

**Sudden Valley Community Association**  
**Balance Sheet**  
**April 30, 2017 and December 31, 2016**

	<u>Unaudited</u> <u>Apr 30, 2017</u>	<u>Unaudited</u> <u>Dec 31, 2016</u>	<u>Inc / (Dec)</u>
<b>Operations</b>			
<b>Current Assets</b>			
Operating Cash	\$ 249,181	\$ 154,892	\$ 94,289
Building Completion Deposit Fund	100,000	105,000	(5,000)
Member Receivables	-	-	-
Other Receivables	2,255	11,090	(8,835)
Prepaid Expenses	34,657	56,866	(22,209)
Inventory	2,365	3,907	(1,542)
<b>Total Current Assets</b>	388,458	331,755	56,703
<b>Current Liabilities</b>			
Accounts Payable	(37,615)	(92,274)	54,659
Prepaid Assessments	(173,213)	(126,392)	(46,821)
Building Completion Deposits	(100,000)	(105,000)	5,000
Other Refundable Deposits	(5,813)	(6,213)	400
Prepaid Golf Memberships	(2,178)	(28,452)	26,274
<b>Total Current Liabilities</b>	(318,819)	(358,331)	39,512
<b>Net Operating Assets</b>	\$ 69,639	\$ (26,576)	\$ 96,215
<b>Capital Reserve Funds</b>			
CRRRF Reserve Fund	1,024,964	1,137,789	(112,825)
Roads Reserve Fund	1,689,048	1,490,511	198,537
Density Reduction Fund	94,884	122,955	(28,071)
Mailbox Fund	4,960	4,854	106
Capital Reserve Holding Fund	104,350	70,522	33,828
Mitigation Assignment of Savings	38,096	38,079	17
<b>Total Capital Reserve Funds</b>	2,956,302	2,864,710	91,592
<b>Operating Reserve Funds</b>			
Emergency Operating Cash	351,374	351,258	116
Undesignated Reserves	201,512	164,686	36,826
<b>Total Operating Reserves</b>	552,886	515,944	36,942
<b>Capital Assets</b>			
Fixed Assets	8,724,373	8,705,751	18,622
Lots Held for Sale	241,018	241,018	-
<b>Total Capital Assets</b>	8,965,391	8,946,769	18,622
<b>Long Term Liabilities</b>			
Capital Lease	(58,835)	(68,538)	9,703
<b>Total Long Term Liabilities</b>	(58,835)	(68,538)	9,703
<b>NET ASSETS</b>	\$ 12,485,383	\$ 12,232,309	\$ 253,074
<b>Member Equity</b>			
<b>Member Equity</b>			
Current Year Net Income: Operations	\$65,661	\$67,900	(\$2,239)
Current Year Net Income: Capital	187,413	609,676	(422,263)
Retained Earnings	4,389,234	4,321,334	67,900
Capital	7,843,075	7,233,399	609,676
<b>TOTAL MEMBER EQUITY</b>	\$ 12,485,383	\$ 12,232,309	\$ 253,074

\* 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 April 30, 2017, and December 31, 2016, the balance of receivables written off under this policy were respectively, \$858,643 and \$1,037,729.

**Sudden Valley Community Association  
Income Statement Summary**

**UNAUDITED**

	<u>Current Month - April 2017</u>			<u>Year to Date - 4 Months Ending 04/30/2017</u>			
	<b>Operations Better / (Worse)</b>		<b>Reserves</b>	<b>Operations Better / (Worse)</b>		<b>Coll %</b>	<b>Reserves</b>
	<b>Operations</b>	<b>Spending Plan</b>		<b>Operations</b>	<b>Spending Plan</b>		
<b>REVENUE</b>							
Current Year Dues & Assessments Income							
Dues & Assessments Income	\$ 145,832		\$ 97,759	\$ 583,107			\$ 391,004
Bad Debt Reserve	(4,157)		(2,051)	(38,201)			(18,840)
Net Current Year Assessment Income	<u>\$ 141,675</u>	<u>\$ 10,837</u>	<u>\$ 95,708</u>	<u>\$ 544,906</u>	<u>\$ 21,543</u>	93.4%	<u>\$ 372,164</u>
Bad Debt Recoveries - Prior Years*			13,399				87,968
Golf Income	37,051	(14,049)	-	233,539	(24,491)		-
Marina Income	31,468	31,308	-	84,346	(31,600)		-
Legal & Collections Income	-	-	9,581	-	-		25,947
Other Income	5,772	(2,484)	11,500	24,128	(7,458)		35,792
Rental Income - Other	3,378	261	-	14,510	2,042		-
Rental Income- Area Z	2,382	925	-	7,820	1,991		-
Investment Income	-	(60)	345	30	(210)		1,361
<b>Total Revenue</b>	<u><b>\$ 221,726</b></u>	<u><b>\$ 26,738</b></u>	<u><b>\$ 130,533</b></u>	<u><b>\$ 909,279</b></u>	<u><b>\$ (38,183)</b></u>		<u><b>\$ 523,232</b></u>
<b>EXPENSES</b>							
Salaries & Benefits	\$ 108,548	\$ 2,393	\$ -	\$ 379,736	\$ 58,226		\$ -
Contracted & Professional Services	11,713	590	4,966	108,048	(39,691)		9,239
CC&Rs/ Mandates	24,921	(3,799)	20,016	88,294	(653)		23,043
Maintenance & Landscaping	32,712	(4,439)	-	103,140	(16,444)		-
Utilities	15,424	(5,793)	-	50,170	(10,650)		-
Administrative	19,141	(6,011)	-	42,096	(1,921)		-
Regulatory Compliance	20,709	(1,999)	10,796	37,964	(3,213)		10,740
Insurance Premiums	8,554	(82)	-	34,216	(323)		-
Other Expenses	153	95	-	(46)	1,045		-
Capital Lease Interest Expense	-	-	240	-	-		1,017
Depreciation Expense	-	-	71,225	-	-		291,780
<b>Total Expenses</b>	<u><b>\$ 241,875</b></u>	<u><b>\$ (19,045)</b></u>	<u><b>\$ 107,243</b></u>	<u><b>\$ 843,618</b></u>	<u><b>\$ (13,624)</b></u>		<u><b>\$ 335,819</b></u>
<b>Net Income (Loss)</b>	<u><b>\$ (20,149)</b></u>	<u><b>\$ 7,693</b></u>	<u><b>\$ 23,290</b></u>	<u><b>\$ 65,661</b></u>	<u><b>\$ (51,807)</b></u>		<u><b>\$ 187,413</b></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**

4 Months Actual, 8 Months Projected

UNAUDITED

	CRRRF	Roads	Capital Reserve Holding Fund	Density Reduction	Mailbox	Emergency Ops	UDR	Mitigation Assignment of Savings**	Totals
<b>Net Available Cash 12/31/2016</b>	<b>1,137,789</b>	<b>1,490,511</b>	<b>70,522</b>	<b>122,955</b>	<b>4,854</b>	<b>351,258</b>	<b>164,686</b>	<b>38,079</b>	<b>3,380,654</b>
Dues Received	175,553	225,988	33,812	2	105	-	67,643		503,103
Storm Water Mitigation Plan Income		-							-
Investment Income	462	650	16	39	1	116	61	17	1,362
Sale of Assets	-			999					999
Legal Settlement Income	23,048						-		23,048
Mitigation Assignment of Savings								-	-
2017 Expenditures	(311,888)	(28,101)	-	(29,111)			(30,878)		(399,978)
<b>Net Available Cash at 04/30/2017</b>	<b>1,024,964</b>	<b>1,689,048</b>	<b>104,350</b>	<b>94,884</b>	<b>4,960</b>	<b>351,374</b>	<b>201,512</b>	<b>38,096</b>	<b>3,509,188</b>
8 Month Outlook									
Outlook - 2017 Dues (90% collections)	248,408	391,512							639,920
Outlook - Prior Year Collections	489	480		11	290		43,090		44,360
Outlook - Other Cash							24,000		24,000
Obligated Expenses	(364,287)	(1,193,727)					(54,299)	(38,096)	(1,650,409)
<b>Net Usable Cash Balance 12/31/2017</b>	<b>909,574</b>	<b>887,313</b>	<b>104,350</b>	<b>94,895</b>	<b>5,250</b>	<b>351,374</b>	<b>214,303</b>	<b>-</b>	<b>2,567,059</b>
Board Recommended Carryover Balance*	(600,000)	(500,000)							(1,100,000)
<b>Net Usable Cash 12/31/2017, After Motions</b>	<b>309,574</b>	<b>387,313</b>	<b>104,350</b>	<b>94,895</b>	<b>5,250</b>	<b>351,374</b>	<b>214,303</b>	<b>-</b>	<b>1,467,059</b>
<b>Net Current Year Cash Increase (Decrease)</b>	<b>(228,215)</b>	<b>(603,198)</b>	<b>33,828</b>	<b>(28,060)</b>	<b>396</b>	<b>116</b>	<b>49,617</b>	<b>(38,079)</b>	<b>(813,595)</b>

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

Roads	\$	7,282
Density Reduction	\$	30,814

**Sudden Valley Community Association**  
**Operations - By Department**  
**April 1, 2017 to April 30, 2017**

Whole \$

**CURRENT MONTH**

<b>UNAUDITED</b>								
<b>Department</b>	<b>Actual Revenue</b>	<b>Revenue B / (W)</b>	<b>Actual Salary Benefits</b>	<b>Salary &amp; Benefits B / (W)</b>	<b>Actual Other Expense *</b>	<b>Other Exp B / (W)*</b>	<b>Net Income / (Loss) *</b>	<b>Net B / (W)*</b>
ACC / Security	\$ 75	\$ (2,842)	\$ 7,804	\$ 689	\$ 17,131	\$ 1,253	\$ (24,860)	\$ (900)
Accounting	2,984	1,273	16,221	404	13,000	(8,053)	(26,237)	(6,376)
Administration	214	81	23,002	145	9,424	(2,050)	(32,212)	(1,824)
Common Costs	2,150	(235)	-	-	33,540	(288)	(31,390)	(523)
Facilities	5,600	1,026	3,530	834	14,687	(3,502)	(12,617)	(1,642)
Maintenance	-	(192)	16,738	(1,356)	6,044	(3,642)	(22,782)	(5,190)
Subtotal	<u>11,023</u>	<u>(889)</u>	<u>67,295</u>	<u>716</u>	<u>93,826</u>	<u>(16,282)</u>	<u>(150,098)</u>	<u>(16,455)</u>
Golf	37,051	(14,049)	40,357	658	34,314	(4,066)	(37,620)	(17,457)
Marina	31,978	31,339	896	1,019	3,207	(246)	27,875	32,112
Pools	-	(500)	-	-	1,982	(844)	(1,982)	(1,344)
Subtotal	<u>80,052</u>	<u>15,901</u>	<u>108,548</u>	<u>2,393</u>	<u>133,329</u>	<u>(21,438)</u>	<u>(161,825)</u>	<u>(3,144)</u>
Ops Dues Earned	145,832						145,832	
Curr Yr Bad Debts Activity	(4,156)						(4,156)	
Net Ops Dues	<u>141,676</u>	<u>10,837</u>					<u>141,676</u>	<u>10,837</u>
Net Operations	<u>\$ 221,728</u>	<u>\$ 26,738</u>	<u>\$ 108,548</u>	<u>\$ 2,393</u>	<u>\$ 133,329</u>	<u>\$ (21,438)</u>	<u>\$ (20,149)</u>	<u>\$ 7,693</u>

\* Excludes Depreciation

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

**Sudden Valley Community Association**  
**Operations - By Department**  
**April 1, 2017 to April 30, 2017**

Whole \$

**YEAR TO DATE**

<b>UNAUDITED</b>								
<b>Department</b>	<b>Actual Revenue</b>	<b>Revenue B / (W)</b>	<b>Actual Salary Benefits</b>	<b>Salary &amp; Benefits B / (W)</b>	<b>Actual Other Expense *</b>	<b>Other Exp B / (W)*</b>	<b>Net Income / (Loss) *</b>	<b>Net B / (W)*</b>
ACC / Security	\$ (750)	\$ (12,417)	\$ 28,108	\$ 5,864	\$ 89,326	\$ 2,638	\$ (118,184)	\$ (3,915)
Accounting	10,594	3,755	61,314	5,196	21,270	(1,173)	(71,990)	7,778
Administration	2,881	2,348	86,877	5,711	37,959	(4,274)	(121,955)	3,785
Common Costs	11,034	1,494	-	-	79,622	8,387	(68,588)	9,881
Facilities	21,685	3,388	12,564	4,890	49,425	(6,960)	(40,304)	1,318
Maintenance	-	(769)	63,224	13,805	80,148	(61,973)	(143,372)	(48,937)
Subtotal	<u>45,444</u>	<u>(2,201)</u>	<u>252,087</u>	<u>35,466</u>	<u>357,750</u>	<u>(63,355)</u>	<u>(564,393)</u>	<u>(30,090)</u>
Golf	233,539	(24,491)	126,753	21,741	92,424	(4,540)	14,362	(7,290)
Marina	85,391	(31,034)	896	1,019	10,320	(5,125)	74,175	(35,140)
Pools	-	(2,000)	-	-	3,389	1,170	(3,389)	(830)
Subtotal	<u>364,374</u>	<u>(59,726)</u>	<u>379,736</u>	<u>58,226</u>	<u>463,883</u>	<u>(71,850)</u>	<u>(479,245)</u>	<u>(73,350)</u>
Ops Dues Earned	583,107						583,107	
Curr Yr Bad Debts Activity	(38,201)						(38,201)	
Net Ops Dues	<u>544,906</u>	<u>21,543</u>					<u>544,906</u>	<u>21,543</u>
Net Operations	<u>\$ 909,280</u>	<u>\$ (38,183)</u>	<u>\$ 379,736</u>	<u>\$ 58,226</u>	<u>\$ 463,883</u>	<u>\$ (71,850)</u>	<u>\$ 65,661</u>	<u>\$ (51,807)</u>

\* Excludes Depreciation

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

**Sudden Valley Community Association**  
**Operations Income Statement**  
**April 1, 2017 to April 30, 2017**

**UNAUDITED**

	2017 April Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (4 Months) Actuals	2017 YTD B / (W) Spending Plan
<b>REVENUE</b>				
Dues and Assessment Income- Ops	\$ 141,677	\$ 10,837	\$ 544,906	\$ 21,543
Golf Income	37,051	(14,049)	233,539	(24,491)
Marina Income	31,468	31,308	84,346	(31,600)
Rental Income - Area Z	2,382	925	7,820	1,991
Rental Income - Other	3,378	261	14,510	2,042
Other AR Income	5,133	1,098	21,608	5,469
Other Income	639	(3,582)	2,521	(12,927)
Investment Income	-	(60)	30	(210)
<b>Total Revenue</b>	<b>\$ 221,728</b>	<b>\$ 26,738</b>	<b>\$ 909,280</b>	<b>\$ (38,183)</b>
<b>EXPENSES</b>				
<b>Salaries &amp; Benefits</b>				
ACC / Security	\$ 7,804	\$ 689	\$ 28,108	\$ 5,864
Accounting	16,221	404	61,314	5,196
Administration	23,002	145	86,877	5,711
Facilities	3,530	834	12,564	4,890
Maintenance	16,738	(1,356)	63,224	13,805
Golf	40,357	658	126,753	21,741
Marina	896	1,019	896	1,019
<b>Total Salaries &amp; Benefits</b>	<b>\$ 108,548</b>	<b>\$ 2,393</b>	<b>\$ 379,736</b>	<b>\$ 58,226</b>
<b>Other Expenses</b>				
<b>Administrative</b>				
General Administrative	\$ -	\$ -	\$ 1,021	\$ (621)
Bank Charges & Fees	2,109	(565)	3,994	803
Dues & Subscriptions	8,549	(2,599)	11,083	(2,494)
Office Supplies	1,207	110	6,354	(1,087)
GM Discretionary Funds	350	(17)	4,008	(2,675)
Advertising Costs	204	1,296	1,236	6,964
Cash Over/Short	1	(1)	95	(95)
Currency Gain/Loss	14	(14)	16	(16)
Events Charges	1,150	(567)	1,150	1,183
Printing & Copying	4,576	(3,439)	6,490	(2,002)
Training & Conferences	130	178	3,266	(333)
Payroll Service Fees	625	(167)	3,087	(1,252)
Cashiering Clearing Account	226	(226)	296	(296)
<b>Total Administrative</b>	<b>\$ 19,141</b>	<b>\$ (6,011)</b>	<b>\$ 42,096</b>	<b>\$ (1,921)</b>
<b>Regulatory Compliance</b>				
Hazardous Tree Removal/ Pruning	\$ 245	\$ (245)	\$ 10,986	\$ (6,355)
Permits & Licenses	112	228	983	396
Audit & Tax Services	4,500	(2,263)	6,450	2,497
Regulatory Compliance	211	407	945	1,526
Federal Income Tax	-	-	-	-
State B&O Tax	310	205	3,269	(946)
Property/Real Estate Tax	15,331	(331)	15,331	(331)
<b>Total Regulator Compliance</b>	<b>\$ 20,709</b>	<b>\$ (1,999)</b>	<b>\$ 37,964</b>	<b>\$ (3,213)</b>
<b>CC&amp;Rs/ Mandates</b>				
Annual General Meeting	\$ -	\$ -	\$ -	\$ -
Special General Meeting	-	-	-	-
Board Support	80	87	635	32
Collection Charges	-	-	-	-
Transfer Fees	250	(217)	250	(117)

**UNAUDITED**

	2017 April Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (4 Months) Actuals	2017 YTD B / (W) Spending Plan
Lien Charges	-	-	-	-
Web Site Maintenance	1,836	(1,781)	3,935	(3,713)
Postage	2,358	(1,643)	3,475	(660)
Postage- Views	990	343	3,858	1,475
Newsletter Services	4,585	(418)	16,711	(44)
Professional Security Services	14,822	(170)	59,430	2,374
<b>Total CC&amp;Rs/ Mandates</b>	<b>\$ 24,921</b>	<b>\$ (3,799)</b>	<b>\$ 88,294</b>	<b>\$ (653)</b>
<b>Insurance Premiums</b>	<b>\$ 8,554</b>	<b>\$ (82)</b>	<b>\$ 34,216</b>	<b>\$ (323)</b>
<b>Utilities</b>				
Utilities	\$ 2,726	\$ (2,726)	\$ 6,555	\$ (6,555)
Utilities- Natural Gas	961	(176)	6,718	(1,624)
Utilities- Water & Sewer	5,740	(2,990)	9,831	1,171
Utilities- Electricity	3,595	(149)	16,171	(3,350)
Utilities- Trash & Recycling Service	309	599	1,901	1,730
Utilities- Communications Service	2,093	(351)	8,994	(2,022)
<b>Total Utilities</b>	<b>\$ 15,424</b>	<b>\$ (5,793)</b>	<b>\$ 50,170</b>	<b>\$ (10,650)</b>
<b>Maintenance &amp; Landscaping</b>				
Landscape R&M	\$ 2,452	\$ 1,059	\$ 9,124	\$ 433
Building R&M	6,238	(1,861)	19,206	(5,613)
Raw Materials	5,583	(4,083)	11,354	(5,354)
Raw Materials: Sand & Gravel	2,025	3,604	5,206	5,435
Janitorial Supplies	349	588	1,565	2,182
Equipment R&M	5,144	(1,346)	21,563	(6,365)
Small Tools & Equipment	2,008	(1,203)	4,832	(2,980)
Vehicle R&M	300	445	7,274	(3,193)
Vehicle Fuel	4,015	(327)	10,797	(1,288)
Other Supplies	4,124	(1,916)	7,427	891
Other R&M	474	601	4,792	(592)
<b>Total Maintenance &amp; Landscaping</b>	<b>\$ 32,712</b>	<b>\$ (4,439)</b>	<b>\$ 103,140</b>	<b>\$ (16,444)</b>
<b>Contracted &amp; Professional Services</b>				
Equipment Lease & Rental	\$ 581	\$ 278	\$ 2,145	\$ 1,688
IT Support and Services	3,906	(165)	17,497	(3,376)
Uniform and Laundry Service	289	177	3,026	(637)
Pool Management	178	483	178	2,467
Safety & Security Services	2,062	(1,945)	18,950	(18,283)
Snow Removal Services <i>(see UDR Activity)</i>	-	-	52,917	(44,917)
Storm Response Tree Removal	-	-	-	10,168
ACC Consultant	-	2,292	1,775	7,392
Legal Services	4,159	8	10,696	5,971
Other Professional Services	538	(538)	864	(164)
<b>Total Contracted &amp; Professional Services</b>	<b>\$ 11,713</b>	<b>\$ 590</b>	<b>\$ 108,048</b>	<b>\$ (39,691)</b>
<b>Other Expenses</b>				
Vandalism	155	95	(45)	1,045
<b>Total Other Expenses</b>	<b>\$ 155</b>	<b>\$ 95</b>	<b>\$ (45)</b>	<b>\$ 1,045</b>
<b>Total Other Expenses</b>	<b>\$ 133,329</b>	<b>\$ (21,438)</b>	<b>\$ 463,883</b>	<b>\$ (71,850)</b>
<b>Total Operations Expenses</b>	<b>\$ 241,877</b>	<b>\$ (19,045)</b>	<b>\$ 843,619</b>	<b>\$ (13,624)</b>
<b>Net Operations Income (Loss)</b>	<b>\$ (20,149)</b>	<b>\$ 7,693</b>	<b>\$ 65,661</b>	<b>\$ (51,807)</b>

\* Excludes Depreciation

# Income Statement Report

## Sudden Valley Community Association

### Common Costs

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Dues and Assessment Income- Ops</b>								
4003 - BD Expense- 2017 Ops	(4,155.00)	(14,538.00)	10,383.00	(38,201.23)	(58,152.00)	19,950.77	(174,455.00)	(136,253.77)
4004 - Member Assessments 2017	145,831.92	145,378.00	453.92	583,107.41	581,515.00	1,592.41	1,744,546.00	1,161,438.59
<b>Total Dues and Assessment Income- Ops</b>	<b>141,676.92</b>	<b>130,840.00</b>	<b>10,836.92</b>	<b>544,906.18</b>	<b>523,363.00</b>	<b>21,543.18</b>	<b>1,570,091.00</b>	<b>1,025,184.82</b>
<b>Other AR Income</b>								
4830 - Advertising Income	2,720.35	2,375.00	345.35	10,783.20	9,500.00	1,283.20	28,500.00	17,716.80
4831 - BD Expense- Views Ads	(570.00)	(50.00)	(520.00)	159.50	(200.00)	359.50	(600.00)	(759.50)
4842 - Member Donation Income Monthly	0.00	0.00	0.00	61.20	0.00	61.20	0.00	(61.20)
<b>Total Other AR Income</b>	<b>2,150.35</b>	<b>2,325.00</b>	<b>(174.65)</b>	<b>11,003.90</b>	<b>9,300.00</b>	<b>1,703.90</b>	<b>27,900.00</b>	<b>16,896.10</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	0.00	60.00	(60.00)	30.48	240.00	(209.52)	720.00	689.52
<b>Total Investment Income</b>	<b>0.00</b>	<b>60.00</b>	<b>(60.00)</b>	<b>30.48</b>	<b>240.00</b>	<b>(209.52)</b>	<b>720.00</b>	<b>689.52</b>
<b>Total Common Costs Income</b>	<b>143,827.27</b>	<b>133,225.00</b>	<b>10,602.27</b>	<b>555,940.56</b>	<b>532,903.00</b>	<b>23,037.56</b>	<b>1,598,711.00</b>	<b>1,042,770.44</b>
<b>Expense</b>								
<b>Administrative</b>								
4999 - Cashiering Clearing Account	226.25	0.00	226.25	226.25	0.00	226.25	0.00	(226.25)
5015 - Bank Charges & Fees	0.00	17.00	(17.00)	(180.79)	67.00	(247.79)	200.00	380.79
5120 - Cash Over/Short	1.00	0.00	1.00	1.00	0.00	1.00	0.00	(1.00)
5121 - Currency Gain/Loss	13.63	0.00	13.63	16.30	0.00	16.30	0.00	(16.30)
<b>Total Administrative</b>	<b>240.88</b>	<b>17.00</b>	<b>223.88</b>	<b>62.76</b>	<b>67.00</b>	<b>(4.24)</b>	<b>200.00</b>	<b>137.24</b>
<b>Regulatory Compliance</b>								
7110 - Regulatory Compliance	0.00	417.00	(417.00)	0.00	1,667.00	(1,667.00)	5,000.00	5,000.00
9005 - State B&O Tax	13.17	11.00	2.17	52.35	46.00	6.35	138.00	85.65
9015 - Property/Real Estate Tax	15,331.08	15,000.00	331.08	15,331.08	15,000.00	331.08	30,000.00	14,668.92
<b>Total Regulatory Compliance</b>	<b>15,344.25</b>	<b>15,428.00</b>	<b>(83.75)</b>	<b>15,383.43</b>	<b>16,713.00</b>	<b>(1,329.57)</b>	<b>35,138.00</b>	<b>19,754.57</b>



# Income Statement Report

## Sudden Valley Community Association

### Common Costs

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>CC&amp;Rs/ Mandates</b>								
5216 - Postage- Views	989.55	1,333.00	(343.45)	3,858.23	5,333.00	(1,474.77)	16,000.00	12,141.77
5225 - Newsletter Services	4,585.25	4,167.00	418.25	16,710.50	16,667.00	43.50	50,000.00	33,289.50
<b>Total CC&amp;Rs/ Mandates</b>	<b>5,574.80</b>	<b>5,500.00</b>	<b>74.80</b>	<b>20,568.73</b>	<b>22,000.00</b>	<b>(1,431.27)</b>	<b>66,000.00</b>	<b>45,431.27</b>
<b>Insurance</b>								
5400 - Insurance Premiums	8,221.17	8,140.00	81.17	32,884.68	32,562.00	322.68	97,687.00	64,802.32
<b>Total Insurance</b>	<b>8,221.17</b>	<b>8,140.00</b>	<b>81.17</b>	<b>32,884.68</b>	<b>32,562.00</b>	<b>322.68</b>	<b>97,687.00</b>	<b>64,802.32</b>
<b>Maintenance &amp; Landscaping</b>								
6765 - Small Tools & Equipment	0.00	0.00	0.00	25.82	0.00	25.82	0.00	(25.82)
<b>Total Maintenance &amp; Landscaping</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25.82</b>	<b>0.00</b>	<b>25.82</b>	<b>0.00</b>	<b>(25.82)</b>
<b>Contracted &amp; Professional Services</b>								
7020 - Legal Services	4,158.89	4,167.00	(8.11)	10,696.21	16,667.00	(5,970.79)	50,000.00	39,303.79
<b>Total Contracted &amp; Professional Services</b>	<b>4,158.89</b>	<b>4,167.00</b>	<b>(8.11)</b>	<b>10,696.21</b>	<b>16,667.00</b>	<b>(5,970.79)</b>	<b>50,000.00</b>	<b>39,303.79</b>
<b>Total Common Costs Expense</b>	<b>33,539.99</b>	<b>33,252.00</b>	<b>287.99</b>	<b>79,621.63</b>	<b>88,009.00</b>	<b>(8,387.37)</b>	<b>249,025.00</b>	<b>169,403.37</b>
<b>Total Common Costs Income / (Loss)</b>	<b>110,287.28</b>	<b>99,973.00</b>	<b>10,314.28</b>	<b>476,318.93</b>	<b>444,894.00</b>	<b>31,424.93</b>	<b>1,349,686.00</b>	<b>873,367.07</b>

# Income Statement Report

## Sudden Valley Community Association

### ACC / Security

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other AR Income</b>								
4805 - Compliance Fees & Fines - ACC	0.00	0.00	0.00	(1,185.00)	0.00	(1,185.00)	0.00	1,185.00
<b>Total Other AR Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(1,185.00)</b>	<b>0.00</b>	<b>(1,185.00)</b>	<b>0.00</b>	<b>1,185.00</b>
<b>Other Income</b>								
4295 - Security House Checks	75.00	0.00	75.00	435.00	0.00	435.00	0.00	(435.00)
4350 - New Home Construction Fee	0.00	2,917.00	(2,917.00)	0.00	11,667.00	(11,667.00)	35,000.00	35,000.00
<b>Total Other Income</b>	<b>75.00</b>	<b>2,917.00</b>	<b>(2,842.00)</b>	<b>435.00</b>	<b>11,667.00</b>	<b>(11,232.00)</b>	<b>35,000.00</b>	<b>34,565.00</b>
<b>Total ACC / Security Income</b>	<b>75.00</b>	<b>2,917.00</b>	<b>(2,842.00)</b>	<b>(750.00)</b>	<b>11,667.00</b>	<b>(12,417.00)</b>	<b>35,000.00</b>	<b>35,750.00</b>
<b>Expense</b>								
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	244.58	0.00	244.58	10,986.08	4,031.00	6,955.08	20,000.00	9,013.92
6300 - Permits & Licenses	0.00	0.00	0.00	127.50	150.00	(22.50)	200.00	72.50
9005 - State B&O Tax	1.12	18.00	(16.88)	5.24	71.00	(65.76)	213.00	207.76
<b>Total Regulatory Compliance</b>	<b>245.70</b>	<b>18.00</b>	<b>227.70</b>	<b>11,118.82</b>	<b>4,252.00</b>	<b>6,866.82</b>	<b>20,413.00</b>	<b>9,294.18</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	6.44	0.00	6.44	13.11	0.00	13.11	0.00	(13.11)
7097 - Professional Security Services	14,821.52	14,652.00	169.52	59,430.10	61,804.00	(2,373.90)	182,300.00	122,869.90
<b>Total CC&amp;Rs/ Mandates</b>	<b>14,827.96</b>	<b>14,652.00</b>	<b>175.96</b>	<b>59,443.21</b>	<b>61,804.00</b>	<b>(2,360.79)</b>	<b>182,300.00</b>	<b>122,856.79</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	6,955.38	7,099.00	(143.62)	24,868.72	28,397.00	(3,528.28)	92,290.00	67,421.28
5335 - Payroll Taxes- Employer	631.13	875.00	(243.87)	2,334.36	3,500.00	(1,165.64)	11,374.00	9,039.64
5385 - Payroll Benefits - Medical	217.15	519.00	(301.85)	904.70	2,075.00	(1,170.30)	6,225.00	5,320.30
<b>Total Payroll &amp; Benefits</b>	<b>7,803.66</b>	<b>8,493.00</b>	<b>(689.34)</b>	<b>28,107.78</b>	<b>33,972.00</b>	<b>(5,864.22)</b>	<b>109,889.00</b>	<b>81,781.22</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	125.01	60.00	65.01	493.76	240.00	253.76	720.00	226.24
<b>Total Utilities</b>	<b>125.01</b>	<b>60.00</b>	<b>65.01</b>	<b>493.76</b>	<b>240.00</b>	<b>253.76</b>	<b>720.00</b>	<b>226.24</b>

**Income Statement Report**  
**Sudden Valley Community Association**  
**ACC / Security**

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Maintenance &amp; Landscaping</b>								
6775 - Vehicle R&M	0.00	62.00	(62.00)	103.27	1,048.00	(944.73)	1,500.00	1,396.73
6785 - Vehicle Fuel	380.50	467.00	(86.50)	1,524.61	1,867.00	(342.39)	5,600.00	4,075.39
6795 - Other Supplies	0.00	0.00	0.00	0.00	85.00	(85.00)	1,500.00	1,500.00
6796 - Other R&M	0.00	583.00	(583.00)	14.93	2,333.00	(2,318.07)	7,000.00	6,985.07
<b>Total Maintenance &amp; Landscaping</b>	<b>380.50</b>	<b>1,112.00</b>	<b>(731.50)</b>	<b>1,642.81</b>	<b>5,333.00</b>	<b>(3,690.19)</b>	<b>15,600.00</b>	<b>13,957.19</b>
<b>Contracted &amp; Professional Services</b>								
6440 - Safety & Security Services	1,397.39	0.00	1,397.39	14,572.01	0.00	14,572.01	9,160.00	(5,412.01)
6450 - Storm Response Tree Removal	0.00	0.00	0.00	0.00	10,168.00	(10,168.00)	18,000.00	18,000.00
6460 - ACC Consultant	0.00	2,292.00	(2,292.00)	1,775.00	9,167.00	(7,392.00)	27,500.00	25,725.00
7095 - Other Professional Services	0.00	0.00	0.00	326.10	0.00	326.10	0.00	(326.10)
<b>Total Contracted &amp; Professional Services</b>	<b>1,397.39</b>	<b>2,292.00</b>	<b>(894.61)</b>	<b>16,673.11</b>	<b>19,335.00</b>	<b>(2,661.89)</b>	<b>54,660.00</b>	<b>37,986.89</b>
<b>Other Expenses</b>								
9120 - Vandalism	154.58	250.00	(95.42)	(45.42)	1,000.00	(1,045.42)	3,000.00	3,045.42
<b>Total Other Expenses</b>	<b>154.58</b>	<b>250.00</b>	<b>(95.42)</b>	<b>(45.42)</b>	<b>1,000.00</b>	<b>(1,045.42)</b>	<b>3,000.00</b>	<b>3,045.42</b>
<b>Total ACC / Security Expense</b>	<b>24,934.80</b>	<b>26,877.00</b>	<b>(1,942.20)</b>	<b>117,434.07</b>	<b>125,936.00</b>	<b>(8,501.93)</b>	<b>386,582.00</b>	<b>269,147.93</b>
<b>Total ACC / Security Income / (Loss)</b>	<b>(24,859.80)</b>	<b>(23,960.00)</b>	<b>(899.80)</b>	<b>(118,184.07)</b>	<b>(114,269.00)</b>	<b>(3,915.07)</b>	<b>(351,582.00)</b>	<b>(233,397.93)</b>

# Income Statement Report

## Sudden Valley Community Association

### Accounting

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other AR Income</b>								
4240 - Title & Recording Fees	2,875.00	1,667.00	1,208.00	10,125.00	6,667.00	3,458.00	20,000.00	9,875.00
4705 - NSF Service Fees	135.00	43.00	92.00	378.00	172.00	206.00	515.00	137.00
4706 - BD Expense- NSF Fees	(27.00)	0.00	(27.00)	91.00	0.00	91.00	0.00	(91.00)
<b>Total Other AR Income</b>	<b>2,983.00</b>	<b>1,710.00</b>	<b>1,273.00</b>	<b>10,594.00</b>	<b>6,839.00</b>	<b>3,755.00</b>	<b>20,515.00</b>	<b>9,921.00</b>
<b>Total Accounting Income</b>	<b>2,983.00</b>	<b>1,710.00</b>	<b>1,273.00</b>	<b>10,594.00</b>	<b>6,839.00</b>	<b>3,755.00</b>	<b>20,515.00</b>	<b>9,921.00</b>
<b>Expense</b>								
<b>Administrative</b>								
4999 - Cashiering Clearing Account	0.00	0.00	0.00	70.00	0.00	70.00	0.00	(70.00)
5015 - Bank Charges & Fees	70.00	257.00	(187.00)	333.03	1,027.00	(693.97)	3,080.00	2,746.97
5120 - Cash Over/Short	0.00	0.00	0.00	114.44	0.00	114.44	0.00	(114.44)
5210 - Printing & Copying	3,947.55	588.17	3,359.38	4,013.36	2,352.68	1,660.68	7,058.00	3,044.64
5399 - Payroll Service Fees	530.08	458.00	72.08	2,821.73	1,835.00	986.73	5,506.00	2,684.27
<b>Total Administrative</b>	<b>4,547.63</b>	<b>1,303.17</b>	<b>3,244.46</b>	<b>7,352.56</b>	<b>5,214.68</b>	<b>2,137.88</b>	<b>15,644.00</b>	<b>8,291.44</b>
<b>Regulatory Compliance</b>								
7000 - Audit & Tax Services	4,500.00	2,237.00	2,263.00	6,450.00	8,947.00	(2,497.00)	26,840.00	20,390.00
9005 - State B&O Tax	45.15	25.00	20.15	157.14	103.00	54.14	310.00	152.86
<b>Total Regulatory Compliance</b>	<b>4,545.15</b>	<b>2,262.00</b>	<b>2,283.15</b>	<b>6,607.14</b>	<b>9,050.00</b>	<b>(2,442.86)</b>	<b>27,150.00</b>	<b>20,542.86</b>
<b>CC&amp;Rs/ Mandates</b>								
5040 - Transfer Fees	250.00	33.00	217.00	250.00	133.00	117.00	400.00	150.00
5215 - Postage	2,309.04	540.00	1,769.04	3,013.30	2,160.00	853.30	6,480.00	3,466.70
<b>Total CC&amp;Rs/ Mandates</b>	<b>2,559.04</b>	<b>573.00</b>	<b>1,986.04</b>	<b>3,263.30</b>	<b>2,293.00</b>	<b>970.30</b>	<b>6,880.00</b>	<b>3,616.70</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	13,567.33	13,642.00	(74.67)	50,820.33	54,566.00	(3,745.67)	177,339.00	126,518.67
5335 - Payroll Taxes- Employer	1,179.41	1,667.00	(487.59)	4,564.25	6,671.00	(2,106.75)	21,682.00	17,117.75

**Income Statement Report**  
**Sudden Valley Community Association**  
**Accounting**

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Payroll &amp; Benefits</b>								
5385 - Payroll Benefits - Medical	1,476.72	1,318.00	158.72	5,928.96	5,273.00	655.96	15,819.00	9,890.04
<b>Total Payroll &amp; Benefits</b>	<b>16,223.46</b>	<b>16,627.00</b>	<b>(403.54)</b>	<b>61,313.54</b>	<b>66,510.00</b>	<b>(5,196.46)</b>	<b>214,840.00</b>	<b>153,526.46</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	60.00	60.00	0.00	210.00	240.00	(30.00)	720.00	510.00
<b>Total Utilities</b>	<b>60.00</b>	<b>60.00</b>	<b>0.00</b>	<b>210.00</b>	<b>240.00</b>	<b>(30.00)</b>	<b>720.00</b>	<b>510.00</b>
<b>Contracted &amp; Professional Services</b>								
5125 - IT Support and Services	750.00	750.00	0.00	3,299.00	3,299.00	0.00	9,299.00	6,000.00
7095 - Other Professional Services	537.68	0.00	537.68	537.68	0.00	537.68	0.00	(537.68)
<b>Total Contracted &amp; Professional Services</b>	<b>1,287.68</b>	<b>750.00</b>	<b>537.68</b>	<b>3,836.68</b>	<b>3,299.00</b>	<b>537.68</b>	<b>9,299.00</b>	<b>5,462.32</b>
<b>Total Accounting Expense</b>	<b>29,222.96</b>	<b>21,575.17</b>	<b>7,647.79</b>	<b>82,583.22</b>	<b>86,606.68</b>	<b>(4,023.46)</b>	<b>274,533.00</b>	<b>191,949.78</b>
<b>Total Accounting Income / (Loss)</b>	<b>(26,239.96)</b>	<b>(19,865.17)</b>	<b>(6,374.79)</b>	<b>(71,989.22)</b>	<b>(79,767.68)</b>	<b>7,778.46</b>	<b>(254,018.00)</b>	<b>(182,028.78)</b>

**Income Statement Report**  
**Sudden Valley Community Association**  
**SVCA Operations- Admin**

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other AR Income</b>								
4705 - NSF Service Fees	0.00	0.00	0.00	15.00	0.00	15.00	0.00	(15.00)
4806 - BD Expense- ACC Fines	0.00	0.00	0.00	1,179.60	0.00	1,179.60	0.00	(1,179.60)
<b>Total Other AR Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,194.60</b>	<b>0.00</b>	<b>1,194.60</b>	<b>0.00</b>	<b>(1,194.60)</b>
<b>Other Income</b>								
4220 - Gate & Access Fees	0.00	8.00	(8.00)	0.00	33.00	(33.00)	100.00	100.00
4245 - Photocopy Income	7.00	0.00	7.00	51.00	0.00	51.00	0.00	(51.00)
4255 - Maps and Signs	191.67	125.00	66.67	575.97	500.00	75.97	1,500.00	924.03
4840 - Non-Taxable Income	15.00	0.00	15.00	839.00	0.00	839.00	0.00	(839.00)
4870 - Member Donation Income	0.00	0.00	0.00	220.00	0.00	220.00	0.00	(220.00)
<b>Total Other Income</b>	<b>213.67</b>	<b>133.00</b>	<b>80.67</b>	<b>1,685.97</b>	<b>533.00</b>	<b>1,152.97</b>	<b>1,600.00</b>	<b>(85.97)</b>
<b>Total SVCA Operations- Admin Income</b>	<b>213.67</b>	<b>133.00</b>	<b>80.67</b>	<b>2,880.57</b>	<b>533.00</b>	<b>2,347.57</b>	<b>1,600.00</b>	<b>(1,280.57)</b>
<b>Expense</b>								
<b>Administrative</b>								
5000 - General Administrative	0.00	0.00	0.00	1,020.77	0.00	1,020.77	0.00	(1,020.77)
5015 - Bank Charges & Fees	689.34	270.00	419.34	725.67	1,083.00	(357.33)	3,250.00	2,524.33
5045 - Dues & Subscriptions	43.40	115.00	(71.60)	470.02	459.00	11.02	1,377.00	906.98
5090 - Office Supplies	1,207.49	1,292.00	(84.51)	6,119.74	5,167.00	952.74	15,500.00	9,380.26
5100 - GM Discretionary Funds	350.00	333.00	17.00	4,008.44	1,333.00	2,675.44	4,000.00	(8.44)
5107 - Advertising Costs	10.00	0.00	10.00	10.00	5,400.00	(5,390.00)	5,400.00	5,390.00
5120 - Cash Over/Short	0.00	0.00	0.00	(20.26)	0.00	(20.26)	0.00	20.26
5205 - Events Charges	1,150.00	583.00	567.00	1,150.00	2,333.00	(1,183.00)	7,000.00	5,850.00
5210 - Printing & Copying	490.68	537.00	(46.32)	1,941.60	1,786.00	155.60	5,000.00	3,058.40
5227 - Training & Conferences	130.00	208.00	(78.00)	954.06	833.00	121.06	2,500.00	1,545.94
5399 - Payroll Service Fees	95.00	0.00	95.00	265.00	0.00	265.00	0.00	(265.00)
<b>Total Administrative</b>	<b>4,165.91</b>	<b>3,338.00</b>	<b>827.91</b>	<b>16,645.04</b>	<b>18,394.00</b>	<b>(1,748.96)</b>	<b>44,027.00</b>	<b>27,381.96</b>

**Income Statement Report**  
**Sudden Valley Community Association**  
**SVCA Operations- Admin**

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	40.00	(40.00)	100.00	100.00
9005 - State B&O Tax	1.01	2.00	(0.99)	3.50	10.00	(6.50)	30.00	26.50
<b>Total Regulatory Compliance</b>	<b>1.01</b>	<b>2.00</b>	<b>(0.99)</b>	<b>3.50</b>	<b>50.00</b>	<b>(46.50)</b>	<b>130.00</b>	<b>126.50</b>
<b>CC&amp;Rs/ Mandates</b>								
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	80.29	167.00	(86.71)	635.23	667.00	(31.77)	2,000.00	1,364.77
5115 - Web Site Maintenance	1,235.72	55.00	1,180.72	3,334.54	222.00	3,112.54	1,000.00	(2,334.54)
5215 - Postage	38.66	100.00	(61.34)	284.88	400.00	(115.12)	1,200.00	915.12
<b>Total CC&amp;Rs/ Mandates</b>	<b>1,354.67</b>	<b>322.00</b>	<b>1,032.67</b>	<b>4,254.65</b>	<b>1,289.00</b>	<b>2,965.65</b>	<b>16,600.00</b>	<b>12,345.35</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	20,420.74	19,896.00	524.74	77,428.43	79,584.00	(2,155.57)	258,648.00	181,219.57
5335 - Payroll Taxes- Employer	1,827.08	2,421.00	(593.92)	7,040.48	9,684.00	(2,643.52)	31,472.00	24,431.52
5385 - Payroll Benefits - Medical	753.89	830.00	(76.11)	2,408.06	3,320.00	(911.94)	9,960.00	7,551.94
<b>Total Payroll &amp; Benefits</b>	<b>23,001.71</b>	<b>23,147.00</b>	<b>(145.29)</b>	<b>86,876.97</b>	<b>92,588.00</b>	<b>(5,711.03)</b>	<b>300,080.00</b>	<b>213,203.03</b>
<b>Utilities</b>								
6035 - Utilities- Trash & Recycling Service	45.00	0.00	45.00	45.00	0.00	45.00	0.00	(45.00)
6050 - Utilities- Communications Service	120.00	120.00	0.00	420.00	480.00	(60.00)	1,440.00	1,020.00
<b>Total Utilities</b>	<b>165.00</b>	<b>120.00</b>	<b>45.00</b>	<b>465.00</b>	<b>480.00</b>	<b>(15.00)</b>	<b>1,440.00</b>	<b>975.00</b>
<b>Maintenance &amp; Landscaping</b>								
6675 - Equipment R&M	0.00	0.00	0.00	10.87	0.00	10.87	0.00	(10.87)
6765 - Small Tools & Equipment	0.00	0.00	0.00	742.40	0.00	742.40	0.00	(742.40)
6775 - Vehicle R&M	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00	300.00
6785 - Vehicle Fuel	0.00	0.00	0.00	27.95	0.00	27.95	300.00	272.05
<b>Total Maintenance &amp; Landscaping</b>	<b>0.00</b>	<b>25.00</b>	<b>(25.00)</b>	<b>781.22</b>	<b>100.00</b>	<b>681.22</b>	<b>600.00</b>	<b>(181.22)</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	581.04	576.00	5.04	1,612.39	2,550.00	(937.61)	5,220.00	3,607.61

**Income Statement Report**  
**Sudden Valley Community Association**  
**SVCA Operations- Admin**

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted &amp; Professional Services</b>								
5125 - IT Support and Services	3,156.08	2,991.00	165.08	14,197.68	10,822.00	3,375.68	24,100.00	9,902.32
<b>Total Contracted &amp; Professional Services</b>	<b>3,737.12</b>	<b>3,567.00</b>	<b>170.12</b>	<b>15,810.07</b>	<b>13,372.00</b>	<b>2,438.07</b>	<b>29,320.00</b>	<b>13,509.93</b>
<b>Total SVCA Operations- Admin Expense</b>	<b>32,425.42</b>	<b>30,521.00</b>	<b>1,904.42</b>	<b>124,836.45</b>	<b>126,273.00</b>	<b>(1,436.55)</b>	<b>392,197.00</b>	<b>267,360.55</b>
<b>Total SVCA Operations- Admin Income / (Loss)</b>	<b>(32,211.75)</b>	<b>(30,388.00)</b>	<b>(1,823.75)</b>	<b>(121,955.88)</b>	<b>(125,740.00)</b>	<b>3,784.12</b>	<b>(390,597.00)</b>	<b>(268,641.12)</b>



# Income Statement Report

## Sudden Valley Community Association

### Facilities

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Rental Income</b>								
4410 - Area Z Storage Rental Income	4,841.00	1,582.00	3,259.00	9,520.00	6,329.00	3,191.00	18,988.00	9,468.00
4412 - BD Expense- Area Z	(2,459.00)	(125.00)	(2,334.00)	(1,699.89)	(500.00)	(1,199.89)	(1,500.00)	199.89
<b>Total Rental Income</b>	<b>2,382.00</b>	<b>1,457.00</b>	<b>925.00</b>	<b>7,820.11</b>	<b>5,829.00</b>	<b>1,991.11</b>	<b>17,488.00</b>	<b>9,667.89</b>
<b>Rental Income - Other</b>								
4400 - Facility Rentals	0.00	0.00	0.00	993.00	0.00	993.00	0.00	(993.00)
4430 - Lease Income - Restaurant	2,186.00	2,186.00	0.00	8,744.00	8,744.00	0.00	26,232.00	17,488.00
4435 - Lease Income - Barn 8	751.00	650.00	101.00	3,004.00	2,600.00	404.00	7,800.00	4,796.00
4439 - Lease Income- Library	281.00	281.00	0.00	1,124.00	1,124.00	0.00	3,372.00	2,248.00
<b>Total Rental Income - Other</b>	<b>3,218.00</b>	<b>3,117.00</b>	<b>101.00</b>	<b>13,865.00</b>	<b>12,468.00</b>	<b>1,397.00</b>	<b>37,404.00</b>	<b>23,539.00</b>
<b>Total Facilities Income</b>	<b>5,600.00</b>	<b>4,574.00</b>	<b>1,026.00</b>	<b>21,685.11</b>	<b>18,297.00</b>	<b>3,388.11</b>	<b>54,892.00</b>	<b>33,206.89</b>
<b>Expense</b>								
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	69.10	0.00	69.10	69.10	0.00	69.10	0.00	(69.10)
7110 - Regulatory Compliance	73.42	51.00	22.42	293.68	204.00	89.68	940.00	646.32
9005 - State B&O Tax	122.37	71.00	51.37	356.76	283.00	73.76	848.00	491.24
<b>Total Regulatory Compliance</b>	<b>264.89</b>	<b>122.00</b>	<b>142.89</b>	<b>719.54</b>	<b>487.00</b>	<b>232.54</b>	<b>1,788.00</b>	<b>1,068.46</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	3,058.02	3,637.00	(578.98)	10,553.84	14,546.00	(3,992.16)	47,274.00	36,720.16
5335 - Payroll Taxes- Employer	375.96	589.00	(213.04)	1,625.22	2,356.00	(730.78)	7,658.00	6,032.78
5385 - Payroll Benefits - Medical	95.92	138.00	(42.08)	385.15	552.00	(166.85)	1,656.00	1,270.85
<b>Total Payroll &amp; Benefits</b>	<b>3,529.90</b>	<b>4,364.00</b>	<b>(834.10)</b>	<b>12,564.21</b>	<b>17,454.00</b>	<b>(4,889.79)</b>	<b>56,588.00</b>	<b>44,023.79</b>
<b>Utilities</b>								
6000 - Utilities	922.35	0.00	922.35	3,344.39	0.00	3,344.39	0.00	(3,344.39)
6005 - Utilities- Natural Gas	709.75	382.00	327.75	5,343.30	3,174.00	2,169.30	5,719.00	375.70
6023 - Utilities- Water & Sewer	3,769.40	1,455.00	2,314.40	5,975.66	5,820.00	155.66	17,459.00	11,483.34

# Income Statement Report

## Sudden Valley Community Association

### Facilities

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6033 - Utilities- Electricity	1,955.02	1,947.00	8.02	9,029.46	7,789.00	1,240.46	23,366.00	14,336.54
6035 - Utilities- Trash & Recycling Service	51.80	908.00	(856.20)	1,006.94	3,631.00	(2,624.06)	10,893.00	9,886.06
6050 - Utilities- Communications Service	1,010.71	1,049.00	(38.29)	4,895.92	4,195.00	700.92	12,585.00	7,689.08
<b>Total Utilities</b>	<b>8,419.03</b>	<b>5,741.00</b>	<b>2,678.03</b>	<b>29,595.67</b>	<b>24,609.00</b>	<b>4,986.67</b>	<b>70,022.00</b>	<b>40,426.33</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M	5,660.01	4,232.00	1,428.01	17,568.19	13,010.00	4,558.19	55,976.00	38,407.81
6635 - Janitorial Supplies	342.82	917.00	(574.18)	1,477.43	3,667.00	(2,189.57)	11,000.00	9,522.57
6775 - Vehicle R&M	0.00	75.00	(75.00)	0.00	300.00	(300.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	98.00	(98.00)	0.00	392.00	(392.00)	1,175.00	1,175.00
<b>Total Maintenance &amp; Landscaping</b>	<b>6,002.83</b>	<b>5,322.00</b>	<b>680.83</b>	<b>19,045.62</b>	<b>17,369.00</b>	<b>1,676.62</b>	<b>69,051.00</b>	<b>50,005.38</b>
<b>Contracted &amp; Professional Services</b>								
6440 - Safety & Security Services	0.00	0.00	0.00	64.02	0.00	64.02	0.00	(64.02)
<b>Total Contracted &amp; Professional Services</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>64.02</b>	<b>0.00</b>	<b>64.02</b>	<b>0.00</b>	<b>(64.02)</b>
<b>Total Facilities Expense</b>	<b>18,216.65</b>	<b>15,549.00</b>	<b>2,667.65</b>	<b>61,989.06</b>	<b>59,919.00</b>	<b>2,070.06</b>	<b>197,449.00</b>	<b>135,459.94</b>
<b>Total Facilities Income / (Loss)</b>	<b>(12,616.65)</b>	<b>(10,975.00)</b>	<b>(1,641.65)</b>	<b>(40,303.95)</b>	<b>(41,622.00)</b>	<b>1,318.05</b>	<b>(142,557.00)</b>	<b>(102,253.05)</b>

# Income Statement Report

## Sudden Valley Community Association

### Maintenance

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other Income</b>								
4235 - Trash Compactor Service	0.00	192.00	(192.00)	0.00	769.00	(769.00)	2,307.00	2,307.00
<b>Total Other Income</b>	<b>0.00</b>	<b>192.00</b>	<b>(192.00)</b>	<b>0.00</b>	<b>769.00</b>	<b>(769.00)</b>	<b>2,307.00</b>	<b>2,307.00</b>
<b>Total Maintenance Income</b>	<b>0.00</b>	<b>192.00</b>	<b>(192.00)</b>	<b>0.00</b>	<b>769.00</b>	<b>(769.00)</b>	<b>2,307.00</b>	<b>2,307.00</b>
<b>Expense</b>								
<b>Administrative</b>								
5210 - Printing & Copying	0.00	12.00	(12.00)	0.00	50.00	(50.00)	150.00	150.00
<b>Total Administrative</b>	<b>0.00</b>	<b>12.00</b>	<b>(12.00)</b>	<b>0.00</b>	<b>50.00</b>	<b>(50.00)</b>	<b>150.00</b>	<b>150.00</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	42.75	0.00	42.75	642.75	428.00	214.75	2,225.00	1,582.25
<b>Total Regulatory Compliance</b>	<b>42.75</b>	<b>0.00</b>	<b>42.75</b>	<b>642.75</b>	<b>428.00</b>	<b>214.75</b>	<b>2,225.00</b>	<b>1,582.25</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	13,061.14	12,182.00	879.14	48,471.69	60,368.00	(11,896.31)	151,798.00	103,326.31
5335 - Payroll Taxes- Employer	1,583.08	1,955.00	(371.92)	6,109.73	9,812.00	(3,702.27)	24,528.00	18,418.27
5385 - Payroll Benefits - Medical	2,093.35	1,245.00	848.35	8,642.92	6,849.00	1,793.92	15,617.00	6,974.08
<b>Total Payroll &amp; Benefits</b>	<b>16,737.57</b>	<b>15,382.00</b>	<b>1,355.57</b>	<b>63,224.34</b>	<b>77,029.00</b>	<b>(13,804.66)</b>	<b>191,943.00</b>	<b>128,718.66</b>
<b>Utilities</b>								
6005 - Utilities- Natural Gas	0.00	13.00	(13.00)	0.00	55.00	(55.00)	166.00	166.00
6050 - Utilities- Communications Service	51.53	60.00	(8.47)	179.39	240.00	(60.61)	720.00	540.61
<b>Total Utilities</b>	<b>51.53</b>	<b>73.00</b>	<b>(21.47)</b>	<b>179.39</b>	<b>295.00</b>	<b>(115.61)</b>	<b>886.00</b>	<b>706.61</b>
<b>Maintenance &amp; Landscaping</b>								
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	0.00	0.00	0.00	80.90	0.00	80.90	0.00	(80.90)
6675 - Equipment R&M	2,388.56	250.00	2,138.56	5,817.35	1,000.00	4,817.35	3,000.00	(2,817.35)
6765 - Small Tools & Equipment	614.59	255.00	359.59	1,759.12	702.00	1,057.12	3,000.00	1,240.88

# Income Statement Report

## Sudden Valley Community Association

### Maintenance

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Maintenance &amp; Landscaping</b>								
6775 - Vehicle R&M	11.48	583.00	(571.52)	6,422.39	2,333.00	4,089.39	7,000.00	577.61
6785 - Vehicle Fuel	1,506.18	400.00	1,106.18	5,620.81	2,050.00	3,570.81	8,590.00	2,969.19
6795 - Other Supplies	630.08	208.00	422.08	1,403.14	833.00	570.14	2,500.00	1,096.86
6796 - Other R&M	342.12	250.00	92.12	1,712.89	1,000.00	712.89	3,000.00	1,287.11
<b>Total Maintenance &amp; Landscaping</b>	<b>5,493.01</b>	<b>1,946.00</b>	<b>3,547.01</b>	<b>22,816.60</b>	<b>7,918.00</b>	<b>14,898.60</b>	<b>28,640.00</b>	<b>5,823.40</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
6408 - Uniform and Laundry Service	76.20	171.00	(94.80)	314.80	684.00	(369.20)	2,053.00	1,738.20
6440 - Safety & Security Services	380.72	117.00	263.72	3,277.67	467.00	2,810.67	1,400.00	(1,877.67)
6442 - Snow Removal Services	0.00	0.00	0.00	52,917.01	8,000.00	44,917.01	16,000.00	(36,917.01)
<b>Total Contracted &amp; Professional Services</b>	<b>456.92</b>	<b>371.00</b>	<b>85.92</b>	<b>56,509.48</b>	<b>9,484.00</b>	<b>47,025.48</b>	<b>20,453.00</b>	<b>(36,056.48)</b>
<b>Total Maintenance Expense</b>	<b>22,781.78</b>	<b>17,784.00</b>	<b>4,997.78</b>	<b>143,372.56</b>	<b>95,204.00</b>	<b>48,168.56</b>	<b>244,297.00</b>	<b>100,924.44</b>
<b>Total Maintenance Income / (Loss)</b>	<b>(22,781.78)</b>	<b>(17,592.00)</b>	<b>(5,189.78)</b>	<b>(143,372.56)</b>	<b>(94,435.00)</b>	<b>(48,937.56)</b>	<b>(241,990.00)</b>	<b>(98,617.44)</b>

**Income Statement Report**  
**Sudden Valley Community Association**  
**Golf**

April 1, 2017 to April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Golf Income</b>								
4150 - Golf Course Annual Greens Fees	\$ 20,681	\$ 24,000	\$ (3,319)	\$ 190,507	\$ 189,000	\$ 1,507	\$ 215,500	\$ 24,993
4151 - BD Expense- Golf	(1,180)	-	(1,180)	11	-	11	-	(11)
4154 - Golf Course Daily Greens Fees	11,478	17,500	(6,022)	19,754	38,000	(18,246)	401,800	382,046
4170 - Driving Range Fees	1,043	1,700	(657)	1,993	3,300	(1,307)	23,000	21,007
4174 - Golf Cart Rental	3,621	5,500	(1,879)	10,828	15,300	(4,472)	113,000	102,172
4176 - Golf Club Storage	170	100	70	1,120	980	140	1,520	400
4178 - Trail Fees	1,238	2,300	(1,063)	9,327	11,450	(2,124)	13,250	3,924
<b>Total Golf Income</b>	<b>37,051</b>	<b>51,100</b>	<b>(14,049)</b>	<b>233,539</b>	<b>258,030</b>	<b>(24,491)</b>	<b>768,070</b>	<b>534,531</b>
<b>Expense</b>								
<b>Administrative</b>								
5107 - Advertising Costs	194	1,500	(1,306)	1,226	2,800	(1,574)	7,000	5,774
5015 - Bank Charges & Fees	1,349	1,000	349	3,116	2,620	496	12,845	9,729
5120 - Cash Over/Short	-	-	-	0	-	0	-	-
5045 - Dues & Subscriptions	8,505	5,835	2,670	10,613	8,130	2,483	17,270	6,657
5000 - General Administrative	-	-	-	-	400	(400)	1,600	1,600
5090 - Office Supplies	-	25	(25)	235	100	135	300	65
5210 - Printing & Copying	138	-	138	444	300	144	2,980	2,536
5227 - Training & Conferences	-	100	(100)	2,312	2,100	212	3,600	1,288
<b>Total Administrative</b>	<b>10,187</b>	<b>8,460</b>	<b>1,727</b>	<b>17,945</b>	<b>16,450</b>	<b>1,495</b>	<b>45,595</b>	<b>27,649</b>
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	600	(600)	1,300	1,300
6300 - Permits & Licenses	-	300	(300)	144	600	(456)	800	656
9005 - State B&O Tax	180	236	(56)	1,100	1,203	(103)	3,624	2,524
<b>Total Regulatory Compliance</b>	<b>180</b>	<b>536</b>	<b>(356)</b>	<b>1,244</b>	<b>2,403</b>	<b>(1,159)</b>	<b>5,724</b>	<b>4,480</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	4	75	(71)	164	255	(91)	765	601
5115 - Web Site Maintenance	600	-	600	600	-	600	-	(600)
<b>CC&amp;Rs/ Mandates Total</b>	<b>604</b>	<b>75</b>	<b>529</b>	<b>764</b>	<b>255</b>	<b>509</b>	<b>765</b>	<b>1</b>
<b>Payroll &amp; Benefits</b>								
5385 - Payroll Benefits - Medical	3,245	3,390	(145)	13,956	13,560	396	40,680	26,724
5335 - Payroll Taxes- Employer	3,546	4,620	(1,074)	10,890	16,422	(5,532)	62,294	51,404
5300 - Salaries	33,567	33,005	562	101,907	118,512	(16,605)	443,572	341,665

**Income Statement Report**  
**Sudden Valley Community Association**  
**Golf**

April 1, 2017 to April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Total Payroll &amp; Benefits</b>	<b>40,357</b>	<b>41,015</b>	<b>(658)</b>	<b>126,753</b>	<b>148,494</b>	<b>(21,741)</b>	<b>546,546</b>	<b>419,793</b>
<b>Insurance</b>								
5400 - Insurance Premiums	333	332	1	1,331	1,331	0	3,995	2,664
<b>Total Insurance</b>	<b>333</b>	<b>332</b>	<b>1</b>	<b>1,331</b>	<b>1,331</b>	<b>0</b>	<b>3,995</b>	<b>2,664</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	563	250	313	2,179	1,003	1,176	3,011	832
6033 - Utilities- Electricity	1,421	1,415	6	6,191	4,694	1,497	19,686	13,495
6005 - Utilities- Natural Gas	251	351	(100)	1,375	1,709	(334)	3,577	2,202
6023 - Utilities- Water & Sewer	1,752	1,014	738	3,428	4,058	(630)	12,174	8,746
6035 - Utilities- Trash & Recycling Service	212	-	212	849	-	849	-	(849)
<b>Total Utilities</b>	<b>4,200</b>	<b>3,030</b>	<b>1,170</b>	<b>14,023</b>	<b>11,464</b>	<b>2,559</b>	<b>38,448</b>	<b>24,426</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M	-	-	-	213	-	213	-	(213)
6675 - Equipment R&M	2,435	3,403	(968)	15,414	13,615	1,799	38,000	22,586
6635 - Janitorial Supplies	7	20	(13)	7	80	(73)	240	233
6110 - Landscape R&M	2,229	1,711	518	8,765	7,757	1,008	30,000	21,235
6796 - Other R&M	132	200	(68)	786	700	86	2,200	1,414
6795 - Other Supplies	3,493	2,000	1,493	5,816	7,400	(1,584)	17,800	11,984
6610 - Raw Materials	5,583	1,500	4,083	11,354	6,000	5,354	20,800	9,446
6621 - Raw Materials: Sand & Gravel	2,025	5,629	(3,604)	5,206	10,641	(5,435)	32,300	27,094
6765 - Small Tools & Equipment	545	550	(5)	1,457	1,150	307	2,750	1,293
6785 - Vehicle Fuel	1,864	2,307	(443)	3,359	4,783	(1,424)	20,000	16,641
6775 - Vehicle R&M	-	-	-	461	300	161	1,000	539
<b>Total Maintenance &amp; Landscaping</b>	<b>18,314</b>	<b>17,320</b>	<b>994</b>	<b>52,836</b>	<b>52,426</b>	<b>410</b>	<b>165,090</b>	<b>112,252</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	-	200	(200)	533	950	(417)	4,900	4,367
6440 - Safety & Security Services	284	-	284	1,036	200	836	600	(436)
6408 - Uniform and Laundry Service	213	295	(82)	2,712	1,705	1,007	4,100	1,388
7095 - Other Professional Services	-	-	-	-	700	(700)	1,200	1,200
<b>Total Contracted &amp; Professional Services</b>	<b>497</b>	<b>495</b>	<b>2</b>	<b>4,281</b>	<b>3,555</b>	<b>726</b>	<b>10,800</b>	<b>6,519</b>
<b>Total Golf Expense</b>	<b>74,671</b>	<b>71,263</b>	<b>3,408</b>	<b>219,176</b>	<b>236,378</b>	<b>(17,202)</b>	<b>816,963</b>	<b>597,784</b>
<b>Total Golf Income / (Loss)</b>	<b>\$ (37,620)</b>	<b>\$ (20,163)</b>	<b>\$ (17,457)</b>	<b>\$ 14,363</b>	<b>\$ 21,652</b>	<b>\$ (7,289)</b>	<b>\$ (48,893)</b>	<b>\$ (63,253)</b>

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

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Marina Income</b>								
4415 - Marina Wet Slip Income	(12,485.00)	0.00	(12,485.00)	(87,265.00)	4,386.00	(91,651.00)	4,386.00	91,651.00
4420 - Marina Dry Slip Income	3,100.00	0.00	3,100.00	116,660.00	44,860.00	71,800.00	44,860.00	(71,800.00)
4425 - Marina Wet/Dry Combo Income	5,425.00	0.00	5,425.00	72,330.00	66,060.00	6,270.00	66,060.00	(6,270.00)
4426 - BD Expense- Marina	35,428.26	160.00	35,268.26	(17,378.75)	640.00	(18,018.75)	1,921.00	19,299.75
<b>Total Marina Income</b>	<b>31,468.26</b>	<b>160.00</b>	<b>31,308.26</b>	<b>84,346.25</b>	<b>115,946.00</b>	<b>(31,599.75)</b>	<b>117,227.00</b>	<b>32,880.75</b>
<b>Rental Income - Other</b>								
4400 - Facility Rentals	100.00	0.00	100.00	400.00	0.00	400.00	1,550.00	1,150.00
4411 - Picnic Shelter Rentals	60.00	0.00	60.00	245.00	0.00	245.00	1,195.00	950.00
<b>Total Rental Income - Other</b>	<b>160.00</b>	<b>0.00</b>	<b>160.00</b>	<b>645.00</b>	<b>0.00</b>	<b>645.00</b>	<b>2,745.00</b>	<b>2,100.00</b>
<b>Other Income</b>								
4220 - Gate & Access Fees	350.00	479.00	(129.00)	400.00	479.00	(79.00)	1,917.00	1,517.00
<b>Total Other Income</b>	<b>350.00</b>	<b>479.00</b>	<b>(129.00)</b>	<b>400.00</b>	<b>479.00</b>	<b>(79.00)</b>	<b>1,917.00</b>	<b>1,517.00</b>
<b>Total Marina/Parks/Beaches Income</b>	<b>31,978.26</b>	<b>639.00</b>	<b>31,339.26</b>	<b>85,391.25</b>	<b>116,425.00</b>	<b>(31,033.75)</b>	<b>121,889.00</b>	<b>36,497.75</b>
<b>Expense</b>								
<b>Administrative</b>								
5210 - Printing & Copying	0.00	0.00	0.00	91.66	0.00	91.66	0.00	(91.66)
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>91.66</b>	<b>0.00</b>	<b>91.66</b>	<b>0.00</b>	<b>(91.66)</b>
<b>Regulatory Compliance</b>								
7110 - Regulatory Compliance	137.90	150.00	(12.10)	650.89	600.00	50.89	1,800.00	1,149.11
9005 - State B&O Tax	(53.25)	152.00	(205.25)	1,593.67	607.00	986.67	1,820.00	226.33
<b>Total Regulatory Compliance</b>	<b>84.65</b>	<b>302.00</b>	<b>(217.35)</b>	<b>2,244.56</b>	<b>1,207.00</b>	<b>1,037.56</b>	<b>3,620.00</b>	<b>1,375.44</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	855.56	1,620.00	(764.44)	855.56	1,620.00	(764.44)	26,460.00	25,604.44
5335 - Payroll Taxes- Employer	130.00	295.00	(165.00)	130.00	295.00	(165.00)	4,809.00	4,679.00

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

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Payroll &amp; Benefits</b>								
5385 - Payroll Benefits - Medical	(89.98)	0.00	(89.98)	(89.98)	0.00	(89.98)	0.00	89.98
<b>Total Payroll &amp; Benefits</b>	<b>895.58</b>	<b>1,915.00</b>	<b>(1,019.42)</b>	<b>895.58</b>	<b>1,915.00</b>	<b>(1,019.42)</b>	<b>31,269.00</b>	<b>30,373.42</b>
<b>Utilities</b>								
6023 - Utilities- Water & Sewer	217.84	173.00	44.84	426.87	693.00	(266.13)	2,080.00	1,653.13
6033 - Utilities- Electricity	219.05	84.00	135.05	950.38	338.00	612.38	1,014.00	63.62
6050 - Utilities- Communications Service	162.87	143.00	19.87	615.21	574.00	41.21	1,723.00	1,107.79
<b>Total Utilities</b>	<b>599.76</b>	<b>400.00</b>	<b>199.76</b>	<b>1,992.46</b>	<b>1,605.00</b>	<b>387.46</b>	<b>4,817.00</b>	<b>2,824.54</b>
<b>Maintenance &amp; Landscaping</b>								
6110 - Landscape R&M	222.78	1,800.00	(1,577.22)	358.30	1,800.00	(1,441.70)	18,774.00	18,415.70
6515 - Building R&M	577.77	0.00	577.77	1,424.60	0.00	1,424.60	0.00	(1,424.60)
6675 - Equipment R&M	320.54	0.00	320.54	320.54	0.00	320.54	0.00	(320.54)
6765 - Small Tools & Equipment	847.76	0.00	847.76	847.76	0.00	847.76	0.00	(847.76)
6775 - Vehicle R&M	288.23	0.00	288.23	288.23	0.00	288.23	0.00	(288.23)
6785 - Vehicle Fuel	265.12	416.66	(151.54)	265.12	416.66	(151.54)	2,500.00	2,234.88
6795 - Other Supplies	0.00	0.00	0.00	208.64	0.00	208.64	0.00	(208.64)
6796 - Other R&M	0.00	42.00	(42.00)	2,278.47	167.00	2,111.47	500.00	(1,778.47)
<b>Total Maintenance &amp; Landscaping</b>	<b>2,522.20</b>	<b>2,258.66</b>	<b>263.54</b>	<b>5,991.66</b>	<b>2,383.66</b>	<b>3,608.00</b>	<b>21,774.00</b>	<b>15,782.34</b>
<b>Total Marina/Parks/Beaches Expense</b>	<b>4,102.19</b>	<b>4,875.66</b>	<b>(773.47)</b>	<b>11,215.92</b>	<b>7,110.66</b>	<b>4,105.26</b>	<b>61,480.00</b>	<b>50,264.08</b>
<b>Total Marina/Parks/Beaches Income / (Loss)</b>	<b>27,876.07</b>	<b>(4,236.66)</b>	<b>32,112.73</b>	<b>74,175.33</b>	<b>109,314.34</b>	<b>(35,139.01)</b>	<b>60,409.00</b>	<b>(13,766.33)</b>



**Income Statement Report**  
**Sudden Valley Community Association**  
**Pool/Health Club**

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other Income</b>								
4250 - Adult Center Pool Fees	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00	6,000.00
<b>Total Other Income</b>	<b>0.00</b>	<b>500.00</b>	<b>(500.00)</b>	<b>0.00</b>	<b>2,000.00</b>	<b>(2,000.00)</b>	<b>6,000.00</b>	<b>6,000.00</b>
<b>Total Pool/Health Club Income</b>	<b>0.00</b>	<b>500.00</b>	<b>(500.00)</b>	<b>0.00</b>	<b>2,000.00</b>	<b>(2,000.00)</b>	<b>6,000.00</b>	<b>6,000.00</b>
<b>Expense</b>								
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	40.00	(40.00)	0.00	161.00	(161.00)	482.00	482.00
<b>Total Regulatory Compliance</b>	<b>0.00</b>	<b>40.00</b>	<b>(40.00)</b>	<b>0.00</b>	<b>161.00</b>	<b>(161.00)</b>	<b>482.00</b>	<b>482.00</b>
<b>Utilities</b>								
6000 - Utilities	1,803.81	0.00	1,803.81	3,211.09	0.00	3,211.09	0.00	(3,211.09)
6005 - Utilities- Natural Gas	0.00	39.00	(39.00)	0.00	156.00	(156.00)	467.00	467.00
6023 - Utilities- Water & Sewer	0.00	108.00	(108.00)	0.00	431.00	(431.00)	1,292.00	1,292.00
<b>Total Utilities</b>	<b>1,803.81</b>	<b>147.00</b>	<b>1,656.81</b>	<b>3,211.09</b>	<b>587.00</b>	<b>2,624.09</b>	<b>1,759.00</b>	<b>(1,452.09)</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M	0.00	145.00	(145.00)	0.00	583.00	(583.00)	1,750.00	1,750.00
6675 - Equipment R&M	0.00	145.00	(145.00)	0.00	583.00	(583.00)	1,750.00	1,750.00
<b>Total Maintenance &amp; Landscaping</b>	<b>0.00</b>	<b>290.00</b>	<b>(290.00)</b>	<b>0.00</b>	<b>1,166.00</b>	<b>(1,166.00)</b>	<b>3,500.00</b>	<b>3,500.00</b>
<b>Contracted &amp; Professional Services</b>								
6438 - Pool Management	178.11	661.00	(482.89)	178.11	2,645.00	(2,466.89)	7,934.00	7,755.89
<b>Total Contracted &amp; Professional Services</b>	<b>178.11</b>	<b>661.00</b>	<b>(482.89)</b>	<b>178.11</b>	<b>2,645.00</b>	<b>(2,466.89)</b>	<b>7,934.00</b>	<b>7,755.89</b>
<b>Total Pool/Health Club Expense</b>	<b>1,981.92</b>	<b>1,138.00</b>	<b>843.92</b>	<b>3,389.20</b>	<b>4,559.00</b>	<b>(1,169.80)</b>	<b>13,675.00</b>	<b>10,285.80</b>
<b>Total Pool/Health Club Income / (Loss)</b>	<b>(1,981.92)</b>	<b>(638.00)</b>	<b>(1,343.92)</b>	<b>(3,389.20)</b>	<b>(2,559.00)</b>	<b>(830.20)</b>	<b>(7,675.00)</b>	<b>(4,285.80)</b>

# Income Statement Report

## Sudden Valley Community Association

### UDR Activity

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Dues and Assessments Income- UDR</b>								
4000 - Member Assessments 2015	(113,186.02)	0.00	(113,186.02)	(130,888.25)	0.00	(130,888.25)	0.00	130,888.25
4001 - BD Expense- 2016 Ops & 2015	5,716.04	0.00	5,716.04	42,798.44	0.00	42,798.44	0.00	(42,798.44)
4002 - Member Assessments 2016	(503.64)	0.00	(503.64)	(1,387.96)	0.00	(1,387.96)	0.00	1,387.96
4081 - BD Expense- Ops 2014 & Prior	113,794.61	0.00	113,794.61	144,684.81	0.00	144,684.81	0.00	(144,684.81)
<b>Total Dues and Assessments Income- UDR</b>	<b>5,820.99</b>	<b>0.00</b>	<b>5,820.99</b>	<b>55,207.04</b>	<b>0.00</b>	<b>55,207.04</b>	<b>0.00</b>	<b>(55,207.04)</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	(995.65)	0.00	(995.65)	(5,630.94)	0.00	(5,630.94)	0.00	5,630.94
4711 - BD Expense- Late Fee & Int	8,202.67	0.00	8,202.67	22,942.04	0.00	22,942.04	0.00	(22,942.04)
4715 - Lien Fees	0.00	0.00	0.00	571.00	0.00	571.00	0.00	(571.00)
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	1,148.12	0.00	1,148.12	0.00	(1,148.12)
4721 - BD Expense- Legal	2,374.40	0.00	2,374.40	6,916.43	0.00	6,916.43	0.00	(6,916.43)
<b>Total Collections Income</b>	<b>9,581.42</b>	<b>0.00</b>	<b>9,581.42</b>	<b>25,946.65</b>	<b>0.00</b>	<b>25,946.65</b>	<b>0.00</b>	<b>(25,946.65)</b>
<b>Investment Income</b>								
4910 - Interest Earned - Reserve Accounts	0.83	0.00	0.83	45.26	0.00	45.26	0.00	(45.26)
<b>Total Investment Income</b>	<b>0.83</b>	<b>0.00</b>	<b>0.83</b>	<b>45.26</b>	<b>0.00</b>	<b>45.26</b>	<b>0.00</b>	<b>(45.26)</b>
<b>Total UDR Activity Income</b>	<b>15,403.24</b>	<b>0.00</b>	<b>15,403.24</b>	<b>81,198.95</b>	<b>0.00</b>	<b>81,198.95</b>	<b>0.00</b>	<b>(81,198.95)</b>
<b>Expense</b>								
<b>Regulatory Compliance</b>								
9005 - State B&O Tax	(14.02)	0.00	(14.02)	(69.40)	0.00	(69.40)	0.00	69.40
<b>Total Regulatory Compliance</b>	<b>(14.02)</b>	<b>0.00</b>	<b>(14.02)</b>	<b>(69.40)</b>	<b>0.00</b>	<b>(69.40)</b>	<b>0.00</b>	<b>69.40</b>
<b>CC&amp;Rs/ Mandates</b>								
5025 - Collection Charges	134.91	0.00	134.91	1,337.66	0.00	1,337.66	0.00	(1,337.66)
5040 - Transfer Fees	159.00	0.00	159.00	159.00	0.00	159.00	0.00	(159.00)
5065 - Lien Charges	438.00	0.00	438.00	2,263.00	0.00	2,263.00	0.00	(2,263.00)
<b>Total CC&amp;Rs/ Mandates</b>	<b>731.91</b>	<b>0.00</b>	<b>731.91</b>	<b>3,759.66</b>	<b>0.00</b>	<b>3,759.66</b>	<b>0.00</b>	<b>(3,759.66)</b>

**Income Statement Report**  
**Sudden Valley Community Association**  
**UDR Activity**

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted &amp; Professional Services</b>								
7020 - Legal Services	4,090.00	0.00	4,090.00	5,683.99	0.00	5,683.99	0.00	(5,683.99)
<b>Total Contracted &amp; Professional Services</b>	<b>4,090.00</b>	<b>0.00</b>	<b>4,090.00</b>	<b>5,683.99</b>	<b>0.00</b>	<b>5,683.99</b>	<b>0.00</b>	<b>(5,683.99)</b>
<b>Reserve Expenses/Transfers</b>								
9853 - Barn 7 Legal - UDR	174.00	0.00	174.00	2,764.00	0.00	2,764.00	0.00	(2,764.00)
9890 - UDR Legal Expenses	0.00	0.00	0.00	89.00	0.00	89.00	0.00	(89.00)
9902 - UDR - Area Z Mitigation	701.50	0.00	701.50	701.50	0.00	701.50	0.00	(701.50)
<b>Total Reserve Expenses/Transfers</b>	<b>875.50</b>	<b>0.00</b>	<b>875.50</b>	<b>3,554.50</b>	<b>0.00</b>	<b>3,554.50</b>	<b>0.00</b>	<b>(3,554.50)</b>
<b>Total UDR Activity Expense</b>	<b>5,683.39</b>	<b>0.00</b>	<b>5,683.39</b>	<b>12,928.75</b>	<b>0.00</b>	<b>12,928.75</b>	<b>0.00</b>	<b>(12,928.75)</b>
<b>Total UDR Activity Income / (Loss)</b>	<b>9,719.85</b>	<b>0.00</b>	<b>9,719.85</b>	<b>68,270.20</b>	<b>0.00</b>	<b>68,270.20</b>	<b>0.00</b>	<b>(68,270.20)</b>

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2017

	SVCA Owned Lots																											LLE & CTB	Dues Exempt	Total Non-Billable Lots	Total All Lots			
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots			Restricted								
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm					WD10	Avail.	Total
Jan	11	58	69	405	2,275	2,680	41	117	11	35	14	10	57	80	9	25	416	2,333	2,749	132	267	399	548	2,600	3,148	758	23	14	795	690	8	1,493	4,641	
Feb	10	68	78	410	2,205	2,615	29	152	26	59	1	14	62	73	8	29	420	2,273	2,693	126	327	453	546	2,600	3,146	760	23	14	797	690	8	1,495	4,641	
Mar	10	74	84	421	2,283	2,704	26	83	12	32	3	10	59	83	14	35	431	2,357	2,788	114	243	357	545	2,600	3,145	760	23	14	797	691	8	1,496	4,641	
Apr	24	102	126	415	2,246	2,661	29	105	9	23	2	10	55	70	10	44	439	2,348	2,787	105	252	357	544	2,600	3,144	762	21	14	797	692	8	1,497	4,641	
May	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jun	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser  
 CTB = Covenant to Bind