

**Sudden Valley Community Association
Balance Sheet
May 31, 2016**

	<u>Unaudited</u> <u>May 31, 2016</u>	<u>Unaudited</u> <u>Dec 31, 2015</u>	<u>Inc / (Dec)</u>
Operations			
Current Assets			
Operating Cash	\$288,818	\$97,038	\$191,780
Building Completion Deposit Fund	45,750	46,500	(750)
Member Receivables	662	92	570
Other Receivables	(12)	3,043	(3,055)
Prepaid Expenses	25,112	50,009	(24,897)
Inventory	3,981	2,837	1,144
Total Current Assets	364,311	199,519	164,792
Current Liabilities			
Accounts Payable	(\$45,858)	(\$69,871)	\$24,013
Prepaid Assessments	(235,234)	(115,046)	(120,188)
Building Completion Deposits	(45,750)	(46,500)	750
Other Refundable Deposits	(7,613)	(5,663)	(1,950)
Prepaid Golf Memberships	(1,824)	(35,648)	33,824
Total Current Liabilities	(336,279)	(272,728)	(63,551)
Net Operating Assets	\$28,032	(\$73,209)	\$101,241
Capital Reserve Funds			
CRRRF Reserve Fund	\$1,102,170	\$1,175,068	(\$72,898)
Roads Reserve Fund	1,499,889	1,294,236	205,653
Density Reduction Fund	149,882	146,833	3,049
Mailbox Fund	4,689	4,422	267
Capital Reserve Holding Fund	-	-	-
Total Capital Reserve Funds	2,756,630	2,620,559	136,071
Operating Reserve Funds			
Emergency Operating Cash	351,053	350,952	101
Undesignated Reserves	142,139	61,070	81,069
Total Operating Reserves	493,192	412,022	81,170
Non-Operating Current Assets (Liabilities)			
Snow Supply Inventory	-	4,911	(4,911)
UDR Accounts Payable	-	(338)	338
	-	4,573	(4,573)
Capital Assets			
Fixed Assets	8,487,688	8,446,517	41,171
Lots Held for Sale	279,083	279,083	-
Total Capital Assets	8,766,771	8,725,600	41,171
Long Term Liabilities			
Capital Lease	(87,363)	(98,941)	11,578
Total Long Term Liabilities	(87,363)	(98,941)	11,578
NET ASSETS	\$11,957,262	\$11,590,604	\$366,658
Member Equity			
Member Equity			
Current Year Net Income: Operations	\$104,374	(\$449,039)	\$553,413
Current Year Net Income: Capital	262,284	509,707	(247,423)
Retained Earnings	3,961,714	4,410,753	(449,039)
Capital	7,628,890	7,119,183	509,707
TOTAL MEMBER EQUITY	\$11,957,262	\$11,590,604	\$366,658

* 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 May 31, 2016, and December 31, 2015, the balance of receivables written off under this policy were respectively, \$1,074,182 and \$1,091,498.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED

	<u>Current Month - May 2016</u>			<u>Year to Date - 5 Months Ending 05/31/2016</u>		
	Operations Better / (Worse)		Reserves	Operations Better / (Worse)		Reserves
	Operations	Spending Plan		Operations	Spending Plan	
REVENUE						
Dues and Assessment Income	\$ 123,176	\$ 4,987	\$ 130,800	\$ 554,072	\$ 4,424	\$ 579,769
Golf Income	59,572	(9,068)	-	300,056	(26,614)	-
Marina Income	10,969	10,969	-	94,030	(20,935)	-
Legal & Collections Income	-	-	5,558	-	-	81,191
Other Income	18,041	13,291	781	45,414	21,664	624
Rental Income - Other	3,688	1,347	-	19,232	7,527	-
Rental Income- Area Z	1,767	501	-	8,701	2,368	-
Investment Income	11	(49)	349	95	(205)	1,033
Total Revenue	\$ 217,224	\$ 21,978	\$ 137,488	\$ 1,021,600	\$ (11,771)	\$ 662,617
EXPENSES						
Salaries & Benefits	\$ 97,045	\$ 7,590	\$ -	\$ 434,472	\$ 28,278	\$ -
Contracted & Professional Services	11,760	(386)	5,112	66,417	(6,388)	48,066
CC&Rs/ Mandates	21,242	558	404	119,345	1,916	8,488
Maintenance & Landscaping	26,606	(5,142)	-	114,362	(19,073)	-
Utilities	2,418	9,324	-	44,977	12,353	-
Administrative	6,509	6,086	-	54,283	(6,862)	-
Regulatory Compliance	11,783	(5,673)	119	43,880	(1,903)	2,448
Insurance Premiums	7,687	218	-	38,493	1,031	-
Other Expenses	-	-	-	997	3	-
Capital Lease Interest Expense	-	-	352	-	-	1,822
Depreciation Expense	-	-	67,878	-	-	339,509
Total Expenses	\$ 185,050	\$ 12,575	\$ 73,865	\$ 917,226	\$ 9,355	\$ 400,333
Net Income (Loss)	\$ 32,174	\$ 34,553	\$ 63,623	\$ 104,374	\$ (2,416)	\$ 262,284

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

5 Months Actual, 7 Months Projected

UNAUDITED

	<u>CRRRF</u>	<u>Roads</u>	<u>Density Reduction</u>	<u>Mailbox</u>	<u>Emergency Ops</u>	<u>UDR</u>	<u>Capital Reserve Holding Fund</u>	<u>Totals</u>
Net Available Cash 12/31/2015	1,175,068	1,294,236	146,833	4,422	350,952	61,070	-	3,032,581
Dues Received	209,395	290,262	10	267	-	130,399	-	630,333
Investment Income	393	476	39	-	101	22	-	1,032
Sale of Assets	-		4,770					4,770
Legal Settlement Income	22,945					-		22,945
2016 Expenditures	(305,631)	(85,085)	(1,770)			(49,352)		(441,839)
Net Available Cash at 05/31/2016	1,102,170	1,499,889	149,882	4,689	351,053	142,139	-	3,249,822
7 Month Outlook								
Outlook - 2016 Dues (90% collections)	283,619	384,986						668,605
Outlook - Prior Year Collections	168	165	4	100		14,813		15,250
Outlook - Other Cash						-		-
Obligated Expenses	(160,311)	(565,096)				(26,111)		(751,519)
Net Usable Cash Balance 12/31/2016	1,225,646	1,319,944	149,886	4,789	351,053	130,841	-	3,182,158
Board Approved Minimum Balance	(750,000)	(500,000)						(1,250,000)
Net Usable Cash 12/31/2016, After Motions	475,646	819,944	149,886	4,789	351,053	130,841	-	1,932,158
Net Current Year Cash Increase (Decrease)	50,578	25,708	3,053	367	101	69,771	-	149,577

Sudden Valley Community Association
Operations - By Department
May 1, 2016 to May 31, 2016

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	\$ 5,856	\$ 5,281	\$ 4,406	\$ (70)	\$ 20,366	\$ 1,616	\$ (18,916)	\$ 6,827
Accounting	4,873	3,206	15,513	1,679	11,952	(7,652)	(22,592)	(2,767)
Administration	4,466	4,332	21,647	(399)	6,625	(1,094)	(23,806)	2,839
Common Costs	1,983	(452)	-	-	15,125	2,409	(13,142)	1,957
Facilities	4,990	1,383	3,840	383	4,932	6,928	(3,782)	8,694
Maintenance	825	825	14,141	1,437	9,410	(6,852)	(22,726)	(4,590)
Subtotal	22,993	14,575	59,547	3,030	68,410	(4,645)	(104,964)	12,960
Golf	59,572	(9,068)	37,498	4,560	19,332	9,262	2,742	4,754
Marina	11,484	11,484	-	-	1,036	(405)	10,448	11,079
Pools	-	-	-	-	(773)	773	773	773
Subtotal	94,049	16,991	97,045	7,590	88,005	4,985	(91,001)	29,566
Ops Dues Earned	130,889						130,889	
Curr Yr Bad Debts Activity	(7,714)						(7,714)	
Net Ops Dues	123,175	4,987					123,175	4,987
Net Operations	\$ 217,224	\$ 21,978	\$ 97,045	\$ 7,590	\$ 88,005	\$ 4,985	\$ 32,174	\$ 34,553

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	\$ 10,960	\$ 8,085	\$ 19,227	\$ 1,521	\$ 99,506	\$ (3,509)	\$ (107,773)	\$ 6,097
Accounting	14,742	6,409	76,930	9,030	30,429	(8,802)	(92,617)	6,637
Administration	6,334	5,667	90,094	3,002	64,263	(12,835)	(148,023)	(4,166)
Common Costs	11,934	(241)	-	-	98,489	6,429	(86,555)	6,188
Facilities	26,693	8,655	15,213	5,905	52,440	8,643	(40,960)	23,203
Maintenance	1,114	1,114	61,194	4,024	16,308	(3,716)	(76,388)	1,422
Subtotal	71,777	29,689	262,658	23,482	361,435	(13,790)	(552,316)	39,381
Golf	300,056	(26,614)	171,814	4,796	117,049	(4,113)	11,193	(25,931)
Marina	95,695	(19,270)	-	-	4,995	(1,745)	90,700	(21,015)
Pools	-	-	-	-	(725)	725	725	725
Subtotal	467,528	(16,195)	434,472	28,278	482,754	(18,923)	(449,698)	(6,840)
Ops Dues Earned	612,812						612,812	
Curr Yr Bad Debts Activity	(58,740)						(58,740)	
Net Ops Dues	554,072	4,424					554,072	4,424
Net Operations	\$ 1,021,600	\$ (11,771)	\$ 434,472	\$ 28,278	\$ 482,754	\$ (18,923)	\$ 104,374	\$ (2,416)

* Excludes Depreciation

Sudden Valley Community Association
Operations Income Statement
May 1, 2016 to May 31, 2016

UNAUDITED

	<u>2016 May Actuals</u>	<u>2016 MTD B / (W) Spending Plan</u>	<u>2016 YTD (5 Months) Actuals</u>	<u>2016 YTD B / (W) Spending Plan</u>
REVENUE				
Dues and Assessment Income- Ops	\$ 123,176	\$ 4,987	\$ 554,072	\$ 4,424
Golf Income	59,572	(9,068)	300,056	(26,614)
Marina Income	10,969	10,969	94,030	(20,935)
Rental Income - Area Z	1,767	501	8,701	2,368
Rental Income - Other	3,688	1,347	19,232	7,527
Other AR Income	6,757	2,141	28,023	4,940
Other Income	11,284	11,150	17,391	16,724
Investment Income	11	(49)	95	(205)
Total Revenue	\$ 217,224	\$ 21,978	\$ 1,021,600	\$ (11,771)
EXPENSES				
Salaries & Benefits				
Golf	\$ 37,498	\$ 4,560	\$ 171,814	\$ 4,796
Administration	21,647	(399)	90,094	3,002
Accounting	15,513	1,679	76,930	9,030
Maintenance	14,141	1,437	61,194	4,024
ACC / Security	4,406	(70)	19,227	1,521
Facilities	3,840	383	15,213	5,905
Total Salaries & Benefits	\$ 97,045	\$ 7,590	\$ 434,472	\$ 28,278
Other Expenses				
Administrative				
General Administrative	\$ -	\$ 41	\$ 420	\$ 338
Bank Charges & Fees	1,640	110	7,119	(1,349)
Dues & Subscriptions	398	4,003	11,114	1,684
Office Supplies	1,596	(281)	13,018	(6,443)
GM Discretionary Funds	630	(380)	1,428	(178)
Advertising Costs	-	1,500	7,604	2,096
Cash Over/Short	(70)	70	(66)	66
Currency Gain/Loss	58	(58)	59	(59)
Events Charges	-	-	508	(508)
Printing & Copying	1,564	914	5,336	36
Training & Conferences	80	329	3,856	(914)
Payroll Service Fees	613	(162)	3,887	(1,631)
Cashiering Clearing Account	-	-	-	-
Total Administrative	\$ 6,509	\$ 6,086	\$ 54,283	\$ (6,862)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	\$ 2,387	\$ 113	\$ 5,317	\$ 714
Permits & Licenses	587	(532)	1,224	162
Audit & Tax Services	8,100	(5,434)	16,850	(3,517)
Regulatory Compliance	211	12	1,152	(36)
Federal Income Tax	-	-	-	-
State B&O Tax	498	168	3,850	(989)
Property/Real Estate Tax	-	-	15,487	1,763
Total Regulator Compliance	\$ 11,783	\$ (5,673)	\$ 43,880	\$ (1,903)
CC&Rs/ Mandates				
Annual General Meeting	\$ -	\$ -	\$ -	\$ -
Special General Meeting	-	-	12,082	1
Board Support	26	140	850	(17)
Collection Charges	-	-	123	(123)
Transfer Fees	-	34	-	167
Lien Charges	-	-	-	-

UNAUDITED

	2016 May Actuals	2016 MTD B / (W) Spending Plan	2016 YTD (5 Months) Actuals	2016 YTD B / (W) Spending Plan
Web Site Maintenance	517	(464)	2,378	(2,205)
Postage	221	157	1,869	30
Postage- Views	999	1	8,458	(3,458)
Newsletter Services	4,114	670	16,294	7,623
Professional Security Services	15,365	20	77,291	(102)
Total CC&Rs/ Mandates	\$ 21,242	\$ 558	\$ 119,345	\$ 1,916
Insurance Premiums	\$ 7,687	\$ 218	\$ 38,493	\$ 1,031
Utilities				
Utilities	\$ (4,298)	\$ 4,298	\$ (2,445)	\$ 2,445
Utilities- Natural Gas	612	(59)	5,555	(259)
Utilities- Water & Sewer	-	2,647	8,185	5,042
Utilities- Electricity	2,916	2,312	17,461	4,774
Utilities- Trash & Recycling Service	791	236	4,732	402
Utilities- Communications Service	2,397	(110)	11,489	(51)
Total Utilities	\$ 2,418	\$ 9,324	\$ 44,977	\$ 12,353
Maintenance & Landscaping				
Landscape R&M	\$ 2,635	\$ (635)	\$ 34,010	\$ (25,210)
Building R&M	2,768	1,302	13,410	2,508
Raw Materials	4	1,796	1,199	6,601
Raw Materials: Sand & Gravel	-	1,500	4,710	1,501
Janitorial Supplies	1,291	(437)	4,282	(15)
Equipment R&M	2,582	902	20,956	(1,539)
Small Tools & Equipment	826	(426)	2,279	(179)
Vehicle R&M	1,671	(681)	7,050	(1,025)
Vehicle Fuel	2,453	1,613	8,731	4,752
Other Supplies	7,075	(5,175)	14,310	(4,942)
Other R&M	5,301	(4,901)	3,425	(1,525)
Total Maintenance & Landscaping	\$ 26,606	\$ (5,142)	\$ 114,362	\$ (19,073)
Contracted & Professional Services				
Equipment Lease & Rental	\$ 1,251	\$ (914)	\$ 4,173	\$ (3)
IT Support and Services	2,699	51	19,488	(895)
Uniform and Laundry Service	381	9	1,612	863
Pool Management	222	(222)	222	(222)
Safety & Security Services	778	(529)	6,023	(4,973)
Snow Removal Services	-	-	-	-
Storm Response Tree Removal	-	-	3,906	500
ACC Consultant	1,450	(1,450)	2,550	(2,550)
Reserve Study & Update	-	-	-	-
Legal Services	1,812	2,354	20,414	419
Other Professional Services	3,167	315	8,029	473
Total Contracted & Professional Services	\$ 11,760	\$ (386)	\$ 66,417	\$ (6,388)
Other Expenses				
Vandalism	\$ -	\$ -	\$ 997	\$ 3
Total Other Expenses	\$ -	\$ -	\$ 997	\$ 3
Total Other Expenses	\$ 88,005	\$ 4,985	\$ 482,754	\$ (18,923)
Total Operations Expenses	\$ 185,050	\$ 12,575	\$ 917,226	\$ 9,355
Net Operations Income (Loss)	\$ 32,174	\$ 34,553	\$ 104,374	\$ (2,416)

* Excludes Depreciation

Income Statement Report
Sudden Valley Community Association
ACC / Security

May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4805 - Compliance Fees & Fines - ACC	25.00	241.00	(216.00)	1,219.00	1,208.00	11.00	2,900.00	1,681.00
4810 - Compliance Fines - SEC	0.00	334.00	(334.00)	(350.00)	1,667.00	(2,017.00)	4,000.00	4,350.00
4811 - BD Expense- Sec Fines	0.00	0.00	0.00	684.91	0.00	684.91	0.00	(684.91)
Total Other AR Income	25.00	575.00	(550.00)	1,553.91	2,875.00	(1,321.09)	6,900.00	5,346.09
Other Income								
4295 - Security House Checks	135.00	0.00	135.00	210.00	0.00	210.00	0.00	(210.00)
4350 - New Home Construction Fee	5,696.00	0.00	5,696.00	9,196.00	0.00	9,196.00	0.00	(9,196.00)
Total Other Income	5,831.00	0.00	5,831.00	9,406.00	0.00	9,406.00	0.00	(9,406.00)
Total ACC / Security Income	5,856.00	575.00	5,281.00	10,959.91	2,875.00	8,084.91	6,900.00	(4,059.91)
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	2,387.00	2,500.00	(113.00)	5,316.50	5,430.00	(113.50)	14,536.00	9,219.50
6300 - Permits & Licenses	0.00	0.00	0.00	107.50	163.00	(55.50)	1,714.00	1,606.50
9005 - State B&O Tax	87.84	8.00	79.84	154.13	43.00	111.13	104.00	(50.13)
Total Regulatory Compliance	2,474.84	2,508.00	(33.16)	5,578.13	5,636.00	(57.87)	16,354.00	10,775.87
CC&Rs/ Mandates								
5215 - Postage	1.38	0.00	1.38	1.38	0.00	1.38	0.00	(1.38)
7097 - Professional Security Services	15,364.51	15,385.00	(20.49)	77,290.64	77,189.00	101.64	182,300.00	105,009.36
Total CC&Rs/ Mandates	15,365.89	15,385.00	(19.11)	77,292.02	77,189.00	103.02	182,300.00	105,007.98
Payroll & Benefits								
5300 - Salaries	4,073.00	3,520.00	553.00	17,449.00	16,896.00	553.00	57,113.00	39,664.00
5335 - Payroll Taxes- Employer	333.36	401.00	(67.64)	1,708.34	1,777.00	(68.66)	6,244.00	4,535.66
5385 - Payroll Benefits - Medical	0.00	415.00	(415.00)	69.51	2,075.00	(2,005.49)	6,225.00	6,155.49
Total Payroll & Benefits	4,406.36	4,336.00	70.36	19,226.85	20,748.00	(1,521.15)	69,582.00	50,355.15

Income Statement Report
Sudden Valley Community Association
ACC / Security

May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	140.05	60.00	80.05	638.46	300.00	338.46	720.00	81.54
Total Utilities	140.05	60.00	80.05	638.46	300.00	338.46	720.00	81.54
Maintenance & Landscaping								
6765 - Small Tools & Equipment	0.00	0.00	0.00	268.91	0.00	268.91	0.00	(268.91)
6775 - Vehicle R&M	145.39	81.00	64.39	1,647.32	1,583.00	64.32	2,150.00	502.68
6785 - Vehicle Fuel	284.83	466.00	(181.17)	1,757.18	2,333.00	(575.82)	5,600.00	3,842.82
6795 - Other Supplies	2.94	0.00	2.94	83.21	68.00	15.21	1,200.00	1,116.79
Total Maintenance & Landscaping	433.16	547.00	(113.84)	3,756.62	3,984.00	(227.38)	8,950.00	5,193.38
Contracted & Professional Services								
6440 - Safety & Security Services	502.36	0.00	502.36	4,788.03	0.00	4,788.03	10,712.00	5,923.97
6450 - Storm Response Tree Removal	0.00	0.00	0.00	3,906.00	4,406.00	(500.00)	7,800.00	3,894.00
6460 - ACC Consultant	1,450.00	0.00	1,450.00	2,550.00	0.00	2,550.00	0.00	(2,550.00)
7095 - Other Professional Services	0.00	3,482.00	(3,482.00)	0.00	3,482.00	(3,482.00)	15,700.00	15,700.00
Total Contracted & Professional Services	1,952.36	3,482.00	(1,529.64)	11,244.03	7,888.00	3,356.03	34,212.00	22,967.97
Other Expenses								
9120 - Vandalism	0.00	0.00	0.00	996.74	1,000.00	(3.26)	1,000.00	3.26
Total Other Expenses	0.00	0.00	0.00	996.74	1,000.00	(3.26)	1,000.00	3.26
Total ACC / Security Expense	24,772.66	26,318.00	(1,545.34)	118,732.85	116,745.00	1,987.85	313,118.00	194,385.15
Total ACC / Security Income / (Loss)	(18,916.66)	(25,743.00)	6,826.34	(107,772.94)	(113,870.00)	6,097.06	(306,218.00)	(198,445.06)

Income Statement Report

Sudden Valley Community Association

Accounting

May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	5,000.00	1,666.00	3,334.00	14,750.00	8,333.00	6,417.00	20,000.00	5,250.00
4241 - BD Expense- Title Fees	(233.84)	0.00	(233.84)	(358.84)	0.00	(358.84)	0.00	358.84
4705 - NSF Service Fees	27.00	0.00	27.00	380.00	0.00	380.00	0.00	(380.00)
4706 - BD Expense- NSF Fees	79.00	0.00	79.00	(29.00)	0.00	(29.00)	0.00	29.00
Total Other AR Income	4,872.16	1,666.00	3,206.16	14,742.16	8,333.00	6,409.16	20,000.00	5,257.84
Other Income								
4835 - Miscellaneous Income	0.02	0.00	0.02	0.13	0.00	0.13	0.00	(0.13)
Total Other Income	0.02	0.00	0.02	0.13	0.00	0.13	0.00	(0.13)
Total Accounting Income	4,872.18	1,666.00	3,206.18	14,742.29	8,333.00	6,409.29	20,000.00	5,257.71
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	60.00	16.00	44.00	1,222.79	83.00	1,139.79	200.00	(1,022.79)
5120 - Cash Over/Short	0.01	0.00	0.01	1.36	0.00	1.36	0.00	(1.36)
5205 - Events Charges	0.00	0.00	0.00	0.02	0.00	0.02	0.00	(0.02)
5210 - Printing & Copying	145.62	165.00	(19.38)	750.59	945.00	(194.41)	24,380.00	23,629.41
5399 - Payroll Service Fees	519.28	451.00	68.28	3,781.11	2,256.00	1,525.11	5,415.00	1,633.89
Total Administrative	724.91	632.00	92.91	5,755.87	3,284.00	2,471.87	29,995.00	24,239.13
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	30.00	30.00
7000 - Audit & Tax Services	8,100.00	2,666.00	5,434.00	16,850.00	13,333.00	3,517.00	32,000.00	15,150.00
9005 - State B&O Tax	75.40	25.00	50.40	226.95	125.00	101.95	300.00	73.05
Total Regulatory Compliance	8,175.40	2,691.00	5,484.40	17,076.95	13,458.00	3,618.95	32,330.00	15,253.05
CC&Rs/ Mandates								
5025 - Collection Charges	0.00	0.00	0.00	123.42	0.00	123.42	0.00	(123.42)
5040 - Transfer Fees	0.00	34.00	(34.00)	0.00	167.00	(167.00)	400.00	400.00

Income Statement Report

Sudden Valley Community Association

Accounting

May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5215 - Postage	142.52	134.00	8.52	1,030.58	667.00	363.58	1,600.00	569.42
Total CC&Rs/ Mandates	142.52	168.00	(25.48)	1,154.00	834.00	320.00	2,000.00	846.00
Payroll & Benefits								
5300 - Salaries	13,724.43	13,727.00	(2.57)	65,830.43	68,635.00	(2,804.57)	178,440.00	112,609.57
5335 - Payroll Taxes- Employer	991.26	1,510.00	(518.74)	6,265.76	7,550.00	(1,284.24)	19,632.00	13,366.24
5385 - Payroll Benefits - Medical	797.50	1,955.00	(1,157.50)	4,833.47	9,775.00	(4,941.53)	23,460.00	18,626.53
Total Payroll & Benefits	15,513.19	17,192.00	(1,678.81)	76,929.66	85,960.00	(9,030.34)	221,532.00	144,602.34
Utilities								
6050 - Utilities- Communications Service	60.00	60.00	0.00	240.00	300.00	(60.00)	720.00	480.00
Total Utilities	60.00	60.00	0.00	240.00	300.00	(60.00)	720.00	480.00
Contracted & Professional Services								
5125 - IT Support and Services	0.00	750.00	(750.00)	3,349.00	3,750.00	(401.00)	9,000.00	5,651.00
7095 - Other Professional Services	2,850.54	0.00	2,850.54	2,850.54	0.00	2,850.54	0.00	(2,850.54)
Total Contracted & Professional Services	2,850.54	750.00	2,100.54	6,199.54	3,750.00	2,449.54	9,000.00	2,800.46
Total Accounting Expense	27,466.56	21,493.00	5,973.56	107,356.02	107,586.00	(229.98)	295,577.00	188,220.98
Total Accounting Income / (Loss)	(22,594.38)	(19,827.00)	(2,767.38)	(92,613.73)	(99,253.00)	6,639.27	(275,577.00)	(182,963.27)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
 May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4806 - BD Expense- ACC Fines	(111.88)	0.00	(111.88)	(111.88)	0.00	(111.88)	0.00	111.88
Total Other AR Income	(111.88)	0.00	(111.88)	(111.88)	0.00	(111.88)	0.00	111.88
Other Income								
4220 - Gate & Access Fees	0.00	9.00	(9.00)	0.00	42.00	(42.00)	100.00	100.00
4235 - Trash Compactor Service	0.00	0.00	0.00	58.00	0.00	58.00	0.00	(58.00)
4245 - Photocopy Income	27.60	0.00	27.60	102.60	0.00	102.60	0.00	(102.60)
4255 - Maps and Signs	125.46	125.00	0.46	1,044.30	625.00	419.30	1,500.00	455.70
4835 - Miscellaneous Income	0.00	0.00	0.00	735.54	0.00	735.54	0.00	(735.54)
4840 - Non-Taxable Income	15.00	0.00	15.00	15.00	0.00	15.00	0.00	(15.00)
4870 - Member Donation Income	4,410.00	0.00	4,410.00	4,490.00	0.00	4,490.00	0.00	(4,490.00)
Total Other Income	4,578.06	134.00	4,444.06	6,445.44	667.00	5,778.44	1,600.00	(4,845.44)
Total SVCA Operations- Admin Income	4,466.18	134.00	4,332.18	6,333.56	667.00	5,666.56	1,600.00	(4,733.56)
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	41.00	(41.00)	0.00	208.00	(208.00)	500.00	500.00
5015 - Bank Charges & Fees	414.64	334.00	80.64	1,975.50	1,667.00	308.50	4,000.00	2,024.50
5045 - Dues & Subscriptions	88.39	66.00	22.39	801.70	333.00	468.70	800.00	(1.70)
5090 - Office Supplies	1,595.82	1,290.00	305.82	12,898.52	6,450.00	6,448.52	15,480.00	2,581.48
5100 - GM Discretionary Funds	630.49	250.00	380.49	1,428.08	1,250.00	178.08	3,000.00	1,571.92
5107 - Advertising Costs	0.00	0.00	0.00	5,400.00	5,400.00	0.00	5,400.00	0.00
5205 - Events Charges	0.00	0.00	0.00	429.93	0.00	429.93	0.00	(429.93)
5210 - Printing & Copying	353.24	363.00	(9.76)	2,810.76	2,177.00	633.76	5,080.00	2,269.24
5227 - Training & Conferences	80.00	209.00	(129.00)	2,793.54	1,042.00	1,751.54	2,500.00	(293.54)
5399 - Payroll Service Fees	94.00	0.00	94.00	106.00	0.00	106.00	0.00	(106.00)
Total Administrative	3,256.58	2,553.00	703.58	28,644.03	18,527.00	10,117.03	36,760.00	8,115.97

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
 May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	40.00	(40.00)	100.00	100.00
9005 - State B&O Tax	26.20	2.00	24.20	55.21	9.00	46.21	22.00	(33.21)
Total Regulatory Compliance	26.20	2.00	24.20	55.21	49.00	6.21	122.00	66.79
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	0.00	0.00	0.00	12,200.00	12,200.00
5007 - Special General Meeting	0.00	0.00	0.00	12,082.33	12,083.00	(0.67)	12,083.00	0.67
5020 - Board Support	26.04	166.00	(139.96)	850.24	833.00	17.24	2,000.00	1,149.76
5115 - Web Site Maintenance	516.98	53.00	463.98	2,344.82	173.00	2,171.82	540.00	(1,804.82)
5215 - Postage	67.86	184.00	(116.14)	470.36	917.00	(446.64)	2,200.00	1,729.64
Total CC&Rs/ Mandates	610.88	403.00	207.88	15,747.75	14,006.00	1,741.75	29,023.00	13,275.25
Payroll & Benefits								
5300 - Salaries	19,619.83	18,261.00	1,358.83	78,336.32	79,465.00	(1,128.68)	225,376.00	147,039.68
5335 - Payroll Taxes- Employer	1,560.34	2,009.00	(448.66)	7,760.81	8,741.00	(980.19)	24,822.00	17,061.19
5385 - Payroll Benefits - Medical	466.88	978.00	(511.12)	3,996.45	4,890.00	(893.55)	11,736.00	7,739.55
Total Payroll & Benefits	21,647.05	21,248.00	399.05	90,093.58	93,096.00	(3,002.42)	261,934.00	171,840.42
Insurance								
5400 - Insurance Premiums	0.00	0.00	0.00	55.90	0.00	55.90	0.00	(55.90)
Total Insurance	0.00	0.00	0.00	55.90	0.00	55.90	0.00	(55.90)
Utilities								
6050 - Utilities- Communications Service	120.00	120.00	0.00	480.00	600.00	(120.00)	1,440.00	960.00
Total Utilities	120.00	120.00	0.00	480.00	600.00	(120.00)	1,440.00	960.00
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	0.00	0.00	175.00	0.00	175.00	0.00	(175.00)
6775 - Vehicle R&M	0.00	100.00	(100.00)	147.76	500.00	(352.24)	1,200.00	1,052.24
6785 - Vehicle Fuel	19.38	100.00	(80.62)	79.40	100.00	(20.60)	600.00	520.60
Total Maintenance & Landscaping	19.38	200.00	(180.62)	402.16	600.00	(197.84)	1,800.00	1,397.84

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
 May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted & Professional Services								
5085 - Equipment Lease & Rental	643.66	253.00	390.66	3,489.04	2,803.00	686.04	5,220.00	1,730.96
5125 - IT Support and Services	1,948.75	2,000.00	(51.25)	15,389.28	14,843.00	546.28	28,600.00	13,210.72
Total Contracted & Professional Services	2,592.41	2,253.00	339.41	18,878.32	17,646.00	1,232.32	33,820.00	14,941.68
Total SVCA Operations- Admin Expense	28,272.50	26,779.00	1,493.50	154,356.95	144,524.00	9,832.95	364,899.00	210,542.05
Total SVCA Operations- Admin Income / (L)	(23,806.32)	(26,645.00)	2,838.68	(148,023.39)	(143,857.00)	(4,166.39)	(363,299.00)	(215,275.61)

Income Statement Report

Sudden Valley Community Association

Common Costs

May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessment Income- Ops								
4000 - Member Assessments 2015	(1,207.08)	0.00	(1,207.08)	(1,207.08)	0.00	(1,207.08)	0.00	1,207.08
4002 - Member Assessments 2016	130,889.41	131,321.00	(431.59)	612,811.84	610,720.00	2,091.84	1,529,966.00	917,154.16
4003 - BD Expense- 2016 Ops	(7,713.57)	(13,132.00)	5,418.43	(58,740.13)	(61,072.00)	2,331.87	(152,998.00)	(94,257.87)
Total Dues and Assessment Income- Ops	121,968.76	118,189.00	3,779.76	552,864.63	549,648.00	3,216.63	1,376,968.00	824,103.37
Other AR Income								
4830 - Advertising Income	2,651.80	2,375.00	276.80	11,737.10	11,875.00	(137.90)	28,500.00	16,762.90
4831 - BD Expense- Views Ads	(741.10)	0.00	(741.10)	(173.49)	0.00	(173.49)	0.00	173.49
4842 - Member Donation Income Monthly	61.20	0.00	61.20	275.40	0.00	275.40	0.00	(275.40)
Total Other AR Income	1,971.90	2,375.00	(403.10)	11,839.01	11,875.00	(35.99)	28,500.00	16,660.99
Investment Income								
4900 - Interest Earned - Operating Accounts	10.63	60.00	(49.37)	95.48	300.00	(204.52)	720.00	624.52
Total Investment Income	10.63	60.00	(49.37)	95.48	300.00	(204.52)	720.00	624.52
Total Common Costs Income	123,951.29	120,624.00	3,327.29	564,799.12	561,823.00	2,976.12	1,406,188.00	841,388.88
Expense								
Administrative								
5015 - Bank Charges & Fees	23.73	0.00	23.73	196.56	0.00	196.56	0.00	(196.56)
5121 - Currency Gain/Loss	58.24	0.00	58.24	58.88	0.00	58.88	0.00	(58.88)
Total Administrative	81.97	0.00	81.97	255.44	0.00	255.44	0.00	(255.44)
Regulatory Compliance								
9005 - State B&O Tax	12.99	12.00	0.99	58.36	58.00	0.36	138.00	79.64
9015 - Property/Real Estate Tax	0.00	0.00	0.00	15,487.16	17,250.00	(1,762.84)	34,500.00	19,012.84
Total Regulatory Compliance	12.99	12.00	0.99	15,545.52	17,308.00	(1,762.48)	34,638.00	19,092.48
CC&Rs/ Mandates								
5216 - Postage- Views	998.90	1,000.00	(1.10)	8,458.28	5,000.00	3,458.28	12,000.00	3,541.72

Income Statement Report

Sudden Valley Community Association

Common Costs

May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5225 - Newsletter Services	4,114.00	4,784.00	(670.00)	16,293.62	23,917.00	(7,623.38)	57,400.00	41,106.38
Total CC&Rs/ Mandates	5,112.90	5,784.00	(671.10)	24,751.90	28,917.00	(4,165.10)	69,400.00	44,648.10
Insurance								
5400 - Insurance Premiums	7,354.53	7,572.00	(217.47)	36,772.65	37,860.00	(1,087.35)	90,863.00	54,090.35
Total Insurance	7,354.53	7,572.00	(217.47)	36,772.65	37,860.00	(1,087.35)	90,863.00	54,090.35
Contracted & Professional Services								
5125 - IT Support and Services	750.00	0.00	750.00	750.00	0.00	750.00	0.00	(750.00)
7020 - Legal Services	1,812.18	4,166.00	(2,353.82)	20,413.64	20,833.00	(419.36)	50,000.00	29,586.36
Total Contracted & Professional Services	2,562.18	4,166.00	(1,603.82)	21,163.64	20,833.00	330.64	50,000.00	28,836.36
Total Common Costs Expense	15,124.57	17,534.00	(2,409.43)	98,489.15	104,918.00	(6,428.85)	244,901.00	146,411.85
Total Common Costs Income / (Loss)	108,826.72	103,090.00	5,736.72	466,309.97	456,905.00	9,404.97	1,161,287.00	694,977.03

Income Statement Report

Sudden Valley Community Association

Facilities

May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Rental Income								
4410 - Area Z Storage Rental Income	241.00	1,266.00	(1,025.00)	10,121.00	6,333.00	3,788.00	15,200.00	5,079.00
4412 - BD Expense- Area Z	1,526.00	0.00	1,526.00	(1,419.67)	0.00	(1,419.67)	0.00	1,419.67
Total Rental Income	1,767.00	1,266.00	501.00	8,701.33	6,333.00	2,368.33	15,200.00	6,498.67
Rental Income - Other								
4400 - Facility Rentals	170.00	0.00	170.00	2,323.00	0.00	2,323.00	0.00	(2,323.00)
4430 - Lease Income - Restaurant	2,122.00	2,060.00	62.00	10,610.00	10,300.00	310.00	24,720.00	14,110.00
4435 - Lease Income - Barn 8	650.00	0.00	650.00	3,654.00	0.00	3,654.00	0.00	(3,654.00)
4439 - Lease Income- Library	281.00	281.00	0.00	1,405.00	1,405.00	0.00	3,372.00	1,967.00
Total Rental Income - Other	3,223.00	2,341.00	882.00	17,992.00	11,705.00	6,287.00	28,092.00	10,100.00
Total Facilities Income	4,990.00	3,607.00	1,383.00	26,693.33	18,038.00	8,655.33	43,292.00	16,598.67
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	145.00	0.00	145.00	214.10	0.00	214.10	0.00	(214.10)
7110 - Regulatory Compliance	73.42	75.00	(1.58)	367.10	375.00	(7.90)	1,394.00	1,026.90
9005 - State B&O Tax	53.45	56.00	(2.55)	429.21	281.00	148.21	675.00	245.79
Total Regulatory Compliance	271.87	131.00	140.87	1,010.41	656.00	354.41	2,069.00	1,058.59
Payroll & Benefits								
5300 - Salaries	3,390.00	3,115.00	275.00	13,361.18	15,575.00	(2,213.82)	40,500.00	27,138.82
5335 - Payroll Taxes- Employer	449.95	457.00	(7.05)	1,464.93	2,285.00	(820.07)	5,952.00	4,487.07
5385 - Payroll Benefits - Medical	0.00	651.00	(651.00)	387.24	3,258.00	(2,870.76)	7,820.00	7,432.76
Total Payroll & Benefits	3,839.95	4,223.00	(383.05)	15,213.35	21,118.00	(5,904.65)	54,272.00	39,058.65
Utilities								
6000 - Utilities	(2,900.36)	0.00	(2,900.36)	(1,702.95)	0.00	(1,702.95)	0.00	1,702.95
6005 - Utilities- Natural Gas	413.79	234.00	179.79	3,696.31	3,066.00	630.31	5,103.00	1,406.69
6023 - Utilities- Water & Sewer	0.00	1,392.00	(1,392.00)	4,455.29	6,960.00	(2,504.71)	16,705.00	12,249.71

Income Statement Report
Sudden Valley Community Association
Facilities

May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6033 - Utilities- Electricity	1,315.30	2,955.00	(1,639.70)	11,359.93	14,776.00	(3,416.07)	35,462.00	24,102.07
6035 - Utilities- Trash & Recycling Service	791.07	808.00	(16.93)	4,732.38	4,040.00	692.38	9,696.00	4,963.62
6050 - Utilities- Communications Service	1,649.21	1,436.00	213.21	8,149.98	7,180.00	969.98	17,232.00	9,082.02
Total Utilities	1,269.01	6,825.00	(5,555.99)	30,690.94	36,022.00	(5,331.06)	84,198.00	53,507.06
Maintenance & Landscaping								
6515 - Building R&M	1,975.45	4,070.00	(2,094.55)	11,900.13	15,918.00	(4,017.87)	50,976.00	39,075.87
6635 - Janitorial Supplies	1,098.82	834.00	264.82	4,090.29	4,167.00	(76.71)	10,000.00	5,909.71
6795 - Other Supplies	0.00	0.00	0.00	35.88	0.00	35.88	0.00	(35.88)
Total Maintenance & Landscaping	3,074.27	4,904.00	(1,829.73)	16,026.30	20,085.00	(4,058.70)	60,976.00	44,949.70
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	76.09	0.00	76.09	0.00	(76.09)
7095 - Other Professional Services	316.54	0.00	316.54	4,636.09	4,320.00	316.09	4,320.00	(316.09)
Total Contracted & Professional Services	316.54	0.00	316.54	4,712.18	4,320.00	392.18	4,320.00	(392.18)
Total Facilities Expense	8,771.64	16,083.00	(7,311.36)	67,653.18	82,201.00	(14,547.82)	205,835.00	138,181.82
Total Facilities Income / (Loss)	(3,781.64)	(12,476.00)	8,694.36	(40,959.85)	(64,163.00)	23,203.15	(162,543.00)	(121,583.15)

Income Statement Report

Sudden Valley Community Association

Maintenance

May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Rental Income - Other								
4411 - Picnic Shelter Rentals	125.00	0.00	125.00	125.00	0.00	125.00	0.00	(125.00)
Total Rental Income - Other	125.00	0.00	125.00	125.00	0.00	125.00	0.00	(125.00)
Other Income								
4235 - Trash Compactor Service	699.75	0.00	699.75	989.35	0.00	989.35	0.00	(989.35)
Total Other Income	699.75	0.00	699.75	989.35	0.00	989.35	0.00	(989.35)
Total Maintenance Income	824.75	0.00	824.75	1,114.35	0.00	1,114.35	0.00	(1,114.35)
<u>Expense</u>								
Administrative								
5210 - Printing & Copying	0.00	0.00	0.00	140.22	0.00	140.22	0.00	(140.22)
Total Administrative	0.00	0.00	0.00	140.22	0.00	140.22	0.00	(140.22)
Regulatory Compliance								
6300 - Permits & Licenses	112.00	55.00	57.00	464.00	483.00	(19.00)	2,225.00	1,761.00
Total Regulatory Compliance	112.00	55.00	57.00	464.00	483.00	(19.00)	2,225.00	1,761.00
CC&Rs/ Mandates								
5215 - Postage	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00
Total CC&Rs/ Mandates	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00
Payroll & Benefits								
5300 - Salaries	11,659.65	12,573.00	(913.35)	50,388.48	51,303.00	(914.52)	132,746.00	82,357.52
5335 - Payroll Taxes- Employer	1,397.89	1,979.00	(581.11)	7,033.50	8,785.00	(1,751.50)	21,333.00	14,299.50
5385 - Payroll Benefits - Medical	618.77	1,026.00	(407.23)	2,575.80	5,130.00	(2,554.20)	13,994.00	11,418.20
5390 - Workers Compensation	465.00	0.00	465.00	1,196.00	0.00	1,196.00	0.00	(1,196.00)
Total Payroll & Benefits	14,141.31	15,578.00	(1,436.69)	61,193.78	65,218.00	(4,024.22)	168,073.00	106,879.22
Utilities								
6005 - Utilities- Natural Gas	0.00	0.00	0.00	166.12	0.00	166.12	0.00	(166.12)

Income Statement Report

Sudden Valley Community Association

Maintenance

May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	60.00	120.00	(60.00)	240.00	600.00	(360.00)	1,440.00	1,200.00
Total Utilities	60.00	120.00	(60.00)	406.12	600.00	(193.88)	1,440.00	1,033.88
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	548.25	0.00	548.25	0.00	(548.25)
6610 - Raw Materials	0.00	0.00	0.00	0.00	0.00	0.00	550.00	550.00
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
6635 - Janitorial Supplies	192.06	0.00	192.06	192.06	0.00	192.06	0.00	(192.06)
6675 - Equipment R&M	687.16	400.00	287.16	1,583.22	2,000.00	(416.78)	4,800.00	3,216.78
6765 - Small Tools & Equipment	713.23	250.00	463.23	1,056.68	800.00	256.68	2,350.00	1,293.32
6775 - Vehicle R&M	1,079.33	709.00	370.33	3,293.59	3,542.00	(248.41)	8,500.00	5,206.41
6785 - Vehicle Fuel	668.24	500.00	168.24	2,589.21	2,550.00	39.21	8,500.00	5,910.79
6795 - Other Supplies	210.92	0.00	210.92	1,758.94	0.00	1,758.94	0.00	(1,758.94)
6796 - Other R&M	5,301.19	200.00	5,101.19	3,425.10	1,000.00	2,425.10	2,400.00	(1,025.10)
Total Maintenance & Landscaping	8,852.13	2,059.00	6,793.13	14,447.05	9,892.00	4,555.05	28,100.00	13,652.95
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
6408 - Uniform and Laundry Service	108.68	90.00	18.68	237.47	450.00	(212.53)	1,080.00	842.53
6440 - Safety & Security Services	276.72	150.00	126.72	613.62	750.00	(136.38)	1,800.00	1,186.38
Total Contracted & Professional Services	385.40	324.00	61.40	851.09	1,617.00	(765.91)	3,880.00	3,028.91
Total Maintenance Expense	23,550.84	18,136.00	5,414.84	77,502.26	77,810.00	(307.74)	203,918.00	126,415.74
Total Maintenance Income / (Loss)	(22,726.09)	(18,136.00)	(4,590.09)	(76,387.91)	(77,810.00)	1,422.09	(203,918.00)	(127,530.09)

Income Statement Report
Sudden Valley Community Association
Golf

May 1, 2016 through May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	9,905.24	8,500.00	1,405.24	185,051.02	197,500.00	(12,448.98)	215,500.00	30,448.98
4151 - BD Expense- Golf	1,552.42	-	1,552.42	(3,533.90)	-	(3,533.90)	-	3,534.00
4154 - Golf Course Daily Greens Fees	34,817.97	46,000.00	(11,182.03)	72,407.41	84,000.00	(11,592.59)	401,800.00	329,393.00
4170 - Driving Range Fees	2,014.17	3,000.00	(985.83)	5,596.19	6,300.00	(703.81)	23,000.00	17,404.00
4174 - Golf Cart Rental	9,793.93	10,000.00	(206.07)	25,748.54	25,300.00	448.54	113,000.00	87,251.00
4176 - Golf Club Storage	10.00	140.00	(130.00)	1,311.00	1,120.00	191.00	1,520.00	209.00
4178 - Trail Fees	1,478.63	1,000.00	478.63	13,475.63	12,450.00	1,025.63	13,250.00	(226.00)
Total Golf Income	59,572.36	68,640.00	(9,067.64)	300,055.89	326,670.00	(26,614.11)	768,070.00	468,013.98
Expense								
Administrative								
5107 - Advertising Costs	-	1,500.00	(1,500.00)	2,204.00	4,300.00	(2,096.00)	7,000.00	4,796.00
5015 - Bank Charges & Fees	1,141.68	1,400.00	(258.32)	3,724.34	4,020.00	(295.66)	12,845.00	9,121.00
5120 - Cash Over/Short	(69.85)	-	(69.85)	(67.17)	-	(67.17)	-	67.00
5045 - Dues & Subscriptions	309.23	4,335.00	(4,025.77)	10,312.15	12,465.00	(2,152.85)	17,270.00	6,958.00
5000 - General Administrative	-	-	-	420.00	550.00	(130.00)	1,900.00	1,480.00
5090 - Office Supplies	-	25.00	(25.00)	119.94	125.00	(5.06)	300.00	180.00
5205 - Events Charges	-	-	-	77.87	-	77.87	-	(78.00)
5210 - Printing & Copying	1,065.00	1,950.00	(885.00)	1,634.48	2,250.00	(615.52)	2,980.00	1,346.00
5227 - Training & Conferences	-	200.00	(200.00)	1,062.73	1,900.00	(837.27)	2,400.00	1,337.00
Total Administrative	2,446.06	9,410.00	(6,963.94)	19,488.34	25,610.00	(6,121.66)	44,695.00	25,207.00
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	600.00	(600.00)	1,300.00	1,300.00
6300 - Permits & Licenses	-	-	-	108.00	600.00	(492.00)	800.00	692.00
9005 - State B&O Tax	273.27	418.00	(144.73)	1,430.24	1,621.00	(190.76)	3,624.00	2,194.00
Total Regulatory Compliance	273.27	418.00	(144.73)	1,538.24	2,821.00	(1,282.76)	5,724.00	4,186.00
CC&Rs/ Mandates								
5115 - Web Site Maintenance	-	-	-	32.98	-	32.98	-	(33.00)
5215 - Postage	9.43	60.00	(50.57)	366.61	315.00	51.61	765.00	398.00
CC&Rs/ Mandates Total	9.43	60.00	(50.57)	399.59	315.00	84.59	765.00	365.00
Payroll & Benefits								

Income Statement Report
Sudden Valley Community Association
Golf

May 1, 2016 through May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
5385 - Payroll Benefits - Medical	3,337.81	3,110.00	227.81	18,111.28	17,885.00	226.28	39,655.00	21,544.00
5335 - Payroll Taxes- Employer	3,129.69	4,749.00	(1,619.31)	16,423.04	18,045.00	(1,621.96)	52,232.00	35,809.00
5300 - Salaries	31,030.06	34,199.00	(3,168.94)	137,279.21	140,680.00	(3,400.79)	390,474.00	253,195.00
Total Payroll & Benefits	37,497.56	42,058.00	(4,560.44)	171,813.53	176,610.00	(4,796.47)	482,361.00	310,548.00
Insurance								
5400 - Insurance Premiums	332.85	333.00	(0.15)	1,664.25	1,664.00	0.25	3,994.00	2,330.00
Total Insurance	332.85	333.00	(0.15)	1,664.25	1,664.00	0.25	3,994.00	2,330.00
Utilities								
6050 - Utilities- Communications Service	224.33	346.00	(121.67)	1,023.18	1,733.00	(709.82)	4,160.00	3,137.00
6033 - Utilities- Electricity	1,534.32	2,189.00	(654.68)	6,507.26	7,042.00	(534.74)	20,959.00	14,452.00
6005 - Utilities- Natural Gas	197.77	319.00	(121.23)	1,692.26	2,230.00	(537.74)	4,000.00	2,308.00
6023 - Utilities- Water & Sewer	-	1,146.00	(1,146.00)	3,301.55	5,724.00	(2,422.45)	13,736.00	10,434.00
6035 - Utilities- Trash & Recycling Service	-	219.00	(219.00)	-	1,094.00	(1,094.00)	2,625.00	2,625.00
Total Utilities	1,956.42	4,219.00	(2,262.58)	12,524.25	17,823.00	(5,298.75)	45,480.00	32,956.00
Maintenance & Landscaping								
6515 - Building R&M	-	-	-	88.48	-	88.48	-	(88.00)
6675 - Equipment R&M	1,895.03	3,084.00	(1,188.97)	19,198.18	17,417.00	1,781.18	40,000.00	20,802.00
6635 - Janitorial Supplies	-	20.00	(20.00)	-	100.00	(100.00)	240.00	240.00
6110 - Landscape R&M	2,634.84	2,000.00	634.84	33,461.63	8,800.00	24,661.63	26,300.00	(7,162.00)
6796 - Other R&M	-	200.00	(200.00)	-	900.00	(900.00)	2,200.00	2,200.00
6795 - Other Supplies	6,861.02	1,900.00	4,961.02	12,411.86	9,300.00	3,111.86	17,800.00	5,388.00
6610 - Raw Materials	4.29	1,800.00	(1,795.71)	1,199.01	7,800.00	(6,600.99)	20,800.00	19,601.00
6621 - Raw Materials: Sand & Gravel	-	1,500.00	(1,500.00)	4,710.35	6,211.00	(1,500.65)	14,300.00	9,590.00
6765 - Small Tools & Equipment	112.67	150.00	(37.33)	953.47	1,300.00	(346.53)	2,750.00	1,797.00
6785 - Vehicle Fuel	1,480.90	3,000.00	(1,519.10)	4,305.08	8,500.00	(4,194.92)	22,400.00	18,095.00
6775 - Vehicle R&M	445.90	100.00	345.90	1,960.99	400.00	1,560.99	1,000.00	(961.00)
Total Maintenance & Landscaping	13,434.65	13,754.00	(319.35)	78,289.05	60,728.00	17,561.05	147,790.00	69,502.00
Contracted & Professional Services								
5085 - Equipment Lease & Rental	607.53	-	607.53	607.53	950.00	(342.47)	4,900.00	4,292.00
6440 - Safety & Security Services	-	100.00	(100.00)	621.31	300.00	321.31	600.00	(21.00)
6408 - Uniform and Laundry Service	271.85	300.00	(28.15)	1,374.19	2,025.00	(650.81)	4,175.00	2,801.00
7095 - Other Professional Services	-	-	-	542.50	700.00	(157.50)	1,200.00	658.00

Income Statement Report
Sudden Valley Community Association
Golf

May 1, 2016 through May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Contracted & Professional Services	879.38	400.00	479.38	3,145.53	3,975.00	(829.47)	10,875.00	7,730.00
Total Golf Expense	56,829.62	70,652.00	(13,822.38)	288,862.78	289,546.00	(683.22)	741,684.00	452,824.00
Total Golf Income / (Loss)	2,742.74	(2,012.00)	4,754.74	11,193.11	37,124.00	(25,930.89)	26,386.00	15,189.98

Income Statement Report
Sudden Valley Community Association
Marina/Parks/Beaches
 May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	(5,912.50)	0.00	(5,912.50)	(15,282.50)	4,925.00	(20,207.50)	4,925.00	20,207.50
4420 - Marina Dry Slip Income	1,620.00	0.00	1,620.00	43,860.00	43,980.00	(120.00)	43,980.00	120.00
4425 - Marina Wet/Dry Combo Income	1,695.00	0.00	1,695.00	69,860.00	66,060.00	3,800.00	66,060.00	(3,800.00)
4426 - BD Expense- Marina	13,566.25	0.00	13,566.25	(4,407.50)	0.00	(4,407.50)	0.00	4,407.50
Total Marina Income	10,968.75	0.00	10,968.75	94,030.00	114,965.00	(20,935.00)	114,965.00	20,935.00
Rental Income - Other								
4400 - Facility Rentals	100.00	0.00	100.00	500.00	0.00	500.00	0.00	(500.00)
4411 - Picnic Shelter Rentals	240.00	0.00	240.00	615.00	0.00	615.00	0.00	(615.00)
Total Rental Income - Other	340.00	0.00	340.00	1,115.00	0.00	1,115.00	0.00	(1,115.00)
Other Income								
4220 - Gate & Access Fees	175.00	0.00	175.00	550.00	0.00	550.00	0.00	(550.00)
Total Other Income	175.00	0.00	175.00	550.00	0.00	550.00	0.00	(550.00)
Total Marina/Parks/Beaches Income	11,483.75	0.00	11,483.75	95,695.00	114,965.00	(19,270.00)	114,965.00	19,270.00
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00	100.00
7110 - Regulatory Compliance	137.19	148.00	(10.81)	784.68	741.00	43.68	1,779.00	994.32
9005 - State B&O Tax	(30.86)	145.00	(175.86)	1,495.93	724.00	771.93	1,738.00	242.07
Total Regulatory Compliance	106.33	293.00	(186.67)	2,280.61	1,565.00	715.61	3,617.00	1,336.39
Utilities								
6023 - Utilities- Water & Sewer	0.00	109.00	(109.00)	428.37	543.00	(114.63)	1,302.00	873.63
6033 - Utilities- Electricity	66.35	84.00	(17.65)	428.50	417.00	11.50	1,000.00	571.50
6050 - Utilities- Communications Service	143.50	145.00	(1.50)	717.21	725.00	(7.79)	1,740.00	1,022.79
Total Utilities	209.85	338.00	(128.15)	1,574.08	1,685.00	(110.92)	4,042.00	2,467.92

Income Statement Report
Sudden Valley Community Association
Marina/Parks/Beaches
 May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6515 - Building R&M	720.14	0.00	720.14	1,120.70	0.00	1,120.70	0.00	(1,120.70)
6795 - Other Supplies	0.00	0.00	0.00	19.75	0.00	19.75	0.00	(19.75)
Total Maintenance & Landscaping	720.14	0.00	720.14	1,140.45	0.00	1,140.45	0.00	(1,140.45)
Total Marina/Parks/Beaches Expense	1,036.32	631.00	405.32	4,995.14	3,250.00	1,745.14	7,659.00	2,663.86
Total Marina/Parks/Beaches Income / (Loss)	10,447.43	(631.00)	11,078.43	90,699.86	111,715.00	(21,015.14)	107,306.00	16,606.14

Income Statement Report
Sudden Valley Community Association
Pool/Health Club

May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	330.00	0.00	330.00	330.00	0.00	330.00	0.00	(330.00)
Total Regulatory Compliance	330.00	0.00	330.00	330.00	0.00	330.00	0.00	(330.00)
Utilities								
6000 - Utilities	(1,397.14)	0.00	(1,397.14)	(741.80)	0.00	(741.80)	0.00	741.80
6033 - Utilities- Electricity	0.00	0.00	0.00	(835.10)	0.00	(835.10)	0.00	835.10
Total Utilities	(1,397.14)	0.00	(1,397.14)	(1,576.90)	0.00	(1,576.90)	0.00	1,576.90
Maintenance & Landscaping								
6515 - Building R&M	72.45	0.00	72.45	300.67	0.00	300.67	0.00	(300.67)
Total Maintenance & Landscaping	72.45	0.00	72.45	300.67	0.00	300.67	0.00	(300.67)
Contracted & Professional Services								
6438 - Pool Management	221.73	0.00	221.73	221.73	0.00	221.73	0.00	(221.73)
Total Contracted & Professional Services	221.73	0.00	221.73	221.73	0.00	221.73	0.00	(221.73)
Total Pool/Health Club Expense	(772.96)	0.00	(772.96)	(724.50)	0.00	(724.50)	0.00	724.50
Total Pool/Health Club Income / (Loss)	772.96	0.00	772.96	724.50	0.00	724.50	0.00	(724.50)