

**Sudden Valley Community Association
Balance Sheet
December 31, 2015**

Unaudited
Dec 31, 2015

Operations

Current Assets

Operating Cash	\$97,038
Building Completion Deposit Fund	46,500
Member Receivables	92
Other Receivables	3,043
Prepaid Expenses	50,009
Inventory	7,748
Total Current Assets	204,430

Current Liabilities

Accounts Payable	(\$70,209)
Prepaid Assessments	(115,046)
Building Completion Deposits	(46,500)
Other Refundable Deposits	(5,663)
Prepaid Golf Memberships	(35,648)
Total Current Liabilities	(273,066)

Net Operating Assets (\$68,636)

Capital Reserve Funds

CRRRF Reserve Fund	\$1,175,068
Major Repair & Replacement Fund	-
Roads Reserve Fund	1,294,236
Density Reduction Fund	146,833
Mailbox Fund	4,422
Total Capital Reserve Funds	2,620,559

Operating Reserve Funds

Emergency Operating Cash	350,952
Undesignated Reserves	61,070
Total Operating Reserves	412,022

Capital Assets

Fixed Assets	8,446,517
Lots Held for Sale	279,083
Total Capital Assets	8,725,600

Long Term Liabilities

Capital Lease	(98,941)
Total Long Term Liabilities	(98,941)

NET ASSETS \$11,590,604

Member Equity

Member Equity

Current Year Net Loss: Operations	(\$449,039)
Current Year Net Income: Capital	509,707
Retained Earnings	4,410,753
Capital	7,119,183
TOTAL MEMBER EQUITY	\$11,590,604

* 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 December 31, 2015 the balance of receivables written off under this policy were \$1,091,498.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED

	<u>Current Month - December 2015</u>			<u>Year to Date - 12 Months Ending 12/31/2015</u>		
	Operations Better / (Worse)		Reserves	Operations Better / (Worse)		Reserves
	Operations	Spending Plan		Operations	Spending Plan	
REVENUE						
Dues and Assessment Income	\$ 116,948	\$ 14,844	\$ 102,301	\$ 1,332,055	\$ 106,815	\$ 1,284,238
Golf Income	8,693	2,993	-	766,417	7,094	-
Marina Income	330	330	-	117,227	10,044	-
Legal & Collections Income	-	-	11,443	-	-	171,481
Other Income	3,230	(1,012)	6,218	76,964	26,063	14,830
Rental Income - Other	3,114	(1,128)	-	37,373	(7,254)	-
Rental Income- Area Z	405	(1,142)	-	18,743	177	-
Investment Income	7	7	119	232	231	1,068
Total Revenue	\$ 132,727	\$ 14,892	\$ 120,081	\$ 2,349,011	\$ 143,170	\$ 1,471,617
EXPENSES						
Salaries & Benefits	\$ 137,778	\$ (28,793)	\$ -	\$ 1,176,684	\$ 171,166	\$ -
Contracted & Professional Services	7,733	3,574	87,717	461,131	(201,735)	153,525
CC&Rs/ Mandates	25,797	4,673	1,772	409,084	(34,664)	10,640
Maintenance & Landscaping	21,131	(7,554)	-	312,215	(76,287)	-
Utilities	15,681	(5,346)	-	148,714	(15,774)	-
Administrative	8,988	(1,946)	-	111,262	(13,108)	-
Regulatory Compliance	(34,174)	38,539	167	85,556	2,435	3,793
Insurance Premiums	8,514	1,897	-	91,341	13,797	-
Other Expenses	-	-	-	2,063	(2,063)	-
Capital Lease Interest Expense	-	-	388	-	-	5,238
Depreciation Expense	-	-	288,907	-	-	788,714
Total Expenses	\$ 191,448	\$ 5,044	\$ 378,951	\$ 2,798,050	\$ (156,233)	\$ 961,910
Net Income (Loss)	\$ (58,721)	\$ 19,936	\$ (258,870)	\$ (449,039)	\$ (13,063)	\$ 509,707

**Sudden Valley Community Association
Reserve Cash Balance & Activity**

12 Months Actual

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	453,664	4,364	650,089	34	894	-	308,013	1,417,058
Investment Income	306	117	383	78	-	176	-	1,060
Sale of Assets	2,000			15,268				17,268
Legal Settlement Income	128,229						91,459	219,688
Board Motion, Aug 6, 2015, OPS to UDR Transfer							(310,000)	(310,000)
Combinde MR&R & CRRRF	117,588	(117,588)						-
2015 Expenditures	(733,432)	(268,040)	(401,015)	(2,591)			(182,853)	(1,587,931)
Net Available Cash at 12/31/2015	1,175,068	-	1,294,236	146,833	4,422	350,952	61,070	3,032,581
Obligated Expenses	(112,231)	-	(291,552)				(28,611)	(432,394)
Net Usable Cash Balance 12/31/2015	1,062,837	-	1,002,684	146,833	4,422	350,952	32,459	2,600,187
Board Motion, Aug 6, 2015, Remaining available							-	-
Board Approved Minimum Balance	(750,000)		(500,000)					(1,250,000)
Net Usable Cash 12/31/2015, After Motions	312,837	-	502,684	146,833	4,422	350,952	32,459	1,350,187

Sudden Valley Community Association
Operations - By Department
January 1, 2015 to December 31, 2015

Whole \$

CURRENT MONTH								
<u>UNAUDITED</u>								
<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue Better / (Worse) Than Spending Plan</u>	<u>Actual Salary Benefits</u>	<u>Salary / Benefits Better / (Worse) Than Spending Plan</u>	<u>Actual Other Expense *</u>	<u>Other Exp Better / (Worse) Than Spending Plan *</u>	<u>Actual Net Income / (Loss) *</u>	<u>Net Better / (Worse) Than Spending Plan*</u>
ACC / Security	\$ (1,109)	\$ (1,109)	\$ 12,088	\$ (8,058)	\$ (12,996)	\$ 38,723	\$ (201)	\$ 29,556
Accounting	3,025	1,358	26,474	(6,691)	6,902	(2,533)	(30,351)	(7,866)
Administration	(55)	(255)	28,904	(2,795)	9,016	(295)	(37,975)	(3,345)
Common Costs	1,376	(999)	-	-	11,446	4,878	(10,070)	3,879
Facilities	3,494	(2,295)	2,959	(2,959)	12,489	(5,452)	(11,954)	(10,706)
Maintenance	-	-	16,748	6,777	6,456	4,098	(23,204)	10,875
Subtotal	6,731	(3,300)	87,173	(13,726)	33,313	39,419	(113,755)	22,393
Golf	8,693	2,993	50,605	(15,067)	19,439	(5,363)	(61,351)	(17,437)
Marina	355	355	-	-	(1,140)	1,590	1,495	1,945
Pools	-	-	-	-	2,060	(1,809)	(2,060)	(1,809)
Subtotal	15,779	48	137,778	(28,793)	53,672	33,837	(175,671)	5,092
Ops Dues Earned	115,585						115,585	
Curr Yr Bad Debts Activity	1,363						1,363	
Net Ops Dues	116,948	14,844					116,948	14,844
Net Operations	\$ 132,727	\$ 14,892	\$ 137,778	\$ (28,793)	\$ 53,672	\$ 33,837	\$ (58,723)	\$ 19,936

YEAR TO DATE								
<u>UNAUDITED</u>								
<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue Better / (Worse) Than Spending Plan</u>	<u>Actual Salary Benefits</u>	<u>Salary / Benefits Better / (Worse) Than Spending Plan</u>	<u>Actual Other Expense *</u>	<u>Other Exp Better / (Worse) Than Spending Plan *</u>	<u>Actual Net Income / (Loss) *</u>	<u>Net Better / (Worse) Than Spending Plan*</u>
ACC / Security	\$ 6,207	\$ 6,207	\$ 68,821	\$ (28,516)	\$ 345,918	\$ (28,104)	\$ (408,532)	\$ (50,413)
Accounting	33,637	13,637	154,550	23,929	135,568	(29,900)	(256,481)	7,666
Administration	3,336	936	205,253	95,316	288,639	(121,300)	(490,556)	(25,048)
Common Costs	28,547	47	-	-	230,520	365	(201,973)	412
Facilities	56,847	(6,346)	25,251	(25,251)	133,556	(46,706)	(101,960)	(78,303)
Maintenance	-	-	215,537	82,435	125,692	(8,220)	(341,229)	74,215
Subtotal	128,574	14,481	669,412	147,913	1,259,893	(233,865)	(1,800,731)	(71,471)
Golf	767,782	8,459	507,272	23,253	291,525	(29,875)	(31,015)	1,837
Marina	120,689	13,506	-	-	18,527	(15,237)	102,162	(1,731)
Pools	(90)	(91)	-	-	51,421	(48,422)	(51,511)	(48,513)
Subtotal	1,016,955	36,355	1,176,684	171,166	1,621,366	(327,399)	(1,781,095)	(119,878)
Ops Dues Earned	1,437,395						1,437,395	
Curr Yr Bad Debts Activity	(105,339)						(105,339)	
Net Ops Dues	1,332,056	106,815					1,332,056	106,815
Net Operations	2,349,011	143,170	1,176,684	171,166	1,621,366	(327,399)	(449,039)	(13,063)

* Excludes Depreciation

**Sudden Valley Community Association
Operations Income Statement
January 1, 2015 to December 31, 2015**

UNAUDITED

	2015 December Actuals	2015 MTD B / (W) Spending Plan	2015 YTD (12 Months) Actuals	2015 YTD B / (W) Spending Plan
REVENUE				
Dues and Assessment Income- Ops	\$ 116,948	\$ 14,844	\$ 1,332,055	\$ 106,815
Golf Income	8,693	2,993	766,417	7,094
Marina Income	330	330	117,227	10,044
Rental Income - Area Z	405	(1,142)	18,743	177
Rental Income - Other	3,114	(1,128)	37,373	(7,254)
Other AR Income	3,153	(889)	66,363	17,863
Other Income	77	(123)	10,601	8,200
Investment Income	7	7	232	231
Total Revenue	\$ 132,727	\$ 14,892	\$ 2,349,011	\$ 143,170
EXPENSES				
Salaries & Benefits				
Golf	\$ 50,605	\$ (15,067)	\$ 507,272	\$ 23,253
Administration	28,904	(2,795)	205,253	95,316
Accounting	26,474	(6,691)	154,550	23,929
Maintenance	16,748	6,777	215,537	82,435
ACC / Security	12,088	(8,058)	68,821	(28,516)
Facilities	2,959	(2,959)	25,251	(25,251)
Total Salaries & Benefits	\$ 137,778	\$ (28,793)	\$ 1,176,684	\$ 171,166
Other Expenses				
Administrative				
General Administrative	\$ -	\$ -	\$ 1,152	\$ (1,152)
Bank Charges & Fees	791	(86)	18,951	(944)
Dues & Subscriptions	457	245	21,567	78
Office Supplies	2,355	(1,280)	24,513	(10,893)
GM Discretionary Funds	2,231	(1,398)	9,687	313
Advertising Costs	-	1,400	8,656	2,020
Cash Over/Short	-	-	181	(181)
Currency Gain/Loss	-	-	513	(513)
Events Charges	263	937	6,023	1,287
Printing & Copying	4,286	(4,003)	12,017	(5,641)
Training & Conferences	233	(183)	3,247	(2,647)
Payroll Service Fees	(97)	891	5,345	4,575
Cashiering Clearing Account	(1,531)	1,531	(590)	590
Total Administrative	\$ 8,988	\$ (1,946)	\$ 111,262	\$ (13,108)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	\$ (32,984)	\$ 34,484	\$ 10,312	\$ 7,688
Permits & Licenses	(1,547)	1,847	2,904	(334)
Audit & Tax Services	-	2,500	30,555	(555)
Regulatory Compliance	209	(209)	2,376	(2,376)
Federal Income Tax	-	-	-	-
State B&O Tax	148	(83)	7,042	(4,612)
Property/Real Estate Tax	-	-	32,367	2,624
Total Regulator Compliance	\$ (34,174)	\$ 38,539	\$ 85,556	\$ 2,435
CC&Rs/ Mandates				
Annual Meetings	\$ -	\$ -	\$ 27,586	\$ (15,386)
Board Support	15	152	2,838	(838)
Collection Charges	4	497	2,089	3,111
Transfer Fees	-	-	-	600
Lien Charges	-	-	-	-

UNAUDITED

	2015 December Actuals	2015 MTD B / (W) Spending Plan	2015 YTD (12 Months) Actuals	2015 YTD B / (W) Spending Plan
Web Site Maintenance	115	185	985	1,115
Postage	2,512	(2,127)	5,927	(3,007)
Postage- Views	1,043	(43)	13,528	(1,528)
Newsletter Services	3,670	1,530	49,765	12,635
Professional Security Services	18,438	4,479	306,366	(31,366)
Total CC&Rs/ Mandates	\$ 25,797	\$ 4,673	\$ 409,084	\$ (34,664)
Insurance Premiums	\$ 8,514	\$ 1,897	\$ 91,341	\$ 13,797
Utilities				
Utilities	\$ 2,755	\$ (2,755)	\$ 5,856	\$ (5,856)
Utilities- Natural Gas	1,727	373	14,857	4,383
Utilities- Water & Sewer	3,542	(1,905)	35,006	(3,876)
Utilities- Electricity	4,113	(139)	50,734	286
Utilities- Trash & Recycling Service	1,238	(791)	11,681	(6,321)
Utilities- Communications Service	2,306	(129)	30,580	(4,390)
Total Utilities	\$ 15,681	\$ (5,346)	\$ 148,714	\$ (15,774)
Maintenance & Landscaping				
Landscape R&M	\$ 535	\$ (335)	\$ 58,128	\$ (47,978)
Building R&M	2,273	(1,306)	31,969	(19,169)
Raw Materials	248	1,952	22,305	38,795
Raw Materials: Sand & Gravel	8,976	(7,484)	28,392	(4,592)
Janitorial Supplies	415	585	9,193	2,957
Equipment R&M	4,157	(1,907)	55,952	(27,002)
Small Tools & Equipment	-	587	7,177	1,373
Vehicle R&M	2,135	(1,102)	22,152	(8,252)
Vehicle Fuel	(757)	4,090	40,125	11,225
Other Supplies	3,149	(3,099)	33,916	(28,316)
Other R&M	-	465	2,906	4,672
Total Maintenance & Landscaping	\$ 21,131	\$ (7,554)	\$ 312,215	\$ (76,287)
Contracted & Professional Services				
Equipment Lease & Rental	\$ 254	\$ 263	\$ 9,975	\$ (3,775)
IT Support and Services	3,479	(860)	52,528	(23,006)
Uniform and Laundry Service	324	(3)	4,598	(748)
Pool Management	-	-	46,336	(46,336)
Safety & Security Services	261	186	12,678	(7,468)
Snow Removal Services	-	1,333	-	4,000
Reserve Study & Update	-	-	-	-
Legal Services	-	2,500	47,096	(17,096)
Other Professional Services	3,415	155	287,920	(107,306)
Total Contracted & Professional Services	\$ 7,733	\$ 3,574	\$ 461,131	\$ (201,735)
Other Expenses				
Vandalism	\$ -	\$ -	\$ 2,063	\$ (2,063)
Total Other Expenses	\$ -	\$ -	\$ 2,063	\$ (2,063)
Total Other Expenses	\$ 53,670	\$ 33,837	\$ 1,621,366	\$ (327,399)
Total Operations Expenses	\$ 191,448	\$ 5,044	\$ 2,798,050	\$ (156,233)
Net Operations Income (Loss)	\$ (58,721)	\$ 19,936	\$ (449,039)	\$ (13,063)

* Excludes Depreciation

Income Statement Report
Sudden Valley Community Association
ACC / Security

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4805 - Compliance Fees & Fines - ACC	100.00	0.00	100.00	2,336.56	0.00	2,336.56	0.00	(2,336.56)
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	(1,111.40)	0.00	(1,111.40)	4,310.00	0.00	4,310.00	0.00	(4,310.00)
4811 - BD Expense- Sec Fines	(127.20)	0.00	(127.20)	(1,964.67)	0.00	(1,964.67)	0.00	1,964.67
Total Other AR Income	(1,138.60)	0.00	(1,138.60)	4,659.10	0.00	4,659.10	0.00	(4,659.10)
Other Income								
4295 - Security House Checks	30.00	0.00	30.00	1,137.50	0.00	1,137.50	0.00	(1,137.50)
4835 - Miscellaneous Income	0.00	0.00	0.00	410.00	0.00	410.00	0.00	(410.00)
Total Other Income	30.00	0.00	30.00	1,547.50	0.00	1,547.50	0.00	(1,547.50)
Total ACC / Security Income	(1,108.60)	0.00	(1,108.60)	6,206.60	0.00	6,206.60	0.00	(6,206.60)
Expense								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	(32,983.50)	1,500.00	(34,483.50)	9,796.68	18,000.00	(8,203.32)	18,000.00	8,203.32
6300 - Permits & Licenses	0.00	0.00	0.00	58.75	0.00	58.75	0.00	(58.75)
9005 - State B&O Tax	7.95	0.00	7.95	114.87	0.00	114.87	0.00	(114.87)
Total Regulatory Compliance	(32,975.55)	1,500.00	(34,475.55)	9,970.30	18,000.00	(8,029.70)	18,000.00	8,029.70
CC&Rs/ Mandates								
5215 - Postage	0.48	0.00	0.48	0.48	0.00	0.48	0.00	(0.48)
7097 - Professional Security Services	18,438.45	22,917.00	(4,478.55)	306,365.69	275,000.00	31,365.69	275,000.00	(31,365.69)
Total CC&Rs/ Mandates	18,438.93	22,917.00	(4,478.07)	306,366.17	275,000.00	31,366.17	275,000.00	(31,366.17)
Payroll & Benefits								
5300 - Salaries	11,164.06	2,947.00	8,217.06	60,706.77	29,470.00	31,236.77	29,470.00	(31,236.77)
5335 - Payroll Taxes- Employer	999.42	588.00	411.42	6,094.81	5,885.00	209.81	5,885.00	(209.81)
5385 - Payroll Benefits - Medical	(75.10)	495.00	(570.10)	2,019.83	4,950.00	(2,930.17)	4,950.00	2,930.17
Total Payroll & Benefits	12,088.38	4,030.00	8,058.38	68,821.41	40,305.00	28,516.41	40,305.00	(28,516.41)

Income Statement Report
Sudden Valley Community Association
ACC / Security

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	31.93	210.00	(178.07)	1,616.09	2,340.00	(723.91)	2,340.00	723.91
Total Utilities	31.93	210.00	(178.07)	1,616.09	2,340.00	(723.91)	2,340.00	723.91
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	0.00	0.00	0.00	149.04	0.00	149.04	0.00	(149.04)
6775 - Vehicle R&M	1,495.44	0.00	1,495.44	8,740.01	0.00	8,740.01	0.00	(8,740.01)
6785 - Vehicle Fuel	13.04	1,000.00	(986.96)	12,281.41	12,000.00	281.41	12,000.00	(281.41)
6795 - Other Supplies	0.00	0.00	0.00	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	1,200.00	(1,151.08)	1,200.00	1,151.08
Total Maintenance & Landscaping	1,508.48	1,100.00	408.48	23,544.24	13,200.00	10,344.24	13,200.00	(10,344.24)
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	0.00	0.00	2,358.10	0.00	2,358.10	0.00	(2,358.10)
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	0.00	0.00	0.00	2,358.10	9,274.00	(6,915.90)	9,274.00	6,915.90
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	(907.83)	29,757.00	(30,664.83)	414,739.19	358,119.00	56,620.19	358,119.00	(56,620.19)
Total ACC / Security Income / (Loss)	(200.77)	(29,757.00)	29,556.23	(408,532.59)	(358,119.00)	(50,413.59)	(358,119.00)	50,413.59

Income Statement Report

Sudden Valley Community Association

Accounting

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4240 - Title & Recording Fees	3,000.00	1,667.00	1,333.00	33,075.00	20,000.00	13,075.00	20,000.00	(13,075.00)
4241 - BD Expense- Title Fees	25.00	0.00	25.00	344.59	0.00	344.59	0.00	(344.59)
4705 - NSF Service Fees	135.00	0.00	135.00	511.00	0.00	511.00	0.00	(511.00)
4706 - BD Expense- NSF Fees	(135.00)	0.00	(135.00)	(293.51)	0.00	(293.51)	0.00	293.51
Total Other AR Income	3,025.00	1,667.00	1,358.00	33,637.08	20,000.00	13,637.08	20,000.00	(13,637.08)
Other Income								
4835 - Miscellaneous Income	0.00	0.00	0.00	(0.09)	0.00	(0.09)	0.00	0.09
Total Other Income	0.00	0.00	0.00	(0.09)	0.00	(0.09)	0.00	0.09
Total Accounting Income	3,025.00	1,667.00	1,358.00	33,636.99	20,000.00	13,636.99	20,000.00	(13,636.99)
Expense								
Administrative								
5015 - Bank Charges & Fees	0.00	0.00	0.00	666.50	0.00	666.50	0.00	(666.50)
5045 - Dues & Subscriptions	0.00	0.00	0.00	65.92	0.00	65.92	0.00	(65.92)
5120 - Cash Over/Short	(6.39)	0.00	(6.39)	0.00	0.00	0.00	0.00	0.00
5121 - Currency Gain/Loss	35.94	0.00	35.94	0.00	0.00	0.00	0.00	0.00
5210 - Printing & Copying	3,733.33	0.00	3,733.33	5,447.09	0.00	5,447.09	0.00	(5,447.09)
5399 - Payroll Service Fees	(96.96)	794.00	(890.96)	5,345.08	9,920.00	(4,574.92)	9,920.00	4,574.92
Total Administrative	3,665.92	794.00	2,871.92	11,524.59	9,920.00	1,604.59	9,920.00	(1,604.59)
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)	30,555.00	30,000.00	555.00	30,000.00	(555.00)
9005 - State B&O Tax	47.02	65.00	(17.98)	504.32	780.00	(275.68)	780.00	275.68
Total Regulatory Compliance	47.02	2,565.00	(2,517.98)	31,119.60	30,900.00	219.60	30,900.00	(219.60)
CC&Rs/ Mandates								
5025 - Collection Charges	3.50	500.00	(496.50)	2,089.36	5,200.00	(3,110.64)	5,200.00	3,110.64

Income Statement Report

Sudden Valley Community Association

Accounting

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5040 - Transfer Fees	0.00	0.00	0.00	0.00	600.00	(600.00)	600.00	600.00
5215 - Postage	2,315.07	0.00	2,315.07	3,841.34	0.00	3,841.34	0.00	(3,841.34)
Total CC&Rs/ Mandates	2,318.57	500.00	1,818.57	5,930.70	5,800.00	130.70	5,800.00	(130.70)
Payroll & Benefits								
5300 - Salaries	23,648.98	14,785.00	8,863.98	130,387.74	136,796.00	(6,408.26)	136,796.00	6,408.26
5335 - Payroll Taxes- Employer	1,969.73	1,598.00	371.73	12,760.47	14,783.00	(2,022.53)	14,783.00	2,022.53
5385 - Payroll Benefits - Medical	855.61	3,400.00	(2,544.39)	11,401.67	26,900.00	(15,498.33)	26,900.00	15,498.33
Total Payroll & Benefits	26,474.32	19,783.00	6,691.32	154,549.88	178,479.00	(23,929.12)	178,479.00	23,929.12
Utilities								
6050 - Utilities- Communications Service	120.00	51.00	69.00	600.03	720.00	(119.97)	720.00	119.97
Total Utilities	120.00	51.00	69.00	600.03	720.00	(119.97)	720.00	119.97
Contracted & Professional Services								
5125 - IT Support and Services	750.00	459.00	291.00	14,329.00	3,599.00	10,730.00	3,599.00	(10,730.00)
7095 - Other Professional Services	0.00	0.00	0.00	72,063.95	54,729.00	17,334.95	54,729.00	(17,334.95)
Total Contracted & Professional Services	750.00	459.00	291.00	86,392.95	58,328.00	28,064.95	58,328.00	(28,064.95)
Total Accounting Expense	33,375.83	24,152.00	9,223.83	290,117.75	284,147.00	5,970.75	284,147.00	(5,970.75)
Total Accounting Income / (Loss)	(30,350.83)	(22,485.00)	(7,865.83)	(256,480.76)	(264,147.00)	7,666.24	(264,147.00)	(7,666.24)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4806 - BD Expense- ACC Fines	(100.00)	0.00	(100.00)	(250.00)	0.00	(250.00)	0.00	250.00
Total Other AR Income	(100.00)	0.00	(100.00)	(250.00)	0.00	(250.00)	0.00	250.00
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	0.00	0.00	0.00	85.55	0.00	85.55	0.00	(85.55)
4245 - Photocopy Income	45.25	0.00	45.25	99.85	0.00	99.85	0.00	(99.85)
4255 - Maps and Signs	0.00	200.00	(200.00)	1,357.48	2,400.00	(1,042.52)	2,400.00	1,042.52
4275 - Social/Recreation/Activity Fees	0.00	0.00	0.00	160.00	0.00	160.00	0.00	(160.00)
4835 - Miscellaneous Income	0.00	0.00	0.00	25.19	0.00	25.19	0.00	(25.19)
4840 - Non-Taxable Income	0.00	0.00	0.00	110.87	0.00	110.87	0.00	(110.87)
4870 - Member Donation Income	0.00	0.00	0.00	1,235.00	0.00	1,235.00	0.00	(1,235.00)
Total Other Income	45.25	200.00	(154.75)	3,585.57	2,400.00	1,185.57	2,400.00	(1,185.57)
Total SVCA Operations- Admin Income	(54.75)	200.00	(254.75)	3,335.57	2,400.00	935.57	2,400.00	(935.57)
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	112.88	430.00	(317.12)	2,948.68	5,162.00	(2,213.32)	5,162.00	2,213.32
5045 - Dues & Subscriptions	147.98	67.00	80.98	826.35	800.00	26.35	800.00	(26.35)
5090 - Office Supplies	1,801.60	1,000.00	801.60	23,957.70	12,000.00	11,957.70	12,000.00	(11,957.70)
5100 - GM Discretionary Funds	2,230.64	833.00	1,397.64	9,686.95	10,000.00	(313.05)	10,000.00	313.05
5107 - Advertising Costs	0.00	1,400.00	(1,400.00)	980.40	7,000.00	(6,019.60)	7,000.00	6,019.60
5120 - Cash Over/Short	0.00	0.00	0.00	281.40	0.00	281.40	0.00	(281.40)
5205 - Events Charges	263.48	1,200.00	(936.52)	5,885.50	5,710.00	175.50	5,710.00	(175.50)
5210 - Printing & Copying	552.20	263.00	289.20	6,110.38	3,156.00	2,954.38	3,156.00	(2,954.38)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5227 - Training & Conferences	0.00	50.00	(50.00)	1,790.89	600.00	1,190.89	600.00	(1,190.89)
Total Administrative	5,108.78	5,243.00	(134.22)	52,785.39	44,428.00	8,357.39	44,428.00	(8,357.39)
Regulatory Compliance								
6300 - Permits & Licenses	18.00	0.00	18.00	803.90	0.00	803.90	0.00	(803.90)
9005 - State B&O Tax	0.68	(10.00)	10.68	20.60	(120.00)	140.60	(120.00)	(140.60)
Total Regulatory Compliance	18.68	(10.00)	28.68	824.50	(120.00)	944.50	(120.00)	(944.50)
CC&Rs/ Mandates								
5003 - Annual Meetings	0.00	0.00	0.00	27,585.99	12,200.00	15,385.99	12,200.00	(15,385.99)
5020 - Board Support	15.14	167.00	(151.86)	2,837.67	2,000.00	837.67	2,000.00	(837.67)
5115 - Web Site Maintenance	115.00	300.00	(185.00)	985.00	2,100.00	(1,115.00)	2,100.00	1,115.00
5215 - Postage	42.75	325.00	(282.25)	1,357.21	2,200.00	(842.79)	2,200.00	842.79
Total CC&Rs/ Mandates	172.89	792.00	(619.11)	32,765.87	18,500.00	14,265.87	18,500.00	(14,265.87)
Payroll & Benefits								
5300 - Salaries	25,618.31	18,918.00	6,700.31	183,265.19	236,478.00	(53,212.81)	236,478.00	53,212.81
5335 - Payroll Taxes- Employer	2,350.09	2,091.00	259.09	17,152.96	26,141.00	(8,988.04)	26,141.00	8,988.04
5385 - Payroll Benefits - Medical	935.15	5,100.00	(4,164.85)	4,834.45	37,950.00	(33,115.55)	37,950.00	33,115.55
Total Payroll & Benefits	28,903.55	26,109.00	2,794.55	205,252.60	300,569.00	(95,316.40)	300,569.00	95,316.40
Utilities								
6023 - Utilities- Water & Sewer	200.71	0.00	200.71	401.42	0.00	401.42	0.00	(401.42)
6033 - Utilities- Electricity	231.18	0.00	231.18	879.40	0.00	879.40	0.00	(879.40)
6050 - Utilities- Communications Service	300.00	99.00	201.00	1,680.00	1,440.00	240.00	1,440.00	(240.00)
Total Utilities	731.89	99.00	632.89	2,960.82	1,440.00	1,520.82	1,440.00	(1,520.82)
Maintenance & Landscaping								
6515 - Building R&M	0.00	0.00	0.00	10.84	0.00	10.84	0.00	(10.84)
6675 - Equipment R&M	0.00	0.00	0.00	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
SVCA Finance Meeting			2/17/2016					

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6785 - Vehicle Fuel	1.63	0.00	1.63	734.04	0.00	734.04	0.00	(734.04)
6795 - Other Supplies	0.00	0.00	0.00	(313.57)	0.00	(313.57)	0.00	313.57
6796 - Other R&M	0.00	0.00	0.00	29.35	0.00	29.35	0.00	(29.35)
Total Maintenance & Landscaping	1.63	0.00	1.63	2,400.96	0.00	2,400.96	0.00	(2,400.96)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	253.74	437.00	(183.26)	5,672.52	5,240.00	432.52	5,240.00	(432.52)
5125 - IT Support and Services	2,728.61	2,160.00	568.61	38,199.15	25,923.00	12,276.15	25,923.00	(12,276.15)
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	0.00	0.00	0.00	152,029.19	71,928.00	80,101.19	71,928.00	(80,101.19)
Total Contracted & Professional Services	2,982.35	2,597.00	385.35	196,901.86	103,091.00	93,810.86	103,091.00	(93,810.86)
Total SVCA Operations- Admin Expense	37,919.77	34,830.00	3,089.77	493,892.00	467,908.00	25,984.00	467,908.00	(25,984.00)
Total SVCA Operations- Admin Income / (Loss)	(37,974.52)	(34,630.00)	(3,344.52)	(490,556.43)	(465,508.00)	(25,048.43)	(465,508.00)	25,048.43

Income Statement Report
Sudden Valley Community Association
Common Costs

December 1, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessment Income- Ops								
4000 - Member Assessments	115,585.25	120,122.00	(4,536.75)	1,437,394.64	1,441,459.00	(4,064.36)	1,441,459.00	4,064.36
4001 - BD Expense- 2015 Ops	1,363.11	(18,018.00)	19,381.11	(105,339.41)	(216,219.00)	110,879.59	(216,219.00)	(110,879.59)
Total Dues and Assessment Income- Ops	116,948.36	102,104.00	14,844.36	1,332,055.23	1,225,240.00	106,815.23	1,225,240.00	(106,815.23)
Other AR Income								
4830 - Advertising Income	1,990.40	2,375.00	(384.60)	30,830.36	28,500.00	2,330.36	28,500.00	(2,330.36)
4831 - BD Expense- Views Ads	(623.50)	-	(623.50)	(2,514.00)	-	(2,514.00)	-	2,514.00
Total Other AR Income	1,366.90	2,375.00	(1,008.10)	28,316.36	28,500.00	(183.64)	28,500.00	183.64
Investment Income								
4900 - Interest Earned - Operating Accounts	9.32	-	9.32	231.06	-	231.06	-	(231.06)
Total Investment Income	9.32	-	9.32	231.06	-	231.06	-	(231.06)
Total Common Costs Income	118,324.58	104,479.00	13,845.58	1,360,602.65	1,253,740.00	106,862.65	1,253,740.00	(106,862.65)
Expense								
Administrative								
4999 - Cashiering Clearing Account	(1,531.40)	-	(1,531.40)	(590.00)	-	(590.00)	-	590.00
5015 - Bank Charges & Fees	102.50	-	102.50	222.54	-	222.54	-	(222.54)
5120 - Cash Over/Short	6.33	-	6.33	(107.61)	-	(107.61)	-	107.61
5121 - Currency Gain/Loss	(35.94)	-	(35.94)	512.51	-	512.51	-	(512.51)
Total Administrative	(1,458.51)	-	(1,458.51)	37.44	-	37.44	-	(37.44)
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	343.48	-	343.48	-	(343.48)
9015 - Property/Real Estate Tax	-	-	-	32,366.66	34,991.00	(2,624.34)	34,991.00	2,624.34
9005 - State B&O Tax	9.87	10.00	(0.13)	136.54	120.00	16.54	120.00	(16.54)
Total Regulatory Compliance	9.87	10.00	(0.13)	32,846.68	35,111.00	(2,264.32)	35,111.00	2,264.32
CC&Rs/ Mandates								
5216 - Postage- Views	1,043.20	1,000.00	43.20	13,527.96	12,000.00	1,527.96	12,000.00	(1,527.96)
5225 - Newsletter Services	3,670.00	5,200.00	(1,530.00)	49,765.19	62,400.00	(12,634.81)	62,400.00	12,634.81
Total CC&Rs/ Mandates	4,713.20	6,200.00	(1,486.80)	63,293.15	74,400.00	(11,106.85)	74,400.00	11,106.85
Insurance								
5400 - Insurance Premiums	8,181.55	7,614.00	567.55	87,247.35	91,374.00	(4,126.65)	91,374.00	4,126.65
Total Insurance	8,181.55	7,614.00	567.55	87,247.35	91,374.00	(4,126.65)	91,374.00	4,126.65

Income Statement Report
Sudden Valley Community Association
Common Costs

December 1, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Contracted & Professional Services								
7020 - Legal Services	-	2,500.00	(2,500.00)	47,095.68	30,000.00	17,095.68	30,000.00	(17,095.68)
Total Contracted & Professional Services	-	2,500.00	(2,500.00)	47,095.68	30,000.00	17,095.68	30,000.00	(17,095.68)
Total Common Costs Expense	11,446.11	16,324.00	(4,877.89)	230,520.30	230,885.00	(364.70)	230,885.00	364.70
Total Common Costs Income/ (Loss)	106,878.47	88,155.00	18,723.47	1,130,082.35	1,022,855.00	107,227.35	1,022,855.00	(107,227.35)

Income Statement Report
Sudden Valley Community Association
Facilities

December 1, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Rental Income								
4410 - Area Z Storage Rental Income	-	1,547.00	(1,547.00)	20,060.44	18,566.00	1,494.44	18,566.00	(1,494.44)
4412 - BD Expense- Area Z	405.00	-	405.00	(1,317.41)	-	(1,317.41)	-	1,317.41
Total Rental Income	405.00	1,547.00	(1,142.00)	18,743.03	18,566.00	177.03	18,566.00	(177.03)
Rental Income - Other								
4400 - Facility Rentals	(65.00)	931.00	(996.00)	3,597.00	11,172.00	(7,575.00)	11,172.00	7,575.00
4435 - Lease Income - Health Club	101.00	101.00	-	1,215.00	1,115.00	100.00	1,115.00	(100.00)
4430 - Lease Income - Restaurant	2,772.00	3,210.00	(438.00)	28,026.00	32,340.00	(4,314.00)	32,340.00	4,314.00
4439 - Lease Income- Library	281.00	-	281.00	3,091.00	-	3,091.00	-	(3,091.00)
Total Rental Income - Other	3,089.00	4,242.00	(1,153.00)	35,929.00	44,627.00	(8,698.00)	44,627.00	8,698.00
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	3,494.00	5,789.00	(2,295.00)	56,847.24	63,193.00	(6,345.76)	63,193.00	6,345.76
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	214.10	-	214.10	-	(214.10)
7110 - Regulatory Compliance	209.34	-	209.34	2,376.16	-	2,376.16	-	(2,376.16)
9005 - State B&O Tax	44.83	(30.00)	74.83	831.57	(270.00)	1,101.57	(270.00)	(1,101.57)
Total Regulatory Compliance	254.17	(30.00)	284.17	3,421.83	(270.00)	3,691.83	(270.00)	(3,691.83)
Payroll & Benefits								
5300 - Salaries	2,712.60	-	2,712.60	22,879.25	-	22,879.25	-	(22,879.25)
5335 - Payroll Taxes- Employer	246.22	-	246.22	2,371.85	-	2,371.85	-	(2,371.85)
Payroll & Benefits Total	2,958.82	-	2,958.82	25,251.10	-	25,251.10	-	(25,251.10)
Utilities								
6000 - Utilities	1,185.09	-	1,185.09	3,290.94	-	3,290.94	-	(3,290.94)
6005 - Utilities- Natural Gas	645.78	1,570.00	(924.22)	8,173.76	15,190.00	(7,016.24)	15,190.00	7,016.24
6023 - Utilities- Water & Sewer	1,601.65	1,262.00	339.65	17,749.49	21,140.00	(3,390.51)	21,140.00	3,390.51

Income Statement Report
Sudden Valley Community Association
Facilities

December 1, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
6033 - Utilities- Electricity	1,581.20	2,154.00	(572.80)	21,890.48	25,890.00	(3,999.52)	25,890.00	3,999.52
6035 - Utilities- Trash & Recycling Service	-	237.00	(237.00)	8,322.08	2,840.00	5,482.08	2,840.00	(5,482.08)
6050 - Utilities- Communications Service	1,310.40	1,197.00	113.40	18,046.50	14,300.00	3,746.50	14,300.00	(3,746.50)
Total Utilities	6,324.12	6,420.00	(95.88)	77,473.25	79,360.00	(1,886.75)	79,360.00	1,886.75
Maintenance & Landscaping								
6438 - Pool Management	-	-	-	15,518.69	-	15,518.69	-	(15,518.69)
6515 - Building R&M	2,040.32	542.00	1,498.32	29,748.60	6,500.00	23,248.60	6,500.00	(23,248.60)
6635 - Maintenance & Landscaping	-	-	-	(31.47)	-	(31.47)	-	31.47
6675 - Equipment R&M	-	-	-	146.48	-	146.48	-	(146.48)
6795 - Other Supplies	454.16	-	454.16	803.04	-	803.04	-	(803.04)
Maintenance & Landscaping Total	2,494.48	542.00	1,952.48	46,185.34	6,500.00	39,685.34	6,500.00	(39,685.34)
Contracted & Professional Services								
6402 - Building Maintenance Services	-	-	-	-	-	-	-	-
6440 - Safety & Security Services	-	105.00	(105.00)	3,217.35	1,260.00	1,957.35	1,260.00	(1,957.35)
7095 - Other Professional Services	3,416.01	-	3,416.01	3,257.81	-	3,257.81	-	(3,257.81)
Contracted & Professional Services Total	3,416.01	105.00	3,311.01	6,475.16	1,260.00	5,215.16	1,260.00	(5,215.16)
Total Facilities Expense	15,447.60	7,037.00	8,410.60	158,806.68	86,850.00	71,956.68	86,850.00	(71,956.68)
Total Facilities Income / (Loss)	(11,953.60)	(1,248.00)	(10,705.60)	(101,959.44)	(23,657.00)	(78,302.44)	(23,657.00)	78,302.44

Income Statement Report

Sudden Valley Community Association

Maintenance

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 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	120.00	(120.00)	120.00	120.00
Total Administrative	0.00	10.00	(10.00)	6.14	120.00	(113.86)	120.00	113.86
Regulatory Compliance								
6300 - Permits & Licenses	66.00	200.00	(134.00)	389.75	1,900.00	(1,510.25)	1,900.00	1,510.25
Total Regulatory Compliance	66.00	200.00	(134.00)	389.75	1,900.00	(1,510.25)	1,900.00	1,510.25
Payroll & Benefits								
5300 - Salaries	14,371.74	16,287.00	(1,915.26)	177,480.69	211,117.00	(33,636.31)	211,117.00	33,636.31
5335 - Payroll Taxes- Employer	1,930.57	2,855.00	(924.43)	25,259.48	34,255.00	(8,995.52)	34,255.00	8,995.52
5385 - Payroll Benefits - Medical	445.56	4,383.00	(3,937.44)	12,797.21	52,600.00	(39,802.79)	52,600.00	39,802.79
Total Payroll & Benefits	16,747.87	23,525.00	(6,777.13)	215,537.38	297,972.00	(82,434.62)	297,972.00	82,434.62
Utilities								
6005 - Utilities- Natural Gas	528.76	0.00	528.76	528.76	0.00	528.76	0.00	(528.76)
6033 - Utilities- Electricity	386.49	0.00	386.49	386.49	0.00	386.49	0.00	(386.49)
6035 - Utilities- Trash & Recycling Service	1,237.61	0.00	1,237.61	1,237.61	0.00	1,237.61	0.00	(1,237.61)
6050 - Utilities- Communications Service	346.11	120.00	226.11	1,823.61	1,440.00	383.61	1,440.00	(383.61)
Total Utilities	2,498.97	120.00	2,378.97	3,976.47	1,440.00	2,536.47	1,440.00	(2,536.47)
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	1,213.05	3,000.00	(1,786.95)	3,000.00	1,786.95
6515 - Building R&M	0.00	125.00	(125.00)	(4,251.77)	1,500.00	(5,751.77)	1,500.00	5,751.77
6610 - Raw Materials	0.00	0.00	0.00	498.31	0.00	498.31	0.00	(498.31)
6621 - Raw Materials: Sand & Gravel	0.00	292.00	(292.00)	2,263.21	3,500.00	(1,236.79)	3,500.00	1,236.79
6635 - Janitorial Supplies	414.85	1,000.00	(585.15)	9,187.22	12,000.00	(2,812.78)	12,000.00	2,812.78
6675 - Equipment R&M	1,106.59	500.00	606.59	8,075.81	4,500.00	3,575.81	4,500.00	(3,575.81)
6765 - Small Tools & Equipment	0.00	487.00	(487.00)	3,275.14	5,850.00	(2,574.86)	5,850.00	2,574.86
6775 - Vehicle R&M	639.40	833.00	(193.60)	10,339.91	10,000.00	339.91	10,000.00	(339.91)

Income Statement Report
Sudden Valley Community Association
Maintenance

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6785 - Vehicle Fuel	(496.33)	1,283.00	(1,779.33)	9,367.34	15,400.00	(6,032.66)	15,400.00	6,032.66
6795 - Other Supplies	1,948.88	0.00	1,948.88	12,457.79	0.00	12,457.79	0.00	(12,457.79)
6796 - Other R&M	0.00	365.00	(365.00)	1,786.60	4,378.00	(2,591.40)	4,378.00	2,591.40
Total Maintenance & Landscaping	3,613.39	4,885.00	(1,271.61)	54,212.61	60,128.00	(5,915.39)	60,128.00	5,915.39
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	17.01	142.00	(124.99)	1,058.59	1,700.00	(641.41)	1,700.00	641.41
6440 - Safety & Security Services	260.86	292.00	(31.14)	6,107.16	3,500.00	2,607.16	3,500.00	(2,607.16)
6442 - Snow Removal Services	0.00	1,333.00	(1,333.00)	0.00	4,000.00	(4,000.00)	4,000.00	4,000.00
7095 - Other Professional Services	0.00	3,572.00	(3,572.00)	59,569.73	44,684.00	14,885.73	44,684.00	(14,885.73)
Total Contracted & Professional Services	277.87	5,339.00	(5,061.13)	67,106.55	53,884.00	13,222.55	53,884.00	(13,222.55)
Total Maintenance Expense	23,204.10	34,079.00	(10,874.90)	341,228.90	415,444.00	(74,215.10)	415,444.00	74,215.10
Total Maintenance Income / (Loss)	(23,204.10)	(34,079.00)	10,874.90	(341,228.90)	(415,444.00)	74,215.10	(415,444.00)	(74,215.10)

Income Statement Report
Sudden Valley Community Association
Golf

December 1, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	1,821.72	-	1,821.72	216,953.26	239,475.00	(22,521.74)	239,475.00	22,521.74
4151 - BD Expense- Golf	(13.82)	-	(13.82)	(1,031.08)	-	(1,031.08)	-	1,031.00
4154 - Golf Course Daily Greens Fees	5,499.79	4,800.00	699.79	393,154.57	379,349.00	13,805.57	379,349.00	(13,806.00)
4170 - Driving Range Fees	158.84	100.00	58.84	23,189.00	20,034.00	3,155.00	20,034.00	(3,155.00)
4174 - Golf Cart Rental	1,056.24	800.00	256.24	116,178.83	108,187.00	7,991.83	108,187.00	(7,992.00)
4176 - Golf Club Storage	160.00	-	160.00	1,521.38	1,566.00	(44.62)	1,566.00	45.00
4178 - Trail Fees	10.00	-	10.00	16,450.71	10,712.00	5,738.71	10,712.00	(5,739.00)
Total Golf Income	8,692.77	5,700.00	2,992.77	766,416.67	759,323.00	7,093.67	759,323.00	(7,094.26)
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	8,692.77	5,700.00	2,992.77	767,782.18	759,323.00	8,459.18	759,323.00	(8,460.26)
Expense								
Administrative								
5107 - Advertising Costs	-	-	-	7,676.00	3,676.00	4,000.00	3,676.00	(4,000.00)
5015 - Bank Charges & Fees	575.86	275.00	300.86	15,106.79	12,845.00	2,261.79	12,845.00	(2,262.00)
5120 - Cash Over/Short	-	-	-	7.25	-	7.25	-	(7.00)
5045 - Dues & Subscriptions	309.23	635.00	(325.77)	20,674.49	20,845.00	(170.51)	20,845.00	171.00
5205 - Events Charges	-	-	-	137.22	1,600.00	(1,462.78)	1,600.00	1,463.00
5000 - General Administrative	-	-	-	835.15	-	835.15	-	(835.00)
5090 - Office Supplies	553.20	75.00	478.20	555.12	1,620.00	(1,064.88)	1,620.00	1,065.00
5210 - Printing & Copying	-	10.00	(10.00)	459.87	3,100.00	(2,640.13)	3,100.00	2,640.00
5227 - Training & Conferences	233.20	-	233.20	1,456.20	-	1,456.20	-	(1,456.00)
Total Administrative	1,671.49	995.00	676.49	46,908.09	43,686.00	3,222.09	43,686.00	(3,221.00)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	515.38	-	515.38	-	(515.00)
6300 - Permits & Licenses	-	100.00	(100.00)	552.00	550.00	2.00	550.00	(2.00)
9005 - State B&O Tax	45.95	30.00	15.95	3,607.39	3,530.00	77.39	3,530.00	(77.00)
Total Regulatory Compliance	45.95	130.00	(84.05)	4,674.77	4,080.00	594.77	4,080.00	(594.00)

Income Statement Report
Sudden Valley Community Association
Golf

December 1, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
CC&Rs/ Mandates								
5215 - Postage	153.34	60.00	93.34	728.13	720.00	8.13	720.00	(8.00)
CC&Rs/ Mandates Total	153.34	60.00	93.34	728.13	720.00	8.13	720.00	(8.00)
Payroll & Benefits								
5385 - Payroll Benefits - Medical	2,742.48	5,100.00	(2,357.52)	37,331.51	59,700.00	(22,368.49)	59,700.00	22,368.00
5335 - Payroll Taxes- Employer	4,416.21	3,340.00	1,076.21	51,441.34	52,978.00	(1,536.66)	52,978.00	1,537.00
5300 - Salaries	43,446.55	27,098.00	16,348.55	418,498.99	417,847.00	651.99	417,847.00	(652.00)
Total Payroll & Benefits	50,605.24	35,538.00	15,067.24	507,271.84	530,525.00	(23,253.16)	530,525.00	23,253.00
Insurance								
5400 - Insurance Premiums	332.85	2,797.00	(2,464.15)	4,093.46	13,764.00	(9,670.54)	13,764.00	9,671.00
Total Insurance	332.85	2,797.00	(2,464.15)	4,093.46	13,764.00	(9,670.54)	13,764.00	9,671.00
Utilities								
6050 - Utilities- Communications Service	343.24	380.00	(36.76)	3,549.72	4,700.00	(1,150.28)	4,700.00	1,150.00
6033 - Utilities- Electricity	1,149.54	1,700.00	(550.46)	18,547.62	24,000.00	(5,452.38)	24,000.00	5,452.00
6005 - Utilities- Natural Gas	431.77	530.00	(98.23)	3,962.27	4,050.00	(87.73)	4,050.00	88.00
6023 - Utilities- Water & Sewer	847.29	165.00	682.29	12,235.38	7,470.00	4,765.38	7,470.00	(4,765.00)
6035 - Utilities- Trash & Recycling Service	-	210.00	(210.00)	2,121.02	2,520.00	(398.98)	2,520.00	399.00
Total Utilities	2,771.84	2,985.00	(213.16)	40,416.01	42,740.00	(2,323.99)	42,740.00	2,324.00
Maintenance & Landscaping								
6515 - Building R&M	232.28	50.00	182.28	1,159.52	1,800.00	(640.48)	1,800.00	640.00
6675 - Equipment R&M	3,050.64	1,750.00	1,300.64	43,189.12	24,450.00	18,739.12	24,450.00	(18,739.00)
6555 - Equipment Rental/Repair & Maintenance	-	-	-	623.74	-	623.74	-	(624.00)
6635 - Janitorial Supplies	-	-	-	37.38	150.00	(112.62)	150.00	113.00
6110 - Landscape R&M	1,223.98	200.00	1,023.98	51,578.71	7,150.00	44,428.71	7,150.00	(44,429.00)
6796 - Other R&M	-	-	-	910.71	2,000.00	(1,089.29)	2,000.00	1,089.00
6795 - Other Supplies	700.55	50.00	650.55	16,911.04	5,600.00	11,311.04	5,600.00	(11,311.00)
6610 - Raw Materials	248.35	2,200.00	(1,951.65)	21,807.10	61,100.00	(39,292.90)	61,100.00	39,293.00
6621 - Raw Materials: Sand & Gravel	8,976.17	1,200.00	7,776.17	25,343.05	20,300.00	5,043.05	20,300.00	(5,043.00)
6765 - Small Tools & Equipment	-	100.00	(100.00)	3,753.03	2,700.00	1,053.03	2,700.00	(1,053.00)
6785 - Vehicle Fuel	(275.75)	1,050.00	(1,325.75)	17,741.94	23,950.00	(6,208.06)	23,950.00	6,208.00
6775 - Vehicle R&M	-	200.00	(200.00)	3,182.80	3,900.00	(717.20)	3,900.00	717.00
Total Maintenance & Landscaping	14,156.22	6,800.00	7,356.22	186,238.14	153,100.00	33,138.14	153,100.00	(33,139.00)
Contracted & Professional Services								

Income Statement Report
Sudden Valley Community Association
Golf

December 1, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
5085 - Equipment Lease & Rental	-	80.00	(80.00)	3,931.36	960.00	2,971.36	960.00	(2,971.00)
6440 - Safety & Security Services	-	50.00	(50.00)	995.31	450.00	545.31	450.00	(545.00)
6408 - Uniform and Laundry Service	307.22	179.00	128.22	3,539.81	2,150.00	1,389.81	2,150.00	(1,390.00)
Total Contracted & Professional Services	307.22	309.00	(1.78)	8,466.48	3,560.00	4,906.48	3,560.00	(4,906.00)
Total Golf Expense	70,044.15	49,614.00	20,430.15	798,796.92	792,175.00	6,621.92	792,175.00	(6,620.00)
Total Golf Income / (Loss)	(61,351.38)	(43,914.00)	(17,437.38)	(31,014.74)	(32,852.00)	1,837.26	(32,852.00)	(1,840.26)

Income Statement Report

Sudden Valley Community Association

Marina/Parks/Beaches

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	4,385.84	10,345.00	(5,959.16)	10,345.00	5,959.16
4420 - Marina Dry Slip Income	(400.00)	0.00	(400.00)	44,860.00	29,450.00	15,410.00	29,450.00	(15,410.00)
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	730.00	0.00	730.00	1,921.02	0.00	1,921.02	0.00	(1,921.02)
Total Marina Income	330.00	0.00	330.00	117,226.86	107,183.00	10,043.86	107,183.00	(10,043.86)
Rental Income - Other								
4400 - Facility Rentals	150.00	0.00	150.00	350.00	0.00	350.00	0.00	(350.00)
4411 - Picnic Shelter Rentals	(125.00)	0.00	(125.00)	1,195.00	0.00	1,195.00	0.00	(1,195.00)
Total Rental Income - Other	25.00	0.00	25.00	1,545.00	0.00	1,545.00	0.00	(1,545.00)
Other Income								
4220 - Gate & Access Fees	0.00	0.00	0.00	1,917.00	0.00	1,917.00	0.00	(1,917.00)
Total Other Income	0.00	0.00	0.00	1,917.00	0.00	1,917.00	0.00	(1,917.00)
Total Marina/Parks/Beaches Income	355.00	0.00	355.00	120,688.86	107,183.00	13,505.86	107,183.00	(13,505.86)
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	(1,631.05)	0.00	(1,631.05)	0.00	0.00	0.00	0.00	0.00
9005 - State B&O Tax	(7.87)	0.00	(7.87)	1,794.11	(1,610.00)	3,404.11	(1,610.00)	(3,404.11)
Total Regulatory Compliance	(1,638.92)	0.00	(1,638.92)	1,794.11	(1,610.00)	3,404.11	(1,610.00)	(3,404.11)
Utilities								
6023 - Utilities- Water & Sewer	892.05	210.00	682.05	1,984.80	2,520.00	(535.20)	2,520.00	535.20
6033 - Utilities- Electricity	154.91	120.00	34.91	1,144.49	1,130.00	14.49	1,130.00	(14.49)
6050 - Utilities- Communications Service	141.26	120.00	21.26	1,505.70	1,250.00	255.70	1,250.00	(255.70)
Total Utilities	1,188.22	450.00	738.22	4,634.99	4,900.00	(265.01)	4,900.00	265.01
Maintenance & Landscaping								
6110 - Landscape R&M	(689.38)	0.00	(689.38)	5,336.56	0.00	5,336.56	0.00	(5,336.56)

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

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6515 - Building R&M	0.00	0.00	0.00	2,864.51	0.00	2,864.51	0.00	(2,864.51)
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	0.00	0.00	0.00	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	(689.38)	0.00	(689.38)	12,097.64	0.00	12,097.64	0.00	(12,097.64)
Total Marina/Parks/Beaches Expense	(1,140.08)	450.00	(1,590.08)	18,526.74	3,290.00	15,236.74	3,290.00	(15,236.74)
Total Marina/Parks/Beaches Income / (Loss)	1,495.08	(450.00)	1,945.08	102,162.12	103,893.00	(1,730.88)	103,893.00	1,730.88

Income Statement Report
Sudden Valley Community Association
Pool/Health Club

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Rental Income - Other								
4435 - Lease Income - Health Club	0.00	0.00	0.00	(101.00)	0.00	(101.00)	0.00	101.00
Total Rental Income - Other	0.00	0.00	0.00	(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	0.00	0.00	0.00	(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	1,570.14	0.00	1,570.14	2,564.94	0.00	2,564.94	0.00	(2,564.94)
6005 - Utilities- Natural Gas	120.35	0.00	120.35	2,192.03	0.00	2,192.03	0.00	(2,192.03)
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	2,634.63	0.00	2,634.63	0.00	(2,634.63)
6033 - Utilities- Electricity	609.82	0.00	609.82	7,885.29	0.00	7,885.29	0.00	(7,885.29)
6050 - Utilities- Communications Service	(286.52)	0.00	(286.52)	1,758.18	0.00	1,758.18	0.00	(1,758.18)
Total Utilities	2,013.79	0.00	2,013.79	17,035.07	0.00	17,035.07	0.00	(17,035.07)
Maintenance & Landscaping								
6515 - Building R&M	0.00	250.00	(250.00)	2,404.71	3,000.00	(595.29)	3,000.00	595.29
6795 - Other Supplies	45.51	0.00	45.51	651.00	0.00	651.00	0.00	(651.00)
Total Maintenance & Landscaping	45.51	250.00	(204.49)	3,055.71	3,000.00	55.71	3,000.00	(55.71)

Income Statement Report
Sudden Valley Community Association
Pool/Health Club

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted & Professional Services								
6438 - Pool Management	0.00	0.00	0.00	30,817.24	0.00	30,817.24	0.00	(30,817.24)
Total Contracted & Professional Services	0.00	0.00	0.00	30,817.24	0.00	30,817.24	0.00	(30,817.24)
Total Pool/Health Club Expense	2,059.30	250.00	1,809.30	51,422.30	3,000.00	48,422.30	3,000.00	(48,422.30)
Total Pool/Health Club Income / (Loss)	(2,059.30)	(250.00)	(1,809.30)	(51,513.30)	(3,000.00)	(48,513.30)	(3,000.00)	48,513.30