

Sudden Valley Community Association
Balance Sheet
September 30, 2015 and December 31, 2014

	<u>Unaudited</u> <u>Sep 30, 2015</u>	<u>Based on Audited</u> <u>Dec 31, 2014</u>	<u>Inc / (Dec)</u>
Operations			
Current Assets			
Operating Cash	\$191,468	\$127,566	\$63,902
Building Completion Deposit Fund	61,500	42,525	18,975
Member Receivables	9,285	95,363	(86,078)
Other Receivables	17,008	7,523	9,485
Prepaid Expenses	63,000	92,433	(29,433)
Inventory	3,262	3,048	214
Total Current Assets	345,523	368,458	(22,935)
Current Liabilities			
Accounts Payable	(\$62,449)	(\$45,435)	(\$17,014)
Prepaid Assessments	(155,155)	(56,945)	(98,210)
Building Completion Deposits	(61,500)	(42,500)	(19,000)
Other Refundable Deposits	(9,402)	(5,883)	(3,519)
Prepaid Golf Memberships	(7,856)	(24,112)	16,256
Total Current Liabilities	(296,362)	(174,875)	(121,487)
Net Operating Assets	\$49,161	\$193,583	(\$144,422)
Capital Reserve Funds			
CRRRF Reserve Fund	\$840,078	\$1,206,713	(\$366,635)
Major Repair & Replacement Fund	117,167	381,147	(263,980)
Roads Reserve Fund	1,161,458	1,044,779	116,679
Density Reduction Fund	131,683	134,044	(2,361)
Mailbox Fund	4,240	3,528	712
Total Capital Reserve Funds	2,254,626	2,770,211	(515,585)
Operating Reserve Funds			
Emergency Operating Cash	350,908	350,776	132
Undesignated Reserves	174,203	154,451	19,752
Total Operating Reserves	525,111	505,227	19,884
Capital Assets			
Fixed Assets	8,841,991	7,907,695	934,296
Lots Held for Sale	279,083	279,083	-
Total Capital Assets	9,121,074	8,186,778	934,296
Long Term Liabilities			
Capital Lease	(108,056)	(125,863)	17,807
Total Long Term Liabilities	(108,056)	(125,863)	17,807
NET ASSETS	\$11,841,916	\$11,529,936	\$311,980
Member Equity			
Member Equity			
Current Year Net Loss: Operations	(\$233,048)	(\$475,499)	\$242,451
Current Year Net Income: Capital	545,028	1,351,896	(806,868)
Retained Earnings	4,410,753	3,748,073	662,680
Capital	7,119,183	6,905,466	213,717
TOTAL MEMBER EQUITY	\$11,841,916	\$11,529,936	\$311,980

* The Association's policy is to write off any member receivables that are 30 days past due as bad debts for accounting and Federal non-profit reporting 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, 2015 and December 31, 2014 the balance of receivables written off under this policy were \$1,121,620 and \$996,509, respectively.

Sudden Valley Community Association
Income Statement Summary

UNAUDITED

	<u>Current Month - September 2015</u>			<u>Year to Date - 9 Months Ending 09/30/2015</u>		
	Operations Better / (Worse)		Reserves	Operations Better / (Worse)		Reserves
	Operations	Spending Plan		Operations	Spending Plan	
REVENUE						
Dues and Assessment Income	\$ 80,382	\$ (21,721)	\$ 82,287	\$ 986,014	\$ 67,084	\$ 965,519
Golf Income	65,313	13	-	719,394	(12,429)	-
Marina Income	360	360	-	116,897	9,714	-
Legal & Collections Income	-	-	(9,457)	-	-	43,580
Other Income	5,070	828	-	60,849	22,674	2,000
Rental Income - Other	4,553	311	-	27,440	(4,461)	-
Rental Income- Area Z	297	(1,251)	-	14,180	255	-
Investment Income	18	18	91	198	198	730
Total Revenue	\$ 155,993	\$ (21,442)	\$ 72,921	\$ 1,924,972	\$ 83,035	\$ 1,011,829
EXPENSES						
Salaries & Benefits	\$ 109,558	\$ (14,073)	\$ -	\$ 847,332	\$ (168,870)	\$ -
Contracted & Professional Services	22,141	10,312	-	397,679	173,587	47,936
CC&Rs/ Mandates	35,976	(1,193)	3,757	303,481	20,713	6,779
Maintenance & Landscaping	21,353	4,189	-	251,438	65,924	-
Utilities	4,811	(4,327)	-	98,562	(2,739)	-
Administrative	11,051	3,855	-	92,769	15,791	-
Regulatory Compliance	34,245	29,700	393	96,493	37,749	3,153
Insurance Premiums	7,312	(1,300)	-	68,203	(9,301)	-
Other Expenses	-	-	-	2,063	2,063	-
Depreciation Expense	-	-	45,437	-	-	408,933
Total Expenses	\$ 246,447	\$ 27,163	\$ 49,587	\$ 2,158,020	\$ 134,917	\$ 466,801
Net Income (Loss)	\$ (90,454)	\$ (48,605)	\$ 23,334	\$ (233,048)	\$ (51,882)	\$ 545,028

10/21/2015

**Sudden Valley Community Association
Reserve Cash Balance & Activity
9 Months Actuals & 3 Months Projection**

UNAUDITED

	<u>CRRRF</u>	<u>MR&R</u>	<u>Roads</u>	<u>Density Reduction</u>	<u>Mailbox</u>	<u>Emergency Ops</u>	<u>UDR</u>	<u>Totals</u>
Net Available Cash 12/31/2014	1,206,713	381,147	1,044,779	134,044	3,528	350,776	154,451	3,275,438
Dues Received	338,640	3,954	491,337	27	712	-	235,506	1,070,176
Investment Income	196	107	228	60	0	132	-	723
Sale of Assets	2,000							2,000
Legal Settlement Income	30,000						90,260	120,260
Board Motion, Aug 6, 2015, OPS to UDR Transfer							(210,000)	(210,000)
2015 Expenditures	(737,471)	(268,041)	(374,886)	(2,448)			(96,014)	(1,478,860)
Net Available Cash at 09/30/2015	840,078	117,167	1,161,458	131,683	4,240	350,908	174,203	2,779,737
Projected Cash (3 months) - 2015 Dues	103,749		144,003					247,752
Projected Cash (3 months) - Prior Year Collections	241	230	462	-	279		41,467	42,679
Projected Cash (3 months) - Other Cash								-
Projected Expenses (3 months)	(115,057)	-	(308,492)				(7,150)	(430,699)
Net Available Cash Balance 12/31/2015	829,011	117,397	997,431	131,683	4,519	350,908	208,520	2,639,469
Board Motion, Aug 6, 2015, Remaining available							(100,000)	(100,000)
Board Approved Minimum Balance	(750,000)		(500,000)					(1,250,000)
Net Available Cash 12/31/2015, After Motions	79,011	117,397	497,431	131,683	4,519	350,908	108,520	1,289,469

**Sudden Valley Community Association
Operations - By Department
January 1, 2015 to September 30, 2015**

Whole \$

CURRENT MONTH

UNAUDITED								
Department	Actual Revenue	Revenue Better / (Worse) Than Spending Plan	Actual Salary Benefits	Salary / Benefits Better / (Worse) Than Spending Plan	Actual Other Expense *	Other Exp Better / (Worse) Than Spending Plan *	Actual Net Income / (Loss) *	Net Better / (Worse) Than Spending Plan*
ACC / Security	\$ 940	\$ 940	\$ 7,416	\$ 3,385	\$ 58,005	\$ 32,288	\$ (64,481)	\$ (34,733)
Accounting	2,936	1,269	14,284	(5,499)	3,828	(1,155)	(15,176)	7,923
Administration	248	48	18,028	(7,231)	19,928	4,408	(37,708)	2,871
Common Costs	914	(1,461)	-	-	13,136	(3,189)	(12,222)	1,728
Facilities	4,746	(1,044)	1,748	1,748	4,293	(2,176)	(1,295)	(616)
Maintenance	-	-	22,080	(3,351)	10,034	709	(32,114)	2,642
Subtotal	9,784	(248)	63,556	(10,948)	109,224	30,885	(162,996)	(20,185)
Golf	65,313	13	46,002	(3,125)	24,612	7,909	(5,301)	(4,771)
Marina	615	615	-	-	669	309	(54)	306
Pools	(101)	(101)	-	-	2,384	2,133	(2,485)	(2,234)
Subtotal	75,611	279	109,558	(14,073)	136,889	41,236	(170,836)	(26,884)
Ops Dues Earned	115,639						115,639	
Curr Yr Bad Debts Activity	(35,257)						(35,257)	
Net Ops Dues	80,382	(21,721)					80,382	(21,721)
Net Operations	\$ 155,993	\$ (21,442)	\$ 109,558	\$ (14,073)	\$ 136,889	\$ 41,236	\$ (90,454)	\$ (48,605)

YEAR TO DATE

UNAUDITED								
Department	Actual Revenue	Revenue Better / (Worse) Than Spending Plan	Actual Salary Benefits	Salary / Benefits Better / (Worse) Than Spending Plan	Actual Other Expense *	Other Exp Better / (Worse) Than Spending Plan *	Actual Net Income / (Loss) *	Net Better / (Worse) Than Spending Plan*
ACC / Security	\$ 6,843	\$ 6,843	\$ 41,896	\$ 13,682	\$ 309,895	\$ 69,241	\$ (344,948)	\$ (76,080)
Accounting	24,406	9,406	96,547	(22,583)	115,957	22,944	(188,098)	9,045
Administration	2,867	1,067	138,430	(85,512)	230,187	89,082	(365,750)	(2,503)
Common Costs	21,551	176	-	-	160,794	(4,717)	(139,243)	4,893
Facilities	42,561	(3,265)	18,377	18,377	89,649	23,838	(65,465)	(45,480)
Maintenance	-	-	163,568	(63,829)	103,079	16,625	(266,647)	47,204
Subtotal	98,228	14,227	458,818	(139,865)	1,009,561	217,013	(1,370,151)	(62,921)
Golf	720,759	(11,064)	388,514	(29,005)	238,641	28,648	93,604	(10,707)
Marina	120,062	12,879	-	-	18,699	16,589	101,363	(3,710)
Pools	(91)	(91)	-	-	43,787	41,537	(43,878)	(41,628)
Subtotal	938,958	15,951	847,332	(168,870)	1,310,688	303,787	(1,219,062)	(118,966)
Ops Dues Earned	1,089,649						1,089,649	
Curr Yr Bad Debts Activity	(103,635)						(103,635)	
Net Ops Dues	986,014	67,084					986,014	67,084
Net Operations	1,924,972	83,035	847,332	(168,870)	1,310,688	303,787	(233,048)	(51,882)

* Excludes Depreciation

**Sudden Valley Community Association
Operations Income Statement
January 1, 2015 to September 30, 2015**

UNAUDITED

	2015 MTD		2015 YTD	
	2015 September Actuals	B / (W) Spending Plan	2015 YTD (9 Months) Actuals	B / (W) Spending Plan
REVENUE				
Dues and Assessment Income- Ops	\$ 80,382	\$ (21,721)	\$ 986,014	\$ 67,084
Golf Income	65,313	13	719,394	(12,429)
Marina Income	360	360	116,897	9,714
Rental Income - Area Z	297	(1,251)	14,180	255
Rental Income - Other	4,553	311	27,440	(4,461)
Other AR Income	4,170	128	50,994	14,619
Other Income	900	700	9,855	8,055
Investment Income	18	18	198	198
Total Revenue	\$ 155,993	\$ (21,442)	\$ 1,924,972	\$ 83,035
EXPENSES				
Salaries & Benefits				
Golf	\$ 46,002	\$ (3,125)	\$ 388,514	\$ (29,005)
Administration	18,028	(7,231)	138,430	(85,512)
Accounting	14,284	(5,499)	96,547	(22,583)
Maintenance	22,080	(3,351)	163,568	(63,829)
ACC / Security	7,416	3,385	41,896	13,682
Facilities	1,748	1,748	18,377	18,377
Total Salaries & Benefits	\$ 109,558	\$ (14,073)	\$ 847,332	\$ (168,870)
Other Expenses				
Administrative				
General Administrative	\$ -	\$ -	\$ 1,152	\$ 1,152
Bank Charges & Fees	2,333	2	15,528	936
Dues & Subscriptions	344	42	19,748	608
Office Supplies	808	(392)	19,548	9,198
GM Discretionary Funds	241	(592)	5,302	(2,198)
Advertising Costs	1,518	118	6,857	381
Cash Over/Short	-	-	202	202
Currency Gain/Loss	274	274	391	391
Events Charges	2,594	2,594	10,579	5,169
Printing & Copying	1,387	1,104	6,470	943
Training & Conferences	981	931	2,106	1,656
Payroll Service Fees	526	(271)	4,134	(3,398)
Cashiering Clearing Account	45	45	752	751
Total Administrative	\$ 11,051	\$ 3,855	\$ 92,769	\$ 15,791
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	\$ 32,984	\$ 31,484	\$ 42,606	\$ 29,106
Permits & Licenses	222	22	3,870	1,900
Audit & Tax Services	-	(2,500)	25,355	2,855
Regulatory Compliance	209	209	1,748	1,748
Federal Income Tax	-	-	-	-
State B&O Tax	487	142	6,455	4,270
Property/Real Estate Tax	343	343	16,459	(2,130)
Total Regulator Compliance	\$ 34,245	\$ 29,700	\$ 96,493	\$ 37,749
CC&Rs/ Mandates				
Annual Meetings	\$ 6,101	\$ 1	\$ 6,167	\$ (6,034)
Board Support	301	134	2,324	824
Collection Charges	206	(294)	819	(2,881)
Transfer Fees	-	(600)	-	(600)
Lien Charges	-	-	-	-

UNAUDITED

	2015 MTD		2015 YTD	
	2015 September Actuals	B / (W) Spending Plan	2015 YTD (9 Months) Actuals	B / (W) Spending Plan
Web Site Maintenance	90	(210)	230	(970)
Postage	198	(187)	2,894	1,379
Postage- Views	1,399	399	9,700	700
Newsletter Services	4,085	(1,115)	37,647	(9,153)
Professional Security Services	23,596	679	243,700	37,448
Total CC&Rs/ Mandates	\$ 35,976	\$ (1,193)	\$ 303,481	\$ 20,713
Insurance Premiums	\$ 7,312	\$ (1,300)	\$ 68,203	\$ (9,301)
Utilities				
Utilities	\$ (1,561)	\$ (1,561)	\$ (1,497)	\$ (1,497)
Utilities- Natural Gas	536	(744)	13,607	(1,183)
Utilities- Water & Sewer	-	(1,472)	22,387	(898)
Utilities- Electricity	3,335	(390)	33,648	(5,960)
Utilities- Trash & Recycling Service	1,045	598	8,424	4,404
Utilities- Communications Service	1,456	(758)	21,993	2,395
Total Utilities	\$ 4,811	\$ (4,327)	\$ 98,562	\$ (2,739)
Maintenance & Landscaping				
Landscape R&M	\$ 4,233	\$ 3,633	\$ 55,268	\$ 45,668
Building R&M	(93)	(1,210)	25,642	15,742
Raw Materials	4,437	437	21,339	(27,761)
Raw Materials: Sand & Gravel	1,365	(127)	10,745	(5,480)
Janitorial Supplies	732	(293)	8,414	(711)
Equipment R&M	4,231	2,281	44,322	21,722
Small Tools & Equipment	183	(405)	5,909	(879)
Vehicle R&M	527	(717)	14,888	4,297
Vehicle Fuel	3,882	(701)	34,390	(5,610)
Other Supplies	1,856	1,756	27,614	22,214
Other R&M	-	(465)	2,907	(3,278)
Total Maintenance & Landscaping	\$ 21,353	\$ 4,189	\$ 251,438	\$ 65,924
Contracted & Professional Services				
Equipment Lease & Rental	\$ 704	\$ 187	\$ 8,782	\$ 4,132
IT Support and Services	3,641	1,021	39,279	17,137
Uniform and Laundry Service	327	5	3,428	540
Pool Management	4,950	4,950	39,133	39,133
Safety & Security Services	963	541	11,648	7,753
Snow Removal Services	-	-	-	-
Reserve Study & Update	-	-	-	-
Legal Services	-	(2,500)	30,250	7,750
Other Professional Services	11,556	6,108	265,159	97,142
Total Contracted & Professional Services	\$ 22,141	\$ 10,312	\$ 397,679	\$ 173,587
Other Expenses				
Vandalism	\$ -	\$ -	\$ 2,063	\$ 2,063
Total Other Expenses	\$ -	\$ -	\$ 2,063	\$ 2,063
Total Other Expenses	\$ 136,889	\$ 41,236	\$ 1,310,688	\$ 303,787
Total Operations Expenses	\$ 246,447	\$ 27,163	\$ 2,158,020	\$ 134,917
Net Operations Income (Loss)	\$ (90,454)	\$ (48,605)	\$ (233,048)	\$ (51,882)

* Excludes Depreciation

Income Statement Report
Sudden Valley Community Association
ACC / Security

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4805 - Compliance Fees & Fines - ACC	300.00	0.00	300.00	2,136.56	0.00	2,136.56	0.00	(2,136.56)
4806 - BD Expense- ACC Fines	0.00	0.00	0.00	(22.79)	0.00	(22.79)	0.00	22.79
4810 - Compliance Fines - SEC	665.00	0.00	665.00	4,736.40	0.00	4,736.40	0.00	(4,736.40)
4811 - BD Expense- Sec Fines	(425.00)	0.00	(425.00)	(1,465.01)	0.00	(1,465.01)	0.00	1,465.01
Total Other AR Income	540.00	0.00	540.00	5,385.16	0.00	5,385.16	0.00	(5,385.16)
Other Income								
4295 - Security House Checks	0.00	0.00	0.00	1,047.50	0.00	1,047.50	0.00	(1,047.50)
4835 - Miscellaneous Income	400.00	0.00	400.00	410.00	0.00	410.00	0.00	(410.00)
Total Other Income	400.00	0.00	400.00	1,457.50	0.00	1,457.50	0.00	(1,457.50)
Total ACC / Security Income	940.00	0.00	940.00	6,842.66	0.00	6,842.66	0.00	(6,842.66)
Expense								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	32,984.00	1,500.00	31,484.00	42,090.18	13,500.00	28,590.18	18,000.00	(24,090.18)
6300 - Permits & Licenses	0.00	0.00	0.00	58.75	0.00	58.75	0.00	(58.75)
9005 - State B&O Tax	20.25	0.00	20.25	108.64	0.00	108.64	0.00	(108.64)
Total Regulatory Compliance	33,004.25	1,500.00	31,504.25	42,257.57	13,500.00	28,757.57	18,000.00	(24,257.57)
CC&Rs/ Mandates								
7097 - Professional Security Services	23,595.53	22,917.00	678.53	243,697.73	206,250.00	37,447.73	275,000.00	31,302.27
Total CC&Rs/ Mandates	23,595.53	22,917.00	678.53	243,697.73	206,250.00	37,447.73	275,000.00	31,302.27
Payroll & Benefits								
5300 - Salaries	6,145.57	2,947.00	3,198.57	37,247.46	20,629.00	16,618.46	29,470.00	(7,777.46)
5335 - Payroll Taxes- Employer	572.43	589.00	(16.57)	3,949.92	4,120.00	(170.08)	5,885.00	1,935.08
5385 - Payroll Benefits - Medical	698.31	495.00	203.31	698.31	3,465.00	(2,766.69)	4,950.00	4,251.69
Total Payroll & Benefits	7,416.31	4,031.00	3,385.31	41,895.69	28,214.00	13,681.69	40,305.00	(1,590.69)

Income Statement Report
Sudden Valley Community Association
ACC / Security

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	138.81	200.00	(61.19)	1,110.84	1,730.00	(619.16)	2,340.00	1,229.16
Total Utilities	138.81	200.00	(61.19)	1,110.84	1,730.00	(619.16)	2,340.00	1,229.16
Maintenance & Landscaping								
6515 - Building R&M	0.00	0.00	0.00	32.61	0.00	32.61	0.00	(32.61)
6675 - Equipment R&M	0.00	0.00	0.00	219.65	0.00	219.65	0.00	(219.65)
6765 - Small Tools & Equipment	83.18	0.00	83.18	149.04	0.00	149.04	0.00	(149.04)
6775 - Vehicle R&M	40.13	0.00	40.13	6,156.85	0.00	6,156.85	0.00	(6,156.85)
6785 - Vehicle Fuel	936.31	1,000.00	(63.69)	10,149.36	9,000.00	1,149.36	12,000.00	1,850.64
6795 - Other Supplies	9.99	0.00	9.99	2,072.60	0.00	2,072.60	0.00	(2,072.60)
6796 - Other R&M	0.00	100.00	(100.00)	48.92	900.00	(851.08)	1,200.00	1,151.08
Total Maintenance & Landscaping	1,069.61	1,100.00	(30.39)	18,829.03	9,900.00	8,929.03	13,200.00	(5,629.03)
Contracted & Professional Services								
6440 - Safety & Security Services	196.94	0.00	196.94	1,937.20	0.00	1,937.20	0.00	(1,937.20)
7095 - Other Professional Services	0.00	0.00	0.00	0.00	9,274.00	(9,274.00)	9,274.00	9,274.00
Total Contracted & Professional Services	196.94	0.00	196.94	1,937.20	9,274.00	(7,336.80)	9,274.00	7,336.80
Other Expenses								
9120 - Vandalism	0.00	0.00	0.00	2,062.88	0.00	2,062.88	0.00	(2,062.88)
Total Other Expenses	0.00	0.00	0.00	2,062.88	0.00	2,062.88	0.00	(2,062.88)
Total ACC / Security Expense	65,421.45	29,748.00	35,673.45	351,790.94	268,868.00	82,922.94	358,119.00	6,328.06
Total ACC / Security Income / (Loss)	(64,481.45)	(29,748.00)	(34,733.45)	(344,948.28)	(268,868.00)	(76,080.28)	(358,119.00)	(13,170.72)

Income Statement Report

Sudden Valley Community Association

Accounting

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4240 - Title & Recording Fees	3,125.00	1,667.00	1,458.00	24,075.00	15,000.00	9,075.00	20,000.00	(4,075.00)
4241 - BD Expense- Title Fees	(162.50)	0.00	(162.50)	194.59	0.00	194.59	0.00	(194.59)
4705 - NSF Service Fees	135.00	0.00	135.00	295.00	0.00	295.00	0.00	(295.00)
4706 - BD Expense- NSF Fees	(162.00)	0.00	(162.00)	(158.51)	0.00	(158.51)	0.00	158.51
Total Other AR Income	2,935.50	1,667.00	1,268.50	24,406.08	15,000.00	9,406.08	20,000.00	(4,406.08)
Total Accounting Income	2,935.50	1,667.00	1,268.50	24,406.08	15,000.00	9,406.08	20,000.00	(4,406.08)
Expense								
Administrative								
5015 - Bank Charges & Fees	20.00	0.00	20.00	576.50	0.00	576.50	0.00	(576.50)
5045 - Dues & Subscriptions	0.00	0.00	0.00	65.92	0.00	65.92	0.00	(65.92)
5120 - Cash Over/Short	0.00	0.00	0.00	17.87	0.00	17.87	0.00	(17.87)
5121 - Currency Gain/Loss	0.00	0.00	0.00	(35.94)	0.00	(35.94)	0.00	35.94
5210 - Printing & Copying	230.00	0.00	230.00	1,563.76	0.00	1,563.76	0.00	(1,563.76)
5399 - Payroll Service Fees	525.90	797.00	(271.10)	4,134.18	7,532.00	(3,397.82)	9,920.00	5,785.82
Total Administrative	775.90	797.00	(21.10)	6,322.29	7,532.00	(1,209.71)	9,920.00	3,597.71
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	60.28	120.00	(59.72)	120.00	59.72
7000 - Audit & Tax Services	0.00	2,500.00	(2,500.00)	25,355.00	22,500.00	2,855.00	30,000.00	4,645.00
9005 - State B&O Tax	47.93	65.00	(17.07)	369.99	585.00	(215.01)	780.00	410.01
Total Regulatory Compliance	47.93	2,565.00	(2,517.07)	25,785.27	23,205.00	2,580.27	30,900.00	5,114.73
CC&Rs/ Mandates								
5025 - Collection Charges	206.06	500.00	(293.94)	819.34		(2,880.66)	5,200.00	4,380.66
5040 - Transfer Fees	0.00	600.00	(600.00)	0.00	3,700.00 600.00	(600.00)	600.00	600.00
5215 - Postage	140.56	0.00	140.56	1,207.25	0.00	1,207.25	0.00	(1,207.25)
Total CC&Rs/ Mandates	346.62	1,100.00	(753.38)	2,026.59	4,300.00	(2,273.41)	5,800.00	3,773.41

Income Statement Report Sudden Valley Community Association Accounting

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5300 - Salaries	12,255.51	14,785.00	(2,529.49)	79,516.58	92,441.00	(12,924.42)	136,796.00	57,279.42
5335 - Payroll Taxes- Employer	1,109.17	1,598.00	(488.83)	8,323.43	9,989.00	(1,665.57)	14,783.00	6,459.57
5385 - Payroll Benefits - Medical	919.50	3,400.00	(2,480.50)	8,707.06	16,700.00	(7,992.94)	26,900.00	18,192.94
Total Payroll & Benefits	14,284.18	19,783.00	(5,498.82)	96,547.07	119,130.00	(22,582.93)	178,479.00	81,931.93
Utilities								
6050 - Utilities- Communications Service	60.00	61.00	(1.00)	360.03	547.00	(186.97)	720.00	359.97
Total Utilities	60.00	61.00	(1.00)	360.03	547.00	(186.97)	720.00	359.97
Contracted & Professional Services								
5125 - IT Support and Services	1,009.95	460.00	549.95	11,559.10	2,700.00	8,859.10	3,599.00	(7,960.10)
7095 - Other Professional Services	1,587.99	0.00	1,587.99	69,903.54	54,729.00	15,174.54	54,729.00	(15,174.54)
Total Contracted & Professional Services	2,597.94	460.00	2,137.94	81,462.64	57,429.00	24,033.64	58,328.00	(23,134.64)
Total Accounting Expense	18,112.57	24,766.00	(6,653.43)	212,503.89	212,143.00	360.89	284,147.00	71,643.11
Total Accounting Income / (Loss)	(15,177.07)	(23,099.00)	7,921.93	(188,097.81)	(197,143.00)	9,045.19	(264,147.00)	(76,049.19)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4806 - BD Expense- ACC Fines	(150.00)	0.00	(150.00)	(150.00)	0.00	(150.00)	0.00	150.00
4830 - Advertising Income	(51.86)	0.00	(51.86)	0.00	0.00	0.00	0.00	0.00
Total Other AR Income	(201.86)	0.00	(201.86)	(150.00)	0.00	(150.00)	0.00	150.00
Other Income								
4200 - Member Services Fees	0.00	0.00	0.00	481.63	0.00	481.63	0.00	(481.63)
4220 - Gate & Access Fees	0.00	0.00	0.00	30.00	0.00	30.00	0.00	(30.00)
4235 - Trash Compactor Service	6.55	0.00	6.55	6.55	0.00	6.55	0.00	(6.55)
4245 - Photocopy Income	18.00	0.00	18.00	22.60	0.00	22.60	0.00	(22.60)
4255 - Maps and Signs	112.44	200.00	(87.56)	1,265.40	1,800.00	(534.60)	2,400.00	1,134.60
4275 - Social/Recreation/Activity Fees	120.00	0.00	120.00	160.00	0.00	160.00	0.00	(160.00)
4835 - Miscellaneous Income	0.00	0.00	0.00	10.19	0.00	10.19	0.00	(10.19)
4840 - Non-Taxable Income	0.00	0.00	0.00	110.87	0.00	110.87	0.00	(110.87)
4870 - Member Donation Income	193.00	0.00	193.00	930.00	0.00	930.00	0.00	(930.00)
Total Other Income	449.99	200.00	249.99	3,017.24	1,800.00	1,217.24	2,400.00	(617.24)
Total SVCA Operations- Admin Income	248.13	200.00	48.13	2,867.24	1,800.00	1,067.24	2,400.00	(467.24)
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	317.14	0.00	317.14	0.00	(317.14)
5015 - Bank Charges & Fees	226.67	431.00	(204.33)	2,339.82	3,872.00	(1,532.18)	5,162.00	2,822.18
5045 - Dues & Subscriptions	59.47	67.00	(7.53)	602.41	600.00	2.41	800.00	197.59
5090 - Office Supplies	807.57	1,000.00	(192.43)	19,545.91	9,000.00	10,545.91	12,000.00	(7,545.91)
5100 - GM Discretionary Funds	240.71	833.00	(592.29)	5,301.95	7,500.00	(2,198.05)	10,000.00	4,698.05
5107 - Advertising Costs	7.14	1,400.00	(1,392.86)	480.40	2,800.00	(2,319.60)	7,000.00	6,519.60
5120 - Cash Over/Short	0.05	0.00	0.05	285.05	0.00	285.05	0.00	(285.05)
5205 - Events Charges	619.60	0.00	619.60	5,513.54	4,210.00	1,303.54	5,710.00	196.46
5210 - Printing & Copying	1,156.75	263.00	893.75	4,604.82	2,367.00	2,237.82	3,156.00	(1,448.82)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5227 - Training & Conferences	981.00	50.00	931.00	1,760.89	450.00	1,310.89	600.00	(1,160.89)
Total Administrative	4,098.96	4,044.00	54.96	40,751.93	30,799.00	9,952.93	44,428.00	3,676.07
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	732.15	0.00	732.15	0.00	(732.15)
9005 - State B&O Tax	8.84	(10.00)	18.84	15.71	(90.00)	105.71	(120.00)	(135.71)
Total Regulatory Compliance	8.84	(10.00)	18.84	747.86	(90.00)	837.86	(120.00)	(867.86)
CC&Rs/ Mandates								
5003 - Annual Meetings	6,101.28	6,100.00	1.28	6,166.50	12,200.00	(6,033.50)	12,200.00	6,033.50
5020 - Board Support	300.88	167.00	133.88	2,324.33	1,500.00	824.33	2,000.00	(324.33)
5115 - Web Site Maintenance	90.00	300.00	(210.00)	230.00	1,200.00	(970.00)	2,100.00	1,870.00
5215 - Postage	56.73	325.00	(268.27)	1,126.91	975.00	151.91	2,200.00	1,073.09
Total CC&Rs/ Mandates	6,548.89	6,892.00	(343.11)	9,847.74	15,875.00	(6,027.26)	18,500.00	8,652.26
Payroll & Benefits								
5300 - Salaries	16,253.95	18,918.00	(2,664.05)	123,122.98	179,724.00	(56,601.02)	236,478.00	113,355.02
5335 - Payroll Taxes- Employer	1,378.24	2,091.00	(712.76)	11,853.91	19,868.00	(8,014.09)	26,141.00	14,287.09
5385 - Payroll Benefits - Medical	396.22	4,250.00	(3,853.78)	3,452.78	24,350.00	(20,897.22)	37,950.00	34,497.22
Total Payroll & Benefits	18,028.41	25,259.00	(7,230.59)	138,429.67	223,942.00	(85,512.33)	300,569.00	162,139.33
Utilities								
6033 - Utilities- Electricity	322.29	0.00	322.29	322.29	0.00	322.29	0.00	(322.29)
6050 - Utilities- Communications Service	180.00	125.00	55.00	1,020.00	1,093.00	(73.00)	1,440.00	420.00
Total Utilities	502.29	125.00	377.29	1,342.29	1,093.00	249.29	1,440.00	97.71
Maintenance & Landscaping								
6675 - Equipment R&M	163.05	0.00	163.05	2,050.96	0.00	2,050.96	0.00	(2,050.96)
6775 - Vehicle R&M	0.00	0.00	0.00	(110.66)	0.00	(110.66)	0.00	110.66
6785 - Vehicle Fuel	30.56	0.00	30.56	701.50	0.00	701.50	0.00	(701.50)
6795 - Other Supplies	0.00	0.00	0.00	(313.57)	0.00	(313.57)	0.00	313.57

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6796 - Other R&M	0.00	0.00	0.00	29.35	0.00	29.35	0.00	(29.35)
Total Maintenance & Landscaping	193.61	0.00	193.61	2,357.58	0.00	2,357.58	0.00	(2,357.58)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	506.54	437.00	69.54	4,479.44	3,930.00	549.44	5,240.00	760.56
5125 - IT Support and Services	2,631.00	2,160.00	471.00	27,719.83	19,442.00	8,277.83	25,923.00	(1,796.83)
7005 - Consulting Services	0.00	0.00	0.00	1,001.00	0.00	1,001.00	0.00	(1,001.00)
7095 - Other Professional Services	5,438.20	1,872.00	3,566.20	141,939.06	70,056.00	71,883.06	71,928.00	(70,011.06)
Total Contracted & Professional Services	8,575.74	4,469.00	4,106.74	175,139.33	93,428.00	81,711.33	103,091.00	(72,048.33)
Total SVCA Operations- Admin Expense	37,956.74	40,779.00	(2,822.26)	368,616.40	365,047.00	3,569.40	467,908.00	99,291.60
Total SVCA Operations- Admin Income / (Loss)	(37,708.61)	(40,579.00)	2,870.39	(365,749.16)	(363,247.00)	(2,502.16)	(465,508.00)	(99,758.84)

Income Statement Report
Sudden Valley Community Association
Common Costs

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessment Income- Ops								
4000 - Member Assessments	115,639.08	120,121.00	(4,481.92)	1,089,648.99	1,081,094.00	8,554.99	1,441,459.00	351,810.01
4001 - BD Expense- 2015 Ops	(35,256.62)	(18,018.00)	(17,238.62)	(103,635.18)	(162,164.00)	58,528.82	(216,219.00)	(112,583.82)
Total Dues and Assessment Income- Ops	80,382.46	102,103.00	(21,720.54)	986,013.81	918,930.00	67,083.81	1,225,240.00	239,226.19
Other AR Income								
4830 - Advertising Income	2,563.31	2,375.00	188.31	24,097.26	21,375.00	2,722.26	28,500.00	4,402.74
4831 - BD Expense- Views Ads	(1,667.00)	-	(1,667.00)	(2,745.00)	-	(2,745.00)	-	2,745.00
Total Other AR Income	896.31	2,375.00	(1,478.69)	21,352.26	21,375.00	(22.74)	28,500.00	7,147.74
Investment Income								
4900 - Interest Earned - Operating Accounts	17.66	-	17.66	198.82	-	198.82	-	(198.82)
Total Investment Income	17.66	-	17.66	198.82	-	198.82	-	(198.82)
Total Common Costs Income	81,296.43	104,478.00	(23,181.57)	1,007,564.89	940,305.00	67,259.89	1,253,740.00	246,175.11
Expense								
Administrative								
4999 - Cashiering Clearing Account	45.00	-	45.00	751.40	-	751.40	-	(751.40)
5015 - Bank Charges & Fees	-	-	-	109.90	-	109.90	-	(109.90)
5120 - Cash Over/Short	-	-	-	(113.94)	-	(113.94)	-	113.94
5121 - Currency Gain/Loss	273.65	-	273.65	427.39	-	427.39	-	(427.39)
Total Administrative	318.65	-	318.65	1,174.75	-	1,174.75	-	(1,174.75)
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	343.48	-	343.48	-	(343.48)
9015 - Property/Real Estate Tax	342.69	-	342.69	16,460.26	18,590.00	(2,129.74)	34,991.00	18,530.74
9005 - State B&O Tax	11.85	10.00	1.85	111.10	90.00	21.10	120.00	8.90
Total Regulatory Compliance	354.54	10.00	344.54	16,914.84	18,680.00	(1,765.16)	35,111.00	18,196.16
CC&Rs/ Mandates								
5216 - Postage- Views	1,398.53	1,000.00	398.53	9,699.96	9,000.00	699.96	12,000.00	2,300.04
5225 - Newsletter Services	4,085.34	5,200.00	(1,114.66)	37,646.74	46,800.00	(9,153.26)	62,400.00	24,753.26
Total CC&Rs/ Mandates	5,483.87	6,200.00	(716.13)	47,346.70	55,800.00	(8,453.30)	74,400.00	27,053.30
Insurance								
5400 - Insurance Premiums	6,978.86	7,615.00	(636.14)	65,108.08	68,531.00	(3,422.92)	91,374.00	26,265.92
Total Insurance	6,978.86	7,615.00	(636.14)	65,108.08	68,531.00	(3,422.92)	91,374.00	26,265.92

Income Statement Report
Sudden Valley Community Association
Common Costs

September 01, 2015 thru September 30, 2015

	<u>Current Period</u>			<u>Year to Date (9 months)</u>			<u>Annual Budget</u>	<u>Budget Remaining</u>
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>		
Contracted & Professional Services								
7020 - Legal Services	-	2,500.00	(2,500.00)	30,249.62	22,500.00	7,749.62	30,000.00	(249.62)
Total Contracted & Professional Services	-	2,500.00	(2,500.00)	30,249.62	22,500.00	7,749.62	30,000.00	(249.62)
Total Common Costs Expense	13,135.92	16,325.00	(3,189.08)	160,793.99	165,511.00	(4,717.01)	230,885.00	70,091.01
Total Common Costs Income/ (Loss)	68,160.51	88,153.00	(19,992.49)	846,770.90	774,794.00	71,976.90	1,022,855.00	176,084.10

Income Statement Report
Sudden Valley Community Association
Facilities
September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Rental Income								
4410 - Area Z Storage Rental Income	97.10	1,548.00	(1,450.90)	15,010.44	13,925.00	1,085.44	18,566.00	3,555.56
4412 - BD Expense- Area Z	200.00	-	200.00	(830.41)	-	(830.41)	-	830.41
Total Rental Income	297.10	1,548.00	(1,250.90)	14,180.03	13,925.00	255.03	18,566.00	4,385.97
Rental Income - Other								
4400 - Facility Rentals	1,256.00	931.00	325.00	3,336.00	8,379.00	(5,043.00)	11,172.00	7,836.00
4435 - Lease Income - Health Club	202.00	101.00	101.00	912.00	812.00	100.00	1,115.00	203.00
4430 - Lease Income - Restaurant	2,710.00	3,210.00	(500.00)	19,710.00	22,710.00	(3,000.00)	32,340.00	12,630.00
4439 - Lease Income- Library	281.00	-	281.00	2,248.00	-	2,248.00	-	(2,248.00)
Total Rental Income - Other	4,449.00	4,242.00	207.00	26,206.00	31,901.00	(5,695.00)	44,627.00	18,421.00
Other Income								
4225 - Pools Income	-	-	-	45.00	-	45.00	-	(45.00)
4250 - Adult Center Pool Fees	-	-	-	2,130.21	-	2,130.21	-	(2,130.21)
Total Other Income	-	-	-	2,175.21	-	2,175.21	-	(2,175.21)
Total Facilities Income	4,746.10	5,790.00	(1,043.90)	42,561.24	45,826.00	(3,264.76)	63,193.00	20,631.76
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	214.10	-	214.10	-	(214.10)
7110 - Regulatory Compliance	209.34	-	209.34	1,748.14	-	1,748.14	-	(1,748.14)
9005 - State B&O Tax	71.08	(30.00)	101.08	612.60	(180.00)	792.60	(270.00)	(882.60)
Total Regulatory Compliance	280.42	(30.00)	310.42	2,574.84	(180.00)	2,754.84	(270.00)	(2,844.84)
Payroll & Benefits								
5300 - Salaries	1,603.80	-	1,603.80	16,516.95	-	16,516.95	-	(16,516.95)
5335 - Payroll Taxes- Employer	143.77	-	143.77	1,860.39	-	1,860.39	-	(1,860.39)
Payroll & Benefits Total	1,747.57	-	1,747.57	18,377.34	-	18,377.34	-	(18,377.34)
Utilities								
6000 - Utilities	581.07	-	581.07	838.66	-	838.66	-	(838.66)
6005 - Utilities- Natural Gas	351.73	1,070.00	(718.27)	6,781.71	11,690.00	(4,908.29)	15,190.00	8,408.29
6023 - Utilities- Water & Sewer	-	1,262.00	(1,262.00)	13,211.87	15,855.00	(2,643.13)	21,140.00	7,928.13

Income Statement Report
Sudden Valley Community Association
Facilities

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
6033 - Utilities- Electricity	1,356.68	2,085.00	(728.32)	17,415.95	19,788.00	(2,372.05)	25,890.00	8,474.05
6035 - Utilities- Trash & Recycling Service	832.34	237.00	595.34	6,515.18	2,130.00	4,385.18	2,840.00	(3,675.18)
6050 - Utilities- Communications Service	636.98	1,198.00	(561.02)	14,139.80	10,708.00	3,431.80	14,300.00	160.20
Total Utilities	3,758.80	5,852.00	(2,093.20)	58,903.17	60,171.00	(1,267.83)	79,360.00	20,456.83
Maintenance & Landscaping								
6438 - Pool Management	393.10	-	393.10	393.10	-	393.10	-	(393.10)
6515 - Building R&M	(138.86)	542.00	(680.86)	24,065.15	4,875.00	19,190.15	6,500.00	(17,565.15)
6675 - Equipment R&M	-	-	-	146.48	-	146.48	-	(146.48)
6795 - Other Supplies	-	-	-	348.88	-	348.88	-	(348.88)
Maintenance & Landscaping Total	254.24	542.00	(287.76)	24,953.61	4,875.00	20,078.61	6,500.00	(18,453.61)
Contracted & Professional Services								
6402 - Building Maintenance Services	-	-	-	-	-	-	-	-
6440 - Safety & Security Services	-	105.00	(105.00)	3,217.35	945.00	2,272.35	1,260.00	(1,957.35)
Contracted & Professional Services Total	-	105.00	(105.00)	3,217.35	945.00	2,272.35	1,260.00	(1,957.35)
Total Facilities Expense	6,041.03	6,469.00	(427.97)	108,026.31	65,811.00	42,215.31	86,850.00	(21,176.31)
Total Facilities Income / (Loss)	(1,294.93)	(679.00)	(615.93)	(65,465.07)	(19,985.00)	(45,480.07)	(23,657.00)	41,808.07

Income Statement Report Sudden Valley Community Association Maintenance

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5015 - Bank Charges & Fees	0.00	0.00	0.00	6.14	0.00	6.14	0.00	(6.14)
5210 - Printing & Copying	0.00	10.00	(10.00)	0.00	90.00	(90.00)	120.00	120.00
Total Administrative	0.00	10.00	(10.00)	6.14	90.00	(83.86)	120.00	113.86
Regulatory Compliance								
6300 - Permits & Licenses	197.00	200.00	(3.00)	323.75	1,550.00	(1,226.25)	1,900.00	1,576.25
Total Regulatory Compliance	197.00	200.00	(3.00)	323.75	1,550.00	(1,226.25)	1,900.00	1,576.25
Payroll & Benefits								
5300 - Salaries	18,493.45	18,194.00	299.45	133,760.22	162,256.00	(28,495.78)	211,117.00	77,356.78
5335 - Payroll Taxes- Employer	2,413.83	2,854.00	(440.17)	19,482.48	25,691.00	(6,208.52)	34,255.00	14,772.52
5385 - Payroll Benefits - Medical	1,172.49	4,383.00	(3,210.51)	10,325.05	39,450.00	(29,124.95)	52,600.00	42,274.95
Total Payroll & Benefits	22,079.77	25,431.00	(3,351.23)	163,567.75	227,397.00	(63,829.25)	297,972.00	134,404.25
Utilities								
6050 - Utilities- Communications Service	120.00	120.00	0.00	1,065.00	1,080.00	(15.00)	1,440.00	375.00
Total Utilities	120.00	120.00	0.00	1,065.00	1,080.00	(15.00)	1,440.00	375.00
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	500.00	(500.00)	657.56	2,900.00	(2,242.44)	3,000.00	2,342.44
6515 - Building R&M	46.10	125.00	(78.90)	(4,233.05)	1,125.00	(5,358.05)	1,500.00	5,733.05
6610 - Raw Materials	398.31	0.00	398.31	398.31	0.00	398.31	0.00	(398.31)
6621 - Raw Materials: Sand & Gravel	0.00	292.00	(292.00)	1,767.25	2,625.00	(857.75)	3,500.00	1,732.75
6635 - Janitorial Supplies	716.89	1,000.00	(283.11)	8,376.88	9,000.00	(623.12)	12,000.00	3,623.12
6675 - Equipment R&M	2,049.30	100.00	1,949.30	7,472.01	3,500.00	3,972.01	4,500.00	(2,972.01)
6765 - Small Tools & Equipment	49.72	488.00	(438.28)	2,757.42	4,388.00	(1,630.58)	5,850.00	3,092.58
6775 - Vehicle R&M	0.00	833.00	(833.00)	6,094.21	7,500.00	(1,405.79)	10,000.00	3,905.79
6785 - Vehicle Fuel	1,373.65	1,283.00	90.65	8,241.10	11,550.00	(3,308.90)	15,400.00	7,158.90
6795 - Other Supplies	172.24	0.00	172.24	9,190.79	0.00	9,190.79	0.00	(9,190.79)

Income Statement Report Sudden Valley Community Association Maintenance

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6796 - Other R&M	0.00	365.00	(365.00)	1,786.60	3,284.00	(1,497.40)	4,378.00	2,591.40
Total Maintenance & Landscaping	4,806.21	4,986.00	(179.79)	42,509.08	45,872.00	(3,362.92)	60,128.00	17,618.92
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	371.07	0.00	371.07	0.00	(371.07)
6408 - Uniform and Laundry Service	39.36	142.00	(102.64)	913.77	1,275.00	(361.23)	1,700.00	786.23
6440 - Safety & Security Services	341.96	292.00	49.96	5,573.17	2,625.00	2,948.17	3,500.00	(2,073.17)
6442 - Snow Removal Services	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
7095 - Other Professional Services	4,529.77	3,575.00	954.77	52,317.11	33,962.00	18,355.11	44,684.00	(7,633.11)
Total Contracted & Professional Services	4,911.09	4,009.00	902.09	59,175.12	37,862.00	21,313.12	53,884.00	(5,291.12)
Total Maintenance Expense	32,114.07	34,756.00	(2,641.93)	266,646.84	313,851.00	(47,204.16)	415,444.00	148,797.16
Total Maintenance Income / (Loss)	(32,114.07)	(34,756.00)	2,641.93	(266,646.84)	(313,851.00)	47,204.16	(415,444.00)	(148,797.16)

Income Statement Report
Sudden Valley Community Association
Golf

September 01, 2015 thru September 30, 2015

	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	1,821.72	-	1,821.72	211,488.10	239,475.00	(27,986.90)	239,475.00	27,986.90
4151 - BD Expense- Golf	(3,509.45)	-	(3,509.45)	(4,129.10)	-	(4,129.10)	-	4,129.00
4154 - Golf Course Daily Greens Fees	50,268.62	49,000.00	1,268.62	364,293.97	358,549.00	5,744.97	379,349.00	15,055.00
4170 - Driving Range Fees	2,206.24	2,300.00	(93.76)	21,972.36	19,034.00	2,938.36	20,034.00	(1,938.00)
4174 - Golf Cart Rental	14,411.82	14,000.00	411.82	108,098.37	102,487.00	5,611.37	108,187.00	89.00
4176 - Golf Club Storage	-	-	-	1,361.38	1,566.00	(204.62)	1,566.00	205.00
4178 - Trail Fees	114.50	-	114.50	16,308.71	10,712.00	5,596.71	10,712.00	(5,597.00)
Total Golf Income	65,313.45	65,300.00	13.45	719,393.79	731,823.00	(12,429.21)	759,323.00	39,929.90
Other Income								
4870 - Member Donation Income	-	-	-	1,365.51	-	1,365.51	-	(1,366.00)
Total Other Income	-	-	-	1,365.51	-	1,365.51	-	(1,366.00)
Total Golf Income	65,313.45	65,300.00	13.45	720,759.30	731,823.00	(11,063.70)	759,323.00	38,563.90
Expense								
Administrative								
5107 - Advertising Costs	1,510.94	-	1,510.94	6,376.50	3,676.00	2,700.50	3,676.00	(2,701.00)
5015 - Bank Charges & Fees	2,086.35	1,900.00	186.35	12,496.13	10,720.00	1,776.13	12,845.00	349.00
5120 - Cash Over/Short	-	-	-	12.93	-	12.93	-	(13.00)
5045 - Dues & Subscriptions	285.00	235.00	50.00	19,079.80	18,540.00	539.80	20,845.00	1,765.00
5205 - Events Charges	1,974.00	-	1,974.00	5,065.06	1,200.00	3,865.06	1,600.00	(3,465.00)
5000 - General Administrative	-	-	-	835.15	-	835.15	-	(835.00)
5090 - Office Supplies	-	200.00	(200.00)	1.92	1,350.00	(1,348.08)	1,620.00	1,618.00
5210 - Printing & Copying	-	10.00	(10.00)	301.63	3,070.00	(2,768.37)	3,100.00	2,798.00
5227 - Training & Conferences	-	-	-	345.00	-	345.00	-	(345.00)
Total Administrative	5,856.29	2,345.00	3,511.29	44,514.12	38,556.00	5,958.12	43,686.00	(829.00)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	515.38	-	515.38	-	(515.00)
6300 - Permits & Licenses	25.00	-	25.00	25.00	300.00	(275.00)	550.00	525.00
9005 - State B&O Tax	320.39	310.00	10.39	3,408.32	3,390.00	18.32	3,530.00	122.00
Total Regulatory Compliance	345.39	310.00	35.39	3,948.70	3,690.00	258.70	4,080.00	132.00

Income Statement Report
Sudden Valley Community Association
Golf

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
CC&Rs/ Mandates								
5215 - Postage	0.96	60.00	(59.04)	559.67	540.00	19.67	720.00	160.00
CC&Rs/ Mandates Total	0.96	60.00	(59.04)	559.67	540.00	19.67	720.00	160.00
Payroll & Benefits								
5385 - Payroll Benefits - Medical	2,922.65	5,100.00	(2,177.35)	28,794.03	44,400.00	(15,605.97)	59,700.00	30,906.00
5335 - Payroll Taxes- Employer	4,712.57	5,034.00	(321.43)	40,927.66	42,175.00	(1,247.34)	52,978.00	12,050.00
5300 - Salaries	38,366.89	38,993.00	(626.11)	318,792.20	330,944.00	(12,151.80)	417,847.00	99,055.00
Total Payroll & Benefits	46,002.11	49,127.00	(3,124.89)	388,513.89	417,519.00	(29,005.11)	530,525.00	142,011.00
Insurance								
5400 - Insurance Premiums	332.85	997.00	(664.15)	3,094.91	8,973.00	(5,878.09)	13,764.00	10,669.00
Total Insurance	332.85	997.00	(664.15)	3,094.91	8,973.00	(5,878.09)	13,764.00	10,669.00
Utilities								
6050 - Utilities- Communications Service	178.68	400.00	(221.32)	2,959.32	3,530.00	(570.68)	4,700.00	1,741.00
6033 - Utilities- Electricity	1,603.80	1,600.00	3.80	15,124.23	18,900.00	(3,775.77)	24,000.00	8,876.00
6005 - Utilities- Natural Gas	216.72	210.00	6.72	3,041.25	3,100.00	(58.75)	4,050.00	1,009.00
6023 - Utilities- Water & Sewer	-	-	-	8,320.27	5,540.00	2,780.27	7,470.00	(850.00)
6035 - Utilities- Trash & Recycling Service	212.37	210.00	2.37	1,908.65	1,890.00	18.65	2,520.00	611.00
Total Utilities	2,211.57	2,420.00	(208.43)	31,353.72	32,960.00	(1,606.28)	42,740.00	11,387.00
Maintenance & Landscaping								
6515 - Building R&M	-	200.00	(200.00)	927.24	1,650.00	(722.76)	1,800.00	873.00
6675 - Equipment R&M	1,550.21	1,850.00	(299.79)	31,785.43	19,100.00	12,685.43	24,450.00	(7,335.00)
6555 - Equipment Rental/Repair & Maintenance	-	-	-	623.74	-	623.74	-	(624.00)
7492 - Golf Maint - Equipment Repair/Maint	-	-	-	377.63	-	377.63	-	(378.00)
6635 - Janitorial Supplies	14.91	25.00	(10.09)	37.38	125.00	(87.62)	150.00	113.00
6110 - Landscape R&M	4,233.26	100.00	4,133.26	48,584.79	6,700.00	41,884.79	7,150.00	(41,435.00)
6796 - Other R&M	-	-	-	910.71	2,000.00	(1,089.29)	2,000.00	1,089.00
6795 - Other Supplies	1,673.73	100.00	1,573.73	14,375.95	5,400.00	8,975.95	5,600.00	(8,776.00)
6610 - Raw Materials	4,038.54	4,000.00	38.54	20,940.85	49,100.00	(28,159.15)	61,100.00	40,159.00
6621 - Raw Materials: Sand & Gravel	1,365.08	1,200.00	165.08	8,191.74	13,600.00	(5,408.26)	20,300.00	12,108.00
6765 - Small Tools & Equipment	50.22	100.00	(49.78)	3,002.65	2,400.00	602.65	2,700.00	(303.00)
6785 - Vehicle Fuel	1,541.65	2,300.00	(758.35)	15,298.07	19,450.00	(4,151.93)	23,950.00	8,652.00
6775 - Vehicle R&M	486.51	411.00	75.51	2,747.58	3,091.00	(343.42)	3,900.00	1,152.00
Total Maintenance & Landscaping	14,954.11	10,286.00	4,668.11	147,803.76	122,616.00	25,187.76	153,100.00	5,295.00

Income Statement Report
Sudden Valley Community Association
Golf

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Contracted & Professional Services								
5085 - Equipment Lease & Rental	197.83	80.00	117.83	3,931.36	720.00	3,211.36	960.00	(2,971.00)
6440 - Safety & Security Services	424.39	25.00	399.39	920.29	325.00	595.29	450.00	(470.00)
6408 - Uniform and Laundry Service	288.13	180.00	108.13	2,514.64	1,613.00	901.64	2,150.00	(365.00)
Total Contracted & Professional Services	910.35	285.00	625.35	7,366.29	2,658.00	4,708.29	3,560.00	(3,806.00)
Total Golf Expense	70,613.63	65,830.00	4,783.63	627,155.06	627,512.00	(356.94)	792,175.00	165,019.00
Total Golf Income / (Loss)	(5,300.18)	(530.00)	(4,770.18)	93,604.24	104,311.00	(10,706.76)	(32,852.00)	(126,455.10)

Income Statement Report
Sudden Valley Community Association
Marina/Parks/Beaches

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	4,385.84	10,345.00	(5,959.16)	10,345.00	5,959.16
4420 - Marina Dry Slip Income	360.00	0.00	360.00	45,260.00	29,450.00	15,810.00	29,450.00	(15,810.00)
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	66,060.00	67,388.00	(1,328.00)	67,388.00	1,328.00
4426 - BD Expense- Marina	0.00	0.00	0.00	1,191.02	0.00	1,191.02	0.00	(1,191.02)
Total Marina Income	360.00	0.00	360.00	116,896.86	107,183.00	9,713.86	107,183.00	(9,713.86)
Rental Income - Other								
4400 - Facility Rentals	20.00	0.00	20.00	200.00	0.00	200.00	0.00	(200.00)
4411 - Picnic Shelter Rentals	185.00	0.00	185.00	1,135.00	0.00	1,135.00	0.00	(1,135.00)
Total Rental Income - Other	205.00	0.00	205.00	1,335.00	0.00	1,335.00	0.00	(1,335.00)
Other Income								
4220 - Gate & Access Fees	50.00	0.00	50.00	1,830.00	0.00	1,830.00	0.00	(1,830.00)
Total Other Income	50.00	0.00	50.00	1,830.00	0.00	1,830.00	0.00	(1,830.00)
Total Marina/Parks/Beaches Income	615.00	0.00	615.00	120,061.86	107,183.00	12,878.86	107,183.00	(12,878.86)
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	1,631.05	0.00	1,631.05	0.00	(1,631.05)
9005 - State B&O Tax	7.05	0.00	7.05	1,796.03	(1,610.00)	3,406.03	(1,610.00)	(3,406.03)
Total Regulatory Compliance	7.05	0.00	7.05	3,427.08	(1,610.00)	5,037.08	(1,610.00)	(5,037.08)
Utilities								
6023 - Utilities- Water & Sewer	0.00	210.00	(210.00)	855.31	1,890.00	(1,034.69)	2,520.00	1,664.69
6033 - Utilities- Electricity	51.87	40.00	11.87	785.79	920.00	(134.21)	1,130.00	344.21
6050 - Utilities- Communications Service	141.28	110.00	31.28	1,081.90	910.00	171.90	1,250.00	168.10
Total Utilities	193.15	360.00	(166.85)	2,723.00	3,720.00	(997.00)	4,900.00	2,177.00
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	6,025.94	0.00	6,025.94	0.00	(6,025.94)

Income Statement Report Sudden Valley Community Association Marina/Parks/Beaches

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6515 - Building R&M	0.00	0.00	0.00	2,626.76	0.00	2,626.76	0.00	(2,626.76)
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	785.84	0.00	785.84	0.00	(785.84)
6675 - Equipment R&M	468.72	0.00	468.72	1,646.37	0.00	1,646.37	0.00	(1,646.37)
6795 - Other Supplies	0.00	0.00	0.00	1,334.29	0.00	1,334.29	0.00	(1,334.29)
6796 - Other R&M	0.00	0.00	0.00	130.07	0.00	130.07	0.00	(130.07)
Total Maintenance & Landscaping	468.72	0.00	468.72	12,549.27	0.00	12,549.27	0.00	(12,549.27)
Total Marina/Parks/Beaches Expense	668.92	360.00	308.92	18,699.35	2,110.00	16,589.35	3,290.00	(15,409.35)
Total Marina/Parks/Beaches Income / (Loss)	(53.92)	(360.00)	306.08	101,362.51	105,073.00	(3,710.49)	103,893.00	2,530.49

Income Statement Report
Sudden Valley Community Association
Pool/Health Club

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Rental Income - Other								
4435 - Lease Income - Health Club	(101.00)	0.00	(101.00)	(101.00)	0.00	(101.00)	0.00	101.00
Total Rental Income - Other	(101.00)	0.00	(101.00)	(101.00)	0.00	(101.00)	0.00	101.00
Other Income								
4250 - Adult Center Pool Fees	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
Total Other Income	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
Total Pool/Health Club Income	(101.00)	0.00	(101.00)	(91.00)	0.00	(91.00)	0.00	91.00
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	481.50	0.00	481.50	0.00	(481.50)
9005 - State B&O Tax	0.00	0.00	0.00	32.78	0.00	32.78	0.00	(32.78)
Total Regulatory Compliance	0.00	0.00	0.00	514.28	0.00	514.28	0.00	(514.28)
Utilities								
6000 - Utilities	(2,141.84)	0.00	(2,141.84)	(2,336.03)	0.00	(2,336.03)	0.00	2,336.03
6005 - Utilities- Natural Gas	(32.64)	0.00	(32.64)	3,783.81	0.00	3,783.81	0.00	(3,783.81)
6050 - Utilities- Communications Service	0.16	0.00	0.16	255.69	0.00	255.69	0.00	(255.69)
Total Utilities	(2,174.32)	0.00	(2,174.32)	1,703.47	0.00	1,703.47	0.00	(1,703.47)
Maintenance & Landscaping								
6515 - Building R&M	0.00	250.00	(250.00)	2,223.69	2,250.00	(26.31)	3,000.00	776.31
6795 - Other Supplies	0.00	0.00	0.00	605.49	0.00	605.49	0.00	(605.49)
Total Maintenance & Landscaping	0.00	250.00	(250.00)	2,829.18	2,250.00	579.18	3,000.00	170.82

Income Statement Report Sudden Valley Community Association Pool/Health Club

September 01, 2015 thru September 30, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted & Professional Services								
6438 - Pool Management	4,557.06	0.00	4,557.06	38,739.68	0.00	38,739.68	0.00	(38,739.68)
Total Contracted & Professional Services	4,557.06	0.00	4,557.06	38,739.68	0.00	38,739.68	0.00	(38,739.68)
Total Pool/Health Club Expense	2,382.74	250.00	2,132.74	43,786.61	2,250.00	41,536.61	3,000.00	(40,786.61)
Total Pool/Health Club Income / (Loss)	(2,483.74)	(250.00)	(2,233.74)	(43,877.61)	(2,250.00)	(41,627.61)	(3,000.00)	40,877.61