

Sudden Valley Community Association

Sudden Valley Community Association
Balance Sheet
February 28, 2025 and December 31, 2024

| | Unaudited** Feb 28, 2025 | Unaudited** Dec 31, 2024 | Inc / (Dec) |
|---|-----------------------------|-----------------------------|--------------------|
| OPERATIONS | | | |
| Current Assets | | | |
| Operating Cash | \$ 956,043 | \$ 857,647 | \$ 98,396 |
| Building Completion Deposit Fund | 720,250 | 749,910 | (29,660) |
| Member Receivables - Operations* | - | 53,456 | (53,456) |
| Other Receivables | 15,909 | 16,109 | (200) |
| Prepaid Expenses | 56,130 | 88,683 | (32,553) |
| Operating Lease ROU Assets | 5,869 | 6,210 | (341) |
| Inventory | 4,587 | 5,824 | (1,237) |
| Total Current Assets | 1,758,788 | 1,777,839 | (19,051) |
| Current Liabilities | | | |
| Accounts Payable | (127,268) | (145,449) | 18,181 |
| Accrued Vacation Liability | (87,346) | (76,335) | (11,011) |
| Accrued Payroll | - | (115,575) | 115,575 |
| Prepaid Assessments | (543,545) | (249,179) | (294,366) |
| Building Completion Deposits | (720,250) | (749,910) | 29,660 |
| Other Refundable Deposits | (10,906) | (9,956) | (950) |
| Operating Lease Liability | (5,869) | (6,210) | 341 |
| Prepaid Golf Memberships | - | (112,307) | 112,307 |
| Total Current Liabilities | (1,495,184) | (3,464,921) | (30,263) |
| Deferred Lease Revenue Liabilities | | | |
| Deferred Library Lease Revenue | (34,667) | (36,000) | 1,333 |
| Total Deferred Lease Revenue Liabilities | (34,667) | (36,000) | 1,333 |
| Operating Reserve Funds | | | |
| Emergency Operating Cash | 364,032 | 363,815 | 217 |
| Undesignated Reserves Cash | 336,098 | 302,135 | 33,963 |
| Total Operating Reserve Funds | 700,130 | 665,950 | 34,180 |
| Net Operating Assets | \$ 929,067 | \$ 942,868 | \$ (13,801) |
| CAPITAL | | | |
| Capital Current Assets | | | |
| CRRRF (Capital Repair & Replacement) Cash Fund | 3,191,124 | 3,074,179 | 116,945 |
| Roads Reserve Cash Fund | 2,062,568 | 1,875,442 | 187,126 |
| Board Density Reduction Cash Fund | 87,913 | 87,889 | 24 |
| Mailbox Cash Fund | 156,479 | 151,970 | 4,509 |
| CRRRF Capital Reserve Holding Cash | 219,749 | 219,618 | 131 |
| Mitigation Assignment of Savings Cash | 49,837 | 49,821 | 16 |
| LWWSD Assignment of Savings Cash | 14,939 | 14,939 | - |
| Member Receivables - Capital** | - | 13,625 | (13,625) |
| Total Capital Current Assets | 5,782,609 | 5,487,483 | 295,126 |
| Capital Fixed Assets | | | |
| Fixed Assets | 17,016,644 | 17,125,452 | (108,808) |
| Finance ROU Assets | 45,694 | 58,661 | (12,967) |
| Lots Held for Sale | 236,456 | 236,456 | - |
| Total Capital Assets | 17,298,794 | 17,420,569 | (121,775) |
| Long Term Liabilities | | | |
| CRRRF Loan 2022 | (1,494,154) | (1,539,073) | 44,919 |
| Finance Leases | (33,541) | (44,203) | 10,662 |
| Total Long Term Liabilities | (1,527,695) | (1,583,276) | 55,581 |
| NET ASSETS | \$ 22,482,775 | \$ 22,267,644 | \$215,131 |
| MEMBER EQUITY | | | |
| Member Equity | | | |
| Current Year Net Income: Operations | (14,556) | 286,790 | (301,346) |
| Transfers Out from Operations to Capital | - | (145,600) | 145,600 |
| Current Year Net Income: Capital** | 229,687 | 1,093,252 | (863,565) |
| Transfers Into Capital from Operations | - | 145,600 | (145,600) |
| Retained Earnings** | 5,519,682 | 5,232,892 | 286,790 |
| Capital** | 16,747,962 | 15,654,710 | 1,093,252 |
| TOTAL MEMBER EQUITY | \$ 22,482,775 | \$22,267,644 | \$215,131 |

* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal interim 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 February 28, 2025, and December 31, 2024, the balances of receivables written off were \$747,410 and \$699,426, respectively.

** Beginning with the 2020 year end audited financial statements, Accounting Standards Codification (ASC) 606 requires issued audited financial statements to reclassify unspent capital dues revenue, including related capital transfer fee collections, as a contract liability balance (unearned revenue), which is then reversed out in future years when capital dues/capital transfer fee collections are actually expended on capital related expenditures. This particular accounting standard change is only incorporated into the issued audited financial statements and is not factored into SVCA's internal monthly statements as it would obscure the reality of monthly capital dues/capital transfer fee revenues collected for internal monthly presentation purposes. See SVCA's 2020 through 2023 audited financial statements (2023 represents the most recently issued audited statements), which fully incorporate ASC 606 and comply with Generally Accepted Accounting Principals (GAAP).

**Sudden Valley Community Association
Income Statement Summary**

| <u>UNAUDITED</u> | Current Month - February 2025 | | | Year to Date - 2 Months Ending 2/28/2025 | | | |
|--|---------------------------------|------------------------------------|--------------------|--|------------------------------------|--------|--------------------|
| | 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 | 237,744 | | 246,298 | 476,199 | | | 493,173 |
| Bad Debt Reserve | (8,375) | | (3,771) | (25,812) | | | (17,994) |
| Net Current Year Assessment Income | 229,369 | 3,263 | 242,527 | 450,387 | (1,827) | 94.6% | 475,179 |
| Bad Debt Recoveries - Prior Years | | | 9,724 | | | | 19,013 |
| Golf Income | 30,756 | (19,588) | - | 208,531 | (13,991) | | - |
| Marina Income | 447 | 447 | - | 1,002 | 1,002 | | - |
| Rec Center & Pools Income | 1,702 | 1,310 | - | 2,736 | 1,840 | | - |
| Legal & Collections Income | - | - | - | - | - | | - |
| Other Income | 14,081 | 2,349 | - | 46,077 | 26,392 | | - |
| Rental Income - Other | 830 | 560 | - | 2,210 | 1,615 | | - |
| Area Z Rental Income | 1,841 | 1,767 | - | 5,679 | (765) | | - |
| Lease Income | 5,632 | 848 | - | 11,263 | 1,696 | | - |
| New Home Construction Fees | 7,000 | 5,670 | - | 7,000 | 5,670 | | - |
| Capital Gain (Loss) on Sale of Assets | - | - | 1,000 | - | - | | 1,000 |
| Investment Income | 712 | 129 | 2,937 | 1,354 | 188 | | 6,156 |
| Total Revenue | 292,370 | (3,245) | 256,188 | 736,239 | 21,820 | | 501,348 |
| EXPENSES | | | | | | | |
| Salaries & Benefits | 197,666 | (11,092) | - | 371,413 | (12,323) | | - |
| Contracted & Professional Services | 24,455 | (11,538) | - | 35,899 | (3,654) | | - |
| CC&Rs/ Mandates | 43,067 | (6,892) | - | 90,481 | (14,314) | | - |
| Maintenance & Landscaping | 28,605 | 20,981 | - | 63,815 | 2,909 | | - |
| Utilities | 26,977 | (3,195) | - | 38,336 | 742 | | - |
| Administrative | 9,824 | 5,565 | - | 31,851 | (778) | | - |
| Regulatory Compliance | 44,609 | (5,700) | 3,264 | 54,385 | (5,934) | | 30,029 |
| Insurance Premiums | 16,254 | 1,253 | - | 32,508 | 2,506 | | - |
| Other Expenses | 217 | 199 | - | 217 | 616 | | - |
| Depreciation Expense | - | - | 108,710 | - | - | | 217,420 |
| Interest expense | - | - | 4,951 | - | - | | 10,587 |
| Total Expenses | 391,674 | (10,419) | 116,925 | 718,905 | (30,230) | | 258,036 |
| Net Income (Loss) | (99,304) | (13,664) | 139,263 | 17,334 | (8,410) | | 243,312 |
| Net UDR Activity for Operations | | | | | | | |
| Legal Expenses - Past Due Account Collections | (2,274) | | | (8,661) | | | |
| Net Income (Loss) with Board Approved UDR | (101,578) | (13,664) | 139,263 | 8,673 | (8,410) | | 243,312 |
| Other Activity | | | | | | | |
| Net Other UDR Activity* | 19,307 | | | 39,906 | | | |
| AR Accrual - Prior Year Reversal | - | | - | (53,456) | | | (13,625) |
| AR Accrual - Current Year | - | | - | - | | | - |
| Lease Income- Library Prepaid Recognized | 667 | | | 1,333 | | | |
| Vacation Liability Accrual | (6,650) | | | (11,012) | | | |
| Total Other Activity | 13,324 | | - | (23,229) | | | (13,625) |
| Grand Total Activity | (88,254) | (13,664) | 139,263 | (14,556) | (8,410) | | 229,687 |

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

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

Sudden Valley Community Association

Sudden Valley Community Association
Reserve Cash Balance & Activity
 2 Months Actual, 10 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 12/31/2024 | 3,074,179 | 1,875,442 | 219,618 | 87,889 | 151,970 | 64,760 | \$ 5,473,858 | 363,815 | 302,135 | \$ 665,950 |
| Dues Received | 239,951 | 247,280 | | - | 4,418 | | 491,649 | - | 45,281 | 45,281 |
| Storm Water Mitigation Plan Fee | | - | | | | | - | | | - |
| Investment Income | 3,437 | 2,458 | 131 | 24 | 91 | 16 | 6,156 | 217 | 182 | 399 |
| Sale of Assets | 1,000 | | | - | | | 1,000 | | | - |
| Mitigation Release | - | - | | | | - | - | | | - |
| 2025 Expenditures | (127,443) | (62,612) | - | - | - | | (190,055) | | (11,500) | (11,500) |
| Net Available Cash at 2/28/2025 | 3,191,124 | 2,062,568 | 219,749 | 87,913 | 156,479 | 64,776 | \$ 5,782,609 | 364,032 | 336,098 | \$ 700,130 |
| 10 Month Outlook | | | | | | | | | | |
| Outlook - 2025 Dues (95% collections) | 1,144,993 | 1,177,598 | | | 21,044 | | \$ 2,343,635 | | | \$ - |
| Outlook - Prior Year Collections | 16,577 | 17,049 | | | 305 | | 33,931 | | 32,736 | 32,736 |
| CRRRF Loan Payments for year 2025 | (277,533) | | | | | | (277,533) | | | - |
| Obligated Expenses/Holdings | (994,765) | (512,132) | (219,749) | | | (64,776) | (1,791,422) | | (18,379) | (18,379) |
| Net Usable Cash Balance 12/31/2025 | 3,080,396 | 2,745,083 | - | 87,913 | 177,828 | - | \$ 6,091,219 | 364,032 | 350,454 | \$ 714,487 |
| Board Recommended Carryover Balance | (600,000) | (500,000) | | | | | \$ (1,100,000) | | | \$ - |
| Net Usable Cash 12/31/2025, After Recommendation | \$ 2,480,396 | \$ 2,245,083 | \$ - | \$ 87,913 | \$ 177,828 | \$ - | \$ 4,991,219 | \$ 364,032 | \$ 350,454 | \$ 714,487 |
| Net Current Year Cash Increase (Decrease) | 6,217 | 869,641 | (219,618) | 24 | 25,858 | (64,760) | \$ 617,361 | 217 | 48,319 | \$ 48,537 |

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

Sudden Valley Community Association
Operations - By Department
February 1, 2025 to February 28, 2025
CURRENT MONTH

Whole \$

UNAUDITED

| <u>Department</u> | <u>Actual Revenue</u> | <u>Revenue B / (W)</u> | <u>Actual Salary Benefits</u> | <u>Salary & Benefits B / (W)</u> | <u>Actual Other Expense *</u> | <u>Other Exp B / (W)*</u> | <u>Net Income / (Loss) *</u> | <u>Net B / (W)*</u> |
|---|-----------------------|------------------------|-------------------------------|--------------------------------------|-------------------------------|---------------------------|------------------------------|---------------------|
| ACC / Security | 9,254 | 2,266 | 8,190 | (1,075) | 40,591 | (5,217) | (39,527) | (4,026) |
| Accounting | 2,374 | (174) | 28,913 | 1,128 | 2,491 | 2,219 | (29,030) | 3,173 |
| Administration | 53 | (49) | 33,367 | 3,058 | 21,690 | (13,167) | (55,004) | (10,158) |
| Common Costs | 10,109 | 6,193 | - | - | 66,074 | (5,437) | (55,965) | 756 |
| Facilities | 7,473 | 2,449 | 4,101 | 530 | 17,252 | 2,076 | (13,880) | 5,055 |
| Maintenance | - | - | 44,739 | (8,346) | 7,162 | 11,144 | (51,901) | 2,798 |
| Subtotal | 29,263 | 10,685 | 119,310 | (4,705) | 155,260 | (8,382) | (245,307) | (2,402) |
| Golf | 30,756 | (19,588) | 56,657 | 2,276 | 30,526 | 9,149 | (56,427) | (8,163) |
| Marina | 447 | 357 | - | - | 1,128 | (224) | (681) | 133 |
| Rec/ Pools/ Parks | 2,532 | 2,036 | 21,699 | (8,663) | 7,091 | 132 | (26,258) | (6,495) |
| Subtotal | 33,735 | (17,195) | 78,356 | (6,387) | 38,745 | 9,057 | (83,366) | (14,525) |
| Subtotal Operations before Ops Dues | 62,998 | (6,510) | 197,666 | (11,092) | 194,005 | 675 | (328,673) | (16,927) |
| Ops Dues Earned | 237,744 | | | | | | 237,744 | |
| Curr Yr Bad Debts Activity | (8,375) | | | | | | (8,375) | |
| Net Ops Dues | 229,369 | 3,263 | | | | | 229,369 | 3,263 |
| Net Operations | 292,367 | (3,247) | 197,666 | (11,092) | 194,005 | 675 | (99,304) | (13,664) |
| Net BOD Approved UDR Activity for Operations | | | | | | | | |
| Legal Expenses - Past Due Account Collections | - | | - | | 2,274 | | (2,274) | |
| Net Operations with Board Approved UDR | 292,367 | (3,247) | 197,666 | (11,092) | 196,279 | 675 | (101,578) | (13,664) |
| Other Operating Activity | | | | | | | | |
| UDR Activity | 21,969 | | | | 2,662 | | 19,307 | |
| AR Accrual - Prior Year Reversal | - | | | | - | | - | |
| AR Accrual - Current Year | - | | | | - | | - | |
| Lease Income- Library Prepaid Recognized | 667 | | | | - | | 667 | |
| Vacation Liability Accrual | - | | | | 6,650 | | (6,650) | |
| Total Other Operating Activity | 22,636 | | | | 9,312 | | 13,324 | |
| Grand Total Operations Activity | 315,003 | (3,247) | 197,666 | (11,092) | 205,591 | 675 | (88,254) | (13,664) |

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2025 to February 28, 2025
YEAR TO DATE

Whole \$

UNAUDITED

| Department | Actual Revenue | Revenue B / (W) | Actual Salary Benefits | Salary & Benefits B / (W) | Actual Other Expense * | Other Exp B / (W)* | Net Income / (Loss) * | Net B / (W)* |
|---|-----------------------|------------------------|-------------------------------|--------------------------------------|-------------------------------|---------------------------|------------------------------|---------------------|
| ACC / Security | 31,899 | 22,856 | 14,474 | (872) | 74,805 | 1,322 | (57,380) | 23,306 |
| Accounting | 4,340 | (774) | 55,396 | 2,020 | 7,106 | (1,517) | (58,162) | (271) |
| Administration | 185 | 83 | 64,636 | 4,993 | 31,732 | (14,768) | (96,183) | (9,692) |
| Common Costs | 18,006 | 10,174 | - | - | 103,670 | (13,895) | (85,664) | (3,721) |
| Facilities | 16,942 | 598 | 8,199 | 683 | 28,063 | 12,110 | (19,320) | 13,391 |
| Maintenance | - | - | 80,546 | (10,579) | 13,352 | 7,791 | (93,898) | (2,788) |
| Subtotal | 71,372 | 32,937 | 223,251 | (3,755) | 258,728 | (8,957) | (410,607) | 20,225 |
| Golf | 208,531 | (13,991) | 108,469 | 5,054 | 74,742 | (7,070) | 25,320 | (16,007) |
| Marina | 1,002 | 912 | - | - | 1,764 | (255) | (762) | 657 |
| Rec/ Pools/ Parks | 4,946 | 3,788 | 39,693 | (13,622) | 12,257 | (1,624) | (47,004) | (11,458) |
| Subtotal | 214,479 | (9,291) | 148,162 | (8,568) | 88,763 | (8,949) | (22,446) | (26,808) |
| Subtotal Operations before Ops Dues | 285,851 | 23,646 | 371,413 | (12,323) | 347,491 | (17,906) | (433,053) | (6,583) |
| Ops Dues Earned | 476,199 | | | | | | 476,199 | |
| Curr Yr Bad Debts Activity | (25,812) | | | | | | (25,812) | |
| Net Ops Dues | 450,387 | (1,827) | | | | | 450,387 | (1,827) |
| Net Operations | 736,238 | 21,819 | 371,413 | (12,323) | 347,491 | (17,906) | 17,334 | (8,410) |
| Net BOD Approved UDR Activity for Operations | | | | | | | | |
| Legal Expenses - Past Due Account Collections | - | | - | | 8,661 | | (8,661) | |
| Net Operations with Board Approved UDR | 736,238 | 21,819 | 371,413 | (12,323) | 356,152 | (17,906) | 8,673 | (8,410) |
| Other Operating Activity | | | | | | | | |
| UDR Activity | 42,778 | | | | 2,872 | | 39,906 | |
| AR Accrual - Prior Year Reversal | (53,456) | | | | - | | (53,456) | |
| AR Accrual - Current Year | - | | | | - | | - | |
| Lease Income- Library Prepaid Recognized | 1,333 | | | | - | | 1,333 | |
| Vacation Liability Accrual | - | | | | 11,012 | | (11,012) | |
| Total Other Operating Activity | (9,345) | | | | 13,884 | | (23,229) | |
| Grand Total Operations Activity | 726,893 | 21,819 | 371,413 | (12,323) | 370,036 | (17,906) | (14,556) | (8,410) |

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
February 1, 2025 to February 28, 2025

UNAUDITED

| | 2025 February Actuals | 2025 MTD B / (W) Budget | 2025 YTD (2 Months) Actuals | 2025 YTD B / (W) Budget |
|--------------------------------------|--------------------------|----------------------------|--------------------------------|----------------------------|
| REVENUE | | | | |
| Dues and Assessment Income- Ops | 229,370 | 3,263 | 450,387 | (1,827) |
| Golf Income | 30,756 | (19,588) | 208,531 | (13,991) |
| Marina Income | 447 | 447 | 1,002 | 1,002 |
| Area Z Rental Income | 1,841 | 1,767 | 5,679 | (765) |
| Lease Income | 5,632 | 848 | 11,263 | 1,696 |
| Non-Lease Facility Rentals | 830 | 560 | 2,210 | 1,615 |
| Rec Center and Pools Income | 1,702 | 1,310 | 2,736 | 1,840 |
| New Home Construction Fees | 7,000 | 5,670 | 7,000 | 5,670 |
| Other AR Income | 7,466 | (4,073) | 34,429 | 14,936 |
| Other Income | 6,614 | 6,422 | 11,648 | 11,456 |
| Investment Income | 712 | 129 | 1,354 | 188 |
| Total Revenue | 292,370 | (3,245) | 736,239 | 21,820 |
| EXPENSES | | | | |
| Salaries & Benefits | | | | |
| ACC / Security | 8,190 | (1,075) | 14,474 | (872) |
| Accounting | 28,913 | 1,128 | 55,396 | 2,020 |
| Administration | 33,367 | 3,058 | 64,636 | 4,993 |
| Facilities | 4,101 | 530 | 8,199 | 683 |
| Maintenance | 44,739 | (8,346) | 80,546 | (10,579) |
| Golf | 56,657 | 2,276 | 108,469 | 5,054 |
| Rec/ Pools/ Parks | 21,699 | (8,663) | 39,693 | (13,622) |
| Marina | - | - | - | - |
| Total Salaries & Benefits | 197,666 | (11,092) | 371,413 | (12,323) |
| Other Expenses | | | | |
| Administrative | | | | |
| General Administrative | - | - | 110 | (110) |
| Other Administrative Services | - | - | - | - |
| Bank Charges & Fees | 2,696 | (845) | 4,290 | (1,049) |
| Dues & Subscriptions | 1,542 | (580) | 11,587 | (1,242) |
| Office Supplies | 1,038 | 523 | 3,902 | (1,628) |
| GM Discretionary Funds | - | - | 38 | (38) |
| Advertising Costs | - | 2,196 | 1,121 | 1,752 |
| Cash Over/Short | (1) | 1 | (1) | 1 |
| Currency Gain/Loss | - | - | - | - |
| Events Charges | - | 10 | - | 108 |
| Printing & Copying | 25 | 1,715 | 3,011 | (55) |
| Training & Conferences | 2,306 | 3,198 | 3,021 | 2,608 |
| Recruiting Expense | 50 | 233 | 161 | 267 |
| Operating Performance Commissions | - | - | - | - |
| Operating Perf Comm Payroll Taxes | - | - | - | - |
| Payroll Service Fees | 1,233 | (241) | 3,295 | (791) |
| Insurance Claims | - | - | - | - |
| Uniforms | 935 | (645) | 1,316 | (601) |
| Cashiering Clearing Account | - | - | - | - |
| Total Administrative | 9,824 | 5,565 | 31,851 | (778) |
| Regulatory Compliance | | | | |
| Hazardous Tree Removal/ Pruning | 13,071 | (6,891) | 21,171 | (6,591) |
| Permits & Licenses | 649 | (356) | 855 | (309) |
| Audit & Tax Services | - | - | - | - |
| Regulatory Compliance | 612 | (252) | 1,248 | (554) |
| Federal Income Tax | - | - | - | - |
| State B&O Tax | 426 | 150 | 1,260 | (129) |
| Property/Real Estate Tax | 29,851 | 1,649 | 29,851 | 1,649 |
| Total Regulator Compliance | 44,609 | (5,700) | 54,385 | (5,934) |
| CC&Rs/ Mandates | | | | |
| Annual General Meeting | - | - | - | - |
| Special General Meeting | - | - | - | - |
| Board Support | - | - | - | - |
| Collection Charges | - | - | - | - |
| Transfer Fees | - | - | - | - |
| Lien Charges | - | - | - | - |
| Web Site Maintenance | 216 | 9 | 540 | 2,893 |
| Postage | 350 | 355 | 903 | 81 |
| Postage- Views | 1,147 | 103 | 2,283 | 217 |
| Newsletter Services | 5,009 | (9) | 9,900 | 100 |
| Legal Services | 14,145 | (8,520) | 29,776 | (18,526) |
| Professional Security Services | 22,200 | 1,170 | 47,079 | 921 |
| Total CC&Rs/ Mandates | 43,067 | (6,892) | 90,481 | (14,314) |

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
February 1, 2025 to February 28, 2025

UNAUDITED

| | 2025 February Actuals | 2025 MTD B / (W) Budget | 2025 YTD (2 Months) Actuals | 2025 YTD B / (W) Budget |
|---|--------------------------|----------------------------|--------------------------------|----------------------------|
| Insurance Premiums | 16,254 | 1,253 | 32,508 | 2,506 |
| Utilities | | | | |
| Utilities | 3,365 | (3,365) | 280 | (280) |
| Utilities- Natural Gas | 3,064 | (744) | 6,314 | (1,622) |
| Utilities- Water & Sewer | 7,392 | 654 | 7,392 | 654 |
| Utilities- Electricity | 6,775 | (787) | 12,889 | (1,239) |
| Utilities- Trash & Recycling Service | 1,447 | 291 | 3,039 | 270 |
| Utilities- Communications Service | 4,934 | 756 | 8,422 | 2,959 |
| Total Utilities | <u>26,977</u> | <u>(3,195)</u> | <u>38,336</u> | <u>742</u> |
| Maintenance & Landscaping | | | | |
| Landscape R&M | 2,856 | 5,489 | 10,965 | (2,620) |
| Building R&M- Materials | 556 | 4,460 | 2,691 | 4,293 |
| Building R&M- Contract Services | 1,281 | 1,005 | 4,616 | 928 |
| Raw Materials | 109 | 502 | 2,589 | (1,552) |
| Raw Materials: Sand & Gravel | 10,045 | (3,401) | 10,045 | (2,993) |
| Janitorial Supplies | - | 1,269 | 1,114 | 691 |
| Equipment R&M | 4,880 | 2,323 | 17,227 | (6,914) |
| Small Tools & Equipment | 309 | 1,599 | 1,348 | 1,884 |
| Vehicle R&M | 2,037 | (1,766) | 2,636 | (2,253) |
| Vehicle Fuel | 3,953 | (2,235) | 6,358 | (529) |
| Other Supplies | 2,107 | (1,248) | 3,059 | (315) |
| Other R&M | 428 | 638 | 1,123 | (57) |
| Weather Response | 44 | 12,346 | 44 | 12,346 |
| Total Maintenance & Landscaping | <u>28,605</u> | <u>20,981</u> | <u>63,815</u> | <u>2,909</u> |
| Contracted & Professional Services | | | | |
| Equipment Lease & Rental | 291 | 1,904 | 6,997 | (275) |
| Operating Lease Exp - ROU | - | - | - | - |
| IT Support and Services | 3,901 | 2,168 | 8,052 | (1,183) |
| Pool Management | - | - | - | - |
| Safety & Security Services | 5,745 | (1,092) | 6,332 | 4,356 |
| Snow Removal Services | - | - | - | - |
| Other Snow Removal Services | - | - | - | - |
| Storm Response Tree Removal | - | - | - | - |
| ACC Consultant | - | - | - | 317 |
| Other Professional Services | 14,518 | (14,518) | 14,518 | (6,869) |
| Total Contracted & Professional Services | <u>24,455</u> | <u>(11,538)</u> | <u>35,899</u> | <u>(3,654)</u> |
| Other Expenses | | | | |
| Vandalism | 217 | 199 | 217 | 616 |
| Other Charges | - | - | - | - |
| Total Other Expenses | <u>217</u> | <u>199</u> | <u>217</u> | <u>616</u> |
| Total Other Expenses | <u>194,008</u> | <u>673</u> | <u>347,492</u> | <u>(17,907)</u> |
| Total Operations Expenses | <u>391,674</u> | <u>(10,419)</u> | <u>718,905</u> | <u>(30,230)</u> |
| Net Operations Income (Loss) | <u>(99,304)</u> | <u>(13,664)</u> | <u>17,334</u> | <u>(8,410)</u> |
| Net BOD Approved UDR Activity for Operations (Expense) | | | | |
| Legal Expenses - Past Due Account Collections | (2,274) | | (8,661) | |
| Net Operations Income (Loss) with BOD Approved UDR | <u>(101,578)</u> | <u>(13,664)</u> | <u>8,673</u> | <u>(8,410)</u> |
| Other Operating Activity- Income/(Expense) | | | | |
| UDR Activity | 19,307 | | 39,906 | |
| AR Accrual - Prior Year Reversal | - | | (53,456) | |
| AR Accrual - Current Year | - | | - | |
| Lease Income- Library Prepaid Recognized | 667 | | 1,333 | |
| Vacation Liability Accrual | (6,650) | | (11,012) | |
| Total Other Operating Activity | <u>13,324</u> | | <u>(23,229)</u> | |
| Grand Total Operations Activity | <u>(88,254)</u> | <u>(13,664)</u> | <u>(14,556)</u> | <u>(8,410)</u> |
| * Excludes Depreciation | | | | |

Income Statement Report Sudden Valley Community Association Common Costs

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|--|-------------------|-------------------|-------------------|-------------------------|-------------------|-------------------|---------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>Income</u> | | | | | | | | |
| Dues and Assessment Income- Ops | | | | | | | | |
| 4003 - BD Expense- 2025 Ops | (8,374.77) | (11,900.00) | 3,525.23 | (25,812.12) | (23,800.00) | (2,012.12) | (142,804.00) | (116,991.88) |
| 4005.25 - Member Assessments 2025 | 237,744.37 | 238,007.00 | (262.63) | 476,198.84 | 476,014.00 | 184.84 | 2,856,083.00 | 2,379,884.16 |
| Total Dues and Assessment Income- Ops | 229,369.60 | 226,107.00 | 3,262.60 | 450,386.72 | 452,214.00 | (1,827.28) | 2,713,279.00 | 2,262,892.28 |
| Other AR Income | | | | | | | | |
| 4830 - Advertising Income | 2,791.00 | 3,333.00 | (542.00) | 5,043.00 | 6,666.00 | (1,623.00) | 40,000.00 | 34,957.00 |
| 4831 - BD Expense- Views Ads | 46.00 | 0.00 | 46.00 | 192.00 | 0.00 | 192.00 | 0.00 | (192.00) |
| Total Other AR Income | 2,837.00 | 3,333.00 | (496.00) | 5,235.00 | 6,666.00 | (1,431.00) | 40,000.00 | 34,765.00 |
| Other Income | | | | | | | | |
| 4610 - Timber Income | 4,112.85 | 0.00 | 4,112.85 | 8,486.85 | 0.00 | 8,486.85 | 0.00 | (8,486.85) |
| 4870 - Member Donation Income | 2,447.95 | 0.00 | 2,447.95 | 2,930.60 | 0.00 | 2,930.60 | 0.00 | (2,930.60) |
| Total Other Income | 6,560.80 | 0.00 | 6,560.80 | 11,417.45 | 0.00 | 11,417.45 | 0.00 | (11,417.45) |
| Investment Income | | | | | | | | |
| 4900 - Interest Earned - Operating Accounts | 711.67 | 583.00 | 128.67 | 1,353.65 | 1,166.00 | 187.65 | 7,000.00 | 5,646.35 |
| Total Investment Income | 711.67 | 583.00 | 128.67 | 1,353.65 | 1,166.00 | 187.65 | 7,000.00 | 5,646.35 |
| Total Common Costs Income | 239,479.07 | 230,023.00 | 9,456.07 | 468,392.82 | 460,046.00 | 8,346.82 | 2,760,279.00 | 2,291,886.18 |
| <u>Expense</u> | | | | | | | | |
| Regulatory Compliance | | | | | | | | |
| 7110 - Regulatory Compliance | 361.93 | 42.00 | 319.93 | 746.84 | 84.00 | 662.84 | 500.00 | (246.84) |
| 9005 - State B&O Tax | 27.39 | 19.00 | 8.39 | 45.93 | 38.00 | 7.93 | 225.00 | 179.07 |
| 9015 - Property/Real Estate Tax | 29,851.49 | 31,500.00 | (1,648.51) | 29,851.49 | 31,500.00 | (1,648.51) | 63,000.00 | 33,148.51 |
| Total Regulatory Compliance | 30,240.81 | 31,561.00 | (1,320.19) | 30,644.26 | 31,622.00 | (977.74) | 63,725.00 | 33,080.74 |
| CC&Rs/ Mandates | | | | | | | | |
| 5216 - Postage- Views | 1,146.93 | 1,250.00 | (103.07) | 2,283.48 | 2,500.00 | (216.52) | 15,000.00 | 12,716.52 |
| 5225 - Newsletter Services | 4,628.00 | 5,000.00 | (372.00) | 9,138.00 | 10,000.00 | (862.00) | 60,000.00 | 50,862.00 |

Income Statement Report Sudden Valley Community Association Common Costs

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|---|-------------------|-------------------|-------------------|-------------------------|-------------------|-------------------|---------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Expense | | | | | | | | |
| CC&Rs/ Mandates | | | | | | | | |
| 7020 - Legal Services | 14,145.10 | 5,625.00 | 8,520.10 | 29,775.90 | 11,250.00 | 18,525.90 | 67,500.00 | 37,724.10 |
| Total CC&Rs/ Mandates | 19,920.03 | 11,875.00 | 8,045.03 | 41,197.38 | 23,750.00 | 17,447.38 | 142,500.00 | 101,302.62 |
| Insurance | | | | | | | | |
| 5400 - Insurance Premiums | 15,914.54 | 17,202.00 | (1,287.46) | 31,829.08 | 34,403.00 | (2,573.92) | 206,416.00 | 174,586.92 |
| Total Insurance | 15,914.54 | 17,202.00 | (1,287.46) | 31,829.08 | 34,403.00 | (2,573.92) | 206,416.00 | 174,586.92 |
| Total Common Costs Expense | 66,075.38 | 60,638.00 | 5,437.38 | 103,670.72 | 89,775.00 | 13,895.72 | 412,641.00 | 308,970.28 |
| Total Common Costs Income / (Loss) | 173,403.69 | 169,385.00 | 4,018.69 | 364,722.10 | 370,271.00 | (5,548.90) | 2,347,638.00 | 1,982,915.90 |

Income Statement Report

Sudden Valley Community Association

ACC / Security

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|---|------------------|------------------|-------------------|-------------------------|------------------|------------------|-------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>Income</u> | | | | | | | | |
| New Home Construction Fees | | | | | | | | |
| 4350 - New Home Construction | 7,000.00 | 1,330.00 | 5,670.00 | 7,000.00 | 1,330.00 | 5,670.00 | 100,000.00 | 93,000.00 |
| Total New Home Construction Fees | 7,000.00 | 1,330.00 | 5,670.00 | 7,000.00 | 1,330.00 | 5,670.00 | 100,000.00 | 93,000.00 |
| Other AR Income | | | | | | | | |
| 4805 - Compliance Fees & Fines - ACC | 0.00 | 5,658.00 | (5,658.00) | 17,600.00 | 7,713.00 | 9,887.00 | 30,000.00 | 12,400.00 |
| 4806 - BD Expense- ACC Fines | 2,154.47 | 0.00 | 2,154.47 | 7,154.47 | 0.00 | 7,154.47 | 0.00 | (7,154.47) |
| 4811 - BD Expense- Sec Fines | 100.00 | 0.00 | 100.00 | 100.00 | 0.00 | 100.00 | 0.00 | (100.00) |
| Total Other AR Income | 2,254.47 | 5,658.00 | (3,403.53) | 24,854.47 | 7,713.00 | 17,141.47 | 30,000.00 | 5,145.53 |
| Other Income | | | | | | | | |
| 4295 - Security House Checks | 0.00 | 0.00 | 0.00 | 45.00 | 0.00 | 45.00 | 0.00 | (45.00) |
| Total Other Income | 0.00 | 0.00 | 0.00 | 45.00 | 0.00 | 45.00 | 0.00 | (45.00) |
| Total ACC / Security Income | 9,254.47 | 6,988.00 | 2,266.47 | 31,899.47 | 9,043.00 | 22,856.47 | 130,000.00 | 98,100.53 |
| <u>Expense</u> | | | | | | | | |
| Regulatory Compliance | | | | | | | | |
| 6165 - Hazardous Tree Removal/ Pruning | 13,070.80 | 6,180.00 | 6,890.80 | 21,170.80 | 14,580.00 | 6,590.80 | 100,000.00 | 78,829.20 |
| 6300 - Permits & Licenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 | 200.00 |
| 9005 - State B&O Tax | 94.92 | 67.00 | 27.92 | 359.59 | 101.00 | 258.59 | 500.00 | 140.41 |
| Total Regulatory Compliance | 13,165.72 | 6,247.00 | 6,918.72 | 21,530.39 | 14,681.00 | 6,849.39 | 100,700.00 | 79,169.61 |
| CC&Rs/ Mandates | | | | | | | | |
| 5215 - Postage | 1.38 | 0.00 | 1.38 | 61.59 | 50.00 | 11.59 | 50.00 | (11.59) |
| 7097 - Professional Security Services | 22,200.26 | 23,370.00 | (1,169.74) | 47,078.96 | 48,000.00 | (921.04) | 300,000.00 | 252,921.04 |
| Total CC&Rs/ Mandates | 22,201.64 | 23,370.00 | (1,168.36) | 47,140.55 | 48,050.00 | (909.45) | 300,050.00 | 252,909.45 |
| Payroll & Benefits | | | | | | | | |
| 5300 - Salaries | 6,038.38 | 5,766.00 | 272.38 | 11,737.36 | 10,957.00 | 780.36 | 74,984.00 | 63,246.64 |
| 5335 - Payroll Taxes- Employer | 597.47 | 524.00 | 73.47 | 1,181.97 | 995.00 | 186.97 | 6,809.00 | 5,627.03 |
| 5385 - Payroll Benefits - Medical | 1,554.18 | 825.00 | 729.18 | 1,554.18 | 1,650.00 | (95.82) | 9,900.00 | 8,345.82 |

Income Statement Report Sudden Valley Community Association ACC / Security

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|---|--------------------|--------------------|-------------------|-------------------------|--------------------|-------------------|---------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Expense | | | | | | | | |
| Payroll & Benefits | | | | | | | | |
| 5395 - Payroll Benefits - 401(k) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 562.00 | 562.00 |
| Total Payroll & Benefits | 8,190.03 | 7,115.00 | 1,075.03 | 14,473.51 | 13,602.00 | 871.51 | 92,255.00 | 77,781.49 |
| Utilities | | | | | | | | |
| 6050 - Utilities- Communications Service | 207.79 | 120.00 | 87.79 | 334.76 | 240.00 | 94.76 | 1,440.00 | 1,105.24 |
| Total Utilities | 207.79 | 120.00 | 87.79 | 334.76 | 240.00 | 94.76 | 1,440.00 | 1,105.24 |
| Maintenance & Landscaping | | | | | | | | |
| 6785 - Vehicle Fuel | 1,787.82 | 609.00 | 1,178.82 | 2,526.31 | 1,401.00 | 1,125.31 | 9,704.00 | 7,177.69 |
| 6795 - Other Supplies | 0.00 | 0.00 | 0.00 | 44.23 | 0.00 | 44.23 | 482.00 | 437.77 |
| Total Maintenance & Landscaping | 1,787.82 | 609.00 | 1,178.82 | 2,570.54 | 1,401.00 | 1,169.54 | 10,186.00 | 7,615.46 |
| Contracted & Professional Services | | | | | | | | |
| 6440 - Safety & Security Services | 3,011.52 | 4,612.00 | (1,600.48) | 3,011.52 | 10,605.00 | (7,593.48) | 25,000.00 | 21,988.48 |
| 6460 - ACC Consultant | 0.00 | 0.00 | 0.00 | 0.00 | 317.00 | (317.00) | 10,000.00 | 10,000.00 |
| Total Contracted & Professional Services | 3,011.52 | 4,612.00 | (1,600.48) | 3,011.52 | 10,922.00 | (7,910.48) | 35,000.00 | 31,988.48 |
| Other Expenses | | | | | | | | |
| 9120 - Vandalism & Towing | 217.00 | 416.00 | (199.00) | 217.00 | 833.00 | (616.00) | 5,000.00 | 4,783.00 |
| Total Other Expenses | 217.00 | 416.00 | (199.00) | 217.00 | 833.00 | (616.00) | 5,000.00 | 4,783.00 |
| Total ACC / Security Expense | 48,781.52 | 42,489.00 | 6,292.52 | 89,278.27 | 89,729.00 | (450.73) | 544,631.00 | 455,352.73 |
| Total ACC / Security Income / (Loss) | (39,527.05) | (35,501.00) | (4,026.05) | (57,378.80) | (80,686.00) | 23,307.20 | (414,631.00) | (357,252.20) |

Income Statement Report Sudden Valley Community Association Accounting

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|------------------------------------|-----------------|-----------------|-----------------|-------------------------|-----------------|-----------------|------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Income | | | | | | | | |
| Other AR Income | | | | | | | | |
| 4240 - Title & Recording Fees | 1,925.00 | 2,440.00 | (515.00) | 3,850.00 | 4,880.00 | (1,030.00) | 40,000.00 | 36,150.00 |
| 4241 - BD Expense- Title Fees | 260.21 | 0.00 | 260.21 | 124.99 | 0.00 | 124.99 | 0.00 | (124.99) |
| 4705 - NSF Service Fees | 189.00 | 108.00 | 81.00 | 486.00 | 234.00 | 252.00 | 1,500.00 | 1,014.00 |
| 4706 - BD Expense- NSF Fees | 0.00 | 0.00 | 0.00 | (121.37) | 0.00 | (121.37) | 0.00 | 121.37 |
| Total Other AR Income | 2,374.21 | 2,548.00 | (173.79) | 4,339.62 | 5,114.00 | (774.38) | 41,500.00 | 37,160.38 |
| Total Accounting Income | 2,374.21 | 2,548.00 | (173.79) | 4,339.62 | 5,114.00 | (774.38) | 41,500.00 | 37,160.38 |
| Expense | | | | | | | | |
| Administrative | | | | | | | | |
| 5000 - General Administrative | 0.00 | 0.00 | 0.00 | 109.97 | 0.00 | 109.97 | 0.00 | (109.97) |
| 5015 - Bank Charges & Fees | 105.90 | 81.00 | 24.90 | 373.74 | 207.00 | 166.74 | 1,500.00 | 1,126.26 |
| 5210 - Printing & Copying | 24.64 | 628.00 | (603.36) | 1,018.79 | 645.00 | 373.79 | 5,000.00 | 3,981.21 |
| 5399 - Payroll Service Fees | 1,232.61 | 992.00 | 240.61 | 3,294.97 | 2,504.00 | 790.97 | 16,000.00 | 12,705.03 |
| Total Administrative | 1,363.15 | 1,701.00 | (337.85) | 4,797.47 | 3,356.00 | 1,441.47 | 22,500.00 | 17,702.53 |
| Regulatory Compliance | | | | | | | | |
| 7000 - Audit & Tax Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 49,000.00 | 49,000.00 |
| 9005 - State B&O Tax | 23.32 | 66.00 | (42.68) | 56.65 | 129.00 | (72.35) | 1,000.00 | 943.35 |
| Total Regulatory Compliance | 23.32 | 66.00 | (42.68) | 56.65 | 129.00 | (72.35) | 50,000.00 | 49,943.35 |
| CC&Rs/ Mandates | | | | | | | | |
| 5215 - Postage | 122.02 | 186.00 | (63.98) | 303.57 | 379.00 | (75.43) | 5,000.00 | 4,696.43 |
| Total CC&Rs/ Mandates | 122.02 | 186.00 | (63.98) | 303.57 | 379.00 | (75.43) | 5,000.00 | 4,696.43 |
| Payroll & Benefits | | | | | | | | |
| 5300 - Salaries | 23,467.35 | 24,534.00 | (1,066.65) | 44,665.75 | 46,622.00 | (1,956.25) | 319,043.00 | 274,377.25 |
| 5335 - Payroll Taxes- Employer | 2,337.49 | 2,207.00 | 130.49 | 4,513.16 | 4,194.00 | 319.16 | 28,701.00 | 24,187.84 |
| 5385 - Payroll Benefits - Medical | 3,108.36 | 3,300.00 | (191.64) | 6,216.72 | 6,600.00 | (383.28) | 39,600.00 | 33,383.28 |

Income Statement Report

Sudden Valley Community Association

Accounting

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|---|--------------------|--------------------|-------------------|-------------------------|--------------------|-------------------|---------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Expense | | | | | | | | |
| Payroll & Benefits | | | | | | | | |
| 5395 - Payroll Benefits - 401(k) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,393.00 | 2,393.00 |
| Total Payroll & Benefits | 28,913.20 | 30,041.00 | (1,127.80) | 55,395.63 | 57,416.00 | (2,020.37) | 389,737.00 | 334,341.37 |
| Utilities | | | | | | | | |
| 6050 - Utilities- Communications Service | 165.89 | 232.00 | (66.11) | 331.78 | 464.00 | (132.22) | 2,782.00 | 2,450.22 |
| Total Utilities | 165.89 | 232.00 | (66.11) | 331.78 | 464.00 | (132.22) | 2,782.00 | 2,450.22 |
| Contracted & Professional Services | | | | | | | | |
| 5125 - IT Support and Services | 800.00 | 2,525.00 | (1,725.00) | 1,600.00 | 1,261.00 | 339.00 | 10,000.00 | 8,400.00 |
| 7095 - Other Professional Services | 17.52 | 0.00 | 17.52 | 17.52 | 0.00 | 17.52 | 0.00 | (17.52) |
| Total Contracted & Professional Services | 817.52 | 2,525.00 | (1,707.48) | 1,617.52 | 1,261.00 | 356.52 | 10,000.00 | 8,382.48 |
| Total Accounting Expense | 31,405.10 | 34,751.00 | (3,345.90) | 62,502.62 | 63,005.00 | (502.38) | 480,019.00 | 417,516.38 |
| Total Accounting Income / (Loss) | (29,030.89) | (32,203.00) | 3,172.11 | (58,163.00) | (57,891.00) | (272.00) | (438,519.00) | (380,356.00) |

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|--|-----------------|-----------------|-------------------|-------------------------|-----------------|-------------------|------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>Income</u> | | | | | | | | |
| Other Income | | | | | | | | |
| 4245 - Photocopy Income | 35.34 | 0.00 | 35.34 | 88.14 | 0.00 | 88.14 | 0.00 | (88.14) |
| 4255 - Maps and Signs | 18.00 | 102.00 | (84.00) | 97.32 | 102.00 | (4.68) | 1,000.00 | 902.68 |
| Total Other Income | 53.34 | 102.00 | (48.66) | 185.46 | 102.00 | 83.46 | 1,000.00 | 814.54 |
| Total SVCA Operations- Admin Income | 53.34 | 102.00 | (48.66) | 185.46 | 102.00 | 83.46 | 1,000.00 | 814.54 |
| <u>Expense</u> | | | | | | | | |
| Administrative | | | | | | | | |
| 5015 - Bank Charges & Fees | 884.07 | 58.00 | 826.07 | 1,046.98 | 119.00 | 927.98 | 5,000.00 | 3,953.02 |
| 5045 - Dues & Subscriptions | 137.79 | 100.00 | 37.79 | 337.79 | 161.00 | 176.79 | 1,000.00 | 662.21 |
| 5090 - Office Supplies | 654.25 | 1,384.00 | (729.75) | 2,150.07 | 2,014.00 | 136.07 | 21,000.00 | 18,849.93 |
| 5100 - GM Discretionary Funds | 0.00 | 0.00 | 0.00 | 37.86 | 0.00 | 37.86 | 5,000.00 | 4,962.14 |
| 5120 - Cash Over/Short | (0.99) | 0.00 | (0.99) | (0.99) | 0.00 | (0.99) | 0.00 | 0.99 |
| 5205 - Events Charges | 0.00 | 0.00 | 0.00 | 0.00 | 88.00 | (88.00) | 7,500.00 | 7,500.00 |
| 5210 - Printing & Copying | 0.00 | 1,112.00 | (1,112.00) | 1,851.47 | 2,311.00 | (459.53) | 10,000.00 | 8,148.53 |
| 5227 - Training & Conferences | 0.00 | 125.00 | (125.00) | 715.00 | 250.00 | 465.00 | 1,500.00 | 785.00 |
| 5325 - Recruiting Expense | 50.00 | 283.00 | (233.00) | 161.00 | 428.00 | (267.00) | 3,000.00 | 2,839.00 |
| Total Administrative | 1,725.12 | 3,062.00 | (1,336.88) | 6,299.18 | 5,371.00 | 928.18 | 54,000.00 | 47,700.82 |
| Regulatory Compliance | | | | | | | | |
| 9005 - State B&O Tax | 0.55 | 0.00 | 0.55 | 1.48 | 0.00 | 1.48 | 0.00 | (1.48) |
| Total Regulatory Compliance | 0.55 | 0.00 | 0.55 | 1.48 | 0.00 | 1.48 | 0.00 | (1.48) |
| CC&Rs/ Mandates | | | | | | | | |
| 5003 - Annual General Meeting | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 24,000.00 | 24,000.00 |
| 5115 - Web Site Maintenance | 216.00 | 0.00 | 216.00 | 540.00 | 2,983.00 | (2,443.00) | 5,000.00 | 4,460.00 |
| 5215 - Postage | 225.99 | 238.00 | (12.01) | 394.29 | 243.00 | 151.29 | 1,000.00 | 605.71 |
| 5225 - Newsletter Services | 380.80 | 0.00 | 380.80 | 761.60 | 0.00 | 761.60 | 1,200.00 | 438.40 |
| Total CC&Rs/ Mandates | 822.79 | 238.00 | 584.79 | 1,695.89 | 3,226.00 | (1,530.11) | 31,200.00 | 29,504.11 |

Income Statement Report Sudden Valley Community Association SVCA Operations- Admin

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|---|--------------------|--------------------|--------------------|-------------------------|--------------------|-------------------|---------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Expense | | | | | | | | |
| Payroll & Benefits | | | | | | | | |
| 5300 - Salaries | 27,981.61 | 29,640.00 | (1,658.39) | 54,029.17 | 56,323.00 | (2,293.83) | 385,427.00 | 331,397.83 |
| 5335 - Payroll Taxes- Employer | 2,758.68 | 2,660.00 | 98.68 | 5,384.71 | 5,056.00 | 328.71 | 34,602.00 | 29,217.29 |
| 5385 - Payroll Benefits - Medical | 2,626.71 | 4,125.00 | (1,498.29) | 5,222.25 | 8,250.00 | (3,027.75) | 49,500.00 | 44,277.75 |
| 5395 - Payroll Benefits - 401(k) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,891.00 | 2,891.00 |
| Total Payroll & Benefits | 33,367.00 | 36,425.00 | (3,058.00) | 64,636.13 | 69,629.00 | (4,992.87) | 472,420.00 | 407,783.87 |
| Utilities | | | | | | | | |
| 6035 - Utilities- Trash & Recycling Service | 0.00 | 0.00 | 0.00 | 60.00 | 0.00 | 60.00 | 0.00 | (60.00) |
| 6050 - Utilities- Communications Service | 1,378.10 | 500.00 | 878.10 | 1,972.65 | 1,000.00 | 972.65 | 6,000.00 | 4,027.35 |
| Total Utilities | 1,378.10 | 500.00 | 878.10 | 2,032.65 | 1,000.00 | 1,032.65 | 6,000.00 | 3,967.35 |
| Maintenance & Landscaping | | | | | | | | |
| 6785 - Vehicle Fuel | 0.00 | 128.00 | (128.00) | 0.00 | 303.00 | (303.00) | 500.00 | 500.00 |
| Total Maintenance & Landscaping | 0.00 | 128.00 | (128.00) | 0.00 | 303.00 | (303.00) | 500.00 | 500.00 |
| Contracted & Professional Services | | | | | | | | |
| 5085 - Equipment Lease & Rental | 0.00 | 1,051.00 | (1,051.00) | 0.00 | 1,456.00 | (1,456.00) | 7,000.00 | 7,000.00 |
| 5125 - IT Support and Services | 3,100.58 | 3,544.00 | (443.42) | 6,452.11 | 5,608.00 | 844.11 | 40,000.00 | 33,547.89 |
| 6440 - Safety & Security Services | 163.05 | 0.00 | 163.05 | 750.57 | 0.00 | 750.57 | 0.00 | (750.57) |
| 7095 - Other Professional Services | 14,500.00 | 0.00 | 14,500.00 | 14,500.00 | 0.00 | 14,500.00 | 0.00 | (14,500.00) |
| Total Contracted & Professional Services | 17,763.63 | 4,595.00 | 13,168.63 | 21,702.68 | 7,064.00 | 14,638.68 | 47,000.00 | 25,297.32 |
| Total SVCA Operations- Admin Expense | 55,057.19 | 44,948.00 | 10,109.19 | 96,368.01 | 86,593.00 | 9,775.01 | 611,120.00 | 514,751.99 |
| Total SVCA Operations- Admin Income / (Loss) | (55,003.85) | (44,846.00) | (10,157.85) | (96,182.55) | (86,491.00) | (9,691.55) | (610,120.00) | (513,937.45) |

Income Statement Report Sudden Valley Community Association Facilities

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|---|-----------------|-----------------|-----------------|-------------------------|------------------|-----------------|------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>Income</u> | | | | | | | | |
| Area Z Rental Income | | | | | | | | |
| 4410 - Area Z Storage Rental Income | 0.00 | 74.00 | (74.00) | 6,000.00 | 6,444.00 | (444.00) | 24,000.00 | 18,000.00 |
| 4412 - BD Expense- Area Z | 1,841.00 | 0.00 | 1,841.00 | (321.00) | 0.00 | (321.00) | 0.00 | 321.00 |
| Total Area Z Rental Income | 1,841.00 | 74.00 | 1,767.00 | 5,679.00 | 6,444.00 | (765.00) | 24,000.00 | 18,321.00 |
| Lease Income | | | | | | | | |
| 4430 - Lease Income - Restaurant | 3,931.50 | 3,084.00 | 847.50 | 7,863.00 | 6,167.00 | 1,696.00 | 37,000.00 | 29,137.00 |
| 4435 - Lease Income - Barn 8 | 1,200.00 | 1,200.00 | 0.00 | 2,400.00 | 2,400.00 | 0.00 | 14,400.00 | 12,000.00 |
| 4439 - Lease Income- Library | 500.00 | 500.00 | 0.00 | 1,000.00 | 1,000.00 | 0.00 | 6,600.00 | 5,600.00 |
| Total Lease Income | 5,631.50 | 4,784.00 | 847.50 | 11,263.00 | 9,567.00 | 1,696.00 | 58,000.00 | 46,737.00 |
| Non-Lease Facility Rentals | | | | | | | | |
| 4400 - Facility Rentals | 0.00 | 166.00 | (166.00) | 0.00 | 333.00 | (333.00) | 2,000.00 | 2,000.00 |
| Total Non-Lease Facility Rentals | 0.00 | 166.00 | (166.00) | 0.00 | 333.00 | (333.00) | 2,000.00 | 2,000.00 |
| Total Facilities Income | 7,472.50 | 5,024.00 | 2,448.50 | 16,942.00 | 16,344.00 | 598.00 | 84,000.00 | 67,058.00 |
| <u>Expense</u> | | | | | | | | |
| Regulatory Compliance | | | | | | | | |
| 6300 - Permits & Licenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 |
| 7110 - Regulatory Compliance | 73.42 | 129.00 | (55.58) | 146.84 | 258.00 | (111.16) | 1,550.00 | 1,403.16 |
| 9005 - State B&O Tax | 87.13 | 95.00 | (7.87) | 243.60 | 222.00 | 21.60 | 1,000.00 | 756.40 |
| Total Regulatory Compliance | 160.55 | 224.00 | (63.45) | 390.44 | 480.00 | (89.56) | 2,650.00 | 2,259.56 |
| Payroll & Benefits | | | | | | | | |
| 5300 - Salaries | 3,110.74 | 3,402.00 | (291.26) | 6,083.89 | 6,465.00 | (381.11) | 44,241.00 | 38,157.11 |
| 5335 - Payroll Taxes- Employer | 351.89 | 404.00 | (52.11) | 699.68 | 767.00 | (67.32) | 5,249.00 | 4,549.32 |
| 5385 - Payroll Benefits - Medical | 638.41 | 825.00 | (186.59) | 1,415.49 | 1,650.00 | (234.51) | 9,900.00 | 8,484.51 |
| 5395 - Payroll Benefits - 401(k) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 332.00 | 332.00 |
| Total Payroll & Benefits | 4,101.04 | 4,631.00 | (529.96) | 8,199.06 | 8,882.00 | (682.94) | 59,722.00 | 51,522.94 |

Income Statement Report Sudden Valley Community Association Facilities

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|---|--------------------|--------------------|-------------------|-------------------------|--------------------|--------------------|---------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Expense | | | | | | | | |
| Insurance | | | | | | | | |
| 5400 - Insurance Premiums | 41.63 | 0.00 | 41.63 | 83.26 | 0.00 | 83.26 | 0.00 | (83.26) |
| Total Insurance | 41.63 | 0.00 | 41.63 | 83.26 | 0.00 | 83.26 | 0.00 | (83.26) |
| Utilities | | | | | | | | |
| 6000 - Utilities | 3,365.26 | 0.00 | 3,365.26 | 280.18 | 0.00 | 280.18 | 0.00 | (280.18) |
| 6005 - Utilities- Natural Gas | 896.40 | 788.00 | 108.40 | 2,465.29 | 1,658.00 | 807.29 | 8,683.00 | 6,217.71 |
| 6023 - Utilities- Water & Sewer | 2,966.59 | 2,846.00 | 120.59 | 2,966.59 | 2,846.00 | 120.59 | 19,441.00 | 16,474.41 |
| 6033 - Utilities- Electricity | 3,882.38 | 2,850.00 | 1,032.38 | 7,114.12 | 5,810.00 | 1,304.12 | 29,448.00 | 22,333.88 |
| 6035 - Utilities- Trash & Recycling Service | 769.20 | 1,091.00 | (321.80) | 1,674.35 | 2,018.00 | (343.65) | 15,000.00 | 13,325.65 |
| 6050 - Utilities- Communications Service | 762.57 | 2,500.00 | (1,737.43) | 1,520.49 | 5,000.00 | (3,479.51) | 30,000.00 | 28,479.51 |
| Total Utilities | 12,642.40 | 10,075.00 | 2,567.40 | 16,021.02 | 17,332.00 | (1,310.98) | 102,572.00 | 86,550.98 |
| Maintenance & Landscaping | | | | | | | | |
| 6515 - Building R&M- Materials | 555.90 | 5,016.00 | (4,460.10) | 2,691.29 | 6,984.00 | (4,292.71) | 40,000.00 | 37,308.71 |
| 6520 - Building R&M- Contract Vendor | 1,281.26 | 2,286.00 | (1,004.74) | 4,616.10 | 5,544.00 | (927.90) | 45,000.00 | 40,383.90 |
| 6635 - Janitorial Supplies | 0.00 | 1,060.00 | (1,060.00) | 1,114.19 | 1,388.00 | (273.81) | 12,000.00 | 10,885.81 |
| 6675 - Equipment R&M | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10,000.00 | 10,000.00 |
| 6795 - Other Supplies | 0.00 | 129.00 | (129.00) | 65.39 | 258.00 | (192.61) | 1,550.00 | 1,484.61 |
| 6796 - Other R&M | 0.00 | 538.00 | (538.00) | 511.34 | 538.00 | (26.66) | 1,000.00 | 488.66 |
| Total Maintenance & Landscaping | 1,837.16 | 9,029.00 | (7,191.84) | 8,998.31 | 14,712.00 | (5,713.69) | 109,550.00 | 100,551.69 |
| Contracted & Professional Services | | | | | | | | |
| 6440 - Safety & Security Services | 2,570.00 | 0.00 | 2,570.00 | 2,570.00 | 0.00 | 2,570.00 | 0.00 | (2,570.00) |
| 7095 - Other Professional Services | 0.00 | 0.00 | 0.00 | 0.00 | 7,649.00 | (7,649.00) | 15,000.00 | 15,000.00 |
| Total Contracted & Professional Services | 2,570.00 | 0.00 | 2,570.00 | 2,570.00 | 7,649.00 | (5,079.00) | 15,000.00 | 12,430.00 |
| Total Facilities Expense | 21,352.78 | 23,959.00 | (2,606.22) | 36,262.09 | 49,055.00 | (12,792.91) | 289,494.00 | 253,231.91 |
| Total Facilities Income / (Loss) | (13,880.28) | (18,935.00) | 5,054.72 | (19,320.09) | (32,711.00) | 13,390.91 | (205,494.00) | (186,173.91) |

Income Statement Report Sudden Valley Community Association Maintenance

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|--|------------------|------------------|-----------------|-------------------------|------------------|------------------|-------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Expense | | | | | | | | |
| Administrative | | | | | | | | |
| 5090 - Office Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 150.00 | 150.00 |
| 6408 - Uniforms | 734.47 | 0.00 | 734.47 | 881.23 | 252.00 | 629.23 | 2,500.00 | 1,618.77 |
| Total Administrative | 734.47 | 0.00 | 734.47 | 881.23 | 252.00 | 629.23 | 2,650.00 | 1,768.77 |
| Regulatory Compliance | | | | | | | | |
| 6300 - Permits & Licenses | 184.49 | 168.00 | 16.49 | 389.73 | 421.00 | (31.27) | 2,200.00 | 1,810.27 |
| 9005 - State B&O Tax | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 |
| Total Regulatory Compliance | 184.49 | 168.00 | 16.49 | 389.73 | 421.00 | (31.27) | 2,300.00 | 1,910.27 |
| Payroll & Benefits | | | | | | | | |
| 5300 - Salaries | 27,223.69 | 25,510.00 | 1,713.69 | 55,752.61 | 48,476.00 | 7,276.61 | 331,728.00 | 275,975.39 |
| 5335 - Payroll Taxes- Employer | 2,801.79 | 2,740.00 | 61.79 | 6,092.66 | 5,206.00 | 886.66 | 35,627.00 | 29,534.34 |
| 5385 - Payroll Benefits - Medical | 4,162.16 | 4,018.00 | 144.16 | 8,150.32 | 8,035.00 | 115.32 | 48,208.00 | 40,057.68 |
| 5395 - Payroll Benefits - 401(k) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,488.00 | 2,488.00 |
| 6447.1 - Weather Response Payroll | 9,757.41 | 3,750.00 | 6,007.41 | 9,757.41 | 7,500.00 | 2,257.41 | 15,000.00 | 5,242.59 |
| 6447.2 - Weather Response Payroll Taxes | 793.46 | 375.00 | 418.46 | 793.46 | 750.00 | 43.46 | 1,500.00 | 706.54 |
| Total Payroll & Benefits | 44,738.51 | 36,393.00 | 8,345.51 | 80,546.46 | 69,967.00 | 10,579.46 | 434,551.00 | 354,004.54 |
| Utilities | | | | | | | | |
| 6050 - Utilities- Communications Service | 326.83 | 344.00 | (17.17) | 527.57 | 687.00 | (159.43) | 4,119.00 | 3,591.43 |
| Total Utilities | 326.83 | 344.00 | (17.17) | 527.57 | 687.00 | (159.43) | 4,119.00 | 3,591.43 |
| Maintenance & Landscaping | | | | | | | | |
| 6110 - Landscape R&M | 0.00 | 2,513.00 | (2,513.00) | 0.00 | 2,513.00 | (2,513.00) | 5,000.00 | 5,000.00 |
| 6447 - Weather Response | 44.25 | 12,390.00 | (12,345.75) | 44.25 | 12,390.00 | (12,345.75) | 35,000.00 | 34,955.75 |
| 6610 - Raw Materials | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,500.00 | 2,500.00 |
| 6621 - Raw Materials: Sand & Gravel | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,000.00 | 5,000.00 |
| 6675 - Equipment R&M | 503.28 | 901.00 | (397.72) | 4,462.57 | 1,059.00 | 3,403.57 | 15,000.00 | 10,537.43 |
| 6765 - Small Tools & Equipment | 19.61 | 856.00 | (836.39) | 19.61 | 856.00 | (836.39) | 12,000.00 | 11,980.39 |
| 6775 - Vehicle R&M | 2,037.47 | 161.00 | 1,876.47 | 2,635.93 | 273.00 | 2,362.93 | 17,500.00 | 14,864.07 |

Income Statement Report Sudden Valley Community Association Maintenance

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|---|--------------------|--------------------|--------------------|-------------------------|--------------------|-------------------|---------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Expense | | | | | | | | |
| Maintenance & Landscaping | | | | | | | | |
| 6785 - Vehicle Fuel | 1,555.70 | 621.00 | 934.70 | 2,628.71 | 2,340.00 | 288.71 | 14,683.00 | 12,054.29 |
| 6795 - Other Supplies | 1,756.29 | 352.00 | 1,404.29 | 1,762.67 | 352.00 | 1,410.67 | 5,000.00 | 3,237.33 |
| Total Maintenance & Landscaping | 5,916.60 | 17,794.00 | (11,877.40) | 11,553.74 | 19,783.00 | (8,229.26) | 111,683.00 | 100,129.26 |
| Contracted & Professional Services | | | | | | | | |
| 5085 - Equipment Lease & Rental | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 7,500.00 | 7,500.00 |
| 6440 - Safety & Security Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 500.00 | 500.00 |
| 7095 - Other Professional Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25,000.00 | 25,000.00 |
| Total Contracted & Professional Services | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 33,000.00 | 33,000.00 |
| Total Maintenance Expense | 51,900.90 | 54,699.00 | (2,798.10) | 93,898.73 | 91,110.00 | 2,788.73 | 588,303.00 | 494,404.27 |
| Total Maintenance Income / (Loss) | (51,900.90) | (54,699.00) | 2,798.10 | (93,898.73) | (91,110.00) | (2,788.73) | (588,303.00) | (494,404.27) |

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

February 1, 2025 to February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|--|----------------|---------------|-----------------|-------------------------|----------------|-----------------|------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Income | | | | | | | | |
| Golf Income | | | | | | | | |
| 4150 - Golf Course Annual Greens Fees | \$ 24,476 | \$ 36,185 | \$ (11,709) | \$ 172,344 | \$ 183,245 | \$ (10,901) | \$ 387,000 | \$ 214,656 |
| 4151 - BD Expense- Golf | 210 | - | 210 | 4,322 | - | 4,322 | - | (4,322) |
| 4154 - Golf Course Daily Greens Fees | 3,415 | 8,492 | (5,077) | 14,349 | 19,050 | (4,701) | 754,171 | 739,822 |
| 4170 - Driving Range Fees | 406 | 514 | (108) | 1,201 | 1,144 | 57 | 38,900 | 37,699 |
| 4174 - Golf Cart Rental | 1,622 | 4,075 | (2,453) | 9,615 | 12,044 | (2,429) | 227,679 | 218,064 |
| 4176 - Golf Club Storage | 13 | 203 | (190) | 1,146 | 1,236 | (90) | 1,850 | 704 |
| 4178 - Trail Fees | 614 | 875 | (261) | 5,553 | 5,803 | (250) | 15,400 | 9,847 |
| Total Golf Income | 30,756 | 50,344 | (19,588) | 208,531 | 222,522 | (13,991) | 1,425,000 | 1,216,470 |
| Other AR Income | | | | | | | | |
| 4830 - Advertising Income | - | - | - | - | - | - | - | - |
| Total Other AR Income | - | - | - | - | - | - | - | - |
| Total Golf Pro Income | 30,756 | 50,344 | (19,588) | 208,531 | 222,522 | (13,991) | 1,425,000 | 1,216,470 |
| Expense | | | | | | | | |
| Administrative | | | | | | | | |
| 5107 - Advertising Costs | - | 2,196 | (2,196) | 1,121 | 2,873 | (1,752) | 15,000 | 13,879 |
| 5015 - Bank Charges & Fees | 1,706 | 1,712 | (6) | 2,869 | 2,915 | (46) | 32,000 | 29,131 |
| 5120 - Cash Over/Short | - | - | - | - | - | - | - | - |
| 5045 - Dues & Subscriptions | 1,404 | 862 | 542 | 11,249 | 10,184 | 1,065 | 29,393 | 18,144 |
| 5000 - General Administrative | - | - | - | - | - | - | - | - |
| 5090 - Office Supplies | - | - | - | - | - | - | 1,100 | 1,100 |
| 5210 - Printing & Copying | - | - | - | 34 | - | 34 | 1,800 | 1,766 |
| 5227 - Training & Conferences | 2,306 | 4,992 | (2,686) | 2,306 | 4,992 | (2,686) | 6,300 | 3,994 |
| 5326 - Operating Performance Commissions | - | - | - | - | - | - | 7,059 | 7,059 |
| 5326.1 - Operating Perf Comm Payroll Taxes | - | - | - | - | - | - | 706 | 706 |
| 5399 - Payroll Service Fees | - | - | - | - | - | - | - | - |
| 6408 - Uniforms | 201 | 290 | (89) | 435 | 463 | (28) | 7,100 | 6,665 |
| Total Administrative | 5,616 | 10,062 | (4,446) | 18,014 | 21,447 | (3,433) | 100,578 | 82,564 |
| Regulatory Compliance | | | | | | | | |
| 6165 - Hazardous Tree Removal/ Pruning | - | - | - | - | - | - | - | - |
| 7110 - Regulatory Compliance | - | - | - | - | - | - | - | - |
| 6300 - Permits & Licenses | 465 | 125 | 340 | 465 | 125 | 340 | 400 | (65) |
| 9005 - State B&O Tax | 159 | 314 | (155) | 462 | 611 | (149) | 7,500 | 7,038 |
| TotalRegulatory Compliance | 624 | 439 | 185 | 927 | 736 | 191 | 7,900 | 6,973 |
| CC&Rs/ Mandates | | | | | | | | |
| 5215 - Postage | - | 31 | (31) | - | 62 | (62) | 370 | 370 |
| 5115 - Web Site Maintenance | - | 225 | (225) | - | 450 | (450) | 2,700 | 2,700 |
| CC&Rs/ Mandates Total | - | 256 | (256) | - | 512 | (512) | 3,070 | 3,070 |
| Payroll & Benefits | | | | | | | | |
| 5300 - Salaries | 42,888 | 46,132 | (3,244) | 85,063 | 88,310 | (3,247) | 760,037 | 674,974 |
| 5335 - Payroll Taxes- Employer | 4,511 | 4,551 | (40) | 9,199 | 8,713 | 486 | 75,032 | 65,833 |
| 5385 - Payroll Benefits - Medical | 9,258 | 8,250 | 1,008 | 14,207 | 16,500 | (2,293) | 99,000 | 84,793 |
| 5395 - Payroll Benefits - 401(k) | - | - | - | - | - | - | 5,700 | 5,700 |
| Total Payroll & Benefits | 56,657 | 58,933 | (2,276) | 108,469 | 113,523 | (5,054) | 939,769 | 831,300 |

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

February 1, 2025 to February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|---|--------------------|--------------------|-------------------|-------------------------|------------------|--------------------|------------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Insurance | | | | | | | | |
| 5400 - Insurance Premiums | 298 | 305 | (7) | 596 | 611 | (15) | 3,740 | 3,144 |
| Total Insurance | 298 | 305 | (7) | 596 | 611 | (15) | 3,740 | 3,144 |
| Utilities | | | | | | | | |
| 6050 - Utilities- Communications Service | 810 | 852 | (42) | 1,461 | 1,706 | (245) | 10,239 | 8,779 |
| 6033 - Utilities- Electricity | 1,379 | 1,736 | (357) | 2,756 | 3,218 | (462) | 20,968 | 18,212 |
| 6005 - Utilities- Natural Gas | 736 | 598 | 138 | 1,491 | 1,188 | 303 | 6,171 | 4,680 |
| 6023 - Utilities- Water & Sewer | 2,011 | 2,051 | (40) | 2,011 | 2,051 | (40) | 13,629 | 11,618 |
| 6035 - Utilities- Trash & Recycling Service | 450 | 415 | 35 | 854 | 829 | 25 | 4,968 | 4,114 |
| Total Utilities | 5,386 | 5,652 | (266) | 8,574 | 8,992 | (418) | 55,975 | 47,403 |
| Maintenance & Landscaping | | | | | | | | |
| 6675 - Equipment R&M | 3,975 | 6,302 | (2,327) | 12,363 | 9,254 | 3,109 | 50,000 | 37,637 |
| 6635 - Janitorial Supplies | - | - | - | - | - | - | - | - |
| 6110 - Landscape R&M | 2,856 | 5,832 | (2,976) | 10,965 | 5,832 | 5,133 | 40,000 | 29,035 |
| 6796 - Other R&M | 428 | 528 | (100) | 612 | 528 | 84 | 2,980 | 2,368 |
| 6795 - Other Supplies | - | 378 | (378) | 530 | 2,134 | (1,604) | 21,500 | 20,970 |
| 6610 - Raw Materials | 109 | 611 | (502) | 2,589 | 1,037 | 1,552 | 38,000 | 35,411 |
| 6621 - Raw Materials: Sand & Gravel | 10,045 | 6,644 | 3,401 | 10,045 | 7,052 | 2,993 | 40,000 | 29,955 |
| 6765 - Small Tools & Equipment | 289 | 1,052 | (763) | 1,328 | 2,376 | (1,048) | 5,400 | 4,072 |
| 6785 - Vehicle Fuel | 609 | 360 | 249 | 1,203 | 1,785 | (582) | 35,761 | 34,558 |
| 6775 - Vehicle R&M | - | 110 | (110) | - | 110 | (110) | 1,200 | 1,200 |
| 6448 - COVID 19 Response | - | - | - | - | - | - | - | - |
| Total Maintenance & Landscaping | 18,311 | 21,817 | (3,506) | 39,635 | 30,108 | 9,527 | 234,841 | 195,206 |
| Contracted & Professional Services | | | | | | | | |
| 5085 - Equipment Lease & Rental | 291 | 1,144 | (853) | 6,997 | 5,266 | 1,731 | 15,000 | 8,003 |
| 6440 - Safety & Security Services | - | - | - | - | - | - | 550 | 550 |
| 7095 - Other Professional Services | - | - | - | - | - | - | 750 | 750 |
| Total Contracted & Professional Services | 291 | 1,144 | (853) | 6,997 | 5,266 | 1,731 | 16,300 | 9,303 |
| Total Golf Expense | 87,183 | 98,608 | (11,425) | 183,211 | 181,195 | 2,016 | 1,362,173 | 1,178,963 |
| Total Golf Income / (Loss) | \$ (56,427) | \$ (48,264) | \$ (8,163) | \$ 25,320 | \$ 41,327 | \$ (16,007) | \$ 62,827 | \$ 37,507 |

Income Statement Report Sudden Valley Community Association Marina

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 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 | 0.00 | 0.00 | 0.00 | 24,828.00 | 24,828.00 |
| 4420 - Marina Dry Slip Income | 0.00 | 0.00 | 0.00 | 555.00 | 0.00 | 555.00 | 75,929.00 | 75,374.00 |
| 4425 - Marina Wet/Dry Combo Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 129,544.00 | 129,544.00 |
| 4426 - BD Expense- Marina | 447.00 | 0.00 | 447.00 | 447.00 | 0.00 | 447.00 | 0.00 | (447.00) |
| Total Marina Income | 447.00 | 0.00 | 447.00 | 1,002.00 | 0.00 | 1,002.00 | 230,301.00 | 229,299.00 |
| Other Income | | | | | | | | |
| 4220 - Marina Gate & Access Cards | 0.00 | 90.00 | (90.00) | 0.00 | 90.00 | (90.00) | 6,400.00 | 6,400.00 |
| Total Other Income | 0.00 | 90.00 | (90.00) | 0.00 | 90.00 | (90.00) | 6,400.00 | 6,400.00 |
| Total Marina Income | 447.00 | 90.00 | 357.00 | 1,002.00 | 90.00 | 912.00 | 236,701.00 | 235,699.00 |
| <u>Expense</u> | | | | | | | | |
| Administrative | | | | | | | | |
| 5090 - Office Supplies | 98.87 | 84.00 | 14.87 | 98.87 | 167.00 | (68.13) | 1,000.00 | 901.13 |
| 5210 - Printing & Copying | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 200.00 | 200.00 |
| Total Administrative | 98.87 | 84.00 | 14.87 | 98.87 | 167.00 | (68.13) | 1,200.00 | 1,101.13 |
| Regulatory Compliance | | | | | | | | |
| 7110 - Regulatory Compliance | 176.45 | 189.00 | (12.55) | 354.27 | 352.00 | 2.27 | 2,160.00 | 1,805.73 |
| 9005 - State B&O Tax | 4.12 | 0.00 | 4.12 | 12.53 | 0.00 | 12.53 | 3,500.00 | 3,487.47 |
| Total Regulatory Compliance | 180.57 | 189.00 | (8.43) | 366.80 | 352.00 | 14.80 | 5,660.00 | 5,293.20 |
| Utilities | | | | | | | | |
| 6023 - Utilities- Water & Sewer | 278.50 | 270.00 | 8.50 | 278.50 | 270.00 | 8.50 | 1,868.00 | 1,589.50 |
| 6033 - Utilities- Electricity | 259.07 | 200.00 | 59.07 | 479.31 | 397.00 | 82.31 | 1,766.00 | 1,286.69 |
| 6050 - Utilities- Communications Service | 310.53 | 161.00 | 149.53 | 540.24 | 323.00 | 217.24 | 1,939.00 | 1,398.76 |
| Total Utilities | 848.10 | 631.00 | 217.10 | 1,298.05 | 990.00 | 308.05 | 5,573.00 | 4,274.95 |
| Maintenance & Landscaping | | | | | | | | |
| 6110 - Landscape R&M | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,500.00 | 1,500.00 |

Income Statement Report Sudden Valley Community Association Marina

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|--|-----------------|-----------------|---------------|-------------------------|-------------------|---------------|-------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>Expense</u> | | | | | | | | |
| Maintenance & Landscaping | | | | | | | | |
| 6515 - Building R&M- Materials | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 | 1,000.00 |
| 6675 - Equipment R&M | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,250.00 | 1,250.00 |
| 6795 - Other Supplies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 500.00 | 500.00 |
| 6796 - Other R&M | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,800.00 | 1,800.00 |
| Total Maintenance & Landscaping | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6,050.00 | 6,050.00 |
| Total Marina Expense | 1,127.54 | 904.00 | 223.54 | 1,763.72 | 1,509.00 | 254.72 | 18,483.00 | 16,719.28 |
| Total Marina Income / (Loss) | (680.54) | (814.00) | 133.46 | (761.72) | (1,419.00) | 657.28 | 218,218.00 | 218,979.72 |

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 February 1, 2025 to February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|---|----------------|---------------|--------------|-------------------------|---------------|---------------|----------------|------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Income | | | | | | | | |
| Non-Lease Facility Rentals | | | | | | | | |
| 4400 - Facility Rentals | 630 | 104 | 526 | 2,010 | 262 | 1,748 | 10,000 | 7,990 |
| 4411 - Picnic Shelter Rentals | 200 | - | 200 | 200 | - | 200 | - | (200) |
| | 830 | 104 | 726 | 2,210 | 262 | 1,948 | 10,000 | 7,790 |
| Rec Center and Pools Income | | | | | | | | |
| 4510 - Health Club Membership | 200 | 125 | 75 | 376 | 164 | 212 | 1,000 | 624 |
| 4223 - Gym and Pool Access Cards | 343 | 133 | 210 | 623 | 317 | 306 | 3,000 | 2,377 |
| 4502 - Instructor & Trainer Fees | 425 | 134 | 291 | 1,003 | 415 | 588 | 3,000 | 1,997 |
| 4513 - Main Pool Income | - | - | - | - | - | - | 25,000 | 25,000 |
| 4515 - Locker Rental | 80 | - | 80 | 80 | - | 80 | - | (80) |
| 4516 - Quiet Pool Income | - | - | - | - | - | - | 300 | 300 |
| 4010 - Recreation Special Assmt 062018 to052023 | - | - | - | - | - | - | - | - |
| 4011 - BD Expense- Rec SA 062018 to 052023 | 654 | - | 654 | 654 | - | 654 | - | (654) |
| 4840 - Other Income | - | - | - | - | - | - | - | - |
| Total Recreation Income | 1,702 | 392 | 1,310 | 2,735 | 896 | 1,839 | 32,300 | 29,564 |
| Total Recreation Income | 2,532 | 496 | 2,036 | 4,945 | 1,158 | 3,787 | 42,300 | 37,354 |
| Expense | | | | | | | | |
| Administrative | | | | | | | | |
| 5015 - Bank Charges & Fees | - | - | - | - | - | - | - | - |
| 5090 - Office Supplies | 285 | 93 | 192 | 1,653 | 93 | 1,560 | 2,100 | 447 |
| 5195 - Other Administrative Services | - | - | - | - | - | - | - | - |
| 5205 - Events Charges | - | - | - | - | - | - | - | - |
| 5210 - Printing and Copying | - | - | - | 107 | - | 107 | - | (107) |
| 5227 - Training & Conferences | - | 387 | (387) | - | 387 | (387) | 4,500 | 4,500 |
| 6408 - Uniforms | - | - | - | - | - | - | 2,000 | 2,000 |
| Total Administrative | 285 | 480 | (195) | 1,760 | 480 | 1,280 | 8,600 | 6,840 |
| Regulatory Compliance | | | | | | | | |
| 6300 - Permits & Licenses | - | - | - | - | - | - | 1,000 | 1,000 |
| 9005 - State B&O Tax | 30 | 15 | 15 | 78 | 30 | 48 | 300 | 222 |
| Total Regulatory Compliance | 30 | 15 | 15 | 78 | 30 | 48 | 1,300 | 1,222 |
| CC&Rs/ Mandates | | | | | | | | |
| 5215 - Postage | 1 | 250 | (249) | 143 | 250 | (107) | 300 | 157 |
| CC&Rs/ Mandates Total | 1 | 250 | (249) | 143 | 250 | (107) | 300 | 157 |
| Payroll & Benefits | | | | | | | | |
| 5300 - Salaries | 18,173 | 10,367 | 7,806 | 32,962 | 20,733 | 12,229 | 229,126 | 196,164 |
| 5335 - Payroll Taxes- Employer | 1,971 | 1,019 | 952 | 3,622 | 2,038 | 1,584 | 22,649 | 19,027 |
| 5385 - Payroll Benefits - Medical | 1,554 | 1,650 | (96) | 3,108 | 3,300 | (192) | 19,800 | 16,692 |
| 5395 - Payroll Benefits - 401(k) | - | - | - | - | - | - | 1,215 | 1,215 |
| Total Payroll & Benefits | 21,699 | 13,036 | 8,663 | 39,693 | 26,071 | 13,622 | 272,790 | 233,098 |

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 February 1, 2025 to February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|---|--------------------|--------------------|-------------------|-------------------------|--------------------|--------------------|---------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Utilities | | | | | | | | |
| 6000 - Utilities | - | - | - | - | - | - | - | - |
| 6050 - Utilities- Communications Service | 973 | 981 | (8) | 1,735 | 1,961 | (227) | 11,765 | 10,031 |
| 6033 - Utilities- Electricity | 1,256 | 1,202 | 54 | 2,539 | 2,225 | 314 | 15,364 | 12,824 |
| 6005 - Utilities- Natural Gas | 1,431 | 934 | 497 | 2,358 | 1,846 | 512 | 10,813 | 8,454 |
| 6023 - Utilities- Water & Sewer | 2,136 | 2,879 | (743) | 2,136 | 2,879 | (743) | 16,620 | 14,484 |
| 6035 - Utilities- Trash & Recycling Service | 227 | 232 | (5) | 450 | 462 | (12) | 3,114 | 2,664 |
| Total Utilities | 6,023 | 6,228 | (205) | 9,218 | 9,373 | (155) | 57,676 | 48,457 |
| Maintenance & Landscaping | | | | | | | | |
| 6515 - Building R&M- Materials | - | - | - | - | - | - | - | - |
| 6520 - Building R&M- Contract Services | - | - | - | - | - | - | - | - |
| 6675 - Equipment R&M | 402 | - | 402 | 402 | - | 402 | 7,500 | 7,098 |
| 6635 - Janitorial Supplies | - | 209 | (209) | - | 417 | (417) | 2,500 | 2,500 |
| 6110 - Landscape R&M | - | - | - | - | - | - | - | - |
| 6796 - Other R&M | - | - | - | - | - | - | - | - |
| 6795 - Other Supplies | 351 | - | 351 | 656 | - | 656 | 7,750 | 7,094 |
| 6621 - Raw Materials: Sand & Gravel | - | - | - | - | - | - | - | - |
| 6765 - Small Tools & Equipment | - | - | - | - | - | - | - | - |
| 6785 - Vehicle Fuel | - | - | - | - | - | - | - | - |
| 6775 - Vehicle R&M | - | - | - | - | - | - | - | - |
| Total Maintenance & Landscaping | 753 | 209 | 544 | 1,058 | 417 | 641 | 17,750 | 16,692 |
| Contracted & Professional Services | | | | | | | | |
| 5085 - Equipment Lease and Rental | - | - | - | - | - | - | - | - |
| 6438 - Pool Management | - | - | - | - | - | - | 55,000 | 55,000 |
| 6440 - Safety & Security Services | - | 41 | (41) | - | 83 | (83) | 500 | 500 |
| 7095 - Contracted and Professional Services | - | - | - | - | - | - | - | - |
| 7110 - Regulatory Compliance | - | - | - | - | - | - | - | - |
| Total Contracted & Professional Services | - | 41 | (41) | - | 83 | (83) | 55,500 | 55,500 |
| Total Recreation Expense | 28,790 | 20,259 | 8,531 | 51,950 | 36,704 | 15,246 | 413,916 | 361,966 |
| Total Recreation Income / (Loss) | \$ (26,258) | \$ (19,763) | \$ (6,495) | \$ (47,004) | \$ (35,546) | \$ (11,458) | \$ (371,616) | \$ (324,612) |

Income Statement Report

Sudden Valley Community Association

UDR Activity

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|---|------------------|-------------|------------------|-------------------------|-------------|--------------------|---------------|--------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>Income</u> | | | | | | | | |
| Dues and Assessments Income- UDR | | | | | | | | |
| 4000 - Member Assessments 2015 | 0.00 | 0.00 | 0.00 | (154.42) | 0.00 | (154.42) | 0.00 | 154.42 |
| 4001 - BD Expense- 2024 Ops & prior | 9,363.80 | 0.00 | 9,363.80 | 24,720.63 | 0.00 | 24,720.63 | 0.00 | (24,720.63) |
| 4993 - BD Expense- 60day accrual OPS | 0.00 | 0.00 | 0.00 | (53,456.07) | 0.00 | (53,456.07) | 0.00 | 53,456.07 |
| Total Dues and Assessments Income- UDR | 9,363.80 | 0.00 | 9,363.80 | (28,889.86) | 0.00 | (28,889.86) | 0.00 | 28,889.86 |
| Lease Income | | | | | | | | |
| 4439.1 - Lease Income- Library Prepaid Recv | 666.67 | 0.00 | 666.67 | 1,333.34 | 0.00 | 1,333.34 | 0.00 | (1,333.34) |
| Total Lease Income | 666.67 | 0.00 | 666.67 | 1,333.34 | 0.00 | 1,333.34 | 0.00 | (1,333.34) |
| Collections Income | | | | | | | | |
| 4710 - Late Fees & Interest | 9,278.66 | 0.00 | 9,278.66 | 11,284.31 | 0.00 | 11,284.31 | 0.00 | (11,284.31) |
| 4711 - BD Expense- Late Fee & Int | 1,888.52 | 0.00 | 1,888.52 | 3,736.96 | 0.00 | 3,736.96 | 0.00 | (3,736.96) |
| 4721 - BD Expense- Legal | 1,246.92 | 0.00 | 1,246.92 | 2,791.35 | 0.00 | 2,791.35 | 0.00 | (2,791.35) |
| Total Collections Income | 12,414.10 | 0.00 | 12,414.10 | 17,812.62 | 0.00 | 17,812.62 | 0.00 | (17,812.62) |
| Investment Income | | | | | | | | |
| 4910 - Interest Earned - Reserve Accounts | 190.80 | 0.00 | 190.80 | 399.22 | 0.00 | 399.22 | 0.00 | (399.22) |
| Total Investment Income | 190.80 | 0.00 | 190.80 | 399.22 | 0.00 | 399.22 | 0.00 | (399.22) |
| Total UDR Activity Income | 22,635.37 | 0.00 | 22,635.37 | (9,344.68) | 0.00 | (9,344.68) | 0.00 | 9,344.68 |
| <u>Expense</u> | | | | | | | | |
| Regulatory Compliance | | | | | | | | |
| 9005 - State B&O Tax | 60.70 | 0.00 | 60.70 | 98.80 | 0.00 | 98.80 | 0.00 | (98.80) |
| Total Regulatory Compliance | 60.70 | 0.00 | 60.70 | 98.80 | 0.00 | 98.80 | 0.00 | (98.80) |
| CC&Rs/ Mandates | | | | | | | | |
| 5025 - Collection Charges | 172.85 | 0.00 | 172.85 | 345.48 | 0.00 | 345.48 | 0.00 | (345.48) |
| 5065 - Lien Charges | 2,428.00 | 0.00 | 2,428.00 | 2,428.00 | 0.00 | 2,428.00 | 0.00 | (2,428.00) |
| Total CC&Rs/ Mandates | 2,600.85 | 0.00 | 2,600.85 | 2,773.48 | 0.00 | 2,773.48 | 0.00 | (2,773.48) |

Income Statement Report

Sudden Valley Community Association

UDR Activity

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|---|------------------|-------------|------------------|-------------------------|-------------|--------------------|---------------|--------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>Expense</u> | | | | | | | | |
| Payroll & Benefits | | | | | | | | |
| 5391 - Accrued Vacation Liability | 6,650.28 | 0.00 | 6,650.28 | 11,012.02 | 0.00 | 11,012.02 | 0.00 | (11,012.02) |
| Total Payroll & Benefits | 6,650.28 | 0.00 | 6,650.28 | 11,012.02 | 0.00 | 11,012.02 | 0.00 | (11,012.02) |
| Reserve UDR Projects | | | | | | | | |
| 9624.04 - Legal Exp. for Past Due Accts Collr | 2,273.87 | 0.00 | 2,273.87 | 8,660.76 | 0.00 | 8,660.76 | 0.00 | (8,660.76) |
| Total Reserve UDR Projects | 2,273.87 | 0.00 | 2,273.87 | 8,660.76 | 0.00 | 8,660.76 | 0.00 | (8,660.76) |
| Total UDR Activity Expense | 11,585.70 | 0.00 | 11,585.70 | 22,545.06 | 0.00 | 22,545.06 | 0.00 | (22,545.06) |
| Total UDR Activity Income / (Loss) | 11,049.67 | 0.00 | 11,049.67 | (31,889.74) | 0.00 | (31,889.74) | 0.00 | 31,889.74 |

Income Statement Report

Sudden Valley Community Association SVCA Reserves

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|--|-------------------|-------------|-------------------|-------------------------|-------------|-------------------|---------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>Income</u> | | | | | | | | |
| Dues and Assessments Income- Capital | | | | | | | | |
| 4030 - Special Assessments | 0.00 | 0.00 | 0.00 | 27.00 | 0.00 | 27.00 | 0.00 | (27.00) |
| 4043.25 - Capital Rep & Repl Assmt 2025 | 120,349.61 | 0.00 | 120,349.61 | 240,962.06 | 0.00 | 240,962.06 | 0.00 | (240,962.06) |
| 4045 - Capital Rep& Repl Assessment | (38.63) | 0.00 | (38.63) | (77.26) | 0.00 | (77.26) | 0.00 | 77.26 |
| 4046 - BD Expense- CRRRF 24 & Prior | 4,686.77 | 0.00 | 4,686.77 | 9,133.91 | 0.00 | 9,133.91 | 0.00 | (9,133.91) |
| 4049 - BD Expense - CRRRF 2025 | (1,663.05) | 0.00 | (1,663.05) | (8,549.61) | 0.00 | (8,549.61) | 0.00 | 8,549.61 |
| 4050 - Roads Capital Assessment | 0.00 | 0.00 | 0.00 | (39.73) | 0.00 | (39.73) | 0.00 | 39.73 |
| 4051 - BD Expense- Roads 24 & Prior | 4,987.00 | 0.00 | 4,987.00 | 9,795.12 | 0.00 | 9,795.12 | 0.00 | (9,795.12) |
| 4053 - BD Expense - Roads 2025 | (2,073.61) | 0.00 | (2,073.61) | (9,282.33) | 0.00 | (9,282.33) | 0.00 | 9,282.33 |
| 4055.25 - Roads Capital Assmt 2025 | 123,736.96 | 0.00 | 123,736.96 | 247,783.86 | 0.00 | 247,783.86 | 0.00 | (247,783.86) |
| 4060.19 - Mailbox Capital Assmt 2019 | 0.00 | 0.00 | 0.00 | 0.71 | 0.00 | 0.71 | 0.00 | (0.71) |
| 4060.25 - Mailbox Capital Assmt 2025 | 2,211.39 | 0.00 | 2,211.39 | 4,426.77 | 0.00 | 4,426.77 | 0.00 | (4,426.77) |
| 4061 - BD Expense- Mailbox 2025 | (34.30) | 0.00 | (34.30) | (161.78) | 0.00 | (161.78) | 0.00 | 161.78 |
| 4062 - BD Expense- Mailbox 24 & Prior | 88.71 | 0.00 | 88.71 | 173.14 | 0.00 | 173.14 | 0.00 | (173.14) |
| 4995 - BD Expense- 60day accrual CAP | 0.00 | 0.00 | 0.00 | (13,624.83) | 0.00 | (13,624.83) | 0.00 | 13,624.83 |
| Total Dues and Assessments Income- Capi | 252,250.85 | 0.00 | 252,250.85 | 480,567.03 | 0.00 | 480,567.03 | 0.00 | (480,567.03) |
| Investment Income | | | | | | | | |
| 4910 - Interest Earned - Reserve Accounts | 2,936.81 | 0.00 | 2,936.81 | 6,156.49 | 0.00 | 6,156.49 | 0.00 | (6,156.49) |
| Total Investment Income | 2,936.81 | 0.00 | 2,936.81 | 6,156.49 | 0.00 | 6,156.49 | 0.00 | (6,156.49) |
| Capital Gain (Loss) on Sale of Assets | | | | | | | | |
| 4920 - Capital Gain (Loss) on Fixed Assets | 1,000.00 | 0.00 | 1,000.00 | 1,000.00 | 0.00 | 1,000.00 | 0.00 | (1,000.00) |
| Total Capital Gain (Loss) on Sale of Assets | 1,000.00 | 0.00 | 1,000.00 | 1,000.00 | 0.00 | 1,000.00 | 0.00 | (1,000.00) |
| Total SVCA Reserves Income | 256,187.66 | 0.00 | 256,187.66 | 487,723.52 | 0.00 | 487,723.52 | 0.00 | (487,723.52) |
| <u>Expense</u> | | | | | | | | |
| Depreciation Expense | | | | | | | | |
| 6343 - Depr - Finance ROU Assets | 6,483.53 | 0.00 | 6,483.53 | 12,967.06 | 0.00 | 12,967.06 | 0.00 | (12,967.06) |
| 6320 - Depr - Buildings | 7,771.34 | 0.00 | 7,771.34 | 15,542.68 | 0.00 | 15,542.68 | 0.00 | (15,542.68) |

Income Statement Report Sudden Valley Community Association SVCA Reserves

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|--|-------------------|-------------|-------------------|-------------------------|-------------|-------------------|---------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Expense | | | | | | | | |
| Depreciation Expense | | | | | | | | |
| 6325 - Depr - Land Improvement | 8,363.90 | 0.00 | 8,363.90 | 16,727.80 | 0.00 | 16,727.80 | 0.00 | (16,727.80) |
| 6326 - Depr - Mailboxes | 1,979.19 | 0.00 | 1,979.19 | 3,958.38 | 0.00 | 3,958.38 | 0.00 | (3,958.38) |
| 6327 - Depr - Roads and Bridges | 55,485.13 | 0.00 | 55,485.13 | 110,970.26 | 0.00 | 110,970.26 | 0.00 | (110,970.26) |
| 6328 - Depr - Building Improvements | 16,064.74 | 0.00 | 16,064.74 | 32,129.48 | 0.00 | 32,129.48 | 0.00 | (32,129.48) |
| 6330 - Depr - Furniture & Fixtures | 645.50 | 0.00 | 645.50 | 1,291.00 | 0.00 | 1,291.00 | 0.00 | (1,291.00) |
| 6335 - Depr - Communication Equipment | 123.45 | 0.00 | 123.45 | 246.90 | 0.00 | 246.90 | 0.00 | (246.90) |
| 6337 - Depr - Computers | 1,314.77 | 0.00 | 1,314.77 | 2,629.54 | 0.00 | 2,629.54 | 0.00 | (2,629.54) |
| 6340 - Depr - Machinery & Equipment | 9,800.01 | 0.00 | 9,800.01 | 19,600.02 | 0.00 | 19,600.02 | 0.00 | (19,600.02) |
| 6360 - Amortization | 678.47 | 0.00 | 678.47 | 1,356.94 | 0.00 | 1,356.94 | 0.00 | (1,356.94) |
| Total Depreciation Expense | 108,710.03 | 0.00 | 108,710.03 | 217,420.06 | 0.00 | 217,420.06 | 0.00 | (217,420.06) |
| Reserve Expenses/Transfers | | | | | | | | |
| 8002 - CRRRF Loan Interest Expense | 4,950.88 | 0.00 | 4,950.88 | 10,587.42 | 0.00 | 10,587.42 | 0.00 | (10,587.42) |
| 8003 - CRRRF - Hazardous Tree Removal | 3,264.00 | 0.00 | 3,264.00 | 30,028.80 | 0.00 | 30,028.80 | 0.00 | (30,028.80) |
| Total Reserve Expenses/Transfers | 8,214.88 | 0.00 | 8,214.88 | 40,616.22 | 0.00 | 40,616.22 | 0.00 | (40,616.22) |
| Reserve CRRRF Capital Projects | | | | | | | | |
| 9719.18 - Trim Mower- Turf | 668.76 | 0.00 | 668.76 | 9,362.64 | 0.00 | 9,362.64 | 0.00 | (9,362.64) |
| 9719.19 - Utility Vehicles | 1,740.21 | 0.00 | 1,740.21 | 24,362.94 | 0.00 | 24,362.94 | 0.00 | (24,362.94) |
| 9719.20 - Marina Dock Replacement | 0.00 | 0.00 | 0.00 | 163,037.02 | 0.00 | 163,037.02 | 0.00 | (163,037.02) |
| 9721.01 - Golf Cart Fleet | 3,065.00 | 0.00 | 3,065.00 | 42,910.00 | 0.00 | 42,910.00 | 0.00 | (42,910.00) |
| 9722.05 - Rekeying of Facilities | 0.00 | 0.00 | 0.00 | 31,494.00 | 0.00 | 31,494.00 | 0.00 | (31,494.00) |
| 9722.08 - 2022 Area Z Facility Remodel | 0.00 | 0.00 | 0.00 | 496,971.50 | 0.00 | 496,971.50 | 0.00 | (496,971.50) |
| 9722.09 - Barn 8 Refurbishment | 3,623.04 | 0.00 | 3,623.04 | 169,614.23 | 0.00 | 169,614.23 | 0.00 | (169,614.23) |
| 9723.03 - 2023 Playground ADA Improvemer | 0.00 | 0.00 | 0.00 | 107,775.01 | 0.00 | 107,775.01 | 0.00 | (107,775.01) |
| 9723.04 - Golf Austin Creek Repair | 0.00 | 0.00 | 0.00 | 9,703.33 | 0.00 | 9,703.33 | 0.00 | (9,703.33) |
| 9723.05 - Core Area:Tennis court Resurfe & I | 0.00 | 0.00 | 0.00 | 349,118.00 | 0.00 | 349,118.00 | 0.00 | (349,118.00) |
| 9723.07 - Website Improvements | 0.00 | 0.00 | 0.00 | 5,604.52 | 0.00 | 5,604.52 | 0.00 | (5,604.52) |

Income Statement Report Sudden Valley Community Association SVCA Reserves

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|---|------------------|-------------|------------------|-------------------------|-------------|---------------------|---------------|-----------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| Expense | | | | | | | | |
| Reserve CRRRF Capital Projects | | | | | | | | |
| 9723.11 - Irrigation Sys Pump Control Replac | 0.00 | 0.00 | 0.00 | 43,671.32 | 0.00 | 43,671.32 | 0.00 | (43,671.32) |
| 9723.13 - Area Z Tall Barn Refurbishment | 0.00 | 0.00 | 0.00 | 59,179.54 | 0.00 | 59,179.54 | 0.00 | (59,179.54) |
| 9723.16 - Generac Generator for Maint Shop | 0.00 | 0.00 | 0.00 | 16,290.00 | 0.00 | 16,290.00 | 0.00 | (16,290.00) |
| 9723.17 - 10 Golf Cart Lease | 1,325.99 | 0.00 | 1,325.99 | 13,327.19 | 0.00 | 13,327.19 | 0.00 | (13,327.19) |
| 9724.01 - Turf Building Remodel - HVAC | 0.00 | 0.00 | 0.00 | 9,009.00 | 0.00 | 9,009.00 | 0.00 | (9,009.00) |
| 9724.012 - Turf Building Remodel - Permit/Dc | 0.00 | 0.00 | 0.00 | 7,947.48 | 0.00 | 7,947.48 | 0.00 | (7,947.48) |
| 9724.02 - Asphalt Cart Path Repairs | 0.00 | 0.00 | 0.00 | 54,080.00 | 0.00 | 54,080.00 | 0.00 | (54,080.00) |
| 9724.03 - Fleet Replacement of Asst OP-1 & | 0.00 | 0.00 | 0.00 | 88,524.68 | 0.00 | 88,524.68 | 0.00 | (88,524.68) |
| 9724.04 - Purchase of Kubota M5660SUHD | 0.00 | 0.00 | 0.00 | 50,936.70 | 0.00 | 50,936.70 | 0.00 | (50,936.70) |
| 9724.05 - Purchase of Sand Trap Rake | 0.00 | 0.00 | 0.00 | 32,578.91 | 0.00 | 32,578.91 | 0.00 | (32,578.91) |
| 9724.06 - Clubhouse HVAC 20 Ton Design/P | 0.00 | 0.00 | 0.00 | 13,274.92 | 0.00 | 13,274.92 | 0.00 | (13,274.92) |
| 9724.07 - Adult Center Furnace & Water Hea | 0.00 | 0.00 | 0.00 | 44,588.06 | 0.00 | 44,588.06 | 0.00 | (44,588.06) |
| 9724.08 - Adult Ctr & Clbhse Painting/Chs Dc | 0.00 | 0.00 | 0.00 | 40,867.00 | 0.00 | 40,867.00 | 0.00 | (40,867.00) |
| 9724.09 - Fencing(Adult Cntr/Area Z/Turfcare | 0.00 | 0.00 | 0.00 | 69,243.27 | 0.00 | 69,243.27 | 0.00 | (69,243.27) |
| 9724.10 - John Deere ProGator 2030A | 0.00 | 0.00 | 0.00 | 52,093.42 | 0.00 | 52,093.42 | 0.00 | (52,093.42) |
| 9724.11 - Golf Bridge Repair (Bridge #2) | 0.00 | 0.00 | 0.00 | 23,791.33 | 0.00 | 23,791.33 | 0.00 | (23,791.33) |
| 9725.01 - Fairway Aerator-replace #1030 | 0.00 | 0.00 | 0.00 | 57,495.37 | 0.00 | 57,495.37 | 0.00 | (57,495.37) |
| 9725.02 - Golf-Turf trailer | 1,443.20 | 0.00 | 1,443.20 | 17,843.20 | 0.00 | 17,843.20 | 0.00 | (17,843.20) |
| Total Reserve CRRRF Capital Projects | 11,866.20 | 0.00 | 11,866.20 | 2,104,694.58 | 0.00 | 2,104,694.58 | 0.00 | (2,104,694.58) |
| Reserve Roads Capital Projects | | | | | | | | |
| 9921.03 - 2021 Southern Crt Stabilization & A | 0.00 | 0.00 | 0.00 | 18,134.50 | 0.00 | 18,134.50 | 0.00 | (18,134.50) |
| 9922.8 - 2022 Cold Spring Drainage Repair | 0.00 | 0.00 | 0.00 | 65,308.88 | 0.00 | 65,308.88 | 0.00 | (65,308.88) |
| 9923.1 - Ten Year Capital Roads & Drainage | 0.00 | 0.00 | 0.00 | 132,348.25 | 0.00 | 132,348.25 | 0.00 | (132,348.25) |
| 9923.3 - 2023 Roads On-Call Engineering | 0.00 | 0.00 | 0.00 | 39,994.75 | 0.00 | 39,994.75 | 0.00 | (39,994.75) |
| 9923.41 - 2023 Roads Project- Street Signs | 0.00 | 0.00 | 0.00 | 30,535.77 | 0.00 | 30,535.77 | 0.00 | (30,535.77) |
| 9923.42 - 2023 Roads Project- Pavement Me | 0.00 | 0.00 | 0.00 | 26,259.16 | 0.00 | 26,259.16 | 0.00 | (26,259.16) |
| 9923.5 - 2024 Road and Drainage Design & I | 0.00 | 0.00 | 0.00 | 36,619.15 | 0.00 | 36,619.15 | 0.00 | (36,619.15) |

Income Statement Report Sudden Valley Community Association SVCA Reserves

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget | Budget Remaining |
|---|-------------------|-------------|-------------------|-------------------------|-------------|-----------------------|---------------|-----------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | | |
| <u>Expense</u> | | | | | | | | |
| Reserve Roads Capital Projects | | | | | | | | |
| 9924.1 - 2024 Roads: Fast Response | 0.00 | 0.00 | 0.00 | 51,261.31 | 0.00 | 51,261.31 | 0.00 | (51,261.31) |
| 9924.2 - 2024 Roads: On-Call Engineering | 0.00 | 0.00 | 0.00 | 40,305.05 | 0.00 | 40,305.05 | 0.00 | (40,305.05) |
| 9924.3 - 2024 Roads: Pot Holes/Minor Road | 0.00 | 0.00 | 0.00 | 33,378.16 | 0.00 | 33,378.16 | 0.00 | (33,378.16) |
| 9924.4 - 2024 Roads: Rplc Dr Run Lnd Rpr/C | 0.00 | 0.00 | 0.00 | 984,776.23 | 0.00 | 984,776.23 | 0.00 | (984,776.23) |
| 9924.5 - 2024 Roads: Renewal of 5-yr progra | 2,673.75 | 0.00 | 2,673.75 | 28,396.50 | 0.00 | 28,396.50 | 0.00 | (28,396.50) |
| 9924.6 - 2024 Roads:Area Z Accss Brdg Dsg | 675.00 | 0.00 | 675.00 | 46,058.17 | 0.00 | 46,058.17 | 0.00 | (46,058.17) |
| 9924.9 - 2024 Bi-Annual Bridge Inspections | 0.00 | 0.00 | 0.00 | 5,561.00 | 0.00 | 5,561.00 | 0.00 | (5,561.00) |
| 9925.2 - 2025 Roads:On Call Engineering | 1,552.50 | 0.00 | 1,552.50 | 1,552.50 | 0.00 | 1,552.50 | 0.00 | (1,552.50) |
| Total Reserve Roads Capital Projects | 4,901.25 | 0.00 | 4,901.25 | 1,540,489.38 | 0.00 | 1,540,489.38 | 0.00 | (1,540,489.38) |
| Reserve Road CVC Capital Project | | | | | | | | |
| 9924.7 - 2024 Roads: CVC Supplies & Outsid | 0.00 | 0.00 | 0.00 | 68,292.21 | 0.00 | 68,292.21 | 0.00 | (68,292.21) |
| 9924.72 - 2024 Roads: CVC Wage, Taxes an | 0.00 | 0.00 | 0.00 | 56,103.82 | 0.00 | 56,103.82 | 0.00 | (56,103.82) |
| Total Reserve Road CVC Capital Project | 0.00 | 0.00 | 0.00 | 124,396.03 | 0.00 | 124,396.03 | 0.00 | (124,396.03) |
| Total SVCA Reserves Expense | 133,692.36 | 0.00 | 133,692.36 | 4,027,616.27 | 0.00 | 4,027,616.27 | 0.00 | (4,027,616.27) |
| Total SVCA Reserves Income / (Loss) | 122,495.30 | 0.00 | 122,495.30 | (3,539,892.75) | 0.00 | (3,539,892.75) | 0.00 | 3,539,892.75 |

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2025

| | 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 | 16 | 82 | 98 | 276 | 2,529 | 2,805 | 24 | 103 | 2 | 8 | 3 | 10 | 18 | 37 | 2 | 8 | 292 | 2,611 | 2,903 | 49 | 166 | 215 | 341 | 2,777 | 3,118 | 774 | 0 | 3 | 777 | 740 | | 6 | 1,523 | 4,641 | | |
| Feb | 18 | 96 | 114 | 277 | 2,527 | 2,804 | 16 | 82 | 8 | 24 | 0 | 6 | 19 | 34 | 2 | 8 | 295 | 2,623 | 2,918 | 45 | 154 | 199 | 340 | 2,777 | 3,117 | 775 | 0 | 3 | 778 | 740 | | 6 | 1,524 | 4,641 | | |
| Mar | 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 | 0 | 0 |
| Apr | 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 | 0 | 0 |
| May | 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 | 0 | 0 |
| Jun | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Jul | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Aug | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sep | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oct | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 | 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 | 0 | 0 |

LLE = Lot Line Eraser
 CTB = Covenant to Bind