

Sudden Valley Community Association

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

	Unaudited** Sep 30, 2023	See Note** Dec 31, 2022	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 748,929	\$ 490,351	\$ 258,578
Building Completion Deposit Fund	543,260	492,620	50,640
Member Receivables - Operations*	-	46,750	(46,750)
Other Receivables	17,548	8,288	9,260
Prepaid Expenses	105,924	81,738	24,186
Operating Lease ROU Assets	6,653	11,441	(4,788)
Inventory	6,819	6,200	619
Total Current Assets	1,429,133	1,137,388	291,745
Current Liabilities			
Accounts Payable	(121,647)	(243,246)	121,599
Accrued Vacation Liability	(76,529)	(61,576)	(14,953)
Accrued Payroll	-	(54,127)	54,127
Prepaid Assessments	(260,942)	(181,106)	(79,836)
Building Completion Deposits	(543,260)	(492,620)	(50,640)
Other Refundable Deposits	(5,396)	(4,916)	(480)
Operating Lease Liability	(6,653)	(11,441)	4,788
Prepaid Golf Memberships	-	(153,151)	153,151
Total Current Liabilities	(1,014,427)	(1,202,183)	187,756
Operating Reserve Funds			
Emergency Operating Cash	361,842	361,096	746
Undesignated Reserves Cash	299,546	223,385	76,161
Total Operating Reserve Funds	661,388	584,481	76,907
Net Operating Assets	\$ 1,076,094	\$ 519,686	\$ 556,408
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,594,744	3,236,221	358,523
Roads Reserve Cash Fund	2,039,283	2,560,947	(521,664)
Board Density Reduction Cash Fund	87,634	87,552	82
Mailbox Cash Fund	119,955	101,061	18,894
CRRRF Capital Reserve Holding Cash	211,915	262,193	(50,278)
Mitigation Assignment of Savings Cash	49,645	44,545	5,100
LWWSD Assignment of Savings Cash	101,611	9,076	92,535
Member Receivables - Capital**	-	19,262	(19,262)
Total Capital Current Assets	6,204,787	6,320,857	(116,070)
Capital Fixed Assets			
Fixed Assets	15,112,016	14,110,234	1,001,782
Finance ROU Assets	155,914	214,266	(58,352)
Lots Held for Sale	228,041	228,041	-
Total Capital Assets	15,495,971	14,552,541	943,430
Long Term Liabilities			
CRRRF Loan 2022	(1,856,324)	(2,049,012)	192,688
Finance Leases	(121,779)	(166,357)	44,578
Total Long Term Liabilities	(1,978,103)	(2,215,369)	237,266
NET ASSETS	\$ 20,798,749	\$ 19,177,715	\$1,621,034
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	696,991	(115,714)	812,705
Current Year Net Income: Rec Special Assmt	(122,761)	(2,572)	(120,189)
Net Transfers Out from Operations to Capital	-	(482,660)	482,660
Current Year Net Income: Capital**	1,097,530	1,567,594	(470,064)
Net Transfers Into Capital from Operations	-	482,660	482,660
Retained Earnings**	4,950,121	5,068,407	(118,286)
Capital**	14,176,868	12,660,000	1,516,868
TOTAL MEMBER EQUITY	\$ 20,798,749	\$19,177,715	\$1,621,034

* 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 September 30, 2023, and December 31, 2022, the balances of receivables written off were \$706,623 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 transfer fee revenues collected for internal monthly presentation purposes. See SVCA's 2020, 2021, and 2022 audited financial statements (2022 represents the most recently issued audited statements), which fully incorporates ASC 606 and complies with Generally Accepted Accounting Principals (GAAP).

**Sudden Valley Community Association
Income Statement Summary**

<u>UNAUDITED</u>	<u>Current Month - September 2023</u>			<u>Year to Date - 9 Months Ending 9/30/2023</u>			
	<u>Operations & Operating Reserves</u>	<u>Operations Better / (Worse) Budget</u>	<u>Capital Reserves**</u>	<u>Operations & Operating Reserves</u>	<u>Operations Better / (Worse) Budget</u>	<u>Coll %</u>	<u>Capital Reserves**</u>
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	209,347		230,770	1,736,536			2,078,258
Bad Debt Reserve	(6,263)		(6,373)	(42,850)			(41,227)
Net Current Year Assessment Income	203,084	4,566	224,397	1,693,686	47,596	97.5%	2,037,031
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	-			182,163			
Bad Debt Reserve	40			1,494			
Net Special Ops Assmt Income	40	40		183,657	11,287		
Bad Debt Recoveries - Prior Years			544				32,290
Golf Income	174,640	33,605	-	1,334,265	301,146		-
Marina Income	-	-	-	182,329	19,251		-
Rec Center & Pools Income	2,432	(3,038)	-	22,828	(2,755)		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	14,558	7,725	-	111,663	45,607		1
Rental Income - Other	371	(396)	-	12,610	7,710		-
Area Z Rental Income	(8)	(2,008)	-	16,884	(1,116)		-
Lease Income	4,019	515	-	35,373	3,840		-
New Home Construction Fees	-	-	-	54,670	(20,330)		500
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		-
Investment Income	736	648	3,877	2,861	2,073		21,238
Total Revenue	399,872	41,657	228,818	3,650,826	414,309		2,091,060
EXPENSES							
Salaries & Benefits	253,148	(8,781)	-	1,517,631	233,956		-
Contracted & Professional Services	28,539	(13,963)	-	220,550	(102,717)		-
CC&Rs/ Mandates	48,734	(12,302)	-	357,843	(92,785)		-
Maintenance & Landscaping	34,229	(8,335)	-	323,800	4,509		-
Utilities	9,236	3,113	-	150,714	(13,119)		-
Administrative	23,185	(13,797)	-	156,809	(37,965)		-
Regulatory Compliance	61,312	(16,308)	240	201,272	(47,506)		240
Insurance Premiums	15,809	(2,632)	-	131,243	(12,649)		-
Other Expenses	-	83	-	-	750		-
Depreciation Expense	-	-	98,557	-	-		911,273
Interest expense	-	-	6,604	-	-		62,755
Total Expenses	474,192	(72,922)	105,401	3,059,862	(67,526)		974,268
Net Income (Loss)	(74,320)	(31,265)	123,417	590,964	346,783		1,116,792
Net UDR Activity for Operations							
Firewise	-			(23,677)			
Hazardous Tree Removal	-			-			
Net Income (Loss) with Board Approved UDR	(74,320)	(31,265)	123,417	567,287	346,783		1,116,792
Other Activity							
Net Other UDR Activity*	3,536			68,646			
AR Accrual - Prior Year Reversal	-		-	(46,750)			(19,262)
AR Accrual - Current Year	-		-	-			-
Vacation Liability Accrual	6,467			(14,953)			
Total Other Activity	10,003		-	6,943			(19,262)
Grand Total Activity	(64,317)	(31,265)	123,417	574,230	346,783		1,097,530

*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
9 Months Actual, 3 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	1,003,296	1,035,045		1	18,666		2,057,008	-	87,844	87,844
Storm Water Mitigation Plan Fee		500					500			-
Investment Income	11,632	8,748	448	81	228	100	21,238	746	560	1,306
Sale of Assets	-			-			-			-
Mitigation Assignment	(5,000)	(92,535)				97,535	-			-
2023 Expenditures	(651,405)	(1,473,422)	(50,726)	-	-		(2,175,553)		(12,243)	(12,243)
Net Available Cash at 9/30/2023	3,594,744	2,039,283	211,915	87,634	119,955	151,256	\$ 6,204,787	361,842	299,546	\$ 661,388
3 Month Outlook										
Outlook - 2023 Dues (95% collections)	321,414	330,582			5,964		\$ 657,960			\$ -
Outlook - Prior Year Collections	5,096	5,241		5	95		10,437		8,885	8,885
CRRRF Loan Payments for year 2023	(83,260)						(83,260)			-
Obligated Expenses\Holdings	(1,543,818)	(423,270)	(211,915)			(151,256)	(2,330,259)		(15,160)	(15,160)
Net Usable Cash Balance 12/31/2023	2,294,176	1,951,837	-	87,639	126,013	-	\$ 4,459,665	361,842	293,271	\$ 655,113
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2023, After Recommendation	\$ 1,694,176	\$ 1,451,837	\$ -	\$ 87,639	\$ 126,013	\$ -	\$ 3,359,665	\$ 361,842	\$ 293,271	\$ 655,113
Net Current Year Cash Increase (Decrease)	(942,045)	(609,110)	(262,193)	87	24,952	(53,621)	\$ (1,841,930)	746	69,886	\$ 70,632

*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
 September 1, 2023 to September 30, 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	3	(165)	-	10,078	45,247	(18,830)	(45,244)	(8,917)
Accounting	2,692	(908)	38,635	(915)	18,623	(8,029)	(54,566)	(9,852)
Administration	51	(91)	46,310	7,764	29,274	(13,349)	(75,533)	(5,676)
Common Costs	12,434	9,513	-	-	66,566	(13,819)	(54,132)	(4,306)
Facilities	2,912	(1,840)	-	5,286	14,372	(4,984)	(11,460)	(1,538)
Maintenance	-	(83)	42,446	(14,078)	9,851	(3,317)	(52,297)	(17,478)
Subtotal	18,092	6,426	127,391	8,135	183,933	(62,328)	(293,232)	(47,767)
Golf	174,640	33,605	96,686	(19,495)	26,646	(4,364)	51,308	9,746
Marina	100	100	-	-	493	687	(393)	787
Subtotal	192,832	40,131	224,077	(11,360)	211,072	(66,005)	(242,317)	(37,234)
Rec/ Pools/ Parks								
Special Assmt Earned	-						-	
Curr Yr Bad Debts Activity	40						40	
Net Special Assmt Dues	40	40					40	40
Rec/ Pools/ Parks	3,919	(3,078)	29,071	2,579	9,975	1,862	(35,127)	1,363
Subtotal Rec/ Pools/ Parks	3,959	(3,038)	29,071	2,579	9,975	1,862	(35,087)	1,403
Subtotal Operations before Ops Dues	196,791	37,093	253,148	(8,781)	221,047	(64,143)	(277,404)	(35,831)
Ops Dues Earned	209,347						209,347	
Curr Yr Bad Debts Activity	(6,263)						(6,263)	
Net Ops Dues	203,084	4,566					203,084	4,566
Net Operations	399,875	41,659	253,148	(8,781)	221,047	(64,143)	(74,320)	(31,265)
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		-		-	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	399,875	41,659	253,148	(8,781)	221,047	(64,143)	(74,320)	(31,265)
Other Operating Activity								
UDR Activity	3,788				252		3,536	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				(6,467)		6,467	
Total Other Operating Activity	3,788				(6,215)		10,003	
Grand Total Operations Activity	403,663	41,659	253,148	(8,781)	214,832	(64,143)	(64,317)	(31,265)

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

Sudden Valley Community Association

Sudden Valley Community Association
 Operations - By Department
 January 1, 2023 to September 30, 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	60,577	(16,673)	-	68,890	339,555	(102,114)	(278,978)	(49,897)
Accounting	21,834	(10,566)	249,845	318	69,130	(21,775)	(297,141)	(32,023)
Administration	7,435	6,160	233,496	123,770	147,662	(64,451)	(373,723)	65,479
Common Costs	72,987	46,699	-	-	319,315	(50,398)	(246,328)	(3,699)
Facilities	43,257	489	7,364	27,710	142,864	(16,936)	(106,971)	11,263
Maintenance	-	(750)	214,733	(14,418)	67,949	26,956	(282,682)	11,788
Subtotal	206,090	25,359	705,438	206,270	1,086,475	(228,718)	(1,585,823)	2,911
Golf	1,334,265	301,146	587,975	10,620	319,584	(57,856)	426,706	253,910
Marina	188,675	21,791	(1)	1	9,520	7,189	179,156	28,981
Subtotal	1,729,030	348,296	1,293,412	216,891	1,415,579	(279,385)	(979,961)	285,802
Rec/ Pools/ Parks								
Special Assmt Earned	182,163						182,163	
Curr Yr Bad Debts Activity	1,494						1,494	
Net Special Assmt Dues	183,657	11,287					183,657	11,287
Rec/ Pools/ Parks	44,454	7,131	224,219	17,065	126,653	(22,098)	(306,418)	2,098
Subtotal Rec/ Pools/ Parks	228,111	18,418	224,219	17,065	126,653	(22,098)	(122,761)	13,385
Subtotal Operations before Ops Dues	1,957,141	366,714	1,517,631	233,956	1,542,232	(301,483)	(1,102,722)	299,187
Ops Dues Earned	1,736,536						1,736,536	
Curr Yr Bad Debts Activity	(42,850)						(42,850)	
Net Ops Dues	1,693,686	47,596					1,693,686	47,596
Net Operations	3,650,827	414,310	1,517,631	233,956	1,542,232	(301,483)	590,964	346,783
Net BOD Approved UDR Activity for Operations								
Firewise	-		-		23,677		(23,677)	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	3,650,827	414,310	1,517,631	233,956	1,565,909	(301,483)	567,287	346,783
Other Operating Activity								
UDR Activity	76,528				7,882		68,646	
AR Accrual - Prior Year Reversal	(46,750)				-		(46,750)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				14,953		(14,953)	
Total Other Operating Activity	29,778				22,835		6,943	
Grand Total Operations Activity	3,680,605	414,310	1,517,631	233,956	1,588,744	(301,483)	574,230	346,783

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

Sudden Valley Community Association

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

UNAUDITED

	2023 September Actuals	2023 MTD B / (W) Budget	2023 YTD (9 Months) Actuals	2023 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	203,084	4,566	1,693,685	47,596
Special Ops Assmt Income- Rec/ Pools/ Parks	40	40	183,658	11,287
Golf Income	174,640	33,605	1,334,265	301,146
Marina Income	-	-	182,329	19,251
Area Z Rental Income	(8)	(2,008)	16,884	(1,116)
Lease Income	4,019	515	35,373	3,840
Non-Lease Facility Rentals	371	(396)	12,610	7,710
Rec Center and Pools Income	2,432	(3,038)	22,828	(2,755)
New Home Construction Fees	-	-	54,670	(20,330)
Other AR Income	14,391	7,791	97,815	38,415
Other Income	167	(66)	13,848	7,192
Investment Income	736	648	2,861	2,073
Total Revenue	399,872	41,657	3,650,826	414,309
EXPENSES				
Salaries & Benefits				
ACC / Security	-	10,078	-	68,890
Accounting	38,635	(915)	249,845	318
Administration	46,310	7,764	233,496	123,770
Facilities	-	5,286	7,364	27,710
Maintenance	42,446	(14,078)	214,733	(14,418)
Golf	96,686	(19,495)	587,975	10,620
Rec/ Pools/ Parks	29,071	2,579	224,219	17,065
Marina	-	-	(1)	1
Total Salaries & Benefits	253,148	(8,781)	1,517,631	233,956
Other Expenses				
Administrative				
General Administrative	-	-	106	(106)
Other Administrative Services	(203)	203	-	-
Bank Charges & Fees	7,304	(4,919)	36,232	(15,684)
Dues & Subscriptions	1,719	(1,097)	25,708	(3,596)
Office Supplies	1,401	743	14,939	4,359
GM Discretionary Funds	1,708	(1,291)	3,694	56
Advertising Costs	1,096	(596)	14,792	(2,638)
Cash Over/Short	8	(8)	54	(54)
Currency Gain/Loss	7	(7)	304	(304)
Events Charges	5,644	(5,644)	21,994	(18,094)
Printing & Copying	1,892	(1,181)	13,427	(6,384)
Training & Conferences	-	275	2,289	4,650
Recruiting Expense	230	312	3,603	1,272
Operating Performance Commissions	-	-	-	-
Payroll Service Fees	2,189	(1,189)	13,681	(4,681)
Insurance Claims	-	-	-	-
Uniforms	190	602	5,986	3,239
Cashiering Clearing Account	-	-	-	-
Total Administrative	23,185	(13,797)	156,809	(37,965)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	16,399	(10,149)	86,554	(30,304)
Permits & Licenses	83	172	3,757	(869)
Audit & Tax Services	15,000	(7,000)	37,956	(13,956)
Regulatory Compliance	234	116	2,792	358
Federal Income Tax	-	-	-	-
State B&O Tax	1,013	(264)	10,249	(1,571)
Property/Real Estate Tax	28,583	817	59,964	(1,164)
Total Regulator Compliance	61,312	(16,308)	201,272	(47,506)
CC&Rs/ Mandates				
Annual General Meeting	-	8,000	-	8,000
Special General Meeting	-	-	-	-
Board Support	-	-	-	-
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	2,814	(2,397)	9,633	(4,683)
Postage	157	198	3,711	(528)
Postage- Views	2,094	(1,177)	10,040	(1,790)
Newsletter Services	9,861	(5,327)	49,838	(9,038)
Legal Services	10,598	(5,556)	70,633	(25,258)
Professional Security Services	23,210	(6,043)	213,988	(59,488)
Total CC&Rs/ Mandates	48,734	(12,302)	357,843	(92,785)

Sudden Valley Community Association

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

UNAUDITED

	2023 September Actuals	2023 MTD B / (W) Budget	2023 YTD (9 Months) Actuals	2023 YTD B / (W) Budget
Insurance Premiums	15,809	(2,632)	131,243	(12,649)
Utilities				
Utilities	(3,210)	3,210	(3,988)	3,988
Utilities- Natural Gas	937	12	19,233	(8,915)
Utilities- Water & Sewer	-	538	33,625	(1,201)
Utilities- Electricity	5,281	(405)	50,295	(10,552)
Utilities- Trash & Recycling Service	2,394	(562)	15,510	2,209
Utilities- Communications Service	3,834	320	36,039	1,352
Total Utilities	<u>9,236</u>	<u>3,113</u>	<u>150,714</u>	<u>(13,119)</u>
Maintenance & Landscaping				
Landscape R&M	1,151	3,319	17,790	26,302
Building R&M- Materials	10,267	(8,475)	19,537	16,041
Building R&M- Contract Services	1,246	(546)	33,291	(19,391)
Raw Materials	(478)	2,266	46,649	(20,760)
Raw Materials: Sand & Gravel	2,856	(2,026)	39,247	(3,087)
Janitorial Supplies	372	827	10,801	(1)
Equipment R&M	6,072	(2,784)	51,217	525
Small Tools & Equipment	871	13	10,187	(1,437)
Vehicle R&M	1,426	487	12,300	4,913
Vehicle Fuel	8,545	(2,784)	47,115	(9,113)
Other Supplies	1,901	952	26,436	1,602
Other R&M	-	416	4,131	1,514
Weather Response	-	-	5,099	7,401
Weather Response	-	-	-	-
Total Maintenance & Landscaping	<u>34,229</u>	<u>(8,335)</u>	<u>323,800</u>	<u>4,509</u>
Contracted & Professional Services				
Equipment Lease & Rental	177	1,065	6,447	4,728
Operating Lease Exp - ROU	-	-	-	-
IT Support and Services	15,385	(12,052)	57,154	(27,154)
Pool Management	5,475	359	58,435	(29,268)
Safety & Security Services	2,414	(1,284)	37,237	(27,074)
Snow Removal Services	118	(118)	9,247	753
Other Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	-	-
ACC Consultant	-	833	289	7,211
Other Professional Services	4,970	(2,766)	51,741	(31,913)
Total Contracted & Professional Services	<u>28,539</u>	<u>(13,963)</u>	<u>220,550</u>	<u>(102,717)</u>
Other Expenses				
Vandalism	-	83	-	750
Other Charges	-	-	-	-
Total Other Expenses	<u>-</u>	<u>83</u>	<u>-</u>	<u>750</u>
Total Other Expenses	<u>221,044</u>	<u>(64,141)</u>	<u>1,542,231</u>	<u>(301,482)</u>
Total Operations Expenses	<u>474,192</u>	<u>(72,922)</u>	<u>3,059,862</u>	<u>(67,526)</u>
Net Operations Income (Loss)	<u>(74,320)</u>	<u>(31,265)</u>	<u>590,964</u>	<u>346,783</u>
Net BOD Approved UDR Activity for Operations (Expense)				
Firewise	-	-	(23,677)	-
Hazardous Tree Removal	-	-	-	-
Net Operations Income (Loss) with BOD Approved UDR	<u>(74,320)</u>	<u>(31,265)</u>	<u>567,287</u>	<u>346,783</u>
Other Operating Activity- Income/(Expense)				
UDR Activity	3,536	-	68,646	-
AR Accrual - Prior Year Reversal	-	-	(46,750)	-
AR Accrual - Current Year	-	-	-	-
Vacation Liability Accrual	6,467	-	(14,953)	-
Total Other Operating Activity	<u>10,003</u>	<u>-</u>	<u>6,943</u>	<u>-</u>
Grand Total Operations Activity	<u>(64,317)</u>	<u>(31,265)</u>	<u>574,230</u>	<u>346,783</u>
* Excludes Depreciation				

Income Statement Report

Sudden Valley Community Association

Common Costs

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2023 Ops	(6,263.01)	(10,448.00)	4,184.99	(42,850.34)	(86,636.00)	43,785.66	(117,981.00)	(75,130.66)
4005.23 - Member Assessments 2023	209,346.63	208,966.00	380.63	1,736,535.71	1,732,725.00	3,810.71	2,359,629.00	623,093.29
Total Dues and Assessment Income- Ops	203,083.62	198,518.00	4,565.62	1,693,685.37	1,646,089.00	47,596.37	2,241,648.00	547,962.63
Other AR Income								
4820 - Insurance Settlement Gains	5,855.79	0.00	5,855.79	39,731.42	0.00	39,731.42	0.00	(39,731.42)
4830 - Advertising Income	3,036.50	2,833.00	203.50	29,188.50	25,500.00	3,688.50	34,000.00	4,811.50
4831 - BD Expense- Views Ads	2,805.00	0.00	2,805.00	1,155.00	0.00	1,155.00	0.00	(1,155.00)
Total Other AR Income	11,697.29	2,833.00	8,864.29	70,074.92	25,500.00	44,574.92	34,000.00	(36,074.92)
Other Income								
4870 - Member Donation Income	0.00	0.00	0.00	51.21	0.00	51.21	0.00	(51.21)
Total Other Income	0.00	0.00	0.00	51.21	0.00	51.21	0.00	(51.21)
Investment Income								
4900 - Interest Earned - Operating Accounts	736.38	88.00	648.38	2,861.29	788.00	2,073.29	1,050.00	(1,811.29)
Total Investment Income	736.38	88.00	648.38	2,861.29	788.00	2,073.29	1,050.00	(1,811.29)
Total Common Costs Income	215,517.29	201,439.00	14,078.29	1,766,672.79	1,672,377.00	94,295.79	2,276,698.00	510,025.21
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
5121 - Currency Gain/Loss	6.55	0.00	6.55	303.72	0.00	303.72	0.00	(303.72)
Total Administrative	6.55	0.00	6.55	313.72	0.00	313.72	0.00	(313.72)
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	83.00	(83.00)	800.00	750.00	50.00	1,000.00	200.00
9005 - State B&O Tax	16.55	17.00	(0.45)	155.76	154.00	1.76	205.00	49.24
9015 - Property/Real Estate Tax	28,583.29	29,400.00	(816.71)	59,963.52	58,800.00	1,163.52	58,800.00	(1,163.52)
Total Regulatory Compliance	28,599.84	29,500.00	(900.16)	60,919.28	59,704.00	1,215.28	60,005.00	(914.28)

Income Statement Report Sudden Valley Community Association Common Costs

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5216 - Postage- Views	2,094.18	917.00	1,177.18	10,040.09	8,250.00	1,790.09	11,000.00	959.91
5225 - Newsletter Services	9,804.50	4,417.00	5,387.50	49,250.25	39,750.00	9,500.25	53,000.00	3,749.75
7020 - Legal Services	10,598.10	5,042.00	5,556.10	70,633.02	45,375.00	25,258.02	60,500.00	(10,133.02)
Total CC&Rs/ Mandates	22,496.78	10,376.00	12,120.78	129,923.36	93,375.00	36,548.36	124,500.00	(5,423.36)
Insurance								
5400 - Insurance Premiums	15,462.70	12,871.00	2,591.70	128,158.66	115,838.00	12,320.66	154,450.00	26,291.34
Total Insurance	15,462.70	12,871.00	2,591.70	128,158.66	115,838.00	12,320.66	154,450.00	26,291.34
Total Common Costs Expense	66,565.87	52,747.00	13,818.87	319,315.02	268,917.00	50,398.02	338,955.00	19,639.98
Total Common Costs Income / (Loss)	148,951.42	148,692.00	259.42	1,447,357.77	1,403,460.00	43,897.77	1,937,743.00	490,385.23

Income Statement Report

Sudden Valley Community Association

ACC / Security

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 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)	6,052.26	1,500.00	4,552.26	2,000.00	(4,052.26)
4806 - BD Expense- ACC Fines	2.50	0.00	2.50	(145.69)	0.00	(145.69)	0.00	145.69
Total Other AR Income	2.50	167.00	(164.50)	5,906.57	1,500.00	4,406.57	2,000.00	(3,906.57)
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	2.50	167.00	(164.50)	60,576.57	77,250.00	(16,673.43)	77,750.00	17,173.43
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	16,398.60	6,250.00	10,148.60	86,554.20	56,250.00	30,304.20	75,000.00	(11,554.20)
6300 - Permits & Licenses	0.00	17.00	(17.00)	183.75	150.00	33.75	200.00	16.25
9005 - State B&O Tax	3.93	5.00	(1.07)	94.71	38.00	56.71	50.00	(44.71)
Total Regulatory Compliance	16,402.53	6,272.00	10,130.53	86,832.66	56,438.00	30,394.66	75,250.00	(11,582.66)
CC&Rs/ Mandates								
5215 - Postage	0.00	5.00	(5.00)	42.20	38.00	4.20	50.00	7.80
7097 - Professional Security Services	23,209.51	17,167.00	6,042.51	213,987.90	154,500.00	59,487.90	206,000.00	(7,987.90)
Total CC&Rs/ Mandates	23,209.51	17,172.00	6,037.51	214,030.10	154,538.00	59,492.10	206,050.00	(7,980.10)
Payroll & Benefits								
5300 - Salaries	0.00	8,569.00	(8,569.00)	0.00	57,125.00	(57,125.00)	74,261.00	74,261.00
5335 - Payroll Taxes- Employer	0.00	779.00	(779.00)	0.00	5,195.00	(5,195.00)	6,754.00	6,754.00
5385 - Payroll Benefits - Medical	0.00	730.00	(730.00)	0.00	6,570.00	(6,570.00)	8,760.00	8,760.00
Total Payroll & Benefits	0.00	10,078.00	(10,078.00)	0.00	68,890.00	(68,890.00)	89,775.00	89,775.00

Income Statement Report

Sudden Valley Community Association

ACC / Security

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	41.99	159.00	(117.01)	378.36	1,436.00	(1,057.64)	1,915.00	1,536.64
Total Utilities	41.99	159.00	(117.01)	378.36	1,436.00	(1,057.64)	1,915.00	1,536.64
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	1,522.06	250.00	1,272.06	3,546.20	2,250.00	1,296.20	3,000.00	(546.20)
6785 - Vehicle Fuel	1,656.32	623.00	1,033.32	7,146.83	5,606.00	1,540.83	7,475.00	328.17
6795 - Other Supplies	0.00	67.00	(67.00)	0.00	298.00	(298.00)	500.00	500.00
Total Maintenance & Landscaping	3,178.38	940.00	2,238.38	10,711.52	8,154.00	2,557.52	10,975.00	263.48
Contracted & Professional Services								
6440 - Safety & Security Services	2,414.20	958.00	1,456.20	25,495.54	8,625.00	16,870.54	11,500.00	(13,995.54)
6460 - ACC Consultant	0.00	833.00	(833.00)	288.75	7,500.00	(7,211.25)	10,000.00	9,711.25
7095 - Other Professional Services	0.00	0.00	0.00	1,818.00	0.00	1,818.00	0.00	(1,818.00)
Total Contracted & Professional Services	2,414.20	1,791.00	623.20	27,602.29	16,125.00	11,477.29	21,500.00	(6,102.29)
Other Expenses								
9120 - Vandalism & Towing	0.00	83.00	(83.00)	0.00	750.00	(750.00)	1,000.00	1,000.00
Total Other Expenses	0.00	83.00	(83.00)	0.00	750.00	(750.00)	1,000.00	1,000.00
Total ACC / Security Expense	45,246.61	36,495.00	8,751.61	339,554.93	306,331.00	33,223.93	406,465.00	66,910.07
Total ACC / Security Income / (Loss)	(45,244.11)	(36,328.00)	(8,916.11)	(278,978.36)	(229,081.00)	(49,897.36)	(328,715.00)	(49,736.64)

Income Statement Report

Sudden Valley Community Association

Accounting

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	2,250.00	3,500.00	(1,250.00)	19,500.00	31,500.00	(12,000.00)	42,000.00	22,500.00
4241 - BD Expense- Title Fees	249.99	0.00	249.99	(125.00)	0.00	(125.00)	0.00	125.00
4705 - NSF Service Fees	172.00	100.00	72.00	2,090.69	900.00	1,190.69	1,200.00	(890.69)
4706 - BD Expense- NSF Fees	19.53	0.00	19.53	368.11	0.00	368.11	0.00	(368.11)
Total Other AR Income	2,691.52	3,600.00	(908.48)	21,833.80	32,400.00	(10,566.20)	43,200.00	21,366.20
Total Accounting Income	2,691.52	3,600.00	(908.48)	21,833.80	32,400.00	(10,566.20)	43,200.00	21,366.20
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	105.93	0.00	105.93	0.00	(105.93)
5015 - Bank Charges & Fees	274.13	125.00	149.13	864.44	1,125.00	(260.56)	1,500.00	635.56
5045 - Dues & Subscriptions	0.00	0.00	0.00	42.00	0.00	42.00	0.00	(42.00)
5210 - Printing & Copying	26.60	118.00	(91.40)	3,987.23	1,067.00	2,920.23	8,500.00	4,512.77
5227 - Training & Conferences	0.00	25.00	(25.00)	0.00	225.00	(225.00)	300.00	300.00
5399 - Payroll Service Fees	2,188.60	1,000.00	1,188.60	13,680.99	9,000.00	4,680.99	12,000.00	(1,680.99)
Total Administrative	2,489.33	1,268.00	1,221.33	18,680.59	11,417.00	7,263.59	22,300.00	3,619.41
Regulatory Compliance								
7000 - Audit & Tax Services	15,000.00	8,000.00	7,000.00	37,956.00	24,000.00	13,956.00	40,000.00	2,044.00
9005 - State B&O Tax	14.03	63.00	(48.97)	301.56	563.00	(261.44)	750.00	448.44
Total Regulatory Compliance	15,014.03	8,063.00	6,951.03	38,257.56	24,563.00	13,694.56	40,750.00	2,492.44
CC&Rs/ Mandates								
5215 - Postage	152.83	224.00	(71.17)	2,932.25	2,019.00	913.25	5,000.00	2,067.75
Total CC&Rs/ Mandates	152.83	224.00	(71.17)	2,932.25	2,019.00	913.25	5,000.00	2,067.75
Payroll & Benefits								
5300 - Salaries	32,868.72	31,918.00	950.72	205,135.37	205,342.00	(206.63)	276,637.00	71,501.63
5335 - Payroll Taxes- Employer	2,846.79	2,882.00	(35.21)	18,790.86	18,541.00	249.86	24,978.00	6,187.14

Income Statement Report Sudden Valley Community Association Accounting

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	2,919.98	2,920.00	(0.02)	25,919.10	26,280.00	(360.90)	35,040.00	9,120.90
Total Payroll & Benefits	38,635.49	37,720.00	915.49	249,845.33	250,163.00	(317.67)	336,655.00	86,809.67
Utilities								
6050 - Utilities- Communications Service	165.49	206.00	(40.51)	1,667.62	1,856.00	(188.38)	2,475.00	807.38
Total Utilities	165.49	206.00	(40.51)	1,667.62	1,856.00	(188.38)	2,475.00	807.38
Contracted & Professional Services								
5125 - IT Support and Services	800.00	833.00	(33.00)	7,499.00	7,500.00	(1.00)	10,000.00	2,501.00
7095 - Other Professional Services	0.00	0.00	0.00	91.98	0.00	91.98	0.00	(91.98)
Total Contracted & Professional Services	800.00	833.00	(33.00)	7,590.98	7,500.00	90.98	10,000.00	2,409.02
Total Accounting Expense	57,257.17	48,314.00	8,943.17	318,974.33	297,518.00	21,456.33	417,180.00	98,205.67
Total Accounting Income / (Loss)	(54,565.65)	(44,714.00)	(9,851.65)	(297,140.53)	(265,118.00)	(32,022.53)	(373,980.00)	(76,839.47)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4245 - Photocopy Income	14.00	17.00	(3.00)	112.00	150.00	(38.00)	200.00	88.00
4255 - Maps and Signs	36.83	125.00	(88.17)	1,293.58	1,125.00	168.58	1,500.00	206.42
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)	0.00	0.00	0.00	2,423.90	0.00	2,423.90	0.00	(2,423.90)
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	2,320.00	0.00	2,320.00	0.00	(2,320.00)
Total Other Income	50.83	142.00	(91.17)	7,434.93	1,275.00	6,159.93	1,700.00	(5,734.93)
Total SVCA Operations- Admin Income	50.83	142.00	(91.17)	7,434.93	1,275.00	6,159.93	1,700.00	(5,734.93)
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	581.96	250.00	331.96	7,120.51	2,250.00	4,870.51	3,000.00	(4,120.51)
5045 - Dues & Subscriptions	0.00	83.00	(83.00)	1,014.69	750.00	264.69	1,000.00	(14.69)
5090 - Office Supplies	1,340.15	1,761.00	(420.85)	11,747.56	15,848.00	(4,100.44)	21,131.00	9,383.44
5100 - GM Discretionary Funds	1,707.84	417.00	1,290.84	3,693.54	3,750.00	(56.46)	5,000.00	1,306.46
5120 - Cash Over/Short	0.00	0.00	0.00	21.90	0.00	21.90	0.00	(21.90)
5205 - Events Charges	5,644.27	0.00	5,644.27	21,994.35	3,900.00	18,094.35	5,000.00	(16,994.35)
5210 - Printing & Copying	1,864.91	542.00	1,322.91	7,943.13	4,875.00	3,068.13	6,500.00	(1,443.13)
5227 - Training & Conferences	0.00	250.00	(250.00)	0.00	2,250.00	(2,250.00)	3,000.00	3,000.00
5325 - Recruiting Expense	230.26	542.00	(311.74)	3,603.27	4,875.00	(1,271.73)	6,500.00	2,896.73
Total Administrative	11,369.39	3,845.00	7,524.39	57,138.95	38,498.00	18,640.95	51,131.00	(6,007.95)
Regulatory Compliance								
6300 - Permits & Licenses	83.25	0.00	83.25	83.25	0.00	83.25	0.00	(83.25)
9005 - State B&O Tax	4.61	0.00	4.61	42.26	0.00	42.26	0.00	(42.26)
Total Regulatory Compliance	87.86	0.00	87.86	125.51	0.00	125.51	0.00	(125.51)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 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)	0.00	8,000.00	(8,000.00)	16,000.00	16,000.00
5115 - Web Site Maintenance	2,813.89	417.00	2,396.89	8,916.01	3,750.00	5,166.01	5,000.00	(3,916.01)
5215 - Postage	3.90	88.00	(84.10)	409.73	788.00	(378.27)	1,050.00	640.27
5225 - Newsletter Services	56.75	117.00	(60.25)	587.82	1,050.00	(462.18)	1,400.00	812.18
Total CC&Rs/ Mandates	2,874.54	8,622.00	(5,747.46)	9,913.56	13,588.00	(3,674.44)	23,450.00	13,536.44
Payroll & Benefits								
5300 - Salaries	40,639.99	46,274.00	(5,634.01)	197,852.03	297,715.00	(99,862.97)	401,060.00	203,207.97
5335 - Payroll Taxes- Employer	3,489.83	4,150.00	(660.17)	17,512.38	26,701.00	(9,188.62)	35,970.00	18,457.62
5385 - Payroll Benefits - Medical	2,180.00	3,650.00	(1,470.00)	18,131.99	32,850.00	(14,718.01)	43,800.00	25,668.01
Total Payroll & Benefits	46,309.82	54,074.00	(7,764.18)	233,496.40	357,266.00	(123,769.60)	480,830.00	247,333.60
Utilities								
6035 - Utilities- Trash & Recycling Service	56.00	0.00	56.00	112.00	0.00	112.00	0.00	(112.00)
6050 - Utilities- Communications Service	60.00	358.00	(298.00)	840.00	3,225.00	(2,385.00)	4,300.00	3,460.00
Total Utilities	116.00	358.00	(242.00)	952.00	3,225.00	(2,273.00)	4,300.00	3,348.00
Maintenance & Landscaping								
6785 - Vehicle Fuel	64.56	0.00	64.56	680.83	0.00	680.83	250.00	(430.83)
6795 - Other Supplies	0.00	0.00	0.00	758.36	0.00	758.36	0.00	(758.36)
Total Maintenance & Landscaping	64.56	0.00	64.56	1,439.19	0.00	1,439.19	250.00	(1,189.19)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	177.35	600.00	(422.65)	2,270.17	5,400.00	(3,129.83)	7,200.00	4,929.83
5125 - IT Support and Services	14,584.66	2,500.00	12,084.66	49,654.80	22,500.00	27,154.80	30,000.00	(19,654.80)
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

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted & Professional Services								
7095 - Other Professional Services	0.00	0.00	0.00	19,404.00	0.00	19,404.00	0.00	(19,404.00)
Total Contracted & Professional Services	14,762.01	3,100.00	11,662.01	78,092.47	27,900.00	50,192.47	37,200.00	(40,892.47)
Total SVCA Operations- Admin Expense	75,584.18	69,999.00	5,585.18	381,158.08	440,477.00	(59,318.92)	597,161.00	216,002.92
Total SVCA Operations- Admin Income / (Loss)	(75,533.35)	(69,857.00)	(5,676.35)	(373,723.15)	(439,202.00)	65,478.85	(595,461.00)	(221,737.85)

Income Statement Report Sudden Valley Community Association Facilities

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	(1,803.74)	2,000.00	(3,803.74)	15,130.77	18,000.00	(2,869.23)	24,000.00	8,869.23
4412 - BD Expense- Area Z	1,796.18	0.00	1,796.18	1,753.06	0.00	1,753.06	0.00	(1,753.06)
Total Area Z Rental Income	(7.56)	2,000.00	(2,007.56)	16,883.83	18,000.00	(1,116.17)	24,000.00	7,116.17
Lease Income								
4430 - Lease Income - Restaurant	2,621.00	2,471.00	150.00	23,589.00	22,239.00	1,350.00	29,652.00	6,063.00
4439 - Lease Income- Library	298.20	281.00	17.20	2,784.27	2,529.00	255.27	3,372.00	587.73
Total Lease Income	2,919.20	2,752.00	167.20	26,373.27	24,768.00	1,605.27	33,024.00	6,650.73
Total Facilities Income	2,911.64	4,752.00	(1,840.36)	43,257.10	42,768.00	489.10	57,024.00	13,766.90
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	8.00	(8.00)	216.20	75.00	141.20	100.00	(116.20)
7110 - Regulatory Compliance	80.76	100.00	(19.24)	682.80	900.00	(217.20)	1,200.00	517.20
9005 - State B&O Tax	26.95	83.00	(56.05)	632.78	750.00	(117.22)	1,000.00	367.22
Total Regulatory Compliance	107.71	191.00	(83.29)	1,531.78	1,725.00	(193.22)	2,300.00	768.22
Payroll & Benefits								
5300 - Salaries	0.00	4,312.00	(4,312.00)	5,463.12	27,653.00	(22,189.88)	37,373.00	31,909.88
5335 - Payroll Taxes- Employer	0.00	522.00	(522.00)	721.10	3,348.00	(2,626.90)	4,525.00	3,803.90
5385 - Payroll Benefits - Medical	0.00	452.00	(452.00)	1,179.42	4,073.00	(2,893.58)	5,431.00	4,251.58
Total Payroll & Benefits	0.00	5,286.00	(5,286.00)	7,363.64	35,074.00	(27,710.36)	47,329.00	39,965.36
Insurance								
5400 - Insurance Premiums	62.81	0.00	62.81	529.01	0.00	529.01	0.00	(529.01)
Total Insurance	62.81	0.00	62.81	529.01	0.00	529.01	0.00	(529.01)
Utilities								
6000 - Utilities	(3,209.60)	0.00	(3,209.60)	(3,987.53)	0.00	(3,987.53)	0.00	3,987.53
6005 - Utilities- Natural Gas	369.40	525.00	(155.60)	5,626.66	4,718.00	908.66	6,290.00	663.34

Income Statement Report Sudden Valley Community Association Facilities

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	12,311.82	11,128.00	1,183.82	16,692.00	4,380.18
6033 - Utilities- Electricity	1,714.75	1,914.00	(199.25)	21,445.78	17,231.00	4,214.78	22,975.00	1,529.22
6035 - Utilities- Trash & Recycling Service	1,670.45	1,456.00	214.45	9,852.64	13,106.00	(3,253.36)	17,475.00	7,622.36
6050 - Utilities- Communications Service	1,771.88	1,642.00	129.88	16,139.69	14,775.00	1,364.69	19,700.00	3,560.31
Total Utilities	2,316.88	5,537.00	(3,220.12)	61,389.06	60,958.00	431.06	83,132.00	21,742.94
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	83.00	(83.00)	0.00	750.00	(750.00)	1,000.00	1,000.00
6515 - Building R&M- Materials	10,266.74	709.00	9,557.74	19,072.20	29,078.00	(10,005.80)	30,000.00	10,927.80
6520 - Building R&M- Contract Vendor	1,246.19	700.00	546.19	33,290.98	13,900.00	19,390.98	16,000.00	(17,290.98)
6635 - Janitorial Supplies	371.75	833.00	(461.25)	7,391.81	7,500.00	(108.19)	10,000.00	2,608.19
6675 - Equipment R&M	0.00	83.00	(83.00)	62.00	750.00	(688.00)	1,000.00	938.00
6765 - Small Tools & Equipment	0.00	42.00	(42.00)	21.52	375.00	(353.48)	500.00	478.48
6775 - Vehicle R&M	0.00	0.00	0.00	408.22	0.00	408.22	0.00	(408.22)
6795 - Other Supplies	0.00	127.00	(127.00)	1,237.70	1,142.00	95.70	1,523.00	285.30
6796 - Other R&M	0.00	208.00	(208.00)	699.83	1,875.00	(1,175.17)	2,500.00	1,800.17
Total Maintenance & Landscaping	11,884.68	2,785.00	9,099.68	62,184.26	55,370.00	6,814.26	62,523.00	338.74
Contracted & Professional Services								
6438 - Pool Management	0.00	0.00	0.00	267.83	0.00	267.83	0.00	(267.83)
6440 - Safety & Security Services	0.00	42.00	(42.00)	2,511.41	375.00	2,136.41	500.00	(2,011.41)
7095 - Other Professional Services	0.00	833.00	(833.00)	14,450.00	7,500.00	6,950.00	10,000.00	(4,450.00)
Total Contracted & Professional Services	0.00	875.00	(875.00)	17,229.24	7,875.00	9,354.24	10,500.00	(6,729.24)
Total Facilities Expense	14,372.08	14,674.00	(301.92)	150,226.99	161,002.00	(10,775.01)	205,784.00	55,557.01
Total Facilities Income / (Loss)	(11,460.44)	(9,922.00)	(1,538.44)	(106,969.89)	(118,234.00)	11,264.11	(148,760.00)	(41,790.11)

Income Statement Report Sudden Valley Community Association Maintenance

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 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	750.00	(750.00)	1,000.00	1,000.00
Total Other Income	0.00	83.00	(83.00)	0.00	750.00	(750.00)	1,000.00	1,000.00
Total Maintenance Income	0.00	83.00	(83.00)	0.00	750.00	(750.00)	1,000.00	1,000.00
Expense								
Administrative								
5090 - Office Supplies	0.00	92.00	(92.00)	99.76	825.00	(725.24)	1,100.00	1,000.24
5210 - Printing & Copying	0.00	8.00	(8.00)	0.00	75.00	(75.00)	100.00	100.00
6408 - Uniforms	0.00	125.00	(125.00)	1,455.94	1,125.00	330.94	1,500.00	44.06
Total Administrative	0.00	225.00	(225.00)	1,555.70	2,025.00	(469.30)	2,700.00	1,144.30
Regulatory Compliance								
6300 - Permits & Licenses	0.00	167.00	(167.00)	2,242.78	1,500.00	742.78	2,000.00	(242.78)
9005 - State B&O Tax	0.00	50.00	(50.00)	0.00	50.00	(50.00)	100.00	100.00
Total Regulatory Compliance	0.00	217.00	(217.00)	2,242.78	1,550.00	692.78	2,100.00	(142.78)
Payroll & Benefits								
5300 - Salaries	34,392.98	23,285.00	11,107.98	164,293.76	154,961.00	9,332.76	231,400.00	67,106.24
5335 - Payroll Taxes- Employer	3,700.01	2,562.00	1,138.01	18,142.77	17,169.00	973.77	25,460.00	7,317.23
5385 - Payroll Benefits - Medical	4,353.44	2,521.00	1,832.44	28,515.83	22,685.00	5,830.83	30,246.00	1,730.17
6447.1 - Weather Response Payroll	0.00	0.00	0.00	3,438.50	5,000.00	(1,561.50)	10,000.00	6,561.50
6447.2 - Weather Response Payroll Taxes	0.00	0.00	0.00	342.35	500.00	(157.65)	1,000.00	657.65
Total Payroll & Benefits	42,446.43	28,368.00	14,078.43	214,733.21	200,315.00	14,418.21	298,106.00	83,372.79
Utilities								
6050 - Utilities- Communications Service	200.78	125.00	75.78	2,516.08	1,125.00	1,391.08	1,500.00	(1,016.08)
Total Utilities	200.78	125.00	75.78	2,516.08	1,125.00	1,391.08	1,500.00	(1,016.08)
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

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6447 - Weather Response	0.00	0.00	0.00	5,099.02	12,500.00	(7,400.98)	25,000.00	19,900.98
6515 - Building R&M- Materials	0.00	0.00	0.00	0.00	750.00	(750.00)	750.00	750.00
6610 - Raw Materials	0.00	0.00	0.00	0.00	1,250.00	(1,250.00)	2,500.00	2,500.00
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	755.30	5,714.00	(4,958.70)	10,000.00	9,244.70
6635 - Janitorial Supplies	0.00	8.00	(8.00)	737.00	75.00	662.00	100.00	(637.00)
6675 - Equipment R&M	2,231.63	0.00	2,231.63	7,836.38	12,200.00	(4,363.62)	15,000.00	7,163.62
6765 - Small Tools & Equipment	825.81	417.00	408.81	3,202.14	3,750.00	(547.86)	5,000.00	1,797.86
6775 - Vehicle R&M	(96.42)	1,417.00	(1,513.42)	6,600.42	12,750.00	(6,149.58)	17,000.00	10,399.58
6785 - Vehicle Fuel	1,601.45	2,500.00	(898.55)	10,241.34	11,910.00	(1,668.66)	18,350.00	8,108.66
6795 - Other Supplies	0.00	150.00	(150.00)	173.85	4,650.00	(4,476.15)	5,000.00	4,826.15
Total Maintenance & Landscaping	4,562.47	4,492.00	70.47	34,645.45	66,940.00	(32,294.55)	100,091.00	65,445.55
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	125.00	(125.00)	0.00	1,125.00	(1,125.00)	1,500.00	1,500.00
6440 - Safety & Security Services	0.00	42.00	(42.00)	2,254.50	375.00	1,879.50	500.00	(1,754.50)
6442 - Snow Removal Services	117.72	0.00	117.72	9,246.57	10,000.00	(753.43)	20,000.00	10,753.43
7095 - Other Professional Services	4,970.00	1,308.00	3,662.00	15,488.00	11,765.00	3,723.00	15,686.00	198.00
Total Contracted & Professional Services	5,087.72	1,475.00	3,612.72	26,989.07	23,265.00	3,724.07	37,686.00	10,696.93
Total Maintenance Expense	52,297.40	34,902.00	17,395.40	282,682.29	295,220.00	(12,537.71)	442,183.00	159,500.71
Total Maintenance Income / (Loss)	(52,297.40)	(34,819.00)	(17,478.40)	(282,682.29)	(294,470.00)	11,787.71	(441,183.00)	(158,500.71)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

September 1, 2023 to September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 9,970	\$ 11,556	\$ (1,586)	\$ 358,917	\$ 334,697	\$ 24,220	\$ 360,016	\$ 1,099
4151 - BD Expense- Golf	4,552	-	4,552	(6,478)	-	(6,478)	-	6,478
4154 - Golf Course Daily Greens Fees	122,222	99,752	22,470	715,745	502,259	213,486	564,848	(150,897)
4170 - Driving Range Fees	4,903	4,770	133	38,231	29,636	8,595	33,778	(4,453)
4174 - Golf Cart Rental	32,488	24,858	7,630	212,618	150,307	62,311	166,053	(46,565)
4176 - Golf Club Storage	26	-	26	1,536	2,083	(547)	2,163	627
4178 - Trail Fees	478	99	379	13,695	14,137	(442)	14,772	1,077
Total Golf Income	174,640	141,035	33,605	1,334,265	1,033,119	301,146	1,141,630	(192,634)
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	174,640	141,035	33,605	1,334,265	1,033,119	301,146	1,141,630	(192,634)
Expense								
Administrative								
5107 - Advertising Costs	1,096	500	596	14,792	12,154	2,638	12,900	(1,892)
5015 - Bank Charges & Fees	6,448	2,005	4,443	28,237	17,135	11,102	18,450	(9,787)
5120 - Cash Over/Short	8	-	8	32	-	32	-	(32)
5045 - Dues & Subscriptions	1,719	539	1,180	24,652	21,362	3,290	24,700	48
5000 - General Administrative	-	-	-	-	-	-	-	-
5090 - Office Supplies	61	67	(6)	765	600	165	800	35
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	-	5	(5)	1,396	688	708	2,050	654
5227 - Training & Conferences	-	-	-	244	2,714	(2,470)	4,000	3,756
5326 - Operating Performance Commissions	-	-	-	-	-	-	1,332	1,332
6408 - Uniforms	190	667	(477)	3,854	6,500	(2,646)	8,500	4,646
Total Administrative	9,522	3,783	5,739	73,971	61,153	12,818	72,732	(1,240)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	-	-	-	-
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
6300 - Permits & Licenses	-	63	(63)	47	563	(516)	750	703
9005 - State B&O Tax	792	506	286	5,586	4,323	1,263	4,653	(933)
TotalRegulatory Compliance	792	569	223	5,633	4,886	747	5,403	(230)
CC&Rs/ Mandates								
5215 - Postage	-	38	(38)	12	338	(326)	450	438
5115 - Web Site Maintenance	-	-	-	717	1,200	(483)	2,500	1,783
CC&Rs/ Mandates Total	-	38	(38)	729	1,538	(809)	2,950	2,221
Payroll & Benefits								
5300 - Salaries	84,149	63,607	20,542	486,437	485,109	1,328	650,507	164,071
5335 - Payroll Taxes- Employer	8,954	6,393	2,561	54,178	48,767	5,411	65,368	11,190
5385 - Payroll Benefits - Medical	3,583	7,191	(3,608)	47,361	64,719	(17,358)	86,292	38,931
Total Payroll & Benefits	96,686	77,191	19,495	587,975	598,595	(10,620)	802,167	214,192

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

September 1, 2023 to September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	284	306	(22)	2,555	2,756	(201)	3,675	1,120
Total Insurance	284	306	(22)	2,555	2,756	(201)	3,675	1,120
Utilities								
6050 - Utilities- Communications Service	688	718	(30)	6,355	6,465	(110)	8,620	2,265
6033 - Utilities- Electricity	1,870	2,433	(563)	16,239	13,533	2,706	19,560	3,321
6005 - Utilities- Natural Gas	319	142	177	4,542	2,270	2,272	3,170	(1,372)
6023 - Utilities- Water & Sewer	-	538	(538)	8,819	8,612	207	12,025	3,206
6035 - Utilities- Trash & Recycling Service	403	176	227	3,376	2,820	556	3,938	562
Total Utilities	3,280	4,007	(727)	39,331	33,700	5,631	47,313	7,982
Maintenance & Landscaping								
6675 - Equipment R&M	2,793	3,100	(307)	36,893	31,604	5,289	39,404	2,512
6635 - Janitorial Supplies	-	25	(25)	-	225	(225)	300	300
6110 - Landscape R&M	1,151	3,012	(1,861)	16,105	29,576	(13,471)	37,105	21,000
6796 - Other R&M	-	-	-	2,386	1,895	491	2,400	15
6795 - Other Supplies	1,223	1,652	(429)	18,573	14,223	4,350	17,900	(673)
6610 - Raw Materials	(478)	1,788	(2,266)	46,649	24,639	22,010	30,000	(16,649)
6621 - Raw Materials: Sand & Gravel	2,856	622	2,234	37,365	27,571	9,794	36,900	(465)
6765 - Small Tools & Equipment	-	200	(200)	4,306	2,600	1,706	2,800	(1,506)
6785 - Vehicle Fuel	5,223	2,388	2,835	29,046	18,236	10,810	23,530	(5,516)
6775 - Vehicle R&M	-	183	(183)	1,653	1,650	3	2,200	547
6448 - COVID 19 Response	-	-	-	-	-	-	-	-
Total Maintenance & Landscaping	12,768	12,970	(202)	192,976	152,219	40,757	192,539	(435)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	500	(500)	4,177	4,500	(323)	6,000	1,823
6440 - Safety & Security Services	-	46	(46)	212	413	(201)	550	338
7095 - Other Professional Services	-	63	(63)	-	563	(563)	750	750
Total Contracted & Professional Services	-	609	(609)	4,390	5,476	(1,086)	7,300	2,911
Total Golf Expense	123,332	99,473	23,859	907,559	860,323	47,236	1,134,079	226,521
Total Golf Income / (Loss)	\$ 51,308	\$ 41,562	\$ 9,746	\$ 426,706	\$ 172,796	\$ 253,910	\$ 7,551	\$ (419,155)

Income Statement Report

Sudden Valley Community Association

Marina

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	12,320.00	12,288.00	32.00	12,288.00	(32.00)
4420 - Marina Dry Slip Income	0.00	0.00	0.00	80,764.50	56,684.00	24,080.50	56,684.00	(24,080.50)
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	96,991.00	94,106.00	2,885.00	94,106.00	(2,885.00)
4426 - BD Expense- Marina	0.00	0.00	0.00	(7,746.50)	0.00	(7,746.50)	0.00	7,746.50
Total Marina Income	0.00	0.00	0.00	182,329.00	163,078.00	19,251.00	163,078.00	(19,251.00)
Other Income								
4220 - Marina Gate & Access Cards	100.00	0.00	100.00	6,346.00	3,806.00	2,540.00	3,806.00	(2,540.00)
Total Other Income	100.00	0.00	100.00	6,346.00	3,806.00	2,540.00	3,806.00	(2,540.00)
Total Marina Income	100.00	0.00	100.00	188,675.00	166,884.00	21,791.00	166,884.00	(21,791.00)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	83.00	(83.00)	884.04	750.00	134.04	1,000.00	115.96
5210 - Printing & Copying	0.00	17.00	(17.00)	101.44	150.00	(48.56)	200.00	98.56
Total Administrative	0.00	100.00	(100.00)	985.48	900.00	85.48	1,200.00	214.52
Regulatory Compliance								
7110 - Regulatory Compliance	152.86	167.00	(14.14)	1,309.23	1,500.00	(190.77)	2,000.00	690.77
9005 - State B&O Tax	128.51	0.00	128.51	3,038.84	2,500.00	538.84	2,500.00	(538.84)
Total Regulatory Compliance	281.37	167.00	114.37	4,348.07	4,000.00	348.07	4,500.00	151.93
Payroll & Benefits								
5385 - Payroll Benefits - Medical	0.00	0.00	0.00	(0.67)	0.00	(0.67)	0.00	0.67
Total Payroll & Benefits	0.00	0.00	0.00	(0.67)	0.00	(0.67)	0.00	0.67
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	1,211.77	2,600.00	(1,388.23)	3,900.00	2,688.23
6033 - Utilities- Electricity	68.30	199.00	(130.70)	1,124.72	1,796.00	(671.28)	2,395.00	1,270.28

Income Statement Report Sudden Valley Community Association Marina

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	141.18	142.00	(0.82)	1,266.77	1,275.00	(8.23)	1,700.00	433.23
Total Utilities	209.48	341.00	(131.52)	3,603.26	5,671.00	(2,067.74)	7,995.00	4,391.74
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	125.00	(125.00)	0.00	1,125.00	(1,125.00)	1,500.00	1,500.00
6515 - Building R&M- Materials	0.00	83.00	(83.00)	465.23	750.00	(284.77)	1,000.00	534.77
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	2,000.00	2,000.00
6675 - Equipment R&M	0.00	105.00	(105.00)	0.00	938.00	(938.00)	1,250.00	1,250.00
6765 - Small Tools & Equipment	0.00	42.00	(42.00)	116.28	375.00	(258.72)	500.00	383.72
6795 - Other Supplies	2.00	67.00	(65.00)	2.00	600.00	(598.00)	800.00	798.00
6796 - Other R&M	0.00	150.00	(150.00)	0.00	1,350.00	(1,350.00)	1,800.00	1,800.00
Total Maintenance & Landscaping	2.00	572.00	(570.00)	583.51	6,138.00	(5,554.49)	8,850.00	8,266.49
Total Marina Expense	492.85	1,180.00	(687.15)	9,519.65	16,709.00	(7,189.35)	22,545.00	13,025.35
Total Marina Income / (Loss)	(392.85)	(1,180.00)	787.15	179,155.35	150,175.00	28,980.35	144,339.00	(34,816.35)

Sudden Valley Community Association

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

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to052023	\$ -	\$ -	\$ -	\$ 182,163	\$ 181,443	\$ 720	\$ 181,443	\$ (720)
4011 - BD Expense- Rec SA 062018 to 052023	40	-	40	1,494	(9,072)	10,566	(9,072)	(10,566)
	40	-	40	183,658	172,371	11,287	172,371	(11,285)
Lease Income								
4435 - Lease Income - Barn 8	1,100	752	348	9,000	6,765	2,235	9,020	20
	1,100	752	348	9,000	6,765	2,235	9,020	20
Non-Lease Facility Rentals								
4400 - Facility Rentals	311	267	44	10,565	2,400	8,165	3,200	(7,365)
4411 - Picnic Shelter Rentals	60	500	(440)	2,045	2,500	(455)	2,500	455
	371	767	(396)	12,610	4,900	7,710	5,700	(6,910)
Rec Center and Pools Income								
4510 - Health Club Membership	62	92	(30)	617	825	(208)	1,100	483
4223 - Gym and Pool Access Cards	196	200	(4)	2,216	4,000	(1,784)	4,100	1,884
4502 - Instructor & Trainer Fees	242	1,500	(1,259)	561	6,000	(5,440)	6,000	5,440
4513 - Main Pool Income	1,933	3,606	(1,673)	19,434	14,425	5,009	14,425	(5,009)
4515 - Locker Rental	-	25	(25)	-	100	(100)	100	100
4516 - Quiet Pool Income	-	47	(47)	-	233	(233)	233	233
4220 - Marina Gate & Access Cards	16	-	16	16	-	16	-	(16)
4840 - Other Income	-	8	(8)	-	75	(75)	100	100
Total Recreation Income	2,448	5,478	(3,030)	22,844	25,658	(2,814)	26,058	3,215
Total Recreation Income	3,960	6,997	(3,037)	228,112	209,694	18,418	213,149	(14,960)
Expense								
Administrative								
5015 - Bank Charges & Fees	-	5	(5)	-	38	(38)	50	50
5090 - Office Supplies	-	141	(141)	1,442	1,275	167	1,700	258
5195 - Other Administrative Services	(203)	-	(203)	-	-	-	-	-
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing and Copying	-	21	(21)	-	188	(188)	250	250
5227 - Training & Conferences	-	-	-	2,045	1,750	295	1,750	(295)
6408 - Uniforms	-	-	-	676	1,600	(924)	1,600	924
Total Administrative	(203)	167	(370)	4,163	4,851	(688)	5,350	1,187
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	984	600	384	600	(384)
9005 - State B&O Tax	26	25	1	398	300	98	300	(98)
Total Regulatory Compliance	26	25	1	1,381	900	481	900	(482)
CC&Rs/ Mandates								
5215 - Postage	-	-	-	315	-	315	-	(315)
CC&Rs/ Mandates Total	-	-	-	315	-	315	-	(315)
Payroll & Benefits								
5300 - Salaries	26,054	27,189	(1,135)	190,675	197,939	(7,264)	226,224	35,549
5335 - Payroll Taxes- Employer	3,030	2,723	307	22,248	20,408	1,840	23,213	965
5385 - Payroll Benefits - Medical	(13)	1,738	(1,751)	11,296	22,937	(11,641)	28,149	16,853
Total Payroll & Benefits	29,071	31,650	(2,579)	224,219	241,284	(17,065)	277,586	53,367

Sudden Valley Community Association

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

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	765	804	(39)	6,875	7,234	(360)	9,645	2,770
6033 - Utilities- Electricity	1,628	330	1,298	11,486	7,183	4,303	10,621	(865)
6005 - Utilities- Natural Gas	248	282	(34)	9,065	3,330	5,735	4,846	(4,219)
6023 - Utilities- Water & Sewer	-	-	-	11,282	10,084	1,198	17,495	6,213
6035 - Utilities- Trash & Recycling Service	264	200	64	2,169	1,793	377	2,390	221
Total Utilities	2,905	1,616	1,289	40,878	29,624	11,254	44,997	4,120
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	1,000	(1,000)	-	5,000	(5,000)	5,000	5,000
6520 - Building R&M- Contract Services	-	-	-	-	-	-	-	-
6675 - Equipment R&M	1,048	-	1,048	6,407	6,250	157	7,500	1,093
6635 - Janitorial Supplies	-	333	(333)	2,672	3,000	(328)	4,000	1,328
6110 - Landscape R&M	-	1,250	(1,250)	1,685	11,250	(9,565)	15,000	13,316
6796 - Other R&M	-	58	(58)	1,046	525	521	700	(346)
6795 - Other Supplies	679	791	(112)	5,690	7,126	(1,436)	9,500	3,811
6621 - Raw Materials: Sand & Gravel	-	208	(208)	1,127	1,875	(748)	2,500	1,373
6765 - Small Tools & Equipment	46	183	(137)	2,541	1,650	891	2,200	(341)
6785 - Vehicle Fuel	-	250	(250)	-	2,250	(2,250)	3,000	3,000
6775 - Vehicle R&M	-	63	(63)	92	563	(471)	750	658
Total Maintenance & Landscaping	1,773	4,136	(2,363)	21,261	39,489	(18,228)	50,150	28,892
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	17	(17)	-	150	(150)	200	200
6438 - Pool Management	5,475	5,834	(359)	58,167	29,167	29,000	35,000	(23,167)
6440 - Safety & Security Services	-	42	(42)	-	375	(375)	500	500
7095 - Contracted and Professional Services	-	-	-	489	-	489	-	(489)
7110 - Regulatory Compliance	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	5,475	5,893	(418)	58,656	29,692	28,964	35,700	(22,956)
Total Recreation Expense	39,047	43,487	(4,440)	350,872	345,840	5,032	414,683	63,813
Total Recreation Income / (Loss)	\$ (35,087)	\$ (36,490)	\$ 1,403	\$ (122,761)	\$ (136,146)	\$ 13,385	\$ (201,534)	\$ (78,773)

Income Statement Report

Sudden Valley Community Association

UDR Activity

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 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	162.19	0.00	162.19	34,162.10	0.00	34,162.10	0.00	(34,162.10)
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	0.00	0.00	0.00	(46,750.47)	0.00	(46,750.47)	0.00	46,750.47
Total Dues and Assessments Income- UDR	162.19	0.00	162.19	(9,228.51)	0.00	(9,228.51)	0.00	9,228.51
Collections Income								
4710 - Late Fees & Interest	5,894.23	0.00	5,894.23	51,698.90	0.00	51,698.90	0.00	(51,698.90)
4711 - BD Expense- Late Fee & Int	(3,437.85)	0.00	(3,437.85)	(19,621.16)	0.00	(19,621.16)	0.00	19,621.16
4715 - Lien Fees	0.00	0.00	0.00	5,225.00	0.00	5,225.00	0.00	(5,225.00)
4721 - BD Expense- Legal	931.19	0.00	931.19	2,440.72	0.00	2,440.72	0.00	(2,440.72)
Total Collections Income	3,387.57	0.00	3,387.57	39,743.46	0.00	39,743.46	0.00	(39,743.46)
Investment Income								
4910 - Interest Earned - Reserve Accounts	238.74	0.00	238.74	1,305.39	0.00	1,305.39	0.00	(1,305.39)
Total Investment Income	238.74	0.00	238.74	1,305.39	0.00	1,305.39	0.00	(1,305.39)
Total UDR Activity Income	3,788.50	0.00	3,788.50	29,777.84	0.00	29,777.84	0.00	(29,777.84)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	36.87	0.00	36.87	808.68	0.00	808.68	0.00	(808.68)
Total Regulatory Compliance	36.87	0.00	36.87	808.68	0.00	808.68	0.00	(808.68)
CC&Rs/ Mandates								
5025 - Collection Charges	215.29	0.00	215.29	1,524.64	0.00	1,524.64	0.00	(1,524.64)

Income Statement Report Sudden Valley Community Association UDR Activity

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5065 - Lien Charges	0.00	0.00	0.00	5,299.00	0.00	5,299.00	0.00	(5,299.00)
Total CC&Rs/ Mandates	215.29	0.00	215.29	6,823.64	0.00	6,823.64	0.00	(6,823.64)
Payroll & Benefits								
5391 - Accrued Vacation Liability	(6,466.88)	0.00	(6,466.88)	14,952.67	0.00	14,952.67	0.00	(14,952.67)
Total Payroll & Benefits	(6,466.88)	0.00	(6,466.88)	14,952.67	0.00	14,952.67	0.00	(14,952.67)
Reserve Expenses/Transfers								
9890 - UDR Legal Expenses	0.00	0.00	0.00	250.00	0.00	250.00	0.00	(250.00)
Total Reserve Expenses/Transfers	0.00	0.00	0.00	250.00	0.00	250.00	0.00	(250.00)
Reserve UDR Projects								
9623 - 2023 Firewise/Road Mowing/Clean Gr	0.00	0.00	0.00	6,630.51	0.00	6,630.51	0.00	(6,630.51)
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	23,676.93	0.00	23,676.93	0.00	(23,676.93)
Total UDR Activity Expense	(6,214.72)	0.00	(6,214.72)	46,511.92	0.00	46,511.92	0.00	(46,511.92)
Total UDR Activity Income / (Loss)	10,003.22	0.00	10,003.22	(16,734.08)	0.00	(16,734.08)	0.00	16,734.08

Income Statement Report Sudden Valley Community Association SVCA Reserves

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 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	112,730.66	0.00	112,730.66	1,015,261.84	0.00	1,015,261.84	0.00	(1,015,261.84)
4046 - BD Expense- CRRRF 22 & Prior	253.62	0.00	253.62	15,274.54	0.00	15,274.54	0.00	(15,274.54)
4049 - BD Expense - CRRRF 2023	(2,991.52)	0.00	(2,991.52)	(19,758.64)	0.00	(19,758.64)	0.00	19,758.64
4051 - BD Expense- Roads 22 & Prior	323.83	0.00	323.83	16,701.06	0.00	16,701.06	0.00	(16,701.06)
4053 - BD Expense - Roads 2023	(3,323.41)	0.00	(3,323.41)	(21,091.22)	0.00	(21,091.22)	0.00	21,091.22
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	115,947.09	0.00	115,947.09	1,044,155.02	0.00	1,044,155.02	0.00	(1,044,155.02)
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	2,092.23	0.00	2,092.23	18,841.47	0.00	18,841.47	0.00	(18,841.47)
4061 - BD Expense- Mailbox 2023	(58.28)	0.00	(58.28)	(376.50)	0.00	(376.50)	0.00	376.50
4062 - BD Expense- Mailbox 22 & Prior	3.35	0.00	3.35	295.29	0.00	295.29	0.00	(295.29)
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	0.00	0.00	0.00	(19,261.54)	0.00	(19,261.54)	0.00	19,261.54
Total Dues and Assessments Income- Capi	224,977.57	0.00	224,977.57	2,048,741.89	0.00	2,048,741.89	0.00	(2,048,741.89)
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

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4910 - Interest Earned - Reserve Accounts	3,876.95	0.00	3,876.95	21,237.57	0.00	21,237.57	0.00	(21,237.57)
Total Investment Income	3,876.95	0.00	3,876.95	21,237.57	0.00	21,237.57	0.00	(21,237.57)
Total SVCA Reserves Income	228,854.52	0.00	228,854.52	2,070,480.06	0.00	2,070,480.06	0.00	(2,070,480.06)
<u>Expense</u>								
Regulatory Compliance								
9015 - Property/Real Estate Tax	240.32	0.00	240.32	240.32	0.00	240.32	0.00	(240.32)
Total Regulatory Compliance	240.32	0.00	240.32	240.32	0.00	240.32	0.00	(240.32)
Depreciation Expense								
6343 - Depr - Finance ROU Assets	6,483.53	0.00	6,483.53	58,351.77	0.00	58,351.77	0.00	(58,351.77)
6320 - Depr - Buildings	7,771.34	0.00	7,771.34	69,942.06	0.00	69,942.06	0.00	(69,942.06)
6325 - Depr - Land Improvement	11,276.01	0.00	11,276.01	101,513.65	0.00	101,513.65	0.00	(101,513.65)
6326 - Depr - Mailboxes	2,032.24	0.00	2,032.24	18,290.16	0.00	18,290.16	0.00	(18,290.16)
6327 - Depr - Roads and Bridges	42,471.55	0.00	42,471.55	382,243.95	0.00	382,243.95	0.00	(382,243.95)
6328 - Depr - Building Improvements	15,789.50	0.00	15,789.50	145,087.55	0.00	145,087.55	0.00	(145,087.55)
6330 - Depr - Furniture & Fixtures	528.95	0.00	528.95	4,760.55	0.00	4,760.55	0.00	(4,760.55)
6335 - Depr - Communication Equipment	160.14	0.00	160.14	1,441.26	0.00	1,441.26	0.00	(1,441.26)
6337 - Depr - Computers	1,314.77	0.00	1,314.77	11,832.93	0.00	11,832.93	0.00	(11,832.93)
6340 - Depr - Machinery & Equipment	7,278.06	0.00	7,278.06	83,917.07	0.00	83,917.07	0.00	(83,917.07)
6350 - Depr - Vehicles	2,839.77	0.00	2,839.77	28,394.73	0.00	28,394.73	0.00	(28,394.73)
6360 - Amortization	610.76	0.00	610.76	5,496.84	0.00	5,496.84	0.00	(5,496.84)
Total Depreciation Expense	98,556.62	0.00	98,556.62	911,272.52	0.00	911,272.52	0.00	(911,272.52)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	6,604.39	0.00	6,604.39	62,755.07	0.00	62,755.07	0.00	(62,755.07)
Total Reserve Expenses/Transfers	6,604.39	0.00	6,604.39	62,755.07	0.00	62,755.07	0.00	(62,755.07)

Income Statement Report Sudden Valley Community Association SVCA Reserves

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Proejcts								
9719.18 - Trim Mower- Turf	668.76	0.00	668.76	6,018.84	0.00	6,018.84	0.00	(6,018.84)
9719.19 - Utility Vehicles	1,740.21	0.00	1,740.21	15,661.89	0.00	15,661.89	0.00	(15,661.89)
9719.20 - Marina Dock Replacement	452.30	0.00	452.30	48,940.94	0.00	48,940.94	0.00	(48,940.94)
9721.01 - Golf Cart Fleet	3,065.00	0.00	3,065.00	27,585.00	0.00	27,585.00	0.00	(27,585.00)
9722.02 - 2022 John Deere 7500A Fairway M	0.00	0.00	0.00	84,702.58	0.00	84,702.58	0.00	(84,702.58)
9722.04 - Security System	0.00	0.00	0.00	70,115.76	0.00	70,115.76	0.00	(70,115.76)
9722.08 - 2022 Area Z Facility Remodel	3,536.75	0.00	3,536.75	19,301.93	0.00	19,301.93	0.00	(19,301.93)
9722.09 - Barn 8 Refurbishment	11,210.83	0.00	11,210.83	46,208.95	0.00	46,208.95	0.00	(46,208.95)
9723.01 - Sno-Way Sander	0.00	0.00	0.00	9,052.46	0.00	9,052.46	0.00	(9,052.46)
9723.02 - Gate 9 Bus Shelter Roof	0.00	0.00	0.00	1,661.58	0.00	1,661.58	0.00	(1,661.58)
9723.03 - 2023 Playground ADA Improvemer	1,417.50	0.00	1,417.50	3,319.75	0.00	3,319.75	0.00	(3,319.75)
9723.04 - Golf Austin Creek Repair	5,547.70	0.00	5,547.70	8,184.58	0.00	8,184.58	0.00	(8,184.58)
9723.05 - Core Area: Tennis court Resurfe & I	0.00	0.00	0.00	15,004.54	0.00	15,004.54	0.00	(15,004.54)
9723.06 - Marina Dock Replace-Prelim Dsgn	0.00	0.00	0.00	13,389.38	0.00	13,389.38	0.00	(13,389.38)
9723.07 - Website Improvements	0.00	0.00	0.00	4,107.52	0.00	4,107.52	0.00	(4,107.52)
9723.08 - Wecome Center HVAC	0.00	0.00	0.00	48,027.91	0.00	48,027.91	0.00	(48,027.91)
9723.10 - Snow Removal UTV	0.00	0.00	0.00	39,331.20	0.00	39,331.20	0.00	(39,331.20)
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)
9723.12 - Main Pool Furniture	0.00	0.00	0.00	7,532.93	0.00	7,532.93	0.00	(7,532.93)
9723.13 - Area Z Tall Barn Refurbishment	236.25	0.00	236.25	978.75	0.00	978.75	0.00	(978.75)
9723.14 - Turf Care Shed Roof Replacement	101.25	0.00	101.25	101.25	0.00	101.25	0.00	(101.25)
Total Reserve CRRRF Capital Proejcts	27,976.55	0.00	27,976.55	488,775.74	0.00	488,775.74	0.00	(488,775.74)
Reserve Roads Capital Projects								
9921.03 - 2021 Southern Crt Stabilization & /	0.00	0.00	0.00	170,303.84	0.00	170,303.84	0.00	(170,303.84)
9921.05 - Culvert 315	375,354.25	0.00	375,354.25	406,629.11	0.00	406,629.11	0.00	(406,629.11)
9922 - Fast Response Unforseen Drainage Is	0.00	0.00	0.00	67,851.32	0.00	67,851.32	0.00	(67,851.32)
9922.1 - 2022 Roads Repair Project	0.00	0.00	0.00	29,599.19	0.00	29,599.19	0.00	(29,599.19)

Income Statement Report Sudden Valley Community Association SVCA Reserves

September 01, 2023 thru September 30, 2023

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve Roads Capital Projects								
9922.5 - 2022 Road & Drainage NOA Project	0.00	0.00	0.00	571,829.59	0.00	571,829.59	0.00	(571,829.59)
9922.6 - Cascade Lane	0.00	0.00	0.00	848,670.71	0.00	848,670.71	0.00	(848,670.71)
9922.7 - Marina Parking Lot Grading	0.00	0.00	0.00	29,941.55	0.00	29,941.55	0.00	(29,941.55)
9922.8 - 2022 Cold Spring Drainage Repair	0.00	0.00	0.00	18,647.50	0.00	18,647.50	0.00	(18,647.50)
9923.1 - Ten Year Capital Roads & Drainage	22,365.85	0.00	22,365.85	104,504.25	0.00	104,504.25	0.00	(104,504.25)
9923.2 - 2023 Pothole Repairs	4,360.50	0.00	4,360.50	14,809.89	0.00	14,809.89	0.00	(14,809.89)
9923.3 - 2023 Roads On-Call Engineering	1,755.00	0.00	1,755.00	22,965.00	0.00	22,965.00	0.00	(22,965.00)
9923.41 - 2023 Roads Project- Street Signs	2,819.95	0.00	2,819.95	20,875.70	0.00	20,875.70	0.00	(20,875.70)
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)
9923.43 - 2023 Roads Project- Asphalt Repa	0.00	0.00	0.00	254,303.86	0.00	254,303.86	0.00	(254,303.86)
9923.6 - 2023 Culvert Replacements	1,573.75	0.00	1,573.75	1,573.75	0.00	1,573.75	0.00	(1,573.75)
Total Reserve Roads Capital Projects	408,229.30	0.00	408,229.30	2,588,764.42	0.00	2,588,764.42	0.00	(2,588,764.42)
Reserve Road CVC Capital Project								
9923.08 - 2023 Culvert Vegetation Control	2,137.50	0.00	2,137.50	426,544.79	0.00	426,544.79	0.00	(426,544.79)
9923.082 - 2023 CVC - Wages, Taxes, & Ben	4,413.00	0.00	4,413.00	36,852.10	0.00	36,852.10	0.00	(36,852.10)
Total Reserve Road CVC Capital Project	6,550.50	0.00	6,550.50	463,396.89	0.00	463,396.89	0.00	(463,396.89)
Total SVCA Reserves Expense	548,157.68	0.00	548,157.68	4,515,204.96	0.00	4,515,204.96	0.00	(4,515,204.96)
Total SVCA Reserves Income / (Loss)	(319,303.16)	0.00	(319,303.16)	(2,444,724.90)	0.00	(2,444,724.90)	0.00	2,444,724.90

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	Total	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser
 CTB = Covenant to Bind