

Sudden Valley Community Association
Balance Sheet
January 31, 2017 and December 31, 2016

	<u>Unaudited</u> <u>Jan 31, 2017</u>	<u>Unaudited</u> <u>Dec 31, 2016</u>	<u>Inc / (Dec)</u>
Operations			
Current Assets			
Operating Cash	\$ 243,815	\$ 154,892	\$ 88,923
Building Completion Deposit Fund	100,000	105,000	(5,000)
Member Receivables	-	-	-
Other Receivables	3,013	11,090	(8,077)
Prepaid Expenses	64,310	56,866	7,444
Inventory	2,947	3,907	(960)
Total Current Assets	414,085	331,755	82,330
Current Liabilities			
Accounts Payable	(27,612)	(92,274)	64,662
Prepaid Assessments	(216,057)	(126,392)	(89,665)
Building Completion Deposits	(100,000)	(105,000)	5,000
Other Refundable Deposits	(6,313)	(6,213)	(100)
Prepaid Golf Memberships	(1,824)	(28,452)	26,628
Total Current Liabilities	(351,806)	(358,331)	6,525
Net Operating Assets	\$ 62,279	\$ (26,576)	\$ 88,855
Capital Reserve Funds			
CRRRF Reserve Fund	1,055,956	1,137,789	(81,833)
Roads Reserve Fund	1,533,729	1,490,511	43,218
Density Reduction Fund	123,965	122,955	1,010
Mailbox Fund	4,877	4,854	23
Capital Reserve Holding Fund	77,360	70,522	6,838
Mitigation Assignment of Savings	38,081	38,079	2
Total Capital Reserve Funds	2,833,968	2,864,710	(30,742)
Operating Reserve Funds			
Emergency Operating Cash	351,288	351,258	30
Undesignated Reserves	166,820	164,686	2,134
Total Operating Reserves	518,108	515,944	2,164
Capital Assets			
Fixed Assets	8,776,210	8,705,751	70,459
Lots Held for Sale	241,018	241,018	-
Total Capital Assets	9,017,228	8,946,769	70,459
Long Term Liabilities			
Capital Lease	(66,127)	(68,538)	2,411
Total Long Term Liabilities	(66,127)	(68,538)	2,411
NET ASSETS	\$ 12,365,456	\$ 12,232,309	\$ 133,147
Member Equity			
Member Equity			
Current Year Net Income: Operations	\$53,875	\$67,900	(\$14,025)
Current Year Net Income: Capital	79,272	609,676	(530,404)
Retained Earnings	4,389,234	4,321,334	67,900
Capital	7,843,075	7,233,399	609,676
TOTAL MEMBER EQUITY	\$ 12,365,456	\$ 12,232,309	\$ 133,147

* 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 January 31, 2017, and December 31, 2016, the balance of receivables written off under this policy were respectively, \$1,026,884 and \$1,037,729.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED

	<u>Current Month - January 2017</u>			<u>Year to Date - 1 Month Ending 01/31/2017</u>			
	Operations Better / (Worse)		Reserves	Operations Better / (Worse)		Coll %	Reserves
	Operations	Spending Plan		Operations	Spending Plan		
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	\$ 132,044		\$ 113,004	\$ 132,044			\$ 113,004
Bad Debt Reserve	(16,927)		(10,013)	(16,927)			(10,013)
Net Current Year Assessment Income	<u>\$ 115,117</u>	<u>\$ (15,724)</u>	<u>\$ 102,991</u>	<u>\$ 115,117</u>	<u>\$ (15,724)</u>	87.2%	<u>\$ 102,991</u>
Bad Debt Recoveries - Prior Years*			39,246				39,246
Golf Income	114,865	13,595	-	114,865	13,595		-
Marina Income	-	(115,466)	-	-	(115,466)		-
Legal & Collections Income	-	-	5,429	-	-		5,429
Other Income	4,497	(3,280)	7,833	4,496	(3,280)		7,833
Rental Income - Other	5,623	2,506	-	5,623	2,506		-
Rental Income- Area Z	2,209	752	-	2,209	752		-
Investment Income	8	(52)	350	8	(52)		350
Total Revenue	<u>\$ 242,319</u>	<u>\$ (117,669)</u>	<u>\$ 155,849</u>	<u>\$ 242,318</u>	<u>\$ (117,669)</u>		<u>\$ 155,849</u>
EXPENSES							
Salaries & Benefits	\$ 76,724	\$ 27,852	\$ -	\$ 76,724	\$ 27,852		\$ -
Contracted & Professional Services	33,421	(15,650)	7,442	33,421	(15,650)		7,442
CC&Rs/ Mandates	23,556	809	956	23,556	809		956
Maintenance & Landscaping	20,033	(842)	-	20,033	(842)		-
Utilities	13,559	(3,486)	-	13,559	(3,486)		-
Administrative	9,263	2,531	-	9,263	2,531		-
Regulatory Compliance	3,534	578	33	3,534	578		33
Insurance Premiums	8,554	(80)	-	8,554	(80)		-
Other Expenses	(200)	450	-	(201)	450		-
Capital Lease Interest Expense	-	-	268	-	-		268
Depreciation Expense	-	-	67,879	-	-		67,878
Total Expenses	<u>\$ 188,444</u>	<u>\$ 12,162</u>	<u>\$ 76,578</u>	<u>\$ 188,443</u>	<u>\$ 12,162</u>		<u>\$ 76,577</u>
Net Income (Loss)	<u>\$ 53,875</u>	<u>\$ (105,507)</u>	<u>\$ 79,271</u>	<u>\$ 53,875</u>	<u>\$ (105,507)</u>		<u>\$ 79,272</u>
Net UDR Activity for Operations							
Snow Removal, ACC Staff, & GM							
Recruiting Exp	(18,811)	18,811	18,811	(48,039)	48,039		48,039
Net Income (Loss) with UDR	<u>\$ 35,064</u>	<u>\$ (124,318)</u>	<u>\$ 98,082</u>	<u>\$ 5,836</u>	<u>\$ (153,546)</u>		<u>\$ 127,311</u>

*Prior year recoveries for operations are deposited into the Undesignated Reserve Account (UDR) and reported in the Reserves column.

Sudden Valley Community Association
Reserve Cash Balance & Activity
1 Month Actual, 11 Months Projected

UNAUDITED

	CRRRF	Roads	Capital Reserve Holding Fund	Density Reduction	Mailbox	Emergency Ops	UDR	Mitigation Assignment of Savings**	Totals
Net Available Cash 12/31/2016	1,137,789	1,490,511	70,522	122,955	4,854	351,258	164,686	38,079	3,380,654
Dues Received	49,878	67,728	6,835	1	23	-	16,589		141,054
Storm Water Mitigation Plan Income		-							-
Investment Income	125	163	3	10	-	30	16	2	349
Sale of Assets	-			999					999
Legal Settlement Income	-						-		-
Mitigation Assignment of Savings		-		-				-	-
2017 Expenditures	(125,977)	(24,673)	-	-			(13,439)		(164,089)
Net Available Cash at 01/31/2017	1,061,815	1,533,729	77,360	123,965	4,877	351,288	167,852	38,081	3,358,967
Obligated Expenses	(409,229)	(825,891)					(55,000)	(38,081)	(1,328,201)
Net Usable Cash Balance 12/31/2017	1,002,804	1,247,769	77,360	123,974	5,120	351,288	148,986	-	2,957,301
Board Recommended Carryover Balance*	(600,000)	(500,000)							(1,100,000)
Net Usable Cash 12/31/2017, After Motions	402,804	747,769	77,360	123,974	5,120	351,288	148,986	-	1,857,301
Net Current Year Cash Increase (Decrease)	(134,985)	(242,742)	6,838	1,019	266	30	(15,700)	(38,079)	(423,353)

**Note, when mitigation period has ended unspent funds will be returned to the source account:

Roads	\$	7,279
Density Reduction	\$	30,802

Sudden Valley Community Association
Operations - By Department
January 1, 2017 to January 31, 2017

Whole \$

CURRENT MONTH

UNAUDITED								
Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	\$ (85)	\$ (3,002)	\$ 6,312	\$ 2,181	\$ 28,873	\$ (6,749)	\$ (35,270)	\$ (7,570)
Accounting	2,091	381	12,670	3,957	4,740	510	(15,319)	4,848
Administration	460	327	16,274	5,942	11,381	930	(27,195)	7,199
Common Costs	2,459	74	-	-	16,179	2,075	(13,720)	2,149
Facilities	7,002	2,428	2,495	1,868	10,582	1,146	(6,075)	5,442
Maintenance	-	(192)	12,397	3,758	19,107	(12,690)	(31,504)	(9,124)
Subtotal	<u>11,927</u>	<u>16</u>	<u>50,148</u>	<u>17,706</u>	<u>90,862</u>	<u>(14,778)</u>	<u>(129,083)</u>	<u>2,944</u>
Golf	114,865	13,595	24,990	8,963	17,459	601	72,416	23,159
Marina	410	(115,056)	1,586	1,183	1,376	(630)	(2,552)	(114,503)
Pools	-	(500)	-	-	2,023	(883)	(2,023)	(1,383)
Subtotal	<u>127,202</u>	<u>(101,945)</u>	<u>76,724</u>	<u>27,852</u>	<u>111,720</u>	<u>(15,690)</u>	<u>(61,242)</u>	<u>(89,783)</u>
Ops Dues Earned	132,044						132,044	
Curr Yr Bad Debts Activity	(16,927)						(16,927)	
Net Ops Dues	<u>115,117</u>	<u>(15,724)</u>					<u>115,117</u>	<u>(15,724)</u>
Net Operations	<u>\$ 242,319</u>	<u>\$ (117,669)</u>	<u>\$ 76,724</u>	<u>\$ 27,852</u>	<u>\$ 111,720</u>	<u>\$ (15,690)</u>	<u>\$ 53,875</u>	<u>\$ (105,507)</u>

* Excludes Depreciation

B / (W) = Better / (Worse) Than Spending Plan

Sudden Valley Community Association
Operations - By Department
January 1, 2017 to January 31, 2017

Whole \$

YEAR TO DATE

UNAUDITED								
Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	\$ (85)	\$ (3,002)	\$ 6,312	\$ 2,181	\$ 28,873	\$ (6,749)	\$ (35,270)	\$ (7,570)
Accounting	2,091	381	12,670	3,957	4,740	510	(15,319)	4,848
Administration	460	327	16,274	5,942	11,381	930	(27,195)	7,199
Common Costs	2,459	74	-	-	16,179	2,075	(13,720)	2,149
Facilities	7,002	2,428	2,495	1,868	10,582	1,146	(6,075)	5,442
Maintenance	-	(192)	12,397	3,758	19,107	(12,690)	(31,504)	(9,124)
Subtotal	<u>11,927</u>	<u>16</u>	<u>50,148</u>	<u>17,706</u>	<u>90,862</u>	<u>(14,778)</u>	<u>(129,083)</u>	<u>2,944</u>
Golf	114,865	13,595	24,990	8,963	17,459	601	72,416	23,159
Marina	410	(115,056)	1,586	1,183	1,376	(630)	(2,552)	(114,503)
Pools	-	(500)	-	-	2,023	(883)	(2,023)	(1,383)
Subtotal	<u>127,202</u>	<u>(101,945)</u>	<u>76,724</u>	<u>27,852</u>	<u>111,720</u>	<u>(15,690)</u>	<u>(61,242)</u>	<u>(89,783)</u>
Ops Dues Earned	132,044						132,044	
Curr Yr Bad Debts Activity	(16,927)						(16,927)	
Net Ops Dues	<u>115,117</u>	<u>(15,724)</u>					<u>115,117</u>	<u>(15,724)</u>
Net Operations	<u>\$ 242,319</u>	<u>\$ (117,669)</u>	<u>\$ 76,724</u>	<u>\$ 27,852</u>	<u>\$ 111,720</u>	<u>\$ (15,690)</u>	<u>\$ 53,875</u>	<u>\$ (105,507)</u>

* Excludes Depreciation

B / (W) = Better / (Worse) Than Spending Plan

**Sudden Valley Community Association
Operations Income Statement
January 1, 2017 to January 31, 2017**

UNAUDITED

	2017 January Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (1 Month) Actuals	2017 YTD B / (W) Spending Plan
REVENUE				
Dues and Assessment Income- Ops	\$ 115,117	\$ (15,724)	\$ 115,117	\$ (15,724)
Golf Income	114,865	13,595	114,865	13,595
Marina Income	-	(115,466)	-	(115,466)
Rental Income - Area Z	2,209	752	2,209	752
Rental Income - Other	5,623	2,506	5,623	2,506
Other AR Income	4,080	45	4,080	45
Other Income	417	(3,325)	417	(3,325)
Investment Income	8	(52)	8	(52)
Total Revenue	\$ 242,319	\$ (117,669)	\$ 242,319	\$ (117,669)
EXPENSES				
Salaries & Benefits				
ACC / Security	\$ 6,312	\$ 2,181	\$ 6,312	\$ 2,181
Accounting	12,670	3,957	12,670	3,957
Administration	16,274	5,942	16,274	5,942
Facilities	2,495	1,868	2,495	1,868
Maintenance	12,397	3,758	12,397	3,758
Golf	24,990	8,963	24,990	8,963
Marina	1,586	1,183	1,586	1,183
Total Salaries & Benefits	\$ 76,724	\$ 27,852	\$ 76,724	\$ 27,852
Other Expenses				
Administrative				
General Administrative	\$ 591	\$ (591)	\$ 591	\$ (591)
Bank Charges & Fees	800	245	800	245
Dues & Subscriptions	1,103	107	1,103	107
Office Supplies	2,186	(869)	2,186	(869)
GM Discretionary Funds	1,735	(1,402)	1,735	(1,402)
Advertising Costs	334	5,066	334	5,066
Cash Over/Short	(19)	19	(19)	19
Currency Gain/Loss	1	(1)	1	(1)
Events Charges	-	583	-	583
Printing & Copying	819	320	819	320
Training & Conferences	732	(424)	732	(424)
Payroll Service Fees	981	(522)	981	(522)
Cashiering Clearing Account	-	-	-	-
Total Administrative	\$ 9,263	\$ 2,531	\$ 9,263	\$ 2,531
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	\$ -	\$ 300	\$ -	\$ 300
Permits & Licenses	526	(328)	526	(328)
Audit & Tax Services	1,950	287	1,950	287
Regulatory Compliance	311	307	311	307
Federal Income Tax	-	-	-	-
State B&O Tax	747	12	747	12
Property/Real Estate Tax	-	-	-	-
Total Regulator Compliance	\$ 3,534	\$ 578	\$ 3,534	\$ 578
CC&Rs/ Mandates				
Annual General Meeting	\$ -	\$ -	\$ -	\$ -
Special General Meeting	-	-	-	-
Board Support	482	(315)	482	(315)
Collection Charges	-	-	-	-
Transfer Fees	-	33	-	33

UNAUDITED

	2017 January Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (1 Month) Actuals	2017 YTD B / (W) Spending Plan
Lien Charges	-	-	-	-
Web Site Maintenance	1,850	(1,794)	1,850	(1,794)
Postage	617	83	617	83
Postage- Views	936	397	936	397
Newsletter Services	4,020	147	4,020	147
Professional Security Services	15,651	2,258	15,651	2,258
Total CC&Rs/ Mandates	\$ 23,556	\$ 809	\$ 23,556	\$ 809
Insurance Premiums	\$ 8,554	\$ (80)	\$ 8,554	\$ (80)
Utilities				
Utilities	\$ 4,719	\$ (4,719)	\$ 4,719	\$ (4,719)
Utilities- Natural Gas	2,682	(1,195)	2,682	(1,195)
Utilities- Water & Sewer	-	2,751	-	2,751
Utilities- Electricity	4,043	(860)	4,043	(860)
Utilities- Trash & Recycling Service	212	696	212	696
Utilities- Communications Service	1,903	(159)	1,903	(159)
Total Utilities	\$ 13,559	\$ (3,486)	\$ 13,559	\$ (3,486)
Maintenance & Landscaping				
Landscape R&M	\$ 4,537	\$ (2,826)	\$ 4,537	\$ (2,826)
Building R&M	1,921	2,457	1,921	2,457
Raw Materials	55	1,945	55	1,945
Raw Materials: Sand & Gravel	-	-	-	-
Janitorial Supplies	586	351	586	351
Equipment R&M	7,012	(2,264)	7,012	(2,264)
Small Tools & Equipment	1,324	(1,024)	1,324	(1,024)
Vehicle R&M	755	623	755	623
Vehicle Fuel	2,324	(818)	2,324	(818)
Other Supplies	977	281	977	281
Other R&M	542	433	542	433
Total Maintenance & Landscaping	\$ 20,033	\$ (842)	\$ 20,033	\$ (842)
Contracted & Professional Services				
Equipment Lease & Rental	\$ 254	\$ 905	\$ 254	\$ 905
IT Support and Services	3,432	102	3,432	102
Uniform and Laundry Service	464	577	464	577
Pool Management	-	661	-	661
Safety & Security Services	12,453	(12,236)	12,453	(12,236)
Snow Removal Services <i>(see UDR Activity)</i>	12,728	(8,728)	12,728	(8,728)
Storm Response Tree Removal	-	-	-	-
ACC Consultant	1,100	1,192	1,100	1,192
Legal Services	2,990	1,177	2,990	1,177
Other Professional Services	-	700	-	700
Total Contracted & Professional Services	\$ 33,421	\$ (15,650)	\$ 33,421	\$ (15,650)
Other Expenses				
Vandalism	(200)	450	(200)	450
Total Other Expenses	\$ (200)	\$ 450	\$ (200)	\$ 450
Total Other Expenses	\$ 111,720	\$ (15,690)	\$ 111,720	\$ (15,690)
Total Operations Expenses	\$ 188,444	\$ 12,162	\$ 188,444	\$ 12,162
Net Operations Income (Loss)	\$ 53,875	\$ (105,507)	\$ 53,875	\$ (105,507)

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2017 Ops	(16,927.04)	(14,538.00)	(2,389.04)	(16,927.04)	(14,538.00)	(2,389.04)	(174,455.00)	(157,527.96)
4004 - Member Assessments 2017	132,044.03	145,379.00	(13,334.97)	132,044.03	145,379.00	(13,334.97)	1,744,546.00	1,612,501.97
Total Dues and Assessment Income- Ops	115,116.99	130,841.00	(15,724.01)	115,116.99	130,841.00	(15,724.01)	1,570,091.00	1,454,974.01
Rental Income - Other								
4400 - Facility Rentals	420.00	0.00	420.00	420.00	0.00	420.00	0.00	(420.00)
Total Rental Income - Other	420.00	0.00	420.00	420.00	0.00	420.00	0.00	(420.00)
Other AR Income								
4830 - Advertising Income	2,179.55	2,375.00	(195.45)	2,179.55	2,375.00	(195.45)	28,500.00	26,320.45
4831 - BD Expense- Views Ads	(148.50)	(50.00)	(98.50)	(148.50)	(50.00)	(98.50)	(600.00)	(451.50)
Total Other AR Income	2,031.05	2,325.00	(293.95)	2,031.05	2,325.00	(293.95)	27,900.00	25,868.95
Investment Income								
4900 - Interest Earned - Operating Accounts	7.70	60.00	(52.30)	7.70	60.00	(52.30)	720.00	712.30
Total Investment Income	7.70	60.00	(52.30)	7.70	60.00	(52.30)	720.00	712.30
Total Common Costs Income	117,575.74	133,226.00	(15,650.26)	117,575.74	133,226.00	(15,650.26)	1,598,711.00	1,481,135.26
Expense								
Administrative								
5015 - Bank Charges & Fees	0.00	17.00	(17.00)	0.00	17.00	(17.00)	200.00	200.00
5121 - Currency Gain/Loss	0.71	0.00	0.71	0.71	0.00	0.71	0.00	(0.71)
Total Administrative	0.71	17.00	(16.29)	0.71	17.00	(16.29)	200.00	199.29
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
9005 - State B&O Tax	10.55	12.00	(1.45)	10.55	12.00	(1.45)	138.00	127.45
9015 - Property/Real Estate Tax	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00
Total Regulatory Compliance	10.55	429.00	(418.45)	10.55	429.00	(418.45)	35,138.00	35,127.45

Income Statement Report
Sudden Valley Community Association
Common Costs

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5216 - Postage- Views	936.05	1,333.00	(396.95)	936.05	1,333.00	(396.95)	16,000.00	15,063.95
5225 - Newsletter Services	4,020.00	4,167.00	(147.00)	4,020.00	4,167.00	(147.00)	50,000.00	45,980.00
Total CC&Rs/ Mandates	4,956.05	5,500.00	(543.95)	4,956.05	5,500.00	(543.95)	66,000.00	61,043.95
Insurance								
5400 - Insurance Premiums	8,221.17	8,141.00	80.17	8,221.17	8,141.00	80.17	97,687.00	89,465.83
Total Insurance	8,221.17	8,141.00	80.17	8,221.17	8,141.00	80.17	97,687.00	89,465.83
Contracted & Professional Services								
7020 - Legal Services	2,990.32	4,167.00	(1,176.68)	2,990.32	4,167.00	(1,176.68)	50,000.00	47,009.68
Total Contracted & Professional Services	2,990.32	4,167.00	(1,176.68)	2,990.32	4,167.00	(1,176.68)	50,000.00	47,009.68
Total Common Costs Expense	16,178.80	18,254.00	(2,075.20)	16,178.80	18,254.00	(2,075.20)	249,025.00	232,846.20
Total Common Costs Income / (Loss)	101,396.94	114,972.00	(13,575.06)	101,396.94	114,972.00	(13,575.06)	1,349,686.00	1,248,289.06

Income Statement Report
Sudden Valley Community Association
ACC / Security

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4805 - Compliance Fees & Fines - ACC	(85.00)	0.00	(85.00)	(85.00)	0.00	(85.00)	0.00	85.00
Total Other AR Income	(85.00)	0.00	(85.00)	(85.00)	0.00	(85.00)	0.00	85.00
Other Income								
4350 - New Home Construction Fee	0.00	2,917.00	(2,917.00)	0.00	2,917.00	(2,917.00)	35,000.00	35,000.00
Total Other Income	0.00	2,917.00	(2,917.00)	0.00	2,917.00	(2,917.00)	35,000.00	35,000.00
Total ACC / Security Income	(85.00)	2,917.00	(3,002.00)	(85.00)	2,917.00	(3,002.00)	35,000.00	35,085.00
Expense								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00	20,000.00
6300 - Permits & Licenses	127.50	50.00	77.50	127.50	50.00	77.50	200.00	72.50
9005 - State B&O Tax	(1.28)	18.00	(19.28)	(1.28)	18.00	(19.28)	213.00	214.28
Total Regulatory Compliance	126.22	68.00	58.22	126.22	68.00	58.22	20,413.00	20,286.78
CC&Rs/ Mandates								
5215 - Postage	0.92	0.00	0.92	0.92	0.00	0.92	0.00	(0.92)
7097 - Professional Security Services	15,650.94	17,909.00	(2,258.06)	15,650.94	17,909.00	(2,258.06)	182,300.00	166,649.06
Total CC&Rs/ Mandates	15,651.86	17,909.00	(2,257.14)	15,651.86	17,909.00	(2,257.14)	182,300.00	166,648.14
Payroll & Benefits								
5300 - Salaries	5,489.73	7,099.00	(1,609.27)	5,489.73	7,099.00	(1,609.27)	92,290.00	86,800.27
5335 - Payroll Taxes- Employer	532.82	875.00	(342.18)	532.82	875.00	(342.18)	11,374.00	10,841.18
5385 - Payroll Benefits - Medical	289.37	519.00	(229.63)	289.37	519.00	(229.63)	6,225.00	5,935.63
Total Payroll & Benefits	6,311.92	8,493.00	(2,181.08)	6,311.92	8,493.00	(2,181.08)	109,889.00	103,577.08
Utilities								
6050 - Utilities- Communications Service	30.00	60.00	(30.00)	30.00	60.00	(30.00)	720.00	690.00
Total Utilities	30.00	60.00	(30.00)	30.00	60.00	(30.00)	720.00	690.00

Income Statement Report
Sudden Valley Community Association
ACC / Security

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6775 - Vehicle R&M	0.00	495.00	(495.00)	0.00	495.00	(495.00)	1,500.00	1,500.00
6785 - Vehicle Fuel	374.08	467.00	(92.92)	374.08	467.00	(92.92)	5,600.00	5,225.92
6795 - Other Supplies	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
6796 - Other R&M	0.00	583.00	(583.00)	0.00	583.00	(583.00)	7,000.00	7,000.00
Total Maintenance & Landscaping	374.08	1,545.00	(1,170.92)	374.08	1,545.00	(1,170.92)	15,600.00	15,225.92
Contracted & Professional Services								
6440 - Safety & Security Services	11,791.24	0.00	11,791.24	11,791.24	0.00	11,791.24	9,160.00	(2,631.24)
6450 - Storm Response Tree Removal	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00	18,000.00
6460 - ACC Consultant	1,100.00	2,292.00	(1,192.00)	1,100.00	2,292.00	(1,192.00)	27,500.00	26,400.00
Total Contracted & Professional Services	12,891.24	2,292.00	10,599.24	12,891.24	2,292.00	10,599.24	54,660.00	41,768.76
Other Expenses								
9120 - Vandalism	(200.00)	250.00	(450.00)	(200.00)	250.00	(450.00)	3,000.00	3,200.00
Total Other Expenses	(200.00)	250.00	(450.00)	(200.00)	250.00	(450.00)	3,000.00	3,200.00
Total ACC / Security Expense	35,185.32	30,617.00	4,568.32	35,185.32	30,617.00	4,568.32	386,582.00	351,396.68
Total ACC / Security Income / (Loss)	(35,270.32)	(27,700.00)	(7,570.32)	(35,270.32)	(27,700.00)	(7,570.32)	(351,582.00)	(316,311.68)

Income Statement Report

Sudden Valley Community Association

Accounting

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4240 - Title & Recording Fees	2,000.00	1,667.00	333.00	2,000.00	1,667.00	333.00	20,000.00	18,000.00
4705 - NSF Service Fees	135.00	43.00	92.00	135.00	43.00	92.00	515.00	380.00
4706 - BD Expense- NSF Fees	(44.00)	0.00	(44.00)	(44.00)	0.00	(44.00)	0.00	44.00
Total Other AR Income	2,091.00	1,710.00	381.00	2,091.00	1,710.00	381.00	20,515.00	18,424.00
Total Accounting Income	2,091.00	1,710.00	381.00	2,091.00	1,710.00	381.00	20,515.00	18,424.00
Expense								
Administrative								
5015 - Bank Charges & Fees	213.03	257.00	(43.97)	213.03	257.00	(43.97)	3,080.00	2,866.97
5210 - Printing & Copying	46.89	588.17	(541.28)	46.89	588.17	(541.28)	7,058.00	7,011.11
5399 - Payroll Service Fees	895.82	459.00	436.82	895.82	459.00	436.82	5,506.00	4,610.18
Total Administrative	1,155.74	1,304.17	(148.43)	1,155.74	1,304.17	(148.43)	15,644.00	14,488.26
Regulatory Compliance								
7000 - Audit & Tax Services	1,950.00	2,237.00	(287.00)	1,950.00	2,237.00	(287.00)	26,840.00	24,890.00
9005 - State B&O Tax	32.03	26.00	6.03	32.03	26.00	6.03	310.00	277.97
Total Regulatory Compliance	1,982.03	2,263.00	(280.97)	1,982.03	2,263.00	(280.97)	27,150.00	25,167.97
CC&Rs/ Mandates								
5040 - Transfer Fees	0.00	33.00	(33.00)	0.00	33.00	(33.00)	400.00	400.00
5215 - Postage	520.29	540.00	(19.71)	520.29	540.00	(19.71)	6,480.00	5,959.71
Total CC&Rs/ Mandates	520.29	573.00	(52.71)	520.29	573.00	(52.71)	6,880.00	6,359.71
Payroll & Benefits								
5300 - Salaries	10,199.89	13,641.00	(3,441.11)	10,199.89	13,641.00	(3,441.11)	177,339.00	167,139.11
5335 - Payroll Taxes- Employer	949.67	1,668.00	(718.33)	949.67	1,668.00	(718.33)	21,682.00	20,732.33
5385 - Payroll Benefits - Medical	1,520.88	1,318.00	202.88	1,520.88	1,318.00	202.88	15,819.00	14,298.12
Total Payroll & Benefits	12,670.44	16,627.00	(3,956.56)	12,670.44	16,627.00	(3,956.56)	214,840.00	202,169.56

Income Statement Report
Sudden Valley Community Association
Accounting

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	30.00	60.00	(30.00)	30.00	60.00	(30.00)	720.00	690.00
Total Utilities	30.00	60.00	(30.00)	30.00	60.00	(30.00)	720.00	690.00
Contracted & Professional Services								
5125 - IT Support and Services	1,049.00	1,049.00	0.00	1,049.00	1,049.00	0.00	9,299.00	8,250.00
Total Contracted & Professional Services	1,049.00	1,049.00	0.00	1,049.00	1,049.00	0.00	9,299.00	8,250.00
Total Accounting Expense	17,407.50	21,876.17	(4,468.67)	17,407.50	21,876.17	(4,468.67)	274,533.00	257,125.50
Total Accounting Income / (Loss)	(15,316.50)	(20,166.17)	4,849.67	(15,316.50)	(20,166.17)	4,849.67	(254,018.00)	(238,701.50)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4806 - BD Expense- ACC Fines	42.60	0.00	42.60	42.60	0.00	42.60	0.00	(42.60)
Total Other AR Income	42.60	0.00	42.60	42.60	0.00	42.60	0.00	(42.60)
Other Income								
4220 - Gate & Access Fees	0.00	8.00	(8.00)	0.00	8.00	(8.00)	100.00	100.00
4245 - Photocopy Income	16.00	0.00	16.00	16.00	0.00	16.00	0.00	(16.00)
4255 - Maps and Signs	13.82	125.00	(111.18)	13.82	125.00	(111.18)	1,500.00	1,486.18
4840 - Non-Taxable Income	387.20	0.00	387.20	387.20	0.00	387.20	0.00	(387.20)
Total Other Income	417.02	133.00	284.02	417.02	133.00	284.02	1,600.00	1,182.98
Total SVCA Operations- Admin Income	459.62	133.00	326.62	459.62	133.00	326.62	1,600.00	1,140.38
Expense								
Administrative								
5000 - General Administrative	590.83	0.00	590.83	590.83	0.00	590.83	0.00	(590.83)
5015 - Bank Charges & Fees	0.00	271.00	(271.00)	0.00	271.00	(271.00)	3,250.00	3,250.00
5045 - Dues & Subscriptions	193.40	115.00	78.40	193.40	115.00	78.40	1,377.00	1,183.60
5090 - Office Supplies	2,185.63	1,292.00	893.63	2,185.63	1,292.00	893.63	15,500.00	13,314.37
5100 - GM Discretionary Funds	1,735.04	333.00	1,402.04	1,735.04	333.00	1,402.04	4,000.00	2,264.96
5107 - Advertising Costs	0.00	5,400.00	(5,400.00)	0.00	5,400.00	(5,400.00)	5,400.00	5,400.00
5120 - Cash Over/Short	(20.00)	0.00	(20.00)	(20.00)	0.00	(20.00)	0.00	20.00
5205 - Events Charges	0.00	583.00	(583.00)	0.00	583.00	(583.00)	7,000.00	7,000.00
5210 - Printing & Copying	596.00	537.00	59.00	596.00	537.00	59.00	5,000.00	4,404.00
5227 - Training & Conferences	144.00	208.00	(64.00)	144.00	208.00	(64.00)	2,500.00	2,356.00
5399 - Payroll Service Fees	85.00	0.00	85.00	85.00	0.00	85.00	0.00	(85.00)
Total Administrative	5,509.90	8,739.00	(3,229.10)	5,509.90	8,739.00	(3,229.10)	44,027.00	38,517.10
Regulatory Compliance								
6300 - Permits & Licenses	0.00	40.00	(40.00)	0.00	40.00	(40.00)	100.00	100.00

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Regulatory Compliance								
9005 - State B&O Tax	0.31	3.00	(2.69)	0.31	3.00	(2.69)	30.00	29.69
Total Regulatory Compliance	0.31	43.00	(42.69)	0.31	43.00	(42.69)	130.00	129.69
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	0.00	0.00	0.00	12,400.00	12,400.00
5020 - Board Support	481.74	167.00	314.74	481.74	167.00	314.74	2,000.00	1,518.26
5115 - Web Site Maintenance	1,850.07	56.00	1,794.07	1,850.07	56.00	1,794.07	1,000.00	(850.07)
5215 - Postage	88.13	100.00	(11.87)	88.13	100.00	(11.87)	1,200.00	1,111.87
Total CC&Rs/ Mandates	2,419.94	323.00	2,096.94	2,419.94	323.00	2,096.94	16,600.00	14,180.06
Payroll & Benefits								
5300 - Salaries	14,588.86	19,161.00	(4,572.14)	14,588.86	19,161.00	(4,572.14)	249,096.00	234,507.14
5335 - Payroll Taxes- Employer	1,376.49	2,329.00	(952.51)	1,376.49	2,329.00	(952.51)	30,280.00	28,903.51
5385 - Payroll Benefits - Medical	308.65	726.00	(417.35)	308.65	726.00	(417.35)	8,715.00	8,406.35
Total Payroll & Benefits	16,274.00	22,216.00	(5,942.00)	16,274.00	22,216.00	(5,942.00)	288,091.00	271,817.00
Utilities								
6050 - Utilities- Communications Service	60.00	120.00	(60.00)	60.00	120.00	(60.00)	1,440.00	1,380.00
Total Utilities	60.00	120.00	(60.00)	60.00	120.00	(60.00)	1,440.00	1,380.00
Maintenance & Landscaping								
6675 - Equipment R&M	10.87	0.00	10.87	10.87	0.00	10.87	0.00	(10.87)
6765 - Small Tools & Equipment	742.40	0.00	742.40	742.40	0.00	742.40	0.00	(742.40)
6775 - Vehicle R&M	0.00	25.00	(25.00)	0.00	25.00	(25.00)	300.00	300.00
6785 - Vehicle Fuel	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00
Total Maintenance & Landscaping	753.27	25.00	728.27	753.27	25.00	728.27	600.00	(153.27)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	253.74	576.00	(322.26)	253.74	576.00	(322.26)	5,220.00	4,966.26

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted & Professional Services								
5125 - IT Support and Services	2,383.47	2,485.00	(101.53)	2,383.47	2,485.00	(101.53)	24,100.00	21,716.53
Total Contracted & Professional Services	2,637.21	3,061.00	(423.79)	2,637.21	3,061.00	(423.79)	29,320.00	26,682.79
Total SVCA Operations- Admin Expense	27,654.63	34,527.00	(6,872.37)	27,654.63	34,527.00	(6,872.37)	380,208.00	352,553.37
Total SVCA Operations- Admin Income / (Loss)	(27,195.01)	(34,394.00)	7,198.99	(27,195.01)	(34,394.00)	7,198.99	(378,608.00)	(351,412.99)

Income Statement Report

Sudden Valley Community Association

Facilities

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Rental Income								
4410 - Area Z Storage Rental Income	4,719.00	1,582.00	3,137.00	4,719.00	1,582.00	3,137.00	18,988.00	14,269.00
4412 - BD Expense- Area Z	(2,510.48)	(125.00)	(2,385.48)	(2,510.48)	(125.00)	(2,385.48)	(1,500.00)	1,010.48
Total Rental Income	2,208.52	1,457.00	751.52	2,208.52	1,457.00	751.52	17,488.00	15,279.48
Rental Income - Other								
4400 - Facility Rentals	1,575.00	0.00	1,575.00	1,575.00	0.00	1,575.00	0.00	(1,575.00)
4430 - Lease Income - Restaurant	2,186.00	2,186.00	0.00	2,186.00	2,186.00	0.00	26,232.00	24,046.00
4435 - Lease Income - Barn 8	751.00	650.00	101.00	751.00	650.00	101.00	7,800.00	7,049.00
4439 - Lease Income- Library	281.00	281.00	0.00	281.00	281.00	0.00	3,372.00	3,091.00
Total Rental Income - Other	4,793.00	3,117.00	1,676.00	4,793.00	3,117.00	1,676.00	37,404.00	32,611.00
Total Facilities Income	7,001.52	4,574.00	2,427.52	7,001.52	4,574.00	2,427.52	54,892.00	47,890.48
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	73.42	51.00	22.42	73.42	51.00	22.42	940.00	866.58
9005 - State B&O Tax	150.49	71.00	79.49	150.49	71.00	79.49	848.00	697.51
Total Regulatory Compliance	223.91	122.00	101.91	223.91	122.00	101.91	1,788.00	1,564.09
Payroll & Benefits								
5300 - Salaries	2,121.14	3,636.00	(1,514.86)	2,121.14	3,636.00	(1,514.86)	47,274.00	45,152.86
5335 - Payroll Taxes- Employer	272.43	589.00	(316.57)	272.43	589.00	(316.57)	7,658.00	7,385.57
5385 - Payroll Benefits - Medical	101.84	138.00	(36.16)	101.84	138.00	(36.16)	1,656.00	1,554.16
Total Payroll & Benefits	2,495.41	4,363.00	(1,867.59)	2,495.41	4,363.00	(1,867.59)	56,588.00	54,092.59
Utilities								
6000 - Utilities	2,695.72	0.00	2,695.72	2,695.72	0.00	2,695.72	0.00	(2,695.72)
6005 - Utilities- Natural Gas	2,212.48	925.00	1,287.48	2,212.48	925.00	1,287.48	5,719.00	3,506.52
6023 - Utilities- Water & Sewer	0.00	1,455.00	(1,455.00)	0.00	1,455.00	(1,455.00)	17,459.00	17,459.00
6033 - Utilities- Electricity	2,384.97	1,947.00	437.97	2,384.97	1,947.00	437.97	23,366.00	20,981.03

Income Statement Report
Sudden Valley Community Association
Facilities

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	908.00	(908.00)	0.00	908.00	(908.00)	10,893.00	10,893.00
6050 - Utilities- Communications Service	1,116.12	1,049.00	67.12	1,116.12	1,049.00	67.12	12,585.00	11,468.88
Total Utilities	8,409.29	6,284.00	2,125.29	8,409.29	6,284.00	2,125.29	70,022.00	61,612.71
Maintenance & Landscaping								
6515 - Building R&M	1,311.29	4,232.00	(2,920.71)	1,311.29	4,232.00	(2,920.71)	55,976.00	54,664.71
6635 - Janitorial Supplies	585.68	917.00	(331.32)	585.68	917.00	(331.32)	11,000.00	10,414.32
6765 - Small Tools & Equipment	52.00	0.00	52.00	52.00	0.00	52.00	0.00	(52.00)
6775 - Vehicle R&M	0.00	75.00	(75.00)	0.00	75.00	(75.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	98.00	(98.00)	0.00	98.00	(98.00)	1,175.00	1,175.00
Total Maintenance & Landscaping	1,948.97	5,322.00	(3,373.03)	1,948.97	5,322.00	(3,373.03)	69,051.00	67,102.03
Total Facilities Expense	13,077.58	16,091.00	(3,013.42)	13,077.58	16,091.00	(3,013.42)	197,449.00	184,371.42
Total Facilities Income / (Loss)	(6,076.06)	(11,517.00)	5,440.94	(6,076.06)	(11,517.00)	5,440.94	(142,557.00)	(136,480.94)

Income Statement Report

Sudden Valley Community Association

Maintenance

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Compactor Service	0.00	192.00	(192.00)	0.00	192.00	(192.00)	2,307.00	2,307.00
Total Other Income	0.00	192.00	(192.00)	0.00	192.00	(192.00)	2,307.00	2,307.00
Total Maintenance Income	0.00	192.00	(192.00)	0.00	192.00	(192.00)	2,307.00	2,307.00
Expense								
Administrative								
5210 - Printing & Copying	0.00	13.00	(13.00)	0.00	13.00	(13.00)	150.00	150.00
Total Administrative	0.00	13.00	(13.00)	0.00	13.00	(13.00)	150.00	150.00
Regulatory Compliance								
6300 - Permits & Licenses	398.00	68.00	330.00	398.00	68.00	330.00	2,225.00	1,827.00
Total Regulatory Compliance	398.00	68.00	330.00	398.00	68.00	330.00	2,225.00	1,827.00
Payroll & Benefits								
5300 - Salaries	7,814.69	12,502.00	(4,687.31)	7,814.69	12,502.00	(4,687.31)	145,053.00	137,238.31
5335 - Payroll Taxes- Employer	3,099.72	1,993.00	1,106.72	3,099.72	1,993.00	1,106.72	23,427.00	20,327.28
5385 - Payroll Benefits - Medical	1,482.73	1,660.00	(177.27)	1,482.73	1,660.00	(177.27)	17,484.00	16,001.27
Total Payroll & Benefits	12,397.14	16,155.00	(3,757.86)	12,397.14	16,155.00	(3,757.86)	185,964.00	173,566.86
Utilities								
6005 - Utilities- Natural Gas	0.00	14.00	(14.00)	0.00	14.00	(14.00)	166.00	166.00
6050 - Utilities- Communications Service	30.00	60.00	(30.00)	30.00	60.00	(30.00)	720.00	690.00
Total Utilities	30.00	74.00	(44.00)	30.00	74.00	(44.00)	886.00	856.00
Maintenance & Landscaping								
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
6675 - Equipment R&M	2,099.90	250.00	1,849.90	2,099.90	250.00	1,849.90	3,000.00	900.10
6765 - Small Tools & Equipment	555.13	0.00	555.13	555.13	0.00	555.13	3,000.00	2,444.87
6775 - Vehicle R&M	755.39	583.00	172.39	755.39	583.00	172.39	7,000.00	6,244.61

Income Statement Report
Sudden Valley Community Association
Maintenance

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6785 - Vehicle Fuel	1,520.30	600.00	920.30	1,520.30	600.00	920.30	8,590.00	7,069.70
6795 - Other Supplies	172.29	208.00	(35.71)	172.29	208.00	(35.71)	2,500.00	2,327.71
6796 - Other R&M	422.95	250.00	172.95	422.95	250.00	172.95	3,000.00	2,577.05
Total Maintenance & Landscaping	5,525.96	1,891.00	3,634.96	5,525.96	1,891.00	3,634.96	28,640.00	23,114.04
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
6408 - Uniform and Laundry Service	61.60	171.00	(109.40)	61.60	171.00	(109.40)	2,053.00	1,991.40
6440 - Safety & Security Services	363.55	117.00	246.55	363.55	117.00	246.55	1,400.00	1,036.45
6442 - Snow Removal Services	12,728.18	4,000.00	8,728.18	12,728.18	4,000.00	8,728.18	16,000.00	3,271.82
Total Contracted & Professional Services	13,153.33	4,371.00	8,782.33	13,153.33	4,371.00	8,782.33	20,453.00	7,299.67
Total Maintenance Expense	31,504.43	22,572.00	8,932.43	31,504.43	22,572.00	8,932.43	238,318.00	206,813.57
Total Maintenance Income / (Loss)	(31,504.43)	(22,380.00)	(9,124.43)	(31,504.43)	(22,380.00)	(9,124.43)	(236,011.00)	(204,506.57)

Income Statement Report
Sudden Valley Community Association
Golf

January 1, 2017 to January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 106,147	\$ 90,000	\$ 16,147	\$ 106,147	\$ 90,000	\$ 16,147	\$ 215,500	\$ 109,353
4151 - BD Expense- Golf	(1,880)	-	(1,880)	(1,880)	-	(1,880)	-	1,880
4154 - Golf Course Daily Greens Fees	2,808	4,000	(1,192)	2,808	4,000	(1,192)	401,800	398,992
4170 - Driving Range Fees	218	200	18	218	200	18	23,000	22,782
4174 - Golf Cart Rental	2,718	2,300	418	2,718	2,300	418	113,000	110,282
4176 - Golf Club Storage	650	220	430	650	220	430	1,520	870
4178 - Trail Fees	4,204	4,550	(346)	4,204	4,550	(346)	13,250	9,046
Total Golf Income	114,865	101,270	13,595	114,865	101,270	13,595	768,070	653,205
Expense								
Administrative								
5107 - Advertising Costs	334	-	334	334	-	334	7,000	6,666
5015 - Bank Charges & Fees	587	500	87	587	500	87	12,845	12,258
5120 - Cash Over/Short	1	-	1	1	-	1	-	(1)
5045 - Dues & Subscriptions	909	1,095	(186)	909	1,095	(186)	17,270	16,361
5000 - General Administrative	-	-	-	-	-	-	1,600	1,600
5090 - Office Supplies	-	25	(25)	-	25	(25)	300	300
5210 - Printing & Copying	176	-	176	176	-	176	2,980	2,804
5227 - Training & Conferences	588	100	488	588	100	488	3,600	3,012
Total Administrative	2,594	1,720	874	2,594	1,720	874	45,595	43,000
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	300	(300)	-	300	(300)	1,300	1,300
6300 - Permits & Licenses	-	-	-	-	-	-	800	800
9005 - State B&O Tax	550	477	73	550	477	73	3,624	3,074
Total Regulatory Compliance	550	777	(227)	550	777	(227)	5,724	5,174
CC&Rs/ Mandates								
5215 - Postage	8	60	(52)	8	60	(52)	765	757
CC&Rs/ Mandates Total	8	60	(52)	8	60	(52)	765	757
Payroll & Benefits								
5385 - Payroll Benefits - Medical	3,416	3,390	26	3,416	3,390	26	40,680	37,264
5335 - Payroll Taxes- Employer	2,131	3,682	(1,551)	2,131	3,682	(1,551)	62,294	60,163
5300 - Salaries	19,444	26,881	(7,437)	19,444	26,881	(7,437)	443,572	424,128
Total Payroll & Benefits	24,990	33,953	(8,963)	24,990	33,953	(8,963)	546,546	521,555

Income Statement Report
Sudden Valley Community Association
Golf

January 1, 2017 to January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	333	333	(0)	333	333	(0)	3,995	3,662
Total Insurance	333	333	(0)	333	333	(0)	3,995	3,662
Utilities								
6050 - Utilities- Communications Service	494	251	243	494	251	243	3,011	2,517
6033 - Utilities- Electricity	1,408	1,151	257	1,408	1,151	257	19,686	18,278
6005 - Utilities- Natural Gas	469	509	(40)	469	509	(40)	3,577	3,108
6023 - Utilities- Water & Sewer	-	1,015	(1,015)	-	1,015	(1,015)	12,174	12,174
6035 - Utilities- Trash & Recycling Service	212	-	212	212	-	212	-	(212)
Total Utilities	2,583	2,926	(343)	2,583	2,926	(343)	38,448	35,865
Maintenance & Landscaping								
6515 - Building R&M	213	-	213	213	-	213	-	(213)
6675 - Equipment R&M	4,901	4,352	549	4,901	4,352	549	38,000	33,099
6635 - Janitorial Supplies	-	20	(20)	-	20	(20)	240	240
6110 - Landscape R&M	4,402	1,711	2,691	4,402	1,711	2,691	30,000	25,598
6796 - Other R&M	119	100	19	119	100	19	2,200	2,081
6795 - Other Supplies	596	1,050	(454)	596	1,050	(454)	17,800	17,204
6610 - Raw Materials	55	2,000	(1,945)	55	2,000	(1,945)	20,800	20,745
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	32,300	32,300
6765 - Small Tools & Equipment	(26)	300	(326)	(26)	300	(326)	2,750	2,776
6785 - Vehicle Fuel	430	341	89	430	341	89	20,000	19,570
6775 - Vehicle R&M	-	200	(200)	-	200	(200)	1,000	1,000
Total Maintenance & Landscaping	10,691	10,074	617	10,691	10,074	617	165,090	154,400
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	500	(500)	-	500	(500)	4,900	4,900
6440 - Safety & Security Services	298	100	198	298	100	198	600	302
6408 - Uniform and Laundry Service	402	870	(468)	402	870	(468)	4,100	3,698
7095 - Other Professional Services	-	700	(700)	-	700	(700)	1,200	1,200
Total Contracted & Professional Services	700	2,170	(1,470)	700	2,170	(1,470)	10,800	10,100
Total Golf Expense	42,449	52,013	(9,564)	42,449	52,013	(9,564)	816,963	774,513
Total Golf Income / (Loss)	\$ 72,415	\$ 49,257	\$ 23,158	\$ 72,415	\$ 49,257	\$ 23,158	\$ (48,893)	\$ (121,308)

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

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Marina Income								
4415 - Marina Wet Slip Income	0.00	4,386.00	(4,386.00)	0.00	4,386.00	(4,386.00)	4,386.00	4,386.00
4420 - Marina Dry Slip Income	0.00	44,860.00	(44,860.00)	0.00	44,860.00	(44,860.00)	44,860.00	44,860.00
4425 - Marina Wet/Dry Combo Income	0.00	66,060.00	(66,060.00)	0.00	66,060.00	(66,060.00)	66,060.00	66,060.00
4426 - BD Expense- Marina	0.00	160.00	(160.00)	0.00	160.00	(160.00)	1,921.00	1,921.00
Total Marina Income	0.00	115,466.00	(115,466.00)	0.00	115,466.00	(115,466.00)	117,227.00	117,227.00
Rental Income - Other								
4400 - Facility Rentals	100.00	0.00	100.00	100.00	0.00	100.00	1,550.00	1,450.00
4411 - Picnic Shelter Rentals	310.00	0.00	310.00	310.00	0.00	310.00	1,195.00	885.00
Total Rental Income - Other	410.00	0.00	410.00	410.00	0.00	410.00	2,745.00	2,335.00
Other Income								
4220 - Gate & Access Fees	0.00	0.00	0.00	0.00	0.00	0.00	1,917.00	1,917.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	1,917.00	1,917.00
Total Marina/Parks/Beaches Income	410.00	115,466.00	(115,056.00)	410.00	115,466.00	(115,056.00)	121,889.00	121,479.00
Expense								
Regulatory Compliance								
7110 - Regulatory Compliance	237.19	150.00	87.19	237.19	150.00	87.19	1,800.00	1,562.81
9005 - State B&O Tax	4.65	152.00	(147.35)	4.65	152.00	(147.35)	1,820.00	1,815.35
Total Regulatory Compliance	241.84	302.00	(60.16)	241.84	302.00	(60.16)	3,620.00	3,378.16
Payroll & Benefits								
5300 - Salaries	0.00	2,134.00	(2,134.00)	0.00	2,134.00	(2,134.00)	27,744.00	27,744.00
5335 - Payroll Taxes- Employer	1,620.43	324.00	1,296.43	1,620.43	324.00	1,296.43	4,216.00	2,595.57
5385 - Payroll Benefits - Medical	(34.43)	311.00	(345.43)	(34.43)	311.00	(345.43)	3,735.00	3,769.43
Total Payroll & Benefits	1,586.00	2,769.00	(1,183.00)	1,586.00	2,769.00	(1,183.00)	35,695.00	34,109.00
Utilities								
6023 - Utilities- Water & Sewer	0.00	173.00	(173.00)	0.00	173.00	(173.00)	2,080.00	2,080.00

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

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6033 - Utilities- Electricity	250.09	85.00	165.09	250.09	85.00	165.09	1,014.00	763.91
6050 - Utilities- Communications Service	143.54	144.00	(0.46)	143.54	144.00	(0.46)	1,723.00	1,579.46
Total Utilities	393.63	402.00	(8.37)	393.63	402.00	(8.37)	4,817.00	4,423.37
Maintenance & Landscaping								
6110 - Landscape R&M	135.52	0.00	135.52	135.52	0.00	135.52	16,974.00	16,838.48
6515 - Building R&M	396.05	0.00	396.05	396.05	0.00	396.05	0.00	(396.05)
6795 - Other Supplies	208.64	0.00	208.64	208.64	0.00	208.64	0.00	(208.64)
6796 - Other R&M	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
Total Maintenance & Landscaping	740.21	42.00	698.21	740.21	42.00	698.21	17,474.00	16,733.79
Total Marina/Parks/Beaches Expense	2,961.68	3,515.00	(553.32)	2,961.68	3,515.00	(553.32)	61,606.00	58,644.32
Total Marina/Parks/Beaches Income / (Loss)	(2,551.68)	111,951.00	(114,502.68)	(2,551.68)	111,951.00	(114,502.68)	60,283.00	62,834.68

Income Statement Report
Sudden Valley Community Association
Pool/Health Club

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4250 - Adult Center Pool Fees	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00	6,000.00
Total Other Income	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00	6,000.00
Total Pool/Health Club Income	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00	6,000.00
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	40.00	(40.00)	0.00	40.00	(40.00)	482.00	482.00
Total Regulatory Compliance	0.00	40.00	(40.00)	0.00	40.00	(40.00)	482.00	482.00
Utilities								
6000 - Utilities	2,023.35	0.00	2,023.35	2,023.35	0.00	2,023.35	0.00	(2,023.35)
6005 - Utilities- Natural Gas	0.00	39.00	(39.00)	0.00	39.00	(39.00)	467.00	467.00
6023 - Utilities- Water & Sewer	0.00	108.00	(108.00)	0.00	108.00	(108.00)	1,292.00	1,292.00
Total Utilities	2,023.35	147.00	1,876.35	2,023.35	147.00	1,876.35	1,759.00	(264.35)
Maintenance & Landscaping								
6515 - Building R&M	0.00	146.00	(146.00)	0.00	146.00	(146.00)	1,750.00	1,750.00
6675 - Equipment R&M	0.00	146.00	(146.00)	0.00	146.00	(146.00)	1,750.00	1,750.00
Total Maintenance & Landscaping	0.00	292.00	(292.00)	0.00	292.00	(292.00)	3,500.00	3,500.00
Contracted & Professional Services								
6438 - Pool Management	0.00	661.00	(661.00)	0.00	661.00	(661.00)	7,934.00	7,934.00
Total Contracted & Professional Services	0.00	661.00	(661.00)	0.00	661.00	(661.00)	7,934.00	7,934.00
Total Pool/Health Club Expense	2,023.35	1,140.00	883.35	2,023.35	1,140.00	883.35	13,675.00	11,651.65
Total Pool/Health Club Income / (Loss)	(2,023.35)	(640.00)	(1,383.35)	(2,023.35)	(640.00)	(1,383.35)	(7,675.00)	(5,651.65)

Income Statement Report

Sudden Valley Community Association

UDR Activity

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- UDR								
4001 - BD Expense- 2016 Ops & 2015	21,847.26	0.00	21,847.26	21,847.26	0.00	21,847.26	0.00	(21,847.26)
4081 - BD Expense- Ops 2014 & Prior	4,112.87	0.00	4,112.87	4,112.87	0.00	4,112.87	0.00	(4,112.87)
Total Dues and Assessments Income- UDR	25,960.13	0.00	25,960.13	25,960.13	0.00	25,960.13	0.00	(25,960.13)
Collections Income								
4710 - Late Fees & Interest	2,583.90	0.00	2,583.90	2,583.90	0.00	2,583.90	0.00	(2,583.90)
4711 - BD Expense- Late Fee & Int	1,008.11	0.00	1,008.11	1,008.11	0.00	1,008.11	0.00	(1,008.11)
4715 - Lien Fees	(404.00)	0.00	(404.00)	(404.00)	0.00	(404.00)	0.00	404.00
4720 - Legal Fees/ Reimbursements	165.00	0.00	165.00	165.00	0.00	165.00	0.00	(165.00)
4721 - BD Expense- Legal	2,076.16	0.00	2,076.16	2,076.16	0.00	2,076.16	0.00	(2,076.16)
Total Collections Income	5,429.17	0.00	5,429.17	5,429.17	0.00	5,429.17	0.00	(5,429.17)
Investment Income								
4910 - Interest Earned - Reserve Accounts	0.56	0.00	0.56	0.56	0.00	0.56	0.00	(0.56)
Total Investment Income	0.56	0.00	0.56	0.56	0.00	0.56	0.00	(0.56)
Total UDR Activity Income	31,389.86	0.00	31,389.86	31,389.86	0.00	31,389.86	0.00	(31,389.86)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	32.70	0.00	32.70	32.70	0.00	32.70	0.00	(32.70)
Total Regulatory Compliance	32.70	0.00	32.70	32.70	0.00	32.70	0.00	(32.70)
CC&Rs/ Mandates								
5025 - Collection Charges	298.68	0.00	298.68	298.68	0.00	298.68	0.00	(298.68)
5065 - Lien Charges	657.00	0.00	657.00	657.00	0.00	657.00	0.00	(657.00)
Total CC&Rs/ Mandates	955.68	0.00	955.68	955.68	0.00	955.68	0.00	(955.68)
Contracted & Professional Services								
7020 - Legal Services	1,032.00	0.00	1,032.00	1,032.00	0.00	1,032.00	0.00	(1,032.00)
Total Contracted & Professional Services	1,032.00	0.00	1,032.00	1,032.00	0.00	1,032.00	0.00	(1,032.00)

Income Statement Report
Sudden Valley Community Association
UDR Activity

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Expenses/Transfers								
9837 - Snow Supplies UDR	3,820.08	0.00	3,820.08	3,820.08	0.00	3,820.08	0.00	(3,820.08)
9853 - Barn 7 Legal - UDR	2,590.00	0.00	2,590.00	2,590.00	0.00	2,590.00	0.00	(2,590.00)
Total Reserve Expenses/Transfers	6,410.08	0.00	6,410.08	6,410.08	0.00	6,410.08	0.00	(6,410.08)
Total UDR Activity Expense	8,430.46	0.00	8,430.46	8,430.46	0.00	8,430.46	0.00	(8,430.46)
Total UDR Activity Income / (Loss)	22,959.40	0.00	22,959.40	22,959.40	0.00	22,959.40	0.00	(22,959.40)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4031 - CRRRF Special Assessment 16/17	8,505.60	0.00	8,505.60	8,505.60	0.00	8,505.60	0.00	(8,505.60)
4032 - BD Expense- CRRRF SA 16/17	(38.06)	0.00	(38.06)	(38.06)	0.00	(38.06)	0.00	38.06
4041 - BD Expense- MR&R	80.12	0.00	80.12	80.12	0.00	80.12	0.00	(80.12)
4042 - Caital Rep& Repl Assmt 2017	39,662.50	0.00	39,662.50	39,662.50	0.00	39,662.50	0.00	(39,662.50)
4046 - BD Expense- CRRRF 16 & Prior	4,790.06	0.00	4,790.06	4,790.06	0.00	4,790.06	0.00	(4,790.06)
4049 - BD Expense - CRRRF 2017	(3,649.61)	0.00	(3,649.61)	(3,649.61)	0.00	(3,649.61)	0.00	3,649.61
4051 - BD Expense- Roads 16 & Prior	8,392.14	0.00	8,392.14	8,392.14	0.00	8,392.14	0.00	(8,392.14)
4053 - BD Expense - Roads 2017	(6,324.88)	0.00	(6,324.88)	(6,324.88)	0.00	(6,324.88)	0.00	6,324.88
4054 - Roads Capital Assmt 2017	64,834.56	0.00	64,834.56	64,834.56	0.00	64,834.56	0.00	(64,834.56)
4061 - BD Expense- Mailbox	22.86	0.00	22.86	22.86	0.00	22.86	0.00	(22.86)
4071 - BD Expense- Mbr Density	0.88	0.00	0.88	0.88	0.00	0.88	0.00	(0.88)
Total Dues and Assessments Income- Cap	116,276.17	0.00	116,276.17	116,276.17	0.00	116,276.17	0.00	(116,276.17)
Other AR Income								
4242 - Title Transfer Fee: Capital	6,840.57	0.00	6,840.57	6,840.57	0.00	6,840.57	0.00	(6,840.57)
4343 - BD Expense- Title Transfer Fee: Capit	(5.29)	0.00	(5.29)	(5.29)	0.00	(5.29)	0.00	5.29
Total Other AR Income	6,835.28	0.00	6,835.28	6,835.28	0.00	6,835.28	0.00	(6,835.28)
Other Income								
4920 - Capital Gain (Loss) on Fixed Assets	998.12	0.00	998.12	998.12	0.00	998.12	0.00	(998.12)
Total Other Income	998.12	0.00	998.12	998.12	0.00	998.12	0.00	(998.12)
Investment Income								
4910 - Interest Earned - Reserve Accounts	349.53	0.00	349.53	349.53	0.00	349.53	0.00	(349.53)
Total Investment Income	349.53	0.00	349.53	349.53	0.00	349.53	0.00	(349.53)
Total SVCA Reserves Income	124,459.10	0.00	124,459.10	124,459.10	0.00	124,459.10	0.00	(124,459.10)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6320 - Depr - Buildings	571.31	0.00	571.31	571.31	0.00	571.31	0.00	(571.31)
6325 - Depr - Land Improvement	6,058.02	0.00	6,058.02	6,058.02	0.00	6,058.02	0.00	(6,058.02)
6326 - Depr - Mailboxes	2,551.11	0.00	2,551.11	2,551.11	0.00	2,551.11	0.00	(2,551.11)
6327 - Depr - Roads and Bridges	25,003.61	0.00	25,003.61	25,003.61	0.00	25,003.61	0.00	(25,003.61)
6328 - Depr - Building Improvements	11,863.48	0.00	11,863.48	11,863.48	0.00	11,863.48	0.00	(11,863.48)
6330 - Depr - Furniture & Fixtures	47.92	0.00	47.92	47.92	0.00	47.92	0.00	(47.92)
6335 - Depr - Communication Equipment	526.27	0.00	526.27	526.27	0.00	526.27	0.00	(526.27)
6337 - Depr - Computers	2,561.16	0.00	2,561.16	2,561.16	0.00	2,561.16	0.00	(2,561.16)
6340 - Depr - Machinery & Equipment	15,186.98	0.00	15,186.98	15,186.98	0.00	15,186.98	0.00	(15,186.98)
6350 - Depr - Vehicles	3,508.71	0.00	3,508.71	3,508.71	0.00	3,508.71	0.00	(3,508.71)
Total Depreciation Expense	67,878.57	0.00	67,878.57	67,878.57	0.00	67,878.57	0.00	(67,878.57)
Reserve Expenses/Transfers								
5017 - Capital Lease Interest Expense	268.44	0.00	268.44	268.44	0.00	268.44	0.00	(268.44)
9808 - Gate 2 Meter Relocation	5,859.00	0.00	5,859.00	5,859.00	0.00	5,859.00	0.00	(5,859.00)
9817 - Roads- Culvert 19A Phase II Design	27,186.00	0.00	27,186.00	27,186.00	0.00	27,186.00	0.00	(27,186.00)
9859 - 2017 Reserve Study	19,603.87	0.00	19,603.87	19,603.87	0.00	19,603.87	0.00	(19,603.87)
9860 - Daylighting Louise Creek Phase 1	40,509.45	0.00	40,509.45	40,509.45	0.00	40,509.45	0.00	(40,509.45)
9875 - Demolition of Barn 7	103,070.28	0.00	103,070.28	103,070.28	0.00	103,070.28	0.00	(103,070.28)
9877 - Demolition of Rotunda & Postal Annex	57,332.17	0.00	57,332.17	57,332.17	0.00	57,332.17	0.00	(57,332.17)
9881 - Roads & Culverts Plan Consolidation	28,737.75	0.00	28,737.75	28,737.75	0.00	28,737.75	0.00	(28,737.75)
9883 - Far Summit Place Drainage	20,587.75	0.00	20,587.75	20,587.75	0.00	20,587.75	0.00	(20,587.75)
9893 - On Call Roads Engineering 2016/17	4,086.53	0.00	4,086.53	4,086.53	0.00	4,086.53	0.00	(4,086.53)
9905 - Gate 1 Bus Shelter	3,300.07	0.00	3,300.07	3,300.07	0.00	3,300.07	0.00	(3,300.07)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

January 01, 2017 thru January 31, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Expenses/Transfers								
9907 - Turf Building Generator	34,385.47	0.00	34,385.47	34,385.47	0.00	34,385.47	0.00	(34,385.47)
Total Reserve Expenses/Transfers	344,926.78	0.00	344,926.78	344,926.78	0.00	344,926.78	0.00	(344,926.78)
Total SVCA Reserves Expense	412,805.35	0.00	412,805.35	412,805.35	0.00	412,805.35	0.00	(412,805.35)
Total SVCA Reserves Income / (Loss)	(288,346.25)	0.00	(288,346.25)	(288,346.25)	0.00	(288,346.25)	0.00	288,346.25
Total Association Net Income / (Loss)	(211,511.83)	159,382.83	(370,894.66)	(211,511.83)	159,382.83	(370,894.66)	(9,375.00)	202,136.83

