

Sudden Valley Community Association

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

	Unaudited**	See Note**	
	Dec 31, 2023	Dec 31, 2022	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 685,747	\$ 490,351	\$ 195,396
Building Completion Deposit Fund	511,445	492,620	18,825
Member Receivables - Operations*	43,985	46,750	(2,765)
Other Receivables	17,562	8,288	9,274
Prepaid Expenses	52,526	81,738	(29,212)
Operating Lease ROU Assets	5,023	11,441	(6,418)
Inventory	5,659	6,200	(541)
Total Current Assets	1,321,947	1,137,388	184,559
Current Liabilities			
Accounts Payable	(175,952)	(243,246)	67,294
Accrued Vacation Liability	(64,195)	(61,576)	(2,619)
Accrued Payroll	(64,114)	(54,127)	(9,987)
Prepaid Assessments	(230,966)	(181,106)	(49,860)
Building Completion Deposits	(511,445)	(492,620)	(18,825)
Other Refundable Deposits	(5,796)	(4,916)	(880)
Operating Lease Liability	(5,023)	(11,441)	6,418
Prepaid Golf Memberships	(112,089)	(153,151)	41,062
Total Current Liabilities	(1,169,580)	(1,202,183)	32,603
Operating Reserve Funds			
Emergency Operating Cash	362,252	361,096	1,156
Undesignated Reserves Cash	306,265	223,385	82,880
Total Operating Reserve Funds	668,517	584,481	84,036
Net Operating Assets	\$ 820,884	\$ 519,686	\$ 301,198
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,624,027	3,236,221	387,806
Roads Reserve Cash Fund	2,039,620	2,560,947	(521,327)
Board Density Reduction Cash Fund	87,688	87,552	136
Mailbox Cash Fund	126,445	101,061	25,384
CRRRF Capital Reserve Holding Cash	222,019	262,193	(40,174)
Mitigation Assignment of Savings Cash	49,688	44,545	5,143
LWWSD Assignment of Savings Cash	101,840	9,076	92,764
Member Receivables - Capital**	16,112	19,262	(3,150)
Total Capital Current Assets	6,267,439	6,320,857	(53,418)
Capital Fixed Assets			
Fixed Assets	15,391,586	14,110,234	1,281,352
Finance ROU Assets	136,464	214,266	(77,802)
Lots Held for Sale	228,041	228,041	-
Total Capital Assets	15,756,091	14,552,541	1,203,550
Long Term Liabilities			
CRRRF Loan 2022	(1,799,425)	(2,049,012)	249,587
Finance Leases	(106,597)	(166,357)	59,760
Total Long Term Liabilities	(1,906,021)	(2,215,369)	309,348
NET ASSETS	\$ 20,938,393	\$ 19,177,715	\$1,760,678
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	465,997	(115,714)	581,711
Current Year Net Income: Rec Special Assmt	(180,468)	(2,572)	(177,896)
Net Transfers Out from Operations to Capital	-	(482,660)	482,660
Current Year Net Income: Capital**	1,516,019	1,567,594	(51,575)
Net Transfers Into Capital from Operations	-	482,660	(482,660)
Retained Earnings**	4,950,121	5,068,407	(118,286)
Capital**	14,186,724	12,660,000	1,526,724
TOTAL MEMBER EQUITY	\$ 20,938,393	\$19,177,715	\$1,760,678

* 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 December 31, 2023, and December 31, 2022, the balances of receivables written off were \$624,674 and \$599,478, respectively.

** Beginning with the 2020 year end audited financial statements, Accounting Standards Codification (ASC) 606 requires issued audited financial statements to reclassify unspent capital dues revenue, including 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 transferee 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**

<u>UNAUDITED</u>	Current Month - December 2023			Year to Date - 12 Months Ending 12/31/2023			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	209,257		230,654	2,365,769			2,772,110
Bad Debt Reserve	(1,662)		1,240	(48,978)			(43,369)
Net Current Year Assessment Income	207,595	9,073	231,894	2,316,791	75,144	97.9%	2,728,741
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	-			182,249			
Bad Debt Reserve	446			3,908			
Net Special Ops Assmt Income	446	446		186,157	13,786		
Bad Debt Recoveries - Prior Years			2,445				42,154
Golf Income	35,192	19,158	-	1,468,110	326,480		-
Marina Income	(426)	(426)	-	181,903	18,825		-
Rec Center & Pools Income	407	315	-	24,121	(1,837)		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	8,558	1,725	-	135,546	48,989		1
Rental Income - Other	25	(242)	-	13,419	7,719		-
Area Z Rental Income	139	(1,861)	-	22,248	(1,752)		-
Lease Income	5,330	1,826	-	52,673	10,629		-
New Home Construction Fees	-	-	-	54,670	(20,330)		500
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		-
Investment Income	634	547	4,066	5,066	4,016		33,075
Total Revenue	257,900	30,561	238,405	4,460,704	481,669		2,804,471
EXPENSES							
Salaries & Benefits	235,896	(24,965)	79	2,075,211	257,237		-
Contracted & Professional Services	95,433	(81,693)	-	337,548	(177,662)		-
CC&Rs/ Mandates	20,231	18,507	-	479,466	(117,516)		-
Maintenance & Landscaping	25,459	6,609	-	446,237	(20,859)		-
Utilities	26,420	(5,840)	-	207,233	(13,606)		-
Administrative	62,795	(44,573)	-	241,025	(85,612)		-
Regulatory Compliance	12,408	(5,335)	(240)	265,536	(74,328)		-
Insurance Premiums	13,794	(617)	-	176,656	(18,531)		-
Other Expenses	163	(80)	-	163	837		-
Depreciation Expense	-	-	96,162	-	-		1,202,154
Interest expense	-	-	11,065	-	-		83,148
Total Expenses	492,599	(137,987)	107,066	4,229,075	(250,040)		1,285,302
Net Income (Loss)	(234,699)	(107,426)	131,339	231,629	231,629		1,519,169
Net UDR Activity for Operations							
Firewise	-			(23,769)			
Hazardous Tree Removal	-			-			
Net Income (Loss) with Board Approved UDR	(234,699)	(107,426)	131,339	207,860	231,629		1,519,169
Other Activity							
Net Other UDR Activity*	6,030			83,053			
AR Accrual - Prior Year Reversal	-		-	(46,750)			(19,262)
AR Accrual - Current Year	43,985		16,112	43,985			16,112
Vacation Liability Accrual	(2,188)			(2,619)			
Total Other Activity	47,827		16,112	77,669			(3,150)
Grand Total Activity	(186,872)	(107,426)	147,451	285,529	231,629		1,516,019

*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**

12 Months Actual, 0 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2022	3,236,221	2,560,947	262,193	87,552	101,061	53,621	\$ 6,301,595	361,096	223,385	\$ 584,481
Dues Received	1,344,873	1,387,034		1	25,014		2,756,922	-	118,802	118,802
Storm Water Mitigation Plan Fee		500					500			-
Investment Income	18,583	12,918	696	135	370	372	33,075	1,156	903	2,059
Sale of Assets	-			-			-			-
Mitigation Assignment	(5,000)	(92,535)				97,535	-			-
Transfers/Return of Funds	-	-	9,856			-	9,856			-
2023 Expenditures	(970,650)	(1,829,244)	(50,726)	-	-		(2,850,620)		(36,825)	(36,825)
Net Available Cash at 12/31/2023	3,624,027	2,039,620	222,019	87,688	126,445	151,528	\$ 6,251,327	362,252	306,265	\$ 668,517
0 Month Outlook										
Outlook - 2023 Dues (95% collections)	-	-			-		\$ -			\$ -
Outlook - Prior Year Collections	-	-		-	-		-		-	-
CRRRF Loan Payments for year 2023	-						-			-
Obligated Expenses/Holdings	(1,653,715)	(179,860)	(222,019)			(151,528)	(2,207,122)		(15,068)	(15,068)
Net Usable Cash Balance 12/31/2023	1,970,312	1,859,760	-	87,688	126,445	-	\$ 4,044,206	362,252	291,197	\$ 653,449
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2023, After Recommendation	\$ 1,370,312	\$ 1,359,760	\$ -	\$ 87,688	\$ 126,445	\$ -	\$ 2,944,206	\$ 362,252	\$ 291,197	\$ 653,449
Net Current Year Cash Increase (Decrease)	(1,265,909)	(701,187)	(262,193)	136	25,384	(53,621)	\$ (2,257,389)	1,156	67,812	\$ 68,968

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

Sudden Valley Community Association

Sudden Valley Community Association
 Operations - By Department
 December 1, 2023 to December 31, 2023
 CURRENT MONTH

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	6,291	6,124	-	6,962	78,285	(51,869)	(71,994)	(38,783)
Accounting	2,080	(1,521)	37,110	(2,858)	9,561	2,417	(44,591)	(1,962)
Administration	218	76	50,799	(1,768)	11,072	5,603	(61,653)	3,911
Common Costs	580	(2,340)	-	-	30,055	(6,708)	(29,475)	(9,048)
Facilities	4,368	(384)	-	4,905	20,345	(7,962)	(15,977)	(3,441)
Maintenance	-	(83)	53,655	(21,819)	28,887	(7,375)	(82,542)	(29,277)
Subtotal	13,537	1,872	141,564	(14,578)	178,205	(65,894)	(306,232)	(78,600)
Golf	35,192	19,158	78,357	(3,562)	71,155	(50,849)	(114,320)	(35,253)
Marina	(402)	(402)	1	(1)	999	831	(1,402)	428
Subtotal	48,327	20,628	219,922	(18,141)	250,359	(115,912)	(421,954)	(113,425)
Rec/ Pools/ Parks								
Special Assmt Earned	-						-	
Curr Yr Bad Debts Activity	446						446	
Net Special Assmt Dues	446	446					446	446
Rec/ Pools/ Parks	1,532	413	15,974	(6,824)	6,344	2,891	(20,786)	(3,520)
Subtotal Rec/ Pools/ Parks	1,978	859	15,974	(6,824)	6,344	2,891	(20,340)	(3,074)
Subtotal Operations before Ops Dues	50,305	21,487	235,896	(24,965)	256,703	(113,021)	(442,294)	(116,499)
Ops Dues Earned	209,257						209,257	
Curr Yr Bad Debts Activity	(1,662)						(1,662)	
Net Ops Dues	207,595	9,073					207,595	9,073
Net Operations	257,900	30,560	235,896	(24,965)	256,703	(113,021)	(234,699)	(107,426)
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		-		-	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	257,900	30,560	235,896	(24,965)	256,703	(113,021)	(234,699)	(107,426)
Other Operating Activity								
UDR Activity	6,215				185		6,030	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	43,985				-		43,985	
Vacation Liability Accrual	-				2,188		(2,188)	
Total Other Operating Activity	50,200				2,373		47,827	
Grand Total Operations Activity	308,100	30,560	235,896	(24,965)	259,076	(113,021)	(186,872)	(107,426)

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association
 Operations - By Department
 January 1, 2023 to December 31, 2023
 YEAR TO DATE

Whole \$

<u>UNAUDITED</u>								
<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	66,872	(10,878)	-	89,775	520,498	(203,808)	(453,626)	(124,911)
Accounting	28,478	(14,722)	346,903	(10,248)	89,555	(9,030)	(407,980)	(34,000)
Administration	9,436	7,736	359,645	121,185	182,737	(66,406)	(532,946)	62,515
Common Costs	84,101	49,051	-	-	420,021	(81,067)	(335,920)	(32,016)
Facilities	62,620	5,596	7,364	39,965	187,538	(29,083)	(132,282)	16,478
Maintenance	-	(1,000)	313,093	(14,987)	151,528	(7,451)	(464,621)	(23,438)
Subtotal	251,507	35,783	1,027,005	225,690	1,551,877	(396,845)	(2,327,375)	(135,372)
Golf	1,468,110	326,480	776,252	25,915	445,145	(113,233)	246,713	239,162
Marina	188,297	21,413	-	-	12,329	10,216	175,968	31,629
Subtotal	1,907,914	383,676	1,803,257	251,605	2,009,351	(499,862)	(1,904,694)	135,419
Rec/ Pools/ Parks								
Special Assmt Earned	182,249						182,249	
Curr Yr Bad Debts Activity	3,908						3,908	
Net Special Assmt Dues	186,157	13,786					186,157	13,786
Rec/ Pools/ Parks	49,840	9,062	271,954	5,632	144,511	(7,414)	(366,625)	7,280
Subtotal Rec/ Pools/ Parks	235,997	22,848	271,954	5,632	144,511	(7,414)	(180,468)	21,066
Subtotal Operations before Ops Dues	2,143,911	406,524	2,075,211	257,237	2,153,862	(507,276)	(2,085,162)	156,485
Ops Dues Earned	2,365,769						2,365,769	
Curr Yr Bad Debts Activity	(48,978)						(48,978)	
Net Ops Dues	2,316,791	75,144					2,316,791	75,144
Net Operations	4,460,702	481,668	2,075,211	257,237	2,153,862	(507,276)	231,629	231,629
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		23,769		(23,769)	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	4,460,702	481,668	2,075,211	257,237	2,177,631	(507,276)	207,860	231,629
Other Operating Activity								
UDR Activity	97,641				14,588		83,053	
AR Accrual - Prior Year Reversal	(46,750)				-		(46,750)	
AR Accrual - Current Year	43,985				-		43,985	
Vacation Liability Accrual	-				2,619		(2,619)	
Total Other Operating Activity	94,876				17,207		77,669	
Grand Total Operations Activity	4,555,578	481,668	2,075,211	257,237	2,194,838	(507,276)	285,529	231,629

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

Sudden Valley Community Association

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

UNAUDITED

	2023 December Actuals	2023 MTD B / (W) Budget	(12 Months) Actuals	2023 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	207,595	9,073	2,316,792	75,144
Special Ops Assmt Income- Rec/ Pools/ Parks	446	446	186,157	13,786
Golf Income	35,192	19,158	1,468,110	326,480
Marina Income	(426)	(426)	181,903	18,825
Area Z Rental Income	139	(1,861)	22,248	(1,752)
Lease Income	5,330	1,826	52,673	10,629
Non-Lease Facility Rentals	25	(242)	13,419	7,719
Rec Center and Pools Income	407	315	24,121	(1,837)
New Home Construction Fees	-	-	54,670	(20,330)
Other AR Income	7,985	1,385	119,319	40,119
Other Income	573	340	16,226	8,870
Investment Income	634	547	5,066	4,016
Total Revenue	257,900	30,561	4,460,704	481,669
EXPENSES				
Salaries & Benefits				
ACC / Security	-	6,962	-	89,775
Accounting	37,110	(2,858)	346,903	(10,248)
Administration	50,799	(1,768)	359,645	121,185
Facilities	-	4,905	7,364	39,965
Maintenance	53,655	(21,819)	313,093	(14,987)
Golf	78,357	(3,562)	776,252	25,915
Rec/ Pools/ Parks	15,974	(6,824)	271,954	5,632
Marina	1	(1)	-	-
Total Salaries & Benefits	235,896	(24,965)	2,075,211	257,237
Other Expenses				
Administrative				
General Administrative	-	-	207	(207)
Other Administrative Services	-	-	-	-
Bank Charges & Fees	2,393	(1,788)	45,922	(22,922)
Dues & Subscriptions	1,563	15	29,230	(3,530)
Office Supplies	1,140	1,004	18,238	7,493
GM Discretionary Funds	-	417	3,745	1,255
Advertising Costs	520	(220)	16,850	(3,950)
Cash Over/Short	(4)	4	55	(55)
Currency Gain/Loss	-	-	204	(204)
Events Charges	738	12	24,185	(19,185)
Printing & Copying	5,109	3,378	22,010	(4,410)
Training & Conferences	-	275	2,289	6,761
Recruiting Expense	150	392	4,309	2,191
Operating Performance Commissions	44,270	(42,938)	44,270	(42,938)
Operating Perf Comm Payroll Taxes	4,648	(4,648)	4,648	(4,648)
Payroll Service Fees	1,794	(794)	17,868	(5,868)
Insurance Claims	-	-	-	-
Uniforms	474	318	6,995	4,605
Cashiering Clearing Account	-	-	-	-
Total Administrative	62,795	(44,573)	241,025	(85,612)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	10,860	(4,610)	144,438	(69,438)
Permits & Licenses	326	(72)	3,897	(247)
Audit & Tax Services	-	-	43,210	(3,210)
Regulatory Compliance	1,492	(1,142)	4,751	(551)
Federal Income Tax	-	-	-	-
State B&O Tax	670	(451)	12,115	(2,557)
Property/Real Estate Tax	(940)	940	57,125	1,675
Total Regulator Compliance	12,408	(5,335)	265,536	(74,328)
CC&Rs/ Mandates				
Annual General Meeting	-	8,000	5,385	10,615
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	921	(504)	16,719	(9,219)
Postage	2,167	494	6,298	252
Postage- Views	1,049	(132)	12,140	(1,140)
Newsletter Services	5,206	(672)	60,207	(5,807)
Legal Services	10,888	(5,846)	117,047	(56,547)
Professional Security Services	-	17,167	261,670	(55,670)
Total CC&Rs/ Mandates	20,231	18,507	479,466	(117,516)

Sudden Valley Community Association

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

UNAUDITED

	2023 December Actuals	2023 MTD B / (W) Budget	(12 Months) Actuals	2023 YTD B / (W) Budget
Insurance Premiums	13,794	(617)	176,656	(18,531)
Utilities				
Utilities	3,557	(3,557)	(688)	688
Utilities- Natural Gas	2,995	(1,509)	24,445	(10,139)
Utilities- Water & Sewer	6,900	(12)	49,102	1,010
Utilities- Electricity	5,189	716	64,129	(8,578)
Utilities- Trash & Recycling Service	1,426	720	19,903	3,900
Utilities- Communications Service	6,353	(2,198)	50,342	(487)
Total Utilities	26,420	(5,840)	207,233	(13,606)
Maintenance & Landscaping				
Landscape R&M	5,773	(2,809)	35,697	20,299
Building R&M- Materials	1,172	(167)	14,565	22,185
Building R&M- Contract Services	1,269	(569)	42,750	(26,750)
Raw Materials	-	1,787	50,517	(18,017)
Raw Materials: Sand & Gravel	2,856	1,002	46,113	5,287
Janitorial Supplies	371	828	13,802	598
Equipment R&M	6,864	(3,177)	101,325	(37,171)
Small Tools & Equipment	223	461	12,282	(1,282)
Vehicle R&M	1,689	223	15,581	7,369
Vehicle Fuel	1,510	4,317	57,961	(5,356)
Other Supplies	2,732	(1,206)	33,337	1,886
Other R&M	-	669	5,761	1,639
Weather Response	1,000	5,250	16,546	8,454
Weather Response	-	-	-	-
Total Maintenance & Landscaping	25,459	6,609	446,237	(20,859)
Contracted & Professional Services				
Equipment Lease & Rental	177	1,065	9,734	5,166
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	6,732	(3,399)	70,561	(30,561)
Pool Management	268	(268)	61,939	(26,939)
Safety & Security Services	2,497	(1,367)	44,488	(30,938)
Snow Removal Services	-	5,000	9,247	10,753
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	63,624	(62,791)	63,913	(53,913)
Other Professional Services	22,135	(19,933)	77,666	(51,230)
Total Contracted & Professional Services	95,433	(81,693)	337,548	(177,662)
Other Expenses				
Vandalism	163	(80)	163	837
Other Charges	-	-	-	-
Total Other Expenses	163	(80)	163	837
Total Other Expenses	256,703	(113,022)	2,153,864	(507,277)
Total Operations Expenses	492,599	(137,987)	4,229,075	(250,040)
Net Operations Income (Loss)	(234,699)	(107,426)	231,629	231,629
Net BOD Approved UDR Activity for Operations (Expense)				
Firewise	-	-	(23,769)	-
Hazardous Tree Removal	-	-	-	-
Net Operations Income (Loss) with BOD Approved UDR	(234,699)	(107,426)	207,860	231,629
Other Operating Activity- Income/(Expense)				
UDR Activity	6,030	-	83,053	-
AR Accrual - Prior Year Reversal	-	-	(46,750)	-
AR Accrual - Current Year	43,985	-	43,985	-
Vacation Liability Accrual	(2,188)	-	(2,619)	-
Total Other Operating Activity	47,827	-	77,669	-
Grand Total Operations Activity	(186,872)	(107,426)	285,529	231,629
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2023 Ops	(1,661.69)	(10,449.00)	8,787.31	(48,977.55)	(117,981.00)	69,003.45	(117,981.00)	(69,003.45)
4005.23 - Member Assessments 2023	209,256.84	208,971.00	285.84	2,365,769.20	2,359,629.00	6,140.20	2,359,629.00	(6,140.20)
Total Dues and Assessment Income- Ops	207,595.15	198,522.00	9,073.15	2,316,791.65	2,241,648.00	75,143.65	2,241,648.00	(75,143.65)
Other AR Income								
4820 - Insurance Settlement Gains	0.00	0.00	0.00	39,731.42	0.00	39,731.42	0.00	(39,731.42)
4830 - Advertising Income	3,667.50	2,833.00	834.50	40,082.00	34,000.00	6,082.00	34,000.00	(6,082.00)
4831 - BD Expense- Views Ads	(4,052.50)	0.00	(4,052.50)	(1,175.00)	0.00	(1,175.00)	0.00	1,175.00
Total Other AR Income	(385.00)	2,833.00	(3,218.00)	78,638.42	34,000.00	44,638.42	34,000.00	(44,638.42)
Other Income								
4870 - Member Donation Income	331.44	0.00	331.44	396.46	0.00	396.46	0.00	(396.46)
Total Other Income	331.44	0.00	331.44	396.46	0.00	396.46	0.00	(396.46)
Investment Income								
4900 - Interest Earned - Operating Accounts	633.62	87.00	546.62	5,065.68	1,050.00	4,015.68	1,050.00	(4,015.68)
Total Investment Income	633.62	87.00	546.62	5,065.68	1,050.00	4,015.68	1,050.00	(4,015.68)
Total Common Costs Income	208,175.21	201,442.00	6,733.21	2,400,892.21	2,276,698.00	124,194.21	2,276,698.00	(124,194.21)
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	(10.00)	0.00	(10.00)	0.00	0.00	0.00	0.00	0.00
5121 - Currency Gain/Loss	(203.72)	0.00	(203.72)	0.00	0.00	0.00	0.00	0.00
Total Administrative	(213.72)	0.00	(213.72)	0.00	0.00	0.00	0.00	0.00
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	83.00	(83.00)	800.00	1,000.00	(200.00)	1,000.00	200.00
9005 - State B&O Tax	20.23	17.00	3.23	217.61	205.00	12.61	205.00	(12.61)
9015 - Property/Real Estate Tax	(939.84)	0.00	(939.84)	57,124.75	58,800.00	(1,675.25)	58,800.00	1,675.25
Total Regulatory Compliance	(919.61)	100.00	(1,019.61)	58,142.36	60,005.00	(1,862.64)	60,005.00	1,862.64

Income Statement Report Sudden Valley Community Association Common Costs

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5216 - Postage- Views	1,049.24	917.00	132.24	12,140.13	11,000.00	1,140.13	11,000.00	(1,140.13)
5225 - Newsletter Services	5,086.25	4,417.00	669.25	59,443.25	53,000.00	6,443.25	53,000.00	(6,443.25)
7020 - Legal Services	10,888.00	5,042.00	5,846.00	117,047.02	60,500.00	56,547.02	60,500.00	(56,547.02)
Total CC&Rs/ Mandates	17,023.49	10,376.00	6,647.49	188,630.40	124,500.00	64,130.40	124,500.00	(64,130.40)
Insurance								
5400 - Insurance Premiums	14,165.23	12,871.00	1,294.23	173,249.29	154,450.00	18,799.29	154,450.00	(18,799.29)
Total Insurance	14,165.23	12,871.00	1,294.23	173,249.29	154,450.00	18,799.29	154,450.00	(18,799.29)
Total Common Costs Expense	30,055.39	23,347.00	6,708.39	420,022.05	338,955.00	81,067.05	338,955.00	(81,067.05)
Total Common Costs Income / (Loss)	178,119.82	178,095.00	24.82	1,980,870.16	1,937,743.00	43,127.16	1,937,743.00	(43,127.16)

Income Statement Report

Sudden Valley Community Association

ACC / Security

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	0.00	0.00	0.00	54,670.00	75,000.00	(20,330.00)	75,000.00	20,330.00
Total New Home Construction Fees	0.00	0.00	0.00	54,670.00	75,000.00	(20,330.00)	75,000.00	20,330.00
Other AR Income								
4805 - Compliance Fees & Fines - ACC	0.00	167.00	(167.00)	14,202.26	2,000.00	12,202.26	2,000.00	(12,202.26)
4806 - BD Expense- ACC Fines	6,290.69	0.00	6,290.69	(2,000.00)	0.00	(2,000.00)	0.00	2,000.00
Total Other AR Income	6,290.69	167.00	6,123.69	12,202.26	2,000.00	10,202.26	2,000.00	(10,202.26)
Other Income								
4295 - Security House Checks	0.00	0.00	0.00	0.00	750.00	(750.00)	750.00	750.00
Total Other Income	0.00	0.00	0.00	0.00	750.00	(750.00)	750.00	750.00
Total ACC / Security Income	6,290.69	167.00	6,123.69	66,872.26	77,750.00	(10,877.74)	77,750.00	10,877.74
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	10,860.00	6,250.00	4,610.00	144,438.00	75,000.00	69,438.00	75,000.00	(69,438.00)
6300 - Permits & Licenses	0.00	17.00	(17.00)	183.75	200.00	(16.25)	200.00	16.25
9005 - State B&O Tax	6.96	4.00	2.96	117.41	50.00	67.41	50.00	(67.41)
Total Regulatory Compliance	10,866.96	6,271.00	4,595.96	144,739.16	75,250.00	69,489.16	75,250.00	(69,489.16)
CC&Rs/ Mandates								
5215 - Postage	0.00	4.00	(4.00)	42.20	50.00	(7.80)	50.00	7.80
7097 - Professional Security Services	0.00	17,167.00	(17,167.00)	261,669.96	206,000.00	55,669.96	206,000.00	(55,669.96)
Total CC&Rs/ Mandates	0.00	17,171.00	(17,171.00)	261,712.16	206,050.00	55,662.16	206,050.00	(55,662.16)
Payroll & Benefits								
5300 - Salaries	0.00	5,712.00	(5,712.00)	0.00	74,261.00	(74,261.00)	74,261.00	74,261.00
5335 - Payroll Taxes- Employer	0.00	520.00	(520.00)	0.00	6,754.00	(6,754.00)	6,754.00	6,754.00
5385 - Payroll Benefits - Medical	0.00	730.00	(730.00)	0.00	8,760.00	(8,760.00)	8,760.00	8,760.00
Total Payroll & Benefits	0.00	6,962.00	(6,962.00)	0.00	89,775.00	(89,775.00)	89,775.00	89,775.00

Income Statement Report Sudden Valley Community Association ACC / Security

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	94.16	160.00	(65.84)	541.45	1,915.00	(1,373.55)	1,915.00	1,373.55
Total Utilities	94.16	160.00	(65.84)	541.45	1,915.00	(1,373.55)	1,915.00	1,373.55
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	0.00	0.00	18.49	0.00	18.49	0.00	(18.49)
6775 - Vehicle R&M	622.60	250.00	372.60	4,642.81	3,000.00	1,642.81	3,000.00	(1,642.81)
6785 - Vehicle Fuel	417.13	623.00	(205.87)	9,238.89	7,475.00	1,763.89	7,475.00	(1,763.89)
6795 - Other Supplies	0.00	67.00	(67.00)	215.41	500.00	(284.59)	500.00	284.59
Total Maintenance & Landscaping	1,039.73	940.00	99.73	14,115.60	10,975.00	3,140.60	10,975.00	(3,140.60)
Contracted & Professional Services								
6440 - Safety & Security Services	2,497.16	958.00	1,539.16	32,745.67	11,500.00	21,245.67	11,500.00	(21,245.67)
6460 - ACC Consultant	63,624.15	833.00	62,791.15	63,912.90	10,000.00	53,912.90	10,000.00	(53,912.90)
7095 - Other Professional Services	0.00	0.00	0.00	2,568.00	0.00	2,568.00	0.00	(2,568.00)
Total Contracted & Professional Services	66,121.31	1,791.00	64,330.31	99,226.57	21,500.00	77,726.57	21,500.00	(77,726.57)
Other Expenses								
9120 - Vandalism & Towing	163.20	83.00	80.20	163.20	1,000.00	(836.80)	1,000.00	836.80
Total Other Expenses	163.20	83.00	80.20	163.20	1,000.00	(836.80)	1,000.00	836.80
Total ACC / Security Expense	78,285.36	33,378.00	44,907.36	520,498.14	406,465.00	114,033.14	406,465.00	(114,033.14)
Total ACC / Security Income / (Loss)	(71,994.67)	(33,211.00)	(38,783.67)	(453,625.88)	(328,715.00)	(124,910.88)	(328,715.00)	124,910.88

Income Statement Report

Sudden Valley Community Association

Accounting

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4240 - Title & Recording Fees	1,875.00	3,500.00	(1,625.00)	25,625.00	42,000.00	(16,375.00)	42,000.00	16,375.00
4241 - BD Expense- Title Fees	(125.00)	0.00	(125.00)	(125.00)	0.00	(125.00)	0.00	125.00
4705 - NSF Service Fees	351.00	100.00	251.00	2,899.69	1,200.00	1,699.69	1,200.00	(1,699.69)
4706 - BD Expense- NSF Fees	(21.50)	0.00	(21.50)	78.60	0.00	78.60	0.00	(78.60)
Total Other AR Income	2,079.50	3,600.00	(1,520.50)	28,478.29	43,200.00	(14,721.71)	43,200.00	14,721.71
Total Accounting Income	2,079.50	3,600.00	(1,520.50)	28,478.29	43,200.00	(14,721.71)	43,200.00	14,721.71
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	207.10	0.00	207.10	0.00	(207.10)
5015 - Bank Charges & Fees	406.44	125.00	281.44	1,469.81	1,500.00	(30.19)	1,500.00	30.19
5045 - Dues & Subscriptions	0.00	0.00	0.00	302.99	0.00	302.99	0.00	(302.99)
5121 - Currency Gain/Loss	203.72	0.00	203.72	203.72	0.00	203.72	0.00	(203.72)
5210 - Printing & Copying	3,212.90	7,195.00	(3,982.10)	8,352.86	8,500.00	(147.14)	8,500.00	147.14
5227 - Training & Conferences	0.00	25.00	(25.00)	0.00	300.00	(300.00)	300.00	300.00
5399 - Payroll Service Fees	1,794.27	1,000.00	794.27	17,867.88	12,000.00	5,867.88	12,000.00	(5,867.88)
Total Administrative	5,617.33	8,345.00	(2,727.67)	28,404.36	22,300.00	6,104.36	22,300.00	(6,104.36)
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	0.00	0.00	43,210.00	40,000.00	3,210.00	40,000.00	(3,210.00)
9005 - State B&O Tax	13.97	62.00	(48.03)	358.20	750.00	(391.80)	750.00	391.80
Total Regulatory Compliance	13.97	62.00	(48.03)	43,568.20	40,750.00	2,818.20	40,750.00	(2,818.20)
CC&Rs/ Mandates								
5215 - Postage	2,167.53	2,532.00	(364.47)	5,401.82	5,000.00	401.82	5,000.00	(401.82)
Total CC&Rs/ Mandates	2,167.53	2,532.00	(364.47)	5,401.82	5,000.00	401.82	5,000.00	(401.82)
Payroll & Benefits								
5300 - Salaries	32,011.85	28,737.00	3,274.85	287,050.43	276,637.00	10,413.43	276,637.00	(10,413.43)

Income Statement Report Sudden Valley Community Association Accounting

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5335 - Payroll Taxes- Employer	2,923.85	2,595.00	328.85	25,908.31	24,978.00	930.31	24,978.00	(930.31)
5385 - Payroll Benefits - Medical	2,174.30	2,920.00	(745.70)	33,944.66	35,040.00	(1,095.34)	35,040.00	1,095.34
Total Payroll & Benefits	37,110.00	34,252.00	2,858.00	346,903.40	336,655.00	10,248.40	336,655.00	(10,248.40)
Utilities								
6050 - Utilities- Communications Service	161.23	206.00	(44.77)	2,190.35	2,475.00	(284.65)	2,475.00	284.65
Total Utilities	161.23	206.00	(44.77)	2,190.35	2,475.00	(284.65)	2,475.00	284.65
Contracted & Professional Services								
5125 - IT Support and Services	1,600.00	833.00	767.00	9,899.00	10,000.00	(101.00)	10,000.00	101.00
7095 - Other Professional Services	0.00	0.00	0.00	91.98	0.00	91.98	0.00	(91.98)
Total Contracted & Professional Services	1,600.00	833.00	767.00	9,990.98	10,000.00	(9.02)	10,000.00	9.02
Total Accounting Expense	46,670.06	46,230.00	440.06	436,459.11	417,180.00	19,279.11	417,180.00	(19,279.11)
Total Accounting Income / (Loss)	(44,590.56)	(42,630.00)	(1,960.56)	(407,980.82)	(373,980.00)	(34,000.82)	(373,980.00)	34,000.82

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	0.00	17.00	(17.00)	124.80	200.00	(75.20)	200.00	75.20
4255 - Maps and Signs	73.66	125.00	(51.34)	1,503.51	1,500.00	3.51	1,500.00	(3.51)
4835 - Miscellaneous Income	0.00	0.00	0.00	22.45	0.00	22.45	0.00	(22.45)
4840 - Non-Taxable Income	0.00	0.00	0.00	7.00	0.00	7.00	0.00	(7.00)
4844 - Concessions Income (Taxable)	144.32	0.00	144.32	2,752.10	0.00	2,752.10	0.00	(2,752.10)
4845 - Tickets Income(Non-Taxable)	0.00	0.00	0.00	1,256.00	0.00	1,256.00	0.00	(1,256.00)
4846 - Vendor Space Rentals	0.00	0.00	0.00	3,770.00	0.00	3,770.00	0.00	(3,770.00)
Total Other Income	217.98	142.00	75.98	9,435.86	1,700.00	7,735.86	1,700.00	(7,735.86)
Total SVCA Operations- Admin Income	217.98	142.00	75.98	9,435.86	1,700.00	7,735.86	1,700.00	(7,735.86)
Expense								
Administrative								
5015 - Bank Charges & Fees	452.22	250.00	202.22	8,032.31	3,000.00	5,032.31	3,000.00	(5,032.31)
5045 - Dues & Subscriptions	0.00	83.00	(83.00)	1,014.69	1,000.00	14.69	1,000.00	(14.69)
5090 - Office Supplies	904.78	1,761.00	(856.22)	14,512.42	21,131.00	(6,618.58)	21,131.00	6,618.58
5100 - GM Discretionary Funds	0.00	417.00	(417.00)	3,744.82	5,000.00	(1,255.18)	5,000.00	1,255.18
5120 - Cash Over/Short	(4.00)	0.00	(4.00)	22.90	0.00	22.90	0.00	(22.90)
5205 - Events Charges	737.74	750.00	(12.26)	24,185.01	5,000.00	19,185.01	5,000.00	(19,185.01)
5210 - Printing & Copying	1,896.51	542.00	1,354.51	11,872.32	6,500.00	5,372.32	6,500.00	(5,372.32)
5227 - Training & Conferences	0.00	250.00	(250.00)	0.00	3,000.00	(3,000.00)	3,000.00	3,000.00
5325 - Recruiting Expense	150.00	542.00	(392.00)	4,308.79	6,500.00	(2,191.21)	6,500.00	2,191.21
Total Administrative	4,137.25	4,595.00	(457.75)	67,693.26	51,131.00	16,562.26	51,131.00	(16,562.26)
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	83.25	0.00	83.25	0.00	(83.25)
9005 - State B&O Tax	3.83	0.00	3.83	56.34	0.00	56.34	0.00	(56.34)
Total Regulatory Compliance	3.83	0.00	3.83	139.59	0.00	139.59	0.00	(139.59)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	8,000.00	(8,000.00)	5,385.37	16,000.00	(10,614.63)	16,000.00	10,614.63
5115 - Web Site Maintenance	920.54	417.00	503.54	15,285.81	5,000.00	10,285.81	5,000.00	(10,285.81)
5215 - Postage	(1.03)	87.00	(88.03)	461.45	1,050.00	(588.55)	1,050.00	588.55
5225 - Newsletter Services	119.47	117.00	2.47	764.04	1,400.00	(635.96)	1,400.00	635.96
Total CC&Rs/ Mandates	1,038.98	8,621.00	(7,582.02)	21,896.67	23,450.00	(1,553.33)	23,450.00	1,553.33
Payroll & Benefits								
5300 - Salaries	41,221.96	41,646.00	(424.04)	304,275.44	401,060.00	(96,784.56)	401,060.00	96,784.56
5335 - Payroll Taxes- Employer	3,766.60	3,735.00	31.60	26,710.45	35,970.00	(9,259.55)	35,970.00	9,259.55
5385 - Payroll Benefits - Medical	5,810.02	3,650.00	2,160.02	28,658.70	43,800.00	(15,141.30)	43,800.00	15,141.30
Total Payroll & Benefits	50,798.58	49,031.00	1,767.58	359,644.59	480,830.00	(121,185.41)	480,830.00	121,185.41
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	112.00	0.00	112.00	0.00	(112.00)
6050 - Utilities- Communications Service	60.00	358.00	(298.00)	1,020.00	4,300.00	(3,280.00)	4,300.00	3,280.00
Total Utilities	60.00	358.00	(298.00)	1,132.00	4,300.00	(3,168.00)	4,300.00	3,168.00
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	680.83	250.00	430.83	250.00	(430.83)
6795 - Other Supplies	321.36	0.00	321.36	1,079.72	0.00	1,079.72	0.00	(1,079.72)
Total Maintenance & Landscaping	321.36	0.00	321.36	1,760.55	250.00	1,510.55	250.00	(1,510.55)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	177.35	600.00	(422.65)	3,086.01	7,200.00	(4,113.99)	7,200.00	4,113.99
5125 - IT Support and Services	5,131.99	2,500.00	2,631.99	60,661.99	30,000.00	30,661.99	30,000.00	(30,661.99)
6440 - Safety & Security Services	0.00	0.00	0.00	6,763.50	0.00	6,763.50	0.00	(6,763.50)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted & Professional Services								
7095 - Other Professional Services	200.00	0.00	200.00	19,604.00	0.00	19,604.00	0.00	(19,604.00)
Total Contracted & Professional Services	5,509.34	3,100.00	2,409.34	90,115.50	37,200.00	52,915.50	37,200.00	(52,915.50)
Total SVCA Operations- Admin Expense	61,869.34	65,705.00	(3,835.66)	542,382.16	597,161.00	(54,778.84)	597,161.00	54,778.84
Total SVCA Operations- Admin Income / (Loss)	(61,651.36)	(65,563.00)	3,911.64	(532,946.30)	(595,461.00)	62,514.70	(595,461.00)	(62,514.70)

Income Statement Report

Sudden Valley Community Association Facilities

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	(178.75)	2,000.00	(2,178.75)	20,631.02	24,000.00	(3,368.98)	24,000.00	3,368.98
4412 - BD Expense- Area Z	317.50	0.00	317.50	1,616.56	0.00	1,616.56	0.00	(1,616.56)
Total Area Z Rental Income	138.75	2,000.00	(1,861.25)	22,247.58	24,000.00	(1,752.42)	24,000.00	1,752.42
Lease Income								
4430 - Lease Income - Restaurant	3,931.50	2,471.00	1,460.50	36,694.00	29,652.00	7,042.00	29,652.00	(7,042.00)
4439 - Lease Income- Library	298.20	281.00	17.20	3,678.87	3,372.00	306.87	3,372.00	(306.87)
Total Lease Income	4,229.70	2,752.00	1,477.70	40,372.87	33,024.00	7,348.87	33,024.00	(7,348.87)
Total Facilities Income	4,368.45	4,752.00	(383.55)	62,620.45	57,024.00	5,596.45	57,024.00	(5,596.45)
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	8.00	(8.00)	216.20	100.00	116.20	100.00	(116.20)
7110 - Regulatory Compliance	1,238.75	100.00	1,138.75	2,083.07	1,200.00	883.07	1,200.00	(883.07)
9005 - State B&O Tax	29.89	83.00	(53.11)	753.60	1,000.00	(246.40)	1,000.00	246.40
Total Regulatory Compliance	1,268.64	191.00	1,077.64	3,052.87	2,300.00	752.87	2,300.00	(752.87)
Payroll & Benefits								
5300 - Salaries	0.00	3,971.00	(3,971.00)	5,463.12	37,373.00	(31,909.88)	37,373.00	31,909.88
5335 - Payroll Taxes- Employer	0.00	481.00	(481.00)	721.10	4,525.00	(3,803.90)	4,525.00	3,803.90
5385 - Payroll Benefits - Medical	0.00	453.00	(453.00)	1,179.42	5,431.00	(4,251.58)	5,431.00	4,251.58
Total Payroll & Benefits	0.00	4,905.00	(4,905.00)	7,363.64	47,329.00	(39,965.36)	47,329.00	39,965.36
Insurance								
5400 - Insurance Premiums	(654.63)	0.00	(654.63)	0.00	0.00	0.00	0.00	0.00
Total Insurance	(654.63)	0.00	(654.63)	0.00	0.00	0.00	0.00	0.00
Utilities								
6000 - Utilities	3,557.26	0.00	3,557.26	(688.15)	0.00	(688.15)	0.00	688.15
6005 - Utilities- Natural Gas	1,666.31	524.00	1,142.31	8,269.19	6,290.00	1,979.19	6,290.00	(1,979.19)

Income Statement Report Sudden Valley Community Association Facilities

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6023 - Utilities- Water & Sewer	2,734.85	2,782.00	(47.15)	18,515.53	16,692.00	1,823.53	16,692.00	(1,823.53)
6033 - Utilities- Electricity	2,522.81	1,915.00	607.81	28,045.51	22,975.00	5,070.51	22,975.00	(5,070.51)
6035 - Utilities- Trash & Recycling Service	803.88	1,456.00	(652.12)	12,193.18	17,475.00	(5,281.82)	17,475.00	5,281.82
6050 - Utilities- Communications Service	4,334.24	1,642.00	2,692.24	24,648.65	19,700.00	4,948.65	19,700.00	(4,948.65)
Total Utilities	15,619.35	8,319.00	7,300.35	90,983.91	83,132.00	7,851.91	83,132.00	(7,851.91)
Maintenance & Landscaping								
6110 - Landscape R&M	30.23	83.00	(52.77)	30.23	1,000.00	(969.77)	1,000.00	969.77
6515 - Building R&M- Materials	1,171.72	922.00	249.72	14,099.45	30,000.00	(15,900.55)	30,000.00	15,900.55
6520 - Building R&M- Contract Vendor	1,269.31	700.00	569.31	42,750.06	16,000.00	26,750.06	16,000.00	(26,750.06)
6635 - Janitorial Supplies	1,008.25	833.00	175.25	11,029.56	10,000.00	1,029.56	10,000.00	(1,029.56)
6675 - Equipment R&M	0.00	83.00	(83.00)	240.10	1,000.00	(759.90)	1,000.00	759.90
6765 - Small Tools & Equipment	0.00	42.00	(42.00)	475.55	500.00	(24.45)	500.00	24.45
6775 - Vehicle R&M	0.00	0.00	0.00	408.22	0.00	408.22	0.00	(408.22)
6795 - Other Supplies	0.00	127.00	(127.00)	1,237.70	1,523.00	(285.30)	1,523.00	285.30
6796 - Other R&M	0.00	208.00	(208.00)	2,329.10	2,500.00	(170.90)	2,500.00	170.90
Total Maintenance & Landscaping	3,479.51	2,998.00	481.51	72,599.97	62,523.00	10,076.97	62,523.00	(10,076.97)
Contracted & Professional Services								
6438 - Pool Management	(267.83)	0.00	(267.83)	0.00	0.00	0.00	0.00	0.00
6440 - Safety & Security Services	0.00	42.00	(42.00)	2,511.41	500.00	2,011.41	500.00	(2,011.41)
7095 - Other Professional Services	900.00	833.00	67.00	18,390.00	10,000.00	8,390.00	10,000.00	(8,390.00)
Total Contracted & Professional Services	632.17	875.00	(242.83)	20,901.41	10,500.00	10,401.41	10,500.00	(10,401.41)
Total Facilities Expense	20,345.04	17,288.00	3,057.04	194,901.80	205,784.00	(10,882.20)	205,784.00	10,882.20
Total Facilities Income / (Loss)	(15,976.59)	(12,536.00)	(3,440.59)	(132,281.35)	(148,760.00)	16,478.65	(148,760.00)	(16,478.65)

Income Statement Report Sudden Valley Community Association Maintenance

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	0.00	83.00	(83.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
Total Other Income	0.00	83.00	(83.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
Total Maintenance Income	0.00	83.00	(83.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
Expense								
Administrative								
5090 - Office Supplies	71.68	92.00	(20.32)	188.80	1,100.00	(911.20)	1,100.00	911.20
5210 - Printing & Copying	0.00	8.00	(8.00)	0.00	100.00	(100.00)	100.00	100.00
6408 - Uniforms	0.00	125.00	(125.00)	1,479.28	1,500.00	(20.72)	1,500.00	20.72
Total Administrative	71.68	225.00	(153.32)	1,668.08	2,700.00	(1,031.92)	2,700.00	1,031.92
Regulatory Compliance								
6300 - Permits & Licenses	325.50	167.00	158.50	2,196.78	2,000.00	196.78	2,000.00	(196.78)
9005 - State B&O Tax	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00	100.00
Total Regulatory Compliance	325.50	167.00	158.50	2,196.78	2,100.00	96.78	2,100.00	(96.78)
Payroll & Benefits								
5300 - Salaries	45,457.23	24,040.00	21,417.23	244,814.76	231,400.00	13,414.76	231,400.00	(13,414.76)
5335 - Payroll Taxes- Employer	4,442.36	2,526.00	1,916.36	26,618.67	25,460.00	1,158.67	25,460.00	(1,158.67)
5385 - Payroll Benefits - Medical	3,755.88	2,520.00	1,235.88	37,878.40	30,246.00	7,632.40	30,246.00	(7,632.40)
6447.1 - Weather Response Payroll	0.00	2,500.00	(2,500.00)	3,438.50	10,000.00	(6,561.50)	10,000.00	6,561.50
6447.2 - Weather Response Payroll Taxes	0.00	250.00	(250.00)	342.35	1,000.00	(657.65)	1,000.00	657.65
Total Payroll & Benefits	53,655.47	31,836.00	21,819.47	313,092.68	298,106.00	14,986.68	298,106.00	(14,986.68)
Utilities								
6050 - Utilities- Communications Service	191.34	125.00	66.34	3,168.18	1,500.00	1,668.18	1,500.00	(1,668.18)
Total Utilities	191.34	125.00	66.34	3,168.18	1,500.00	1,668.18	1,500.00	(1,668.18)
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	0.00	1,391.00	(1,391.00)	1,391.00	1,391.00

Income Statement Report Sudden Valley Community Association Maintenance

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6447 - Weather Response	1,000.09	6,250.00	(5,249.91)	16,545.95	25,000.00	(8,454.05)	25,000.00	8,454.05
6515 - Building R&M- Materials	0.00	0.00	0.00	0.00	750.00	(750.00)	750.00	750.00
6610 - Raw Materials	0.00	0.00	0.00	165.36	2,500.00	(2,334.64)	2,500.00	2,334.64
6621 - Raw Materials: Sand & Gravel	2,856.29	1,429.00	1,427.29	5,252.64	10,000.00	(4,747.36)	10,000.00	4,747.36
6635 - Janitorial Supplies	(637.00)	8.00	(645.00)	100.00	100.00	0.00	100.00	0.00
6675 - Equipment R&M	2,513.57	1,400.00	1,113.57	45,236.32	15,000.00	30,236.32	15,000.00	(30,236.32)
6765 - Small Tools & Equipment	58.93	417.00	(358.07)	3,845.10	5,000.00	(1,154.90)	5,000.00	1,154.90
6775 - Vehicle R&M	873.70	1,417.00	(543.30)	8,552.76	17,000.00	(8,447.24)	17,000.00	8,447.24
6785 - Vehicle Fuel	533.07	3,500.00	(2,966.93)	13,983.61	18,350.00	(4,366.39)	18,350.00	4,366.39
6795 - Other Supplies	65.25	100.00	(34.75)	2,268.15	5,000.00	(2,731.85)	5,000.00	2,731.85
Total Maintenance & Landscaping	7,263.90	14,521.00	(7,257.10)	95,949.89	100,091.00	(4,141.11)	100,091.00	4,141.11
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	125.00	(125.00)	520.87	1,500.00	(979.13)	1,500.00	979.13
6440 - Safety & Security Services	0.00	42.00	(42.00)	2,254.50	500.00	1,754.50	500.00	(1,754.50)
6442 - Snow Removal Services	0.00	5,000.00	(5,000.00)	9,246.57	20,000.00	(10,753.43)	20,000.00	10,753.43
7095 - Other Professional Services	21,035.00	1,307.00	19,728.00	36,523.00	15,686.00	20,837.00	15,686.00	(20,837.00)
Total Contracted & Professional Services	21,035.00	6,474.00	14,561.00	48,544.94	37,686.00	10,858.94	37,686.00	(10,858.94)
Total Maintenance Expense	82,542.89	53,348.00	29,194.89	464,620.55	442,183.00	22,437.55	442,183.00	(22,437.55)
Total Maintenance Income / (Loss)	(82,542.89)	(53,265.00)	(29,277.89)	(464,620.55)	(441,183.00)	(23,437.55)	(441,183.00)	23,437.55

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

December 1, 2023 to December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 12,433	\$ 8,172	\$ 4,261	\$ 389,984	\$ 360,016	\$ 29,968	\$ 360,016	\$ (29,968)
4151 - BD Expense- Golf	4,665	-	4,665	1,215	-	1,215	-	(1,215)
4154 - Golf Course Daily Greens Fees	12,507	5,084	7,423	784,625	564,848	219,777	564,848	(219,777)
4170 - Driving Range Fees	861	260	601	42,530	33,778	8,752	33,778	(8,752)
4174 - Golf Cart Rental	4,444	2,142	2,302	233,617	166,053	67,564	166,053	(67,564)
4176 - Golf Club Storage	26	40	(14)	1,653	2,163	(510)	2,163	510
4178 - Trail Fees	256	336	(80)	14,486	14,772	(286)	14,772	286
Total Golf Income	35,192	16,034	19,158	1,468,110	1,141,630	326,480	1,141,630	(326,480)
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	35,192	16,034	19,158	1,468,110	1,141,630	326,480	1,141,630	(326,480)
Expense								
Administrative								
5107 - Advertising Costs	520	300	220	16,850	12,900	3,950	12,900	(3,950)
5015 - Bank Charges & Fees	1,545	226	1,319	36,420	18,450	17,970	18,450	(17,970)
5120 - Cash Over/Short	-	-	-	32	-	32	-	(32)
5045 - Dues & Subscriptions	1,563	1,495	68	27,913	24,700	3,213	24,700	(3,213)
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	164	67	97	1,120	800	320	800	(320)
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	-	704	(704)	1,684	2,050	(366)	2,050	366
5227 - Training & Conferences	-	-	-	244	4,000	(3,756)	4,000	3,756
5326 - Operating Performance Commissions	44,270	1,332	42,938	44,270	1,332	42,938	1,332	(42,938)
5326.1 - Operating Perf Comm Payroll Taxes	4,648	-	4,648	4,648	-	4,648	-	(4,648)
6408 - Uniforms	474	667	(193)	4,839	8,500	(3,661)	8,500	3,661
Total Administrative	53,184	4,791	48,393	138,020	72,732	65,288	72,732	(65,288)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	62	(62)	234	750	(517)	750	517
9005 - State B&O Tax	480	53	427	6,689	4,653	2,036	4,653	(2,036)
Total Regulatory Compliance	480	115	365	6,923	5,403	1,520	5,403	(1,519)
CC&Rs/ Mandates								
5215 - Postage	-	37	(37)	78	450	(372)	450	372
5115 - Web Site Maintenance	-	-	-	1,434	2,500	(1,066)	2,500	1,066
CC&Rs/ Mandates Total	-	37	(37)	1,511	2,950	(1,439)	2,950	1,438
Payroll & Benefits								
5300 - Salaries	61,315	61,671	(356)	642,376	650,507	(8,131)	650,507	8,131
5335 - Payroll Taxes- Employer	6,266	5,933	333	70,058	65,368	4,690	65,368	(4,690)
5385 - Payroll Benefits - Medical	10,776	7,191	3,585	63,817	86,292	(22,475)	86,292	22,475
Total Payroll & Benefits	78,357	74,795	3,562	776,252	802,167	(25,915)	802,167	25,916

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

December 1, 2023 to December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	284	306	(22)	3,406	3,675	(269)	3,675	269
Total Insurance	284	306	(22)	3,406	3,675	(269)	3,675	269
Utilities								
6050 - Utilities- Communications Service	598	718	(120)	7,876	8,620	(744)	8,620	744
6033 - Utilities- Electricity	1,389	1,942	(553)	19,969	19,560	409	19,560	(409)
6005 - Utilities- Natural Gas	534	395	139	5,877	3,170	2,707	3,170	(2,707)
6023 - Utilities- Water & Sewer	1,965	1,499	466	12,980	12,025	955	12,025	(955)
6035 - Utilities- Trash & Recycling Service	403	491	(88)	4,731	3,938	793	3,938	(793)
Total Utilities	4,889	5,045	(156)	51,434	47,313	4,121	47,313	(4,120)
Maintenance & Landscaping								
6675 - Equipment R&M	3,509	1,600	1,909	48,081	39,404	8,677	39,404	(8,678)
6635 - Janitorial Supplies	-	25	(25)	-	300	(300)	300	300
6110 - Landscape R&M	5,743	1,506	4,237	33,425	37,105	(3,680)	37,105	3,681
6796 - Other R&M	-	253	(253)	2,386	2,400	(14)	2,400	14
6795 - Other Supplies	2,343	375	1,968	22,519	17,900	4,619	17,900	(4,619)
6610 - Raw Materials	-	1,787	(1,787)	50,352	30,000	20,352	30,000	(20,353)
6621 - Raw Materials: Sand & Gravel	-	2,221	(2,221)	39,733	36,900	2,833	36,900	(2,834)
6765 - Small Tools & Equipment	164	-	164	5,304	2,800	2,504	2,800	(2,504)
6785 - Vehicle Fuel	560	1,454	(894)	34,058	23,530	10,528	23,530	(10,529)
6775 - Vehicle R&M	-	183	(183)	1,653	2,200	(547)	2,200	547
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	12,319	9,404	2,915	237,512	192,539	44,973	192,539	(44,975)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	500	(500)	6,127	6,000	127	6,000	(127)
6440 - Safety & Security Services	-	46	(46)	212	550	(338)	550	338
7095 - Other Professional Services	-	62	(62)	-	750	(750)	750	750
Total Contracted & Professional Services	-	608	(608)	6,340	7,300	(960)	7,300	961
Total Golf Expense	149,512	95,101	54,411	1,221,397	1,134,079	87,318	1,134,079	(87,318)
Total Golf Income / (Loss)	\$ (114,320)	\$ (79,067)	\$ (35,253)	\$ 246,713	\$ 7,551	\$ 239,162	\$ 7,551	\$ (239,162)

Income Statement Report

Sudden Valley Community Association

Marina

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	12,320.00	12,288.00	32.00	12,288.00	(32.00)
4420 - Marina Dry Slip Income	(3,521.50)	0.00	(3,521.50)	77,243.00	56,684.00	20,559.00	56,684.00	(20,559.00)
4425 - Marina Wet/Dry Combo Income	(3,202.00)	0.00	(3,202.00)	93,789.00	94,106.00	(317.00)	94,106.00	317.00
4426 - BD Expense- Marina	6,297.50	0.00	6,297.50	(1,449.00)	0.00	(1,449.00)	0.00	1,449.00
Total Marina Income	(426.00)	0.00	(426.00)	181,903.00	163,078.00	18,825.00	163,078.00	(18,825.00)
Other Income								
4220 - Marina Gate & Access Cards	24.00	0.00	24.00	6,394.00	3,806.00	2,588.00	3,806.00	(2,588.00)
Total Other Income	24.00	0.00	24.00	6,394.00	3,806.00	2,588.00	3,806.00	(2,588.00)
Total Marina Income	(402.00)	0.00	(402.00)	188,297.00	166,884.00	21,413.00	166,884.00	(21,413.00)
Expense								
Administrative								
5090 - Office Supplies	0.00	83.00	(83.00)	884.04	1,000.00	(115.96)	1,000.00	115.96
5210 - Printing & Copying	0.00	17.00	(17.00)	101.44	200.00	(98.56)	200.00	98.56
Total Administrative	0.00	100.00	(100.00)	985.48	1,200.00	(214.52)	1,200.00	214.52
Regulatory Compliance								
7110 - Regulatory Compliance	252.86	167.00	85.86	1,867.81	2,000.00	(132.19)	2,000.00	132.19
9005 - State B&O Tax	96.08	0.00	96.08	3,458.37	2,500.00	958.37	2,500.00	(958.37)
Total Regulatory Compliance	348.94	167.00	181.94	5,326.18	4,500.00	826.18	4,500.00	(826.18)
Payroll & Benefits								
5385 - Payroll Benefits - Medical	0.67	0.00	0.67	0.00	0.00	0.00	0.00	0.00
Total Payroll & Benefits	0.67	0.00	0.67	0.00	0.00	0.00	0.00	0.00
Utilities								
6023 - Utilities- Water & Sewer	267.84	650.00	(382.16)	1,779.02	3,900.00	(2,120.98)	3,900.00	2,120.98
6033 - Utilities- Electricity	186.18	200.00	(13.82)	1,482.00	2,395.00	(913.00)	2,395.00	913.00

Income Statement Report

Sudden Valley Community Association

Marina

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	195.96	142.00	53.96	1,847.12	1,700.00	147.12	1,700.00	(147.12)
Total Utilities	649.98	992.00	(342.02)	5,108.14	7,995.00	(2,886.86)	7,995.00	2,886.86
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	1,500.00	(1,500.00)	1,500.00	1,500.00
6515 - Building R&M- Materials	0.00	83.00	(83.00)	465.23	1,000.00	(534.77)	1,000.00	534.77
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	0.00	2,000.00	(2,000.00)	2,000.00	2,000.00
6675 - Equipment R&M	0.00	104.00	(104.00)	0.00	1,250.00	(1,250.00)	1,250.00	1,250.00
6765 - Small Tools & Equipment	0.00	42.00	(42.00)	116.28	500.00	(383.72)	500.00	383.72
6795 - Other Supplies	0.00	67.00	(67.00)	328.07	800.00	(471.93)	800.00	471.93
6796 - Other R&M	0.00	150.00	(150.00)	0.00	1,800.00	(1,800.00)	1,800.00	1,800.00
Total Maintenance & Landscaping	0.00	571.00	(571.00)	909.58	8,850.00	(7,940.42)	8,850.00	7,940.42
Total Marina Expense	999.59	1,830.00	(830.41)	12,329.38	22,545.00	(10,215.62)	22,545.00	10,215.62
Total Marina Income / (Loss)	(1,401.59)	(1,830.00)	428.41	175,967.62	144,339.00	31,628.62	144,339.00	(31,628.62)

Sudden Valley Community Association

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

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to052023	\$ -	\$ -	\$ -	\$ 182,249	\$ 181,443	\$ 806	\$ 181,443	\$ (806)
4011 - BD Expense- Rec SA 062018 to 052023	446	-	446	3,908	(9,072)	12,980	(9,072)	(12,980)
	446	-	446	186,157	172,371	13,786	172,371	(13,785)
Lease Income								
4435 - Lease Income - Barn 8	1,100	752	348	12,300	9,020	3,280	9,020	(3,280)
	1,100	752	348	12,300	9,020	3,280	9,020	(3,280)
Non-Lease Facility Rentals								
4400 - Facility Rentals	25	267	(242)	11,374	3,200	8,174	3,200	(8,174)
4411 - Picnic Shelter Rentals	-	-	-	2,045	2,500	(455)	2,500	455
	25	267	(242)	13,419	5,700	7,719	5,700	(7,719)
Rec Center and Pools Income								
4510 - Health Club Membership	58	92	(35)	763	1,100	(338)	1,100	338
4223 - Gym and Pool Access Cards	204	-	204	2,761	4,100	(1,339)	4,100	1,339
4502 - Instructor & Trainer Fees	146	-	146	1,164	6,000	(4,836)	6,000	4,836
4513 - Main Pool Income	-	-	-	19,434	14,425	5,009	14,425	(5,009)
4515 - Locker Rental	-	-	-	-	100	(100)	100	100
4516 - Quiet Pool Income	-	-	-	-	233	(233)	233	233
4840 - Other Income	-	8	(8)	-	100	(100)	100	100
Total Recreation Income	407	100	307	24,121	26,058	(1,937)	26,058	1,937
Total Recreation Income	1,978	1,119	859	235,997	213,149	22,848	213,149	(22,847)
Expense								
Administrative								
5015 - Bank Charges & Fees	-	4	(4)	-	50	(50)	50	50
5090 - Office Supplies	-	141	(141)	1,533	1,700	(167)	1,700	167
5195 - Other Administrative Services	-	-	-	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	21	(21)	-	250	(250)	250	250
5227 - Training & Conferences	-	-	-	2,045	1,750	295	1,750	(295)
6408 - Uniforms	-	-	-	676	1,600	(924)	1,600	924
Total Administrative	-	166	(166)	4,254	5,350	(1,096)	5,350	1,096
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	984	600	384	600	(384)
9005 - State B&O Tax	19	-	19	464	300	164	300	(164)
Total Regulatory Compliance	19	-	19	1,448	900	548	900	(548)
CC&Rs/ Mandates								
5215 - Postage	-	-	-	315	-	315	-	(315)
CC&Rs/ Mandates Total	-	-	-	315	-	315	-	(315)
Payroll & Benefits								
5300 - Salaries	13,692	6,744	6,948	230,224	226,224	4,000	226,224	(4,000)
5335 - Payroll Taxes- Employer	1,553	669	884	26,782	23,213	3,569	23,213	(3,569)
5385 - Payroll Benefits - Medical	729	1,737	(1,008)	14,947	28,149	(13,202)	28,149	13,202
Total Payroll & Benefits	15,974	9,150	6,824	271,954	277,586	(5,632)	277,586	5,633

Sudden Valley Community Association

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

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	718	804	(86)	9,050	9,645	(595)	9,645	595
6033 - Utilities- Electricity	1,090	1,848	(758)	14,632	10,621	4,011	10,621	(4,011)
6005 - Utilities- Natural Gas	795	567	228	10,299	4,846	5,453	4,846	(5,453)
6023 - Utilities- Water & Sewer	1,932	1,957	(25)	15,828	17,495	(1,667)	17,495	1,667
6035 - Utilities- Trash & Recycling Service	219	199	20	2,867	2,390	477	2,390	(477)
Total Utilities	4,755	5,375	(620)	52,675	44,997	7,678	44,997	(7,679)
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	-	-	-	5,000	(5,000)	5,000	5,000
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	842	500	342	7,749	7,500	249	7,500	(249)
6635 - Janitorial Supplies	-	333	(333)	2,672	4,000	(1,328)	4,000	1,328
6110 - Landscape R&M	-	1,250	(1,250)	2,243	15,000	(12,757)	15,000	12,758
6796 - Other R&M	-	58	(58)	1,046	700	346	700	(346)
6795 - Other Supplies	-	791	(791)	5,690	9,500	(3,810)	9,500	3,811
6621 - Raw Materials: Sand & Gravel	-	208	(208)	1,127	2,500	(1,373)	2,500	1,373
6765 - Small Tools & Equipment	-	183	(183)	2,541	2,200	341	2,200	(341)
6785 - Vehicle Fuel	-	250	(250)	-	3,000	(3,000)	3,000	3,000
6775 - Vehicle R&M	192	62	130	324	750	(426)	750	426
Total Maintenance & Landscaping	1,034	3,635	(2,601)	23,392	50,150	(26,758)	50,150	26,760
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	17	(17)	-	200	(200)	200	200
6438 - Pool Management	536	-	536	61,939	35,000	26,939	35,000	(26,939)
6440 - Safety & Security Services	-	42	(42)	-	500	(500)	500	500
7095 - Contracted and Professional Services	-	-	-	489	-	489	-	(489)
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	536	59	477	62,427	35,700	26,727	35,700	(26,728)
Total Recreation Expense	22,318	18,385	3,933	416,465	414,683	1,782	414,683	(1,781)
Total Recreation Income / (Loss)	\$ (20,340)	\$ (17,266)	\$ (3,074)	\$ (180,468)	\$ (201,534)	\$ 21,066	\$ (201,534)	\$ (21,066)

Income Statement Report Sudden Valley Community Association UDR Activity

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4005.20 - Member Assessments 2020	0.00	0.00	0.00	(689.93)	0.00	(689.93)	0.00	689.93
4005.21 - Member Assessments 2021	0.00	0.00	0.00	(707.64)	0.00	(707.64)	0.00	707.64
4005.22 - Member Assessments 2022	0.00	0.00	0.00	(644.93)	0.00	(644.93)	0.00	644.93
Total Dues and Assessment Income- Ops	0.00	0.00	0.00	(2,042.50)	0.00	(2,042.50)	0.00	2,042.50
Dues and Assessments Income- UDR								
4001 - BD Expense- 2022 Ops & prior	1,792.20	0.00	1,792.20	42,468.75	0.00	42,468.75	0.00	(42,468.75)
4081 - BD Expense- Ops 2014 & Prior	0.00	0.00	0.00	3,359.86	0.00	3,359.86	0.00	(3,359.86)
4993 - BD Expense- 60day accrual OPS	43,984.78	0.00	43,984.78	(2,765.69)	0.00	(2,765.69)	0.00	2,765.69
Total Dues and Assessments Income- UDR	45,776.98	0.00	45,776.98	43,062.92	0.00	43,062.92	0.00	(43,062.92)
Collections Income								
4710 - Late Fees & Interest	4,873.87	0.00	4,873.87	63,509.60	0.00	63,509.60	0.00	(63,509.60)
4711 - BD Expense- Late Fee & Int	(687.49)	0.00	(687.49)	(19,214.73)	0.00	(19,214.73)	0.00	19,214.73
4715 - Lien Fees	0.00	0.00	0.00	5,225.00	0.00	5,225.00	0.00	(5,225.00)
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	85.00	0.00	85.00	0.00	(85.00)
4721 - BD Expense- Legal	(20.80)	0.00	(20.80)	2,190.99	0.00	2,190.99	0.00	(2,190.99)
Total Collections Income	4,165.58	0.00	4,165.58	51,795.86	0.00	51,795.86	0.00	(51,795.86)
Investment Income								
4910 - Interest Earned - Reserve Accounts	257.72	0.00	257.72	2,059.15	0.00	2,059.15	0.00	(2,059.15)
Total Investment Income	257.72	0.00	257.72	2,059.15	0.00	2,059.15	0.00	(2,059.15)
Total UDR Activity Income	50,200.28	0.00	50,200.28	94,875.43	0.00	94,875.43	0.00	(94,875.43)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	33.68	0.00	33.68	947.45	0.00	947.45	0.00	(947.45)
Total Regulatory Compliance	33.68	0.00	33.68	947.45	0.00	947.45	0.00	(947.45)

Income Statement Report Sudden Valley Community Association UDR Activity

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5025 - Collection Charges	151.47	0.00	151.47	6,412.87	0.00	6,412.87	0.00	(6,412.87)
5065 - Lien Charges	0.00	0.00	0.00	6,927.00	0.00	6,927.00	0.00	(6,927.00)
Total CC&Rs/ Mandates	151.47	0.00	151.47	13,339.87	0.00	13,339.87	0.00	(13,339.87)
Payroll & Benefits								
5391 - Accrued Vacation Liability	2,188.24	0.00	2,188.24	2,619.01	0.00	2,619.01	0.00	(2,619.01)
Total Payroll & Benefits	2,188.24	0.00	2,188.24	2,619.01	0.00	2,619.01	0.00	(2,619.01)
Reserve Expenses/Transfers								
9890 - UDR Legal Expenses	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
Total Reserve Expenses/Transfers	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
Reserve UDR Projects								
9623 - 2023 Firewise/Road Mowing/Clean Gr	0.00	0.00	0.00	6,722.91	0.00	6,722.91	0.00	(6,722.91)
9623.02 - 2023 Firewise Wages, Taxes, & Be	0.00	0.00	0.00	17,046.42	0.00	17,046.42	0.00	(17,046.42)
Total Reserve UDR Projects	0.00	0.00	0.00	23,769.33	0.00	23,769.33	0.00	(23,769.33)
Total UDR Activity Expense	2,373.39	0.00	2,373.39	40,975.66	0.00	40,975.66	0.00	(40,975.66)
Total UDR Activity Income / (Loss)	47,826.89	0.00	47,826.89	53,899.77	0.00	53,899.77	0.00	(53,899.77)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4032 - BD Expense- CRRRF SA 16/17	0.00	0.00	0.00	31.68	0.00	31.68	0.00	(31.68)
4041 - BD Expense- MR&R	0.00	0.00	0.00	22.66	0.00	22.66	0.00	(22.66)
4043.21 - Capital Rep & Repl Assmt 2021	0.00	0.00	0.00	(252.70)	0.00	(252.70)	0.00	252.70
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	112,674.10	0.00	112,674.10	1,354,207.10	0.00	1,354,207.10	0.00	(1,354,207.10)
4046 - BD Expense- CRRRF 22 & Prior	1,225.92	0.00	1,225.92	20,047.41	0.00	20,047.41	0.00	(20,047.41)
4049 - BD Expense - CRRRF 2023	597.80	0.00	597.80	(20,808.19)	0.00	(20,808.19)	0.00	20,808.19
4051 - BD Expense- Roads 22 & Prior	1,233.47	0.00	1,233.47	21,701.97	0.00	21,701.97	0.00	(21,701.97)
4053 - BD Expense - Roads 2023	630.47	0.00	630.47	(22,166.75)	0.00	(22,166.75)	0.00	22,166.75
4055.21 - Roads Capital Assmt 2021	0.00	0.00	0.00	(284.34)	0.00	(284.34)	0.00	284.34
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	115,888.92	0.00	115,888.92	1,392,771.07	0.00	1,392,771.07	0.00	(1,392,771.07)
4060.21 - Mailbox Capital Assmt 2021	0.00	0.00	0.00	(4.69)	0.00	(4.69)	0.00	4.69
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	2,091.18	0.00	2,091.18	25,132.14	0.00	25,132.14	0.00	(25,132.14)
4061 - BD Expense- Mailbox 2023	12.06	0.00	12.06	(393.92)	0.00	(393.92)	0.00	393.92
4062 - BD Expense- Mailbox 22 & Prior	22.78	0.00	22.78	386.41	0.00	386.41	0.00	(386.41)
4071 - BD Expense- Mbr Density	0.00	0.00	0.00	0.86	0.00	0.86	0.00	(0.86)
4995 - BD Expense- 60day accrual CAP	16,111.87	0.00	16,111.87	(3,149.67)	0.00	(3,149.67)	0.00	3,149.67
Total Dues and Assessments Income- Capi	250,488.57	0.00	250,488.57	2,766,428.14	0.00	2,766,428.14	0.00	(2,766,428.14)
New Home Construction Fees								
4360 - Storm Water Mitigation Revenue	0.00	0.00	0.00	500.00	0.00	500.00	0.00	(500.00)
Total New Home Construction Fees	0.00	0.00	0.00	500.00	0.00	500.00	0.00	(500.00)
Other AR Income								
4343 - BD Expense- Title Transfer Fee: Capit	0.00	0.00	0.00	0.60	0.00	0.60	0.00	(0.60)
Total Other AR Income	0.00	0.00	0.00	0.60	0.00	0.60	0.00	(0.60)

Income Statement Report Sudden Valley Community Association SVCA Reserves

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4910 - Interest Earned - Reserve Accounts	4,065.66	0.00	4,065.66	33,074.75	0.00	33,074.75	0.00	(33,074.75)
Total Investment Income	4,065.66	0.00	4,065.66	33,074.75	0.00	33,074.75	0.00	(33,074.75)
Total SVCA Reserves Income	254,554.23	0.00	254,554.23	2,800,003.49	0.00	2,800,003.49	0.00	(2,800,003.49)
Expense								
Regulatory Compliance								
9015 - Property/Real Estate Tax	(240.32)	0.00	(240.32)	0.00	0.00	0.00	0.00	0.00
Total Regulatory Compliance	(240.32)	0.00	(240.32)	0.00	0.00	0.00	0.00	0.00
Payroll & Benefits								
5335 - Payroll Taxes- Employer	78.80	0.00	78.80	0.00	0.00	0.00	0.00	0.00
Total Payroll & Benefits	78.80	0.00	78.80	0.00	0.00	0.00	0.00	0.00
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	77,802.36	0.00	77,802.36	0.00	(77,802.36)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	93,256.08	0.00	93,256.08	0.00	(93,256.08)
6325 - Depr - Land Improvement	11,275.62	0.00	11,275.62	135,341.29	0.00	135,341.29	0.00	(135,341.29)
6326 - Depr - Mailboxes	2,032.24	0.00	2,032.24	24,386.88	0.00	24,386.88	0.00	(24,386.88)
6327 - Depr - Roads and Bridges	40,077.41	0.00	40,077.41	504,870.32	0.00	504,870.32	0.00	(504,870.32)
6328 - Depr - Building Improvements	15,789.41	0.00	15,789.41	192,455.96	0.00	192,455.96	0.00	(192,455.96)
6330 - Depr - Furniture & Fixtures	528.95	0.00	528.95	6,347.40	0.00	6,347.40	0.00	(6,347.40)
6335 - Depr - Communication Equipment	160.14	0.00	160.14	1,921.68	0.00	1,921.68	0.00	(1,921.68)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	15,777.24	0.00	15,777.24	0.00	(15,777.24)
6340 - Depr - Machinery & Equipment	7,278.02	0.00	7,278.02	105,751.21	0.00	105,751.21	0.00	(105,751.21)
6350 - Depr - Vehicles	2,839.75	0.00	2,839.75	36,914.02	0.00	36,914.02	0.00	(36,914.02)
6360 - Amortization	610.76	0.00	610.76	7,329.12	0.00	7,329.12	0.00	(7,329.12)
Total Depreciation Expense	96,161.94	0.00	96,161.94	1,202,153.56	0.00	1,202,153.56	0.00	(1,202,153.56)

Income Statement Report Sudden Valley Community Association SVCA Reserves

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	11,065.00	0.00	11,065.00	83,147.53	0.00	83,147.53	0.00	(83,147.53)
Total Reserve Expenses/Transfers	11,065.00	0.00	11,065.00	83,147.53	0.00	83,147.53	0.00	(83,147.53)
Reserve CRRRF Capital Proejcts								
9719.18 - Trim Mower- Turf	(7,356.36)	0.00	(7,356.36)	0.00	0.00	0.00	0.00	0.00
9719.19 - Utility Vehicles	(19,142.31)	0.00	(19,142.31)	0.00	0.00	0.00	0.00	0.00
9719.20 - Marina Dock Replacement	(48,940.94)	0.00	(48,940.94)	0.00	0.00	0.00	0.00	0.00
9721.01 - Golf Cart Fleet	(33,715.00)	0.00	(33,715.00)	0.00	0.00	0.00	0.00	0.00
9722.02 - 2022 John Deere 7500A Fairway M	(84,702.58)	0.00	(84,702.58)	0.00	0.00	0.00	0.00	0.00
9722.04 - Security System	(70,115.76)	0.00	(70,115.76)	0.00	0.00	0.00	0.00	0.00
9722.08 - 2022 Area Z Facility Remodel	(33,518.25)	0.00	(33,518.25)	0.00	0.00	0.00	0.00	0.00
9722.09 - Barn 8 Refurbishment	(70,166.95)	0.00	(70,166.95)	0.00	0.00	0.00	0.00	0.00
9723.01 - Sno-Way Sander	(9,052.46)	0.00	(9,052.46)	0.00	0.00	0.00	0.00	0.00
9723.02 - Gate 9 Bus Shelter Roof	(1,661.58)	0.00	(1,661.58)	0.00	0.00	0.00	0.00	0.00
9723.03 - 2023 Playground ADA Improvemer	(97,122.11)	0.00	(97,122.11)	0.00	0.00	0.00	0.00	0.00
9723.04 - Golf Austin Creek Repair	(8,184.58)	0.00	(8,184.58)	0.00	0.00	0.00	0.00	0.00
9723.05 - Core Area:Tennis court Resurfe & I	(15,004.54)	0.00	(15,004.54)	0.00	0.00	0.00	0.00	0.00
9723.06 - Marina Dock Replace-Prelim Dsgn	(12,188.38)	0.00	(12,188.38)	0.00	0.00	0.00	0.00	0.00
9723.07 - Website Improvements	(4,242.52)	0.00	(4,242.52)	0.00	0.00	0.00	0.00	0.00
9723.08 - Wecome Center HVAC	(48,027.91)	0.00	(48,027.91)	0.00	0.00	0.00	0.00	0.00
9723.10 - Snow Removal UTV	(39,331.20)	0.00	(39,331.20)	0.00	0.00	0.00	0.00	0.00
9723.11 - Irrigation Sys Pump Control Replac	(19,548.00)	0.00	(19,548.00)	0.00	0.00	0.00	0.00	0.00
9723.12 - Main Pool Furniture	(7,532.93)	0.00	(7,532.93)	0.00	0.00	0.00	0.00	0.00
9723.13 - Area Z Tall Barn Refurbishment	(41,367.97)	0.00	(41,367.97)	0.00	0.00	0.00	0.00	0.00
9723.14 - Turf Care Shed Roof Replacement	(17,042.10)	0.00	(17,042.10)	0.00	0.00	0.00	0.00	0.00
9723.15 - Backhoe 420E Repair	(25,586.00)	0.00	(25,586.00)	0.00	0.00	0.00	0.00	0.00
Total Reserve CRRRF Capital Proejcts	(713,550.43)	0.00	(713,550.43)	0.00	0.00	0.00	0.00	0.00

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Roads Capital Projects								
9921.03 - 2021 Southern Crst Stabilization & /	(170,303.84)	0.00	(170,303.84)	0.00	0.00	0.00	0.00	0.00
9921.05 - Culvert 315	(408,527.91)	0.00	(408,527.91)	0.00	0.00	0.00	0.00	0.00
9922 - Fast Response Unforseen Drainage Is	(83,206.74)	0.00	(83,206.74)	0.00	0.00	0.00	0.00	0.00
9922.1 - 2022 Roads Repair Project	(29,599.19)	0.00	(29,599.19)	0.00	0.00	0.00	0.00	0.00
9922.5 - 2022 Road & Drainage NOA Project	(573,237.59)	0.00	(573,237.59)	0.00	0.00	0.00	0.00	0.00
9922.6 - Cascade Lane	(850,197.71)	0.00	(850,197.71)	0.00	0.00	0.00	0.00	0.00
9922.7 - Marina Parking Lot Grading	(29,941.55)	0.00	(29,941.55)	0.00	0.00	0.00	0.00	0.00
9922.8 - 2022 Cold Spring Drainage Repair	(18,647.50)	0.00	(18,647.50)	0.00	0.00	0.00	0.00	0.00
9923.1 - Ten Year Capital Roads & Drainage	(119,069.25)	0.00	(119,069.25)	0.00	0.00	0.00	0.00	0.00
9923.2 - 2023 Pothole Repairs	(18,627.22)	0.00	(18,627.22)	0.00	0.00	0.00	0.00	0.00
9923.3 - 2023 Roads On-Call Engineering	(30,747.25)	0.00	(30,747.25)	0.00	0.00	0.00	0.00	0.00
9923.41 - 2023 Roads Project- Street Signs	(23,100.34)	0.00	(23,100.34)	0.00	0.00	0.00	0.00	0.00
9923.42 - 2023 Roads Project- Pavement Me	(26,259.16)	0.00	(26,259.16)	0.00	0.00	0.00	0.00	0.00
9923.43 - 2023 Roads Project- Asphalt Repa	(259,262.54)	0.00	(259,262.54)	0.00	0.00	0.00	0.00	0.00
9923.6 - 2023 Culvert Replacements	(92,836.63)	0.00	(92,836.63)	0.00	0.00	0.00	0.00	0.00
9923.7 - 2023 Fast Rspnse Drainage Issues	(71,644.26)	0.00	(71,644.26)	0.00	0.00	0.00	0.00	0.00
Total Reserve Roads Capital Projects	(2,805,208.68)	0.00	(2,805,208.68)	0.00	0.00	0.00	0.00	0.00
Reserve Road CVC Capital Project								
9923.08 - 2023 Culvert Vegetation Control	(431,360.29)	0.00	(431,360.29)	0.00	0.00	0.00	0.00	0.00
9923.082 - 2023 CVC - Wages, Taxes, & Ben	(52,856.10)	0.00	(52,856.10)	0.00	0.00	0.00	0.00	0.00
Total Reserve Road CVC Capital Project	(484,216.39)	0.00	(484,216.39)	0.00	0.00	0.00	0.00	0.00
Total SVCA Reserves Expense	(3,895,910.08)	0.00	(3,895,910.08)	1,285,301.09	0.00	1,285,301.09	0.00	(1,285,301.09)
Total SVCA Reserves Income / (Loss)	4,150,464.31	0.00	4,150,464.31	1,514,702.40	0.00	1,514,702.40	0.00	(1,514,702.40)

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2023

	SVCA Owned Lots																											LLE & CTB	Dues Exempt	Total Non-Billable Lots	Total All Lots		
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots			Restricted							
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10					Avail.	Total
Jan	18	37	55	322	2,520	2,842	20	96	6	23	3	9	16	29	3	20	340	2,557	2,897	48	177	225	388	2,734	3,122	774	3	0	777	734	8	1,519	4,641
Feb	22	38	60	310	2,483	2,793	27	130	7	24	3	10	17	30	2	19	332	2,521	2,853	56	213	269	388	2,734	3,122	774	3	0	777	734	8	1,519	4,641
Mar	25	68	93	308	2,513	2,821	22	77	10	19	6	9	16	28	1	20	333	2,581	2,914	55	153	208	388	2,734	3,122	774	3	0	777	734	8	1,519	4,641
Apr	26	72	98	312	2,484	2,796	24	105	3	16	2	8	19	34	1	16	338	2,556	2,894	49	179	228	387	2,735	3,122	774	3	0	777	734	8	1,519	4,641
May	28	110	138	309	2,485	2,794	16	71	10	16	2	6	17	34	1	17	337	2,595	2,932	46	144	190	383	2,739	3,122	774	3	0	777	734	8	1,519	4,641
Jun	32	138	170	309	2,477	2,786	18	60	3	8	1	6	18	35	1	15	341	2,615	2,956	41	124	165	382	2,739	3,121	774	3	0	777	735	8	1,520	4,641
Jul	32	149	181	309	2,450	2,759	13	70	7	19	2	5	18	31	1	15	341	2,599	2,940	41	140	181	382	2,739	3,121	774	3	0	777	735	8	1,520	4,641
Aug	34	165	199	303	2,446	2,749	14	61	8	18	7	7	15	30	1	12	337	2,611	2,948	45	128	173	382	2,739	3,121	774	3	0	777	735	8	1,520	4,641
Sep	38	202	240	299	2,389	2,688	18	76	2	17	1	7	23	36	1	12	337	2,591	2,928	45	148	193	382	2,739	3,121	774	3	0	777	735	8	1,520	4,641
Oct	50	293	343	286	2,331	2,617	12	49	8	13	2	8	21	32	1	13	336	2,624	2,960	44	115	159	380	2,739	3,119	774	3	0	777	737	8	1,522	4,641
Nov	97	641	738	234	1,942	2,176	22	82	1	16	2	6	23	40	1	12	331	2,583	2,914	49	156	205	380	2,739	3,119	774	3	0	777	737	8	1,522	4,641
Dec	2	39	41	331	2,553	2,884	28	73	2	16	0	6	16	38	1	14	333	2,592	2,925	47	147	194	380	2,739	3,119	774	3	0	777	737	8	1,522	4,641

LLE = Lot Line Eraser
 CTB = Covenant to Bind