.68	0.00	88,524.68	0.00	(88,524.68)
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	0.00	0.00	0.00	13,274.92	0.00	13,274.92	0.00	(13,274.92)
9724.07 - Adult Center Furnace & Water Hea	0.00	0.00	0.00	27,765.22	0.00	27,765.22	0.00	(27,765.22)
9724.08 - Adult Ctr & Clbhse Painting/Chs Dr	0.00	0.00	0.00	40,885.59	0.00	40,885.59	0.00	(40,885.59)
9724.09 - Fencing(Adult Cntr/Area Z/Turfcare	0.00	0.00	0.00	69,243.27	0.00	69,243.27	0.00	(69,243.27)
9724.11 - Golf Bridge Repair (Bridge #2)	10,232.73	0.00	10,232.73	17,664.21	0.00	17,664.21	0.00	(17,664.21)
Total Reserve CRRRF Capital Projects	126,875.28	0.00	126,875.28	1,879,639.81	0.00	1,879,639.81	0.00	(1,879,639.81)
Reserve Roads Capital Projects								
9921.03 - 2021 Southern Crt Stabilization & A	17,302.00	0.00	17,302.00	18,134.50	0.00	18,134.50	0.00	(18,134.50)
9922.8 - 2022 Cold Spring Drainage Repair	4,007.61	0.00	4,007.61	65,308.88	0.00	65,308.88	0.00	(65,308.88)
9923.1 - Ten Year Capital Roads & Drainage	0.00	0.00	0.00	132,348.25	0.00	132,348.25	0.00	(132,348.25)

Income Statement Report Sudden Valley Community Association SVCA Reserves

November 01, 2024 thru November 30, 2024

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve Roads Capital Projects								
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	0.00	0.00	0.00	30,535.77	0.00	30,535.77	0.00	(30,535.77)
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	0.00	0.00	0.00	36,619.15	0.00	36,619.15	0.00	(36,619.15)
9924.1 - 2024 Roads: Fast Response	8,195.27	0.00	8,195.27	51,261.31	0.00	51,261.31	0.00	(51,261.31)
9924.2 - 2024 Roads: On-Call Engineering	2,741.81	0.00	2,741.81	38,868.16	0.00	38,868.16	0.00	(38,868.16)
9924.3 - 2024 Roads: Pot Holes/Minor Road	2,214.61	0.00	2,214.61	32,894.16	0.00	32,894.16	0.00	(32,894.16)
9924.4 - 2024 Roads: Rplc Dr Run Lnd Rpr/C	171,942.41	0.00	171,942.41	984,776.23	0.00	984,776.23	0.00	(984,776.23)
9924.6 - 2024 Roads:Area Z Accss Brdg Dsg	5,915.00	0.00	5,915.00	44,978.17	0.00	44,978.17	0.00	(44,978.17)
9924.9 - 2024 Bi-Annual Bridge Inspections	0.00	0.00	0.00	5,561.00	0.00	5,561.00	0.00	(5,561.00)
Total Reserve Roads Capital Projects	212,318.71	0.00	212,318.71	1,507,539.49	0.00	1,507,539.49	0.00	(1,507,539.49)
Reserve Road CVC Capital Project								
9924.7 - 2024 Roads: CVC Supplies & Outsid	0.00	0.00	0.00	67,468.27	0.00	67,468.27	0.00	(67,468.27)
9924.72 - 2024 Roads: CVC Wage, Taxes an	1,258.40	0.00	1,258.40	56,103.82	0.00	56,103.82	0.00	(56,103.82)
Total Reserve Road CVC Capital Project	1,258.40	0.00	1,258.40	123,572.09	0.00	123,572.09	0.00	(123,572.09)
Total SVCA Reserves Expense	454,705.68	0.00	454,705.68	4,818,666.58	0.00	4,818,666.58	0.00	(4,818,666.58)
Total SVCA Reserves Income / (Loss)	(222,349.53)	0.00	(222,349.53)	(2,259,954.51)	0.00	(2,259,954.51)	0.00	2,259,954.51

Sudden Valley Community Association

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						Perm	WD10	Avail.	Total
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total									
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	29	136	165	293	2,482	2,775	17	65	9	17	1	5	16	37	2	11	322	2,618	2,940	45	135	180	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641		
Jul	31	152	183	293	2,476	2,769	11	51	7	15	7	10	16	35	2	14	324	2,628	2,952	43	125	168	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641		
Aug	31	169	200	293	2,436	2,729	8	79	4	10	6	9	22	37	2	14	324	2,605	2,929	42	149	191	366	2,754	3,120	774	0	3	777	738	6	1,521	4,641		
Sep	34	201	235	290	2,427	2,717	11	58	0	14	4	6	24	35	2	13	324	2,628	2,952	41	126	167	365	2,754	3,119	774	0	3	777	739	6	1,522	4,641		
Oct	51	298	349	281	2,350	2,631	6	53	2	4	0	6	23	31	2	12	332	2,648	2,980	33	106	139	365	2,754	3,119	774	0	3	777	739	6	1,522	4,641		
Nov	108	728	836	218	1,904	2,122	9	55	4	20	2	2	21	33	3	12	326	2,632	2,958	39	122	161	365	2,754	3,119	774	0	3	777	739	6	1,522	4,641		
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		

LLE = Lot Line Eraser
 CTB = Covenant to Bind