

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

	<u>Unaudited</u> <u>May 31, 2017</u>	<u>Unaudited</u> <u>Dec 31, 2016</u>	<u>Inc / (Dec)</u>
Operations			
Current Assets			
Operating Cash	\$ 385,410	\$ 154,892	\$ 230,518
Building Completion Deposit Fund	95,000	105,000	(10,000)
Member Receivables	-	-	-
Other Receivables	1,225	11,090	(9,865)
Prepaid Expenses	24,729	56,866	(32,137)
Inventory	2,437	3,907	(1,470)
Total Current Assets	508,801	331,755	177,046
Current Liabilities			
Accounts Payable	(39,482)	(92,274)	52,792
Prepaid Assessments	(238,921)	(126,392)	(112,529)
Building Completion Deposits	(95,000)	(105,000)	10,000
Other Refundable Deposits	(6,113)	(6,213)	100
Prepaid Golf Memberships	(2,178)	(28,452)	26,274
Total Current Liabilities	(381,694)	(358,331)	(23,363)
Net Operating Assets	\$ 127,107	\$ (26,576)	\$ 153,683
Capital Reserve Funds			
CRRRF Reserve Fund	1,201,410	1,137,789	63,621
Roads Reserve Fund	1,703,293	1,490,511	212,782
Density Reduction Fund	95,904	122,955	(27,051)
Mailbox Fund	5,042	4,854	188
Capital Reserve Holding Fund	125,572	70,522	55,050
Mitigation Assignment of Savings	38,100	38,079	21
Total Capital Reserve Funds	3,169,321	2,864,710	304,611
Operating Reserve Funds			
Emergency Operating Cash	351,404	351,258	146
Undesignated Reserves	229,944	164,686	65,258
Total Operating Reserves	581,348	515,944	65,404
Capital Assets			
Fixed Assets	8,748,682	8,705,751	42,931
Lots Held for Sale	241,018	241,018	-
Total Capital Assets	8,989,700	8,946,769	42,931
Long Term Liabilities			
Capital Lease	(56,386)	(68,538)	12,152
Total Long Term Liabilities	(56,386)	(68,538)	12,152
NET ASSETS	\$ 12,811,090	\$ 12,232,309	\$ 578,781
Member Equity			
Member Equity			
Current Year Net Income: Operations	\$106,923	\$67,900	\$39,023
Current Year Net Income: Capital	471,858	609,676	(137,818)
Retained Earnings	4,389,234	4,321,334	67,900
Capital	7,843,075	7,233,399	609,676
TOTAL MEMBER EQUITY	\$ 12,811,090	\$ 12,232,309	\$ 578,781

* The Association's policy is to write off any member receivables that are 30 days past due as bad debts for accounting and Federal non-profit reporting purposes. As per SVCA policy, Management continues to pursue collection of these receivables via all avenues allowed by Washington State laws. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At May 31, 2017, and December 31, 2016, the balance of receivables written off under this policy were respectively, \$726,774 and \$1,037,729.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED

	Current Month - May 2017			Year to Date - 5 Months Ending 5/31/17			
	Operations Better / (Worse)		Reserves	Operations Better / (Worse)		Coll %	Reserves
	Operations	Spending Plan		Operations	Spending Plan		
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	\$ 143,448		\$ 87,238	\$ 726,555			\$ 478,242
Bad Debt Reserve	3,259		3,710	(34,940)			(15,132)
Net Current Year Assessment Income	<u>\$ 146,707</u>	<u>\$ 15,868</u>	<u>\$ 90,948</u>	<u>\$ 691,615</u>	<u>\$ 37,411</u>	95.2%	<u>\$ 463,110</u>
Bad Debt Recoveries - Prior Years*			31,454				119,422
Golf Income	51,882	(16,758)	-	285,421	(41,249)		-
Marina Income	17,431	17,271	-	101,777	(14,329)		-
Legal & Collections Income	-	-	214,512	-	-		240,458
Other Income	21,112	12,857	23,726	45,240	5,399		59,519
Rental Income - Other	3,734	468	-	18,244	2,510		-
Rental Income- Area Z	1,873	415	-	9,693	2,406		-
Investment Income	16	(44)	364	61	(239)		1,725
Total Revenue	<u>\$ 242,755</u>	<u>\$ 30,077</u>	<u>\$ 361,004</u>	<u>\$ 1,152,051</u>	<u>\$ (8,091)</u>		<u>\$ 884,234</u>
EXPENSES							
Salaries & Benefits	\$ 107,555	\$ 6,852	\$ -	\$ 487,168	\$ 65,203		\$ -
Contracted & Professional Services	13,719	(3,146)	3,489	121,768	(42,838)		12,728
CC&Rs/ Mandates	22,471	(588)	2,000	110,765	(1,240)		25,043
Maintenance & Landscaping	32,721	(4,159)	-	135,861	(20,603)		-
Utilities	3,505	6,558	-	53,677	(4,094)		-
Administrative	8,004	5,999	-	49,874	4,305		-
Regulatory Compliance	5,607	1,479	(387)	43,570	(1,733)		10,353
Insurance Premiums	8,554	(80)	-	42,770	(403)		-
Other Expenses	(280)	530	-	(325)	1,575		-
Capital Lease Interest Expense	-	-	230	-	-		1,247
Depreciation Expense	-	-	71,225	-	-		363,005
Total Expenses	<u>\$ 201,856</u>	<u>\$ 13,445</u>	<u>\$ 76,557</u>	<u>\$ 1,045,128</u>	<u>\$ 172</u>		<u>\$ 412,376</u>
Net Income (Loss)	<u>\$ 40,899</u>	<u>\$ 43,522</u>	<u>\$ 284,447</u>	<u>\$ 106,923</u>	<u>\$ (7,919)</u>		<u>\$ 471,858</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**

5 Months Actual, 7 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	205,896	272,669	55,029	2	187	-	101,563		635,346
Storm Water Mitigation Plan Income		1,500							1,500
Investment Income	585	829	21	44	1	146	78	21	1,725
Sale of Assets	-			3,009					3,009
Legal Settlement Income	223,048						-		223,048
Mitigation Assignment of Savings								-	-
2017 Expenditures	(365,908)	(62,216)	-	(30,106)			(36,383)		(494,613)
Net Available Cash at 5/31/17	1,201,410	1,703,293	125,572	95,904	5,042	351,404	229,944	38,100	3,750,669
7 Month Outlook									
Outlook - 2017 Dues (90% collections)	217,357	342,573							559,930
Outlook - Prior Year Collections	491	482		11	291		43,240		44,515
Outlook - Other Cash							21,000		21,000
Obligated Expenses	(363,484)	(1,160,644)					(54,299)	(38,100)	(1,616,527)
Net Usable Cash Balance 12/31/2017	1,055,774	885,704	125,572	95,915	5,333	351,404	239,885	-	2,759,587
Board Recommended Carryover Balance*	(600,000)	(500,000)							(1,100,000)
Net Usable Cash 12/31/2017, After Motions	455,774	385,704	125,572	95,915	5,333	351,404	239,885	-	1,659,587
Net Current Year Cash Increase (Decrease)	(82,015)	(604,807)	55,050	(27,040)	479	146	75,199	(38,079)	(621,067)

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

Roads	\$	7,283
Density Reduction	\$	30,817

**Sudden Valley Community Association
Operations - By Department
May 1, 2017 to May 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	\$ 10,620	\$ 7,704	\$ 6,682	\$ 1,811	\$ 20,027	\$ 2,523	\$ (16,089)	\$ 12,038
Accounting	5,204	3,494	16,219	406	7,764	(2,815)	(18,779)	1,085
Administration	1,425	1,291	21,942	1,205	10,287	(4,625)	(30,804)	(2,129)
Common Costs	2,880	495	-	-	15,079	3,172	(12,199)	3,667
Facilities	5,327	752	3,693	670	5,634	5,666	(4,000)	7,088
Maintenance	424	232	13,671	(5,622)	3,822	(1,107)	(17,069)	(6,497)
Subtotal	<u>25,880</u>	<u>13,968</u>	<u>62,207</u>	<u>(1,530)</u>	<u>62,613</u>	<u>2,814</u>	<u>(98,940)</u>	<u>15,252</u>
Golf	51,882	(16,758)	41,913	6,712	29,640	131	(19,671)	(9,915)
Marina	18,287	17,499	3,435	1,670	2,882	1,674	11,970	20,843
Pools	-	(500)	-	-	(835)	1,974	835	1,474
Subtotal	<u>96,049</u>	<u>14,209</u>	<u>107,555</u>	<u>6,852</u>	<u>94,300</u>	<u>6,593</u>	<u>(105,806)</u>	<u>27,654</u>
Ops Dues Earned	143,448						143,448	
Curr Yr Bad Debts Activity	3,260						3,260	
Net Ops Dues	<u>146,708</u>	<u>15,868</u>					<u>146,708</u>	<u>15,868</u>
Net Operations	<u>\$ 242,757</u>	<u>\$ 30,077</u>	<u>\$ 107,555</u>	<u>\$ 6,852</u>	<u>\$ 94,300</u>	<u>\$ 6,593</u>	<u>\$ 40,902</u>	<u>\$ 43,522</u>

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
May 1, 2017 to May 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	\$ 9,870	\$ (4,713)	\$ 34,789	\$ 7,676	\$ 109,354	\$ 5,160	\$ (134,273)	\$ 8,123
Accounting	15,798	7,250	77,411	5,726	29,036	(3,989)	(90,649)	8,987
Administration	4,305	3,638	108,819	6,916	48,247	(8,900)	(152,761)	1,654
Common Costs	13,929	2,004	-	-	94,474	11,786	(80,545)	13,790
Facilities	27,012	4,140	16,257	5,560	55,058	(1,293)	(44,303)	8,407
Maintenance	424	(537)	76,895	8,183	83,970	(63,080)	(160,441)	(55,434)
Subtotal	<u>71,338</u>	<u>11,782</u>	<u>314,171</u>	<u>34,061</u>	<u>420,139</u>	<u>(60,316)</u>	<u>(662,972)</u>	<u>(14,473)</u>
Golf	285,421	(41,249)	168,666	28,453	122,064	(4,409)	(5,309)	(17,205)
Marina	103,678	(13,535)	4,331	2,689	13,203	(3,450)	86,144	(14,296)
Pools	-	(2,500)	-	-	2,554	3,144	(2,554)	644
Subtotal	<u>460,437</u>	<u>(45,502)</u>	<u>487,168</u>	<u>65,203</u>	<u>557,960</u>	<u>(65,031)</u>	<u>(584,691)</u>	<u>(45,330)</u>
Ops Dues Earned	726,555						726,555	
Curr Yr Bad Debts Activity	(34,940)						(34,940)	
Net Ops Dues	<u>691,615</u>	<u>37,411</u>					<u>691,615</u>	<u>37,411</u>
Net Operations	<u>\$ 1,152,052</u>	<u>\$ (8,091)</u>	<u>\$ 487,168</u>	<u>\$ 65,203</u>	<u>\$ 557,960</u>	<u>\$ (65,031)</u>	<u>\$ 106,924</u>	<u>\$ (7,919)</u>

* Excludes Depreciation
B / (W) = Better / (Worse) Than Spending Plan

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

UNAUDITED

	2017 May Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (5 Months) Actuals	2017 YTD B / (W) Spending Plan
REVENUE				
Dues and Assessment Income- Ops	\$ 146,709	\$ 15,868	\$ 691,615	\$ 37,411
Golf Income	51,882	(16,758)	285,421	(41,249)
Marina Income	17,431	17,271	101,777	(14,329)
Rental Income - Area Z	1,873	415	9,693	2,406
Rental Income - Other	3,734	468	18,244	2,510
Other AR Income	8,067	4,033	29,675	9,502
Other Income	13,045	8,824	15,566	(4,103)
Investment Income	16	(44)	61	(239)
Total Revenue	\$ 242,757	\$ 30,077	\$ 1,152,052	\$ (8,091)
EXPENSES				
Salaries & Benefits				
ACC / Security	\$ 6,682	\$ 1,811	\$ 34,789	\$ 7,676
Accounting	16,219	406	77,411	5,726
Administration	21,942	1,205	108,819	6,916
Facilities	3,693	670	16,257	5,560
Maintenance	13,671	(5,622)	76,895	8,183
Golf	41,913	6,712	168,666	28,453
Marina	3,435	1,670	4,331	2,689
Total Salaries & Benefits	\$ 107,555	\$ 6,852	\$ 487,168	\$ 65,203
Other Expenses				
Administrative				
General Administrative	\$ 300	\$ (300)	\$ 1,320	\$ (920)
Bank Charges & Fees	1,786	157	5,781	959
Dues & Subscriptions	358	4,092	11,441	1,598
Office Supplies	994	322	7,348	(765)
GM Discretionary Funds	1,469	(1,135)	5,478	(3,811)
Advertising Costs	818	682	2,054	7,646
Cash Over/Short	55	(55)	150	(150)
Currency Gain/Loss	45	(45)	61	(61)
Events Charges	125	459	1,275	1,642
Printing & Copying	781	2,127	7,271	126
Training & Conferences	594	(85)	3,860	(418)
Payroll Service Fees	679	(220)	3,765	(1,471)
Cashiering Clearing Account	-	-	70	(70)
Total Administrative	\$ 8,004	\$ 5,999	\$ 49,874	\$ 4,305
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	\$ 1,032	\$ 2,408	\$ 12,018	\$ (3,947)
Permits & Licenses	125	(30)	1,108	366
Audit & Tax Services	3,680	(1,444)	10,130	1,053
Regulatory Compliance	211	406	1,156	1,932
Federal Income Tax	-	-	-	-
State B&O Tax	559	139	3,827	(806)
Property/Real Estate Tax	-	-	15,331	(331)
Total Regulator Compliance	\$ 5,607	\$ 1,479	\$ 43,570	\$ (1,733)
CC&Rs/ Mandates				
Annual General Meeting	\$ -	\$ -	\$ -	\$ -
Special General Meeting	1,641	(1,641)	1,641	(1,641)
Board Support	261	(95)	896	(63)
Collection Charges	-	-	-	-
Transfer Fees	-	34	250	(83)

UNAUDITED

	2017 May Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (5 Months) Actuals	2017 YTD B / (W) Spending Plan
Lien Charges	-	-	-	-
Web Site Maintenance	38	60	3,973	(3,653)
Postage	238	462	3,713	(198)
Postage- Views	985	349	4,843	1,824
Newsletter Services	4,020	146	20,731	103
Professional Security Services	15,288	97	74,718	2,471
Total CC&Rs/ Mandates	\$ 22,471	\$ (588)	\$ 110,765	\$ (1,240)
Insurance Premiums	\$ 8,554	\$ (80)	\$ 42,770	\$ (403)
Utilities				
Utilities	\$ (3,386)	\$ 3,386	\$ 3,170	\$ (3,170)
Utilities- Natural Gas	476	124	7,195	(1,501)
Utilities- Water & Sewer	-	2,751	9,831	3,922
Utilities- Electricity	3,115	944	19,286	(2,406)
Utilities- Trash & Recycling Service	1,025	(117)	2,926	1,613
Utilities- Communications Service	2,275	(530)	11,269	(2,552)
Total Utilities	\$ 3,505	\$ 6,558	\$ 53,677	\$ (4,094)
Maintenance & Landscaping				
Landscape R&M	\$ 11,840	\$ (6,164)	\$ 20,964	\$ (5,731)
Building R&M	2,474	2,141	21,680	(3,472)
Raw Materials	1,158	642	12,512	(4,712)
Raw Materials: Sand & Gravel	1,210	2,178	6,416	7,613
Janitorial Supplies	654	282	2,219	2,464
Equipment R&M	4,472	(1,146)	26,035	(7,511)
Small Tools & Equipment	531	(62)	5,362	(3,041)
Vehicle R&M	826	14	8,100	(3,179)
Vehicle Fuel	4,462	(134)	15,259	(1,423)
Other Supplies	4,785	(2,676)	12,213	(1,786)
Other R&M	309	766	5,101	175
Total Maintenance & Landscaping	\$ 32,721	\$ (4,159)	\$ 135,861	\$ (20,603)
Contracted & Professional Services				
Equipment Lease & Rental	\$ -	\$ 337	\$ 2,145	\$ 2,025
IT Support and Services	3,733	(1,297)	21,230	(4,673)
Uniform and Laundry Service	632	(166)	3,659	(804)
Pool Management	1,055	(394)	1,233	2,073
Safety & Security Services	1,003	(787)	19,953	(19,070)
Snow Removal Services <i>(see UDR Activity)</i>	-	-	52,917	(44,917)
Storm Response Tree Removal	-	-	-	10,168
ACC Consultant	3,150	(859)	4,925	6,533
Legal Services	1,641	2,525	12,337	8,496
Other Professional Services	2,505	(2,505)	3,369	(2,669)
Total Contracted & Professional Services	\$ 13,719	\$ (3,146)	\$ 121,768	\$ (42,838)
Other Expenses				
Vandalism	(280)	530	(325)	1,575
Total Other Expenses	\$ (280)	\$ 530	\$ (325)	\$ 1,575
Total Other Expenses	\$ 94,301	\$ 6,593	\$ 557,960	\$ (65,031)
Total Operations Expenses	\$ 201,856	\$ 13,445	\$ 1,045,128	\$ 172
Net Operations Income (Loss)	\$ 40,901	\$ 43,522	\$ 106,924	\$ (7,919)

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2017 Ops	3,261.15	(14,538.00)	17,799.15	(34,940.08)	(72,690.00)	37,749.92	(174,455.00)	(139,514.92)
4004 - Member Assessments 2017	143,447.89	145,379.00	(1,931.11)	726,555.30	726,894.00	(338.70)	1,744,546.00	1,017,990.70
Total Dues and Assessment Income- Ops	146,709.04	130,841.00	15,868.04	691,615.22	654,204.00	37,411.22	1,570,091.00	878,475.78
Other AR Income								
4830 - Advertising Income	2,400.00	2,375.00	25.00	13,183.20	11,875.00	1,308.20	28,500.00	15,316.80
4831 - BD Expense- Views Ads	464.50	(50.00)	514.50	624.00	(250.00)	874.00	(600.00)	(1,224.00)
4842 - Member Donation Income Monthly	0.00	0.00	0.00	61.20	0.00	61.20	0.00	(61.20)
Total Other AR Income	2,864.50	2,325.00	539.50	13,868.40	11,625.00	2,243.40	27,900.00	14,031.60
Investment Income								
4900 - Interest Earned - Operating Accounts	15.78	60.00	(44.22)	60.71	300.00	(239.29)	720.00	659.29
Total Investment Income	15.78	60.00	(44.22)	60.71	300.00	(239.29)	720.00	659.29
Total Common Costs Income	149,589.32	133,226.00	16,363.32	705,544.33	666,129.00	39,415.33	1,598,711.00	893,166.67
Expense								
Administrative								
5015 - Bank Charges & Fees	180.76	16.00	164.76	(0.03)	83.00	(83.03)	200.00	200.03
5120 - Cash Over/Short	0.00	0.00	0.00	1.00	0.00	1.00	0.00	(1.00)
5121 - Currency Gain/Loss	44.92	0.00	44.92	61.22	0.00	61.22	0.00	(61.22)
Total Administrative	225.68	16.00	209.68	62.19	83.00	(20.81)	200.00	137.81
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	416.00	(416.00)	0.00	2,083.00	(2,083.00)	5,000.00	5,000.00
9005 - State B&O Tax	11.82	12.00	(0.18)	64.17	58.00	6.17	138.00	73.83
9015 - Property/Real Estate Tax	0.00	0.00	0.00	15,331.08	15,000.00	331.08	30,000.00	14,668.92
Total Regulatory Compliance	11.82	428.00	(416.18)	15,395.25	17,141.00	(1,745.75)	35,138.00	19,742.75
CC&Rs/ Mandates								
5216 - Postage- Views	984.63	1,334.00	(349.37)	4,842.86	6,667.00	(1,824.14)	16,000.00	11,157.14

Income Statement Report
Sudden Valley Community Association
Common Costs

May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5225 - Newsletter Services	4,020.00	4,166.00	(146.00)	20,730.50	20,833.00	(102.50)	50,000.00	29,269.50
Total CC&Rs/ Mandates	5,004.63	5,500.00	(495.37)	25,573.36	27,500.00	(1,926.64)	66,000.00	40,426.64
Insurance								
5400 - Insurance Premiums	8,221.17	8,141.00	80.17	41,105.85	40,703.00	402.85	97,687.00	56,581.15
Total Insurance	8,221.17	8,141.00	80.17	41,105.85	40,703.00	402.85	97,687.00	56,581.15
Maintenance & Landscaping								
6765 - Small Tools & Equipment	(25.82)	0.00	(25.82)	0.00	0.00	0.00	0.00	0.00
Total Maintenance & Landscaping	(25.82)	0.00	(25.82)	0.00	0.00	0.00	0.00	0.00
Contracted & Professional Services								
7020 - Legal Services	1,641.17	4,166.00	(2,524.83)	12,337.38	20,833.00	(8,495.62)	50,000.00	37,662.62
Total Contracted & Professional Services	1,641.17	4,166.00	(2,524.83)	12,337.38	20,833.00	(8,495.62)	50,000.00	37,662.62
Total Common Costs Expense	15,078.65	18,251.00	(3,172.35)	94,474.03	106,260.00	(11,785.97)	249,025.00	154,550.97
Total Common Costs Income / (Loss)	134,510.67	114,975.00	19,535.67	611,070.30	559,869.00	51,201.30	1,349,686.00	738,615.70

Income Statement Report
Sudden Valley Community Association
ACC / Security

May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4805 - Compliance Fees & Fines - ACC	0.00	0.00	0.00	(1,185.00)	0.00	(1,185.00)	0.00	1,185.00
Total Other AR Income	0.00	0.00	0.00	(1,185.00)	0.00	(1,185.00)	0.00	1,185.00
Other Income								
4295 - Security House Checks	120.00	0.00	120.00	555.00	0.00	555.00	0.00	(555.00)
4350 - New Home Construction Fee	10,500.00	2,916.00	7,584.00	10,500.00	14,583.00	(4,083.00)	35,000.00	24,500.00
Total Other Income	10,620.00	2,916.00	7,704.00	11,055.00	14,583.00	(3,528.00)	35,000.00	23,945.00
Total ACC / Security Income	10,620.00	2,916.00	7,704.00	9,870.00	14,583.00	(4,713.00)	35,000.00	25,130.00
Expense								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	1,031.94	3,440.00	(2,408.06)	12,018.02	7,471.00	4,547.02	20,000.00	7,981.98
6300 - Permits & Licenses	0.00	0.00	0.00	127.50	150.00	(22.50)	200.00	72.50
9005 - State B&O Tax	1.53	18.00	(16.47)	6.77	89.00	(82.23)	213.00	206.23
Total Regulatory Compliance	1,033.47	3,458.00	(2,424.53)	12,152.29	7,710.00	4,442.29	20,413.00	8,260.71
CC&Rs/ Mandates								
5215 - Postage	0.00	0.00	0.00	13.11	0.00	13.11	0.00	(13.11)
7097 - Professional Security Services	15,288.06	15,385.00	(96.94)	74,718.16	77,189.00	(2,470.84)	182,300.00	107,581.84
Total CC&Rs/ Mandates	15,288.06	15,385.00	(96.94)	74,731.27	77,189.00	(2,457.73)	182,300.00	107,568.73
Payroll & Benefits								
5300 - Salaries	5,923.58	7,099.00	(1,175.42)	30,792.30	35,496.00	(4,703.70)	92,290.00	61,497.70
5335 - Payroll Taxes- Employer	540.88	875.00	(334.12)	2,875.24	4,375.00	(1,499.76)	11,374.00	8,498.76
5385 - Payroll Benefits - Medical	217.15	519.00	(301.85)	1,121.85	2,594.00	(1,472.15)	6,225.00	5,103.15
Total Payroll & Benefits	6,681.61	8,493.00	(1,811.39)	34,789.39	42,465.00	(7,675.61)	109,889.00	75,099.61
Utilities								
6050 - Utilities- Communications Service	60.00	60.00	0.00	553.76	300.00	253.76	720.00	166.24
Total Utilities	60.00	60.00	0.00	553.76	300.00	253.76	720.00	166.24

Income Statement Report
Sudden Valley Community Association
ACC / Security

May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6775 - Vehicle R&M	15.45	56.00	(40.55)	118.72	1,104.00	(985.28)	1,500.00	1,381.28
6785 - Vehicle Fuel	396.57	466.00	(69.43)	1,921.18	2,333.00	(411.82)	5,600.00	3,678.82
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	584.00	(584.00)	14.93	2,917.00	(2,902.07)	7,000.00	6,985.07
Total Maintenance & Landscaping	412.02	1,106.00	(693.98)	2,054.83	6,439.00	(4,384.17)	15,600.00	13,545.17
Contracted & Professional Services								
6440 - Safety & Security Services	363.70	0.00	363.70	14,935.71	0.00	14,935.71	9,160.00	(5,775.71)
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	3,150.00	2,291.00	859.00	4,925.00	11,458.00	(6,533.00)	27,500.00	22,575.00
7095 - Other Professional Services	0.00	0.00	0.00	326.10	0.00	326.10	0.00	(326.10)
Total Contracted & Professional Services	3,513.70	2,291.00	1,222.70	20,186.81	21,626.00	(1,439.19)	54,660.00	34,473.19
Other Expenses								
9120 - Vandalism	(279.98)	250.00	(529.98)	(325.40)	1,250.00	(1,575.40)	3,000.00	3,325.40
Total Other Expenses	(279.98)	250.00	(529.98)	(325.40)	1,250.00	(1,575.40)	3,000.00	3,325.40
Total ACC / Security Expense	26,708.88	31,043.00	(4,334.12)	144,142.95	156,979.00	(12,836.05)	386,582.00	242,439.05
Total ACC / Security Income / (Loss)	(16,088.88)	(28,127.00)	12,038.12	(134,272.95)	(142,396.00)	8,123.05	(351,582.00)	(217,309.05)

Income Statement Report

Sudden Valley Community Association

Accounting

May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4240 - Title & Recording Fees	5,100.00	1,666.00	3,434.00	15,225.00	8,333.00	6,892.00	20,000.00	4,775.00
4705 - NSF Service Fees	59.98	43.00	16.98	437.98	215.00	222.98	515.00	77.02
4706 - BD Expense- NSF Fees	42.76	0.00	42.76	133.76	0.00	133.76	0.00	(133.76)
Total Other AR Income	5,202.74	1,709.00	3,493.74	15,796.74	8,548.00	7,248.74	20,515.00	4,718.26
Total Accounting Income	5,202.74	1,709.00	3,493.74	15,796.74	8,548.00	7,248.74	20,515.00	4,718.26
Expense								
Administrative								
4999 - Cashiering Clearing Account	0.00	0.00	0.00	70.00	0.00	70.00	0.00	(70.00)
5000 - General Administrative	76.09	0.00	76.09	76.09	0.00	76.09	0.00	(76.09)
5015 - Bank Charges & Fees	(150.76)	256.00	(406.76)	182.27	1,283.00	(1,100.73)	3,080.00	2,897.73
5120 - Cash Over/Short	(0.11)	0.00	(0.11)	114.33	0.00	114.33	0.00	(114.33)
5210 - Printing & Copying	71.16	588.17	(517.01)	4,084.52	2,940.85	1,143.67	7,058.00	2,973.48
5399 - Payroll Service Fees	578.72	459.00	119.72	3,400.45	2,294.00	1,106.45	5,506.00	2,105.55
Total Administrative	575.10	1,303.17	(728.07)	7,927.66	6,517.85	1,409.81	15,644.00	7,716.34
Regulatory Compliance								
7000 - Audit & Tax Services	3,680.00	2,236.00	1,444.00	10,130.00	11,183.00	(1,053.00)	26,840.00	16,710.00
9005 - State B&O Tax	65.60	26.00	39.60	222.74	129.00	93.74	310.00	87.26
Total Regulatory Compliance	3,745.60	2,262.00	1,483.60	10,352.74	11,312.00	(959.26)	27,150.00	16,797.26
CC&Rs/ Mandates								
5040 - Transfer Fees	0.00	34.00	(34.00)	250.00	167.00	83.00	400.00	150.00
5215 - Postage	129.01	540.00	(410.99)	3,142.31	2,700.00	442.31	6,480.00	3,337.69
Total CC&Rs/ Mandates	129.01	574.00	(444.99)	3,392.31	2,867.00	525.31	6,880.00	3,487.69
Payroll & Benefits								
5300 - Salaries	13,561.35	13,641.00	(79.65)	64,381.68	68,207.00	(3,825.32)	177,339.00	112,957.32
5335 - Payroll Taxes- Employer	1,183.01	1,668.00	(484.99)	5,623.83	8,339.00	(2,715.17)	21,682.00	16,058.17

Income Statement Report

Sudden Valley Community Association

Accounting

May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	1,476.72	1,318.00	158.72	7,405.68	6,591.00	814.68	15,819.00	8,413.32
Total Payroll & Benefits	16,221.08	16,627.00	(405.92)	77,411.19	83,137.00	(5,725.81)	214,840.00	137,428.81
Utilities								
6050 - Utilities- Communications Service	60.00	60.00	0.00	270.00	300.00	(30.00)	720.00	450.00
Total Utilities	60.00	60.00	0.00	270.00	300.00	(30.00)	720.00	450.00
Contracted & Professional Services								
5125 - IT Support and Services	750.00	750.00	0.00	4,049.00	4,049.00	0.00	9,299.00	5,250.00
7095 - Other Professional Services	2,505.36	0.00	2,505.36	3,043.04	0.00	3,043.04	0.00	(3,043.04)
Total Contracted & Professional Services	3,255.36	750.00	2,505.36	7,092.04	4,049.00	3,043.04	9,299.00	2,206.96
Total Accounting Expense	23,986.15	21,576.17	2,409.98	106,445.94	108,182.85	(1,736.91)	274,533.00	168,087.06
Total Accounting Income / (Loss)	(18,783.41)	(19,867.17)	1,083.76	(90,649.20)	(99,634.85)	8,985.65	(254,018.00)	(163,368.80)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
 May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
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)
Total Other AR Income	0.00	0.00	0.00	1,194.60	0.00	1,194.60	0.00	(1,194.60)
Other Income								
4220 - Gate & Access Fees	0.00	9.00	(9.00)	0.00	42.00	(42.00)	100.00	100.00
4235 - Trash Compactor Service	848.00	0.00	848.00	848.00	0.00	848.00	0.00	(848.00)
4245 - Photocopy Income	14.00	0.00	14.00	65.00	0.00	65.00	0.00	(65.00)
4255 - Maps and Signs	303.18	125.00	178.18	879.15	625.00	254.15	1,500.00	620.85
4840 - Non-Taxable Income	7.00	0.00	7.00	846.00	0.00	846.00	0.00	(846.00)
4870 - Member Donation Income	252.49	0.00	252.49	472.49	0.00	472.49	0.00	(472.49)
Total Other Income	1,424.67	134.00	1,290.67	3,110.64	667.00	2,443.64	1,600.00	(1,510.64)
Total SVCA Operations- Admin Income	1,424.67	134.00	1,290.67	4,305.24	667.00	3,638.24	1,600.00	(2,705.24)
Expense								
Administrative								
5000 - General Administrative	138.92	0.00	138.92	1,159.69	0.00	1,159.69	0.00	(1,159.69)
5015 - Bank Charges & Fees	933.55	271.00	662.55	1,659.22	1,354.00	305.22	3,250.00	1,590.78
5045 - Dues & Subscriptions	48.83	115.00	(66.17)	518.85	574.00	(55.15)	1,377.00	858.15
5090 - Office Supplies	908.79	1,291.00	(382.21)	7,028.53	6,458.00	570.53	15,500.00	8,471.47
5100 - GM Discretionary Funds	1,469.25	334.00	1,135.25	5,477.69	1,667.00	3,810.69	4,000.00	(1,477.69)
5107 - Advertising Costs	20.00	0.00	20.00	30.00	5,400.00	(5,370.00)	5,400.00	5,370.00
5120 - Cash Over/Short	(4.80)	0.00	(4.80)	(25.06)	0.00	(25.06)	0.00	25.06
5205 - Events Charges	124.95	584.00	(459.05)	1,274.95	2,917.00	(1,642.05)	7,000.00	5,725.05
5210 - Printing & Copying	709.53	357.00	352.53	2,651.13	2,143.00	508.13	5,000.00	2,348.87
5227 - Training & Conferences	594.00	209.00	385.00	1,548.06	1,042.00	506.06	2,500.00	951.94

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
 May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5399 - Payroll Service Fees	100.00	0.00	100.00	365.00	0.00	365.00	0.00	(365.00)
Total Administrative	5,043.02	3,161.00	1,882.02	21,688.06	21,555.00	133.06	44,027.00	22,338.94
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	40.00	(40.00)	100.00	100.00
9005 - State B&O Tax	47.40	3.00	44.40	50.90	13.00	37.90	30.00	(20.90)
Total Regulatory Compliance	47.40	3.00	44.40	50.90	53.00	(2.10)	130.00	79.10
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
5007 - Special General Meeting	1,641.00	0.00	1,641.00	1,641.00	0.00	1,641.00	0.00	(1,641.00)
5020 - Board Support	260.94	166.00	94.94	896.17	833.00	63.17	2,000.00	1,103.83
5115 - Web Site Maintenance	38.32	98.00	(59.68)	3,372.86	320.00	3,052.86	1,000.00	(2,372.86)
5215 - Postage	104.99	100.00	4.99	389.87	500.00	(110.13)	1,200.00	810.13
Total CC&Rs/ Mandates	2,045.25	364.00	1,681.25	6,299.90	1,653.00	4,646.90	16,600.00	10,300.10
Payroll & Benefits								
5300 - Salaries	19,923.65	19,896.00	27.65	97,352.08	99,480.00	(2,127.92)	258,648.00	161,295.92
5335 - Payroll Taxes- Employer	1,768.61	2,421.00	(652.39)	8,809.09	12,105.00	(3,295.91)	31,472.00	22,662.91
5385 - Payroll Benefits - Medical	250.05	830.00	(579.95)	2,658.11	4,150.00	(1,491.89)	9,960.00	7,301.89
Total Payroll & Benefits	21,942.31	23,147.00	(1,204.69)	108,819.28	115,735.00	(6,915.72)	300,080.00	191,260.72
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	45.00	0.00	45.00	0.00	(45.00)
6050 - Utilities- Communications Service	120.00	120.00	0.00	540.00	600.00	(60.00)	1,440.00	900.00
Total Utilities	120.00	120.00	0.00	585.00	600.00	(15.00)	1,440.00	855.00
Maintenance & Landscaping								
6675 - Equipment R&M	48.69	0.00	48.69	59.56	0.00	59.56	0.00	(59.56)
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	125.00	(125.00)	300.00	300.00

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
 May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	50.00	(50.00)	27.95	50.00	(22.05)	300.00	272.05
Total Maintenance & Landscaping	48.69	75.00	(26.31)	829.91	175.00	654.91	600.00	(229.91)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	253.00	(253.00)	1,612.39	2,803.00	(1,190.61)	5,220.00	3,607.61
5125 - IT Support and Services	2,982.95	1,686.00	1,296.95	17,180.63	12,508.00	4,672.63	24,100.00	6,919.37
Total Contracted & Professional Services	2,982.95	1,939.00	1,043.95	18,793.02	15,311.00	3,482.02	29,320.00	10,526.98
Total SVCA Operations- Admin Expense	32,229.62	28,809.00	3,420.62	157,066.07	155,082.00	1,984.07	392,197.00	235,130.93
Total SVCA Operations- Admin Income / (Loss)	(30,804.95)	(28,675.00)	(2,129.95)	(152,760.83)	(154,415.00)	1,654.17	(390,597.00)	(237,836.17)

Income Statement Report

Sudden Valley Community Association

Facilities

May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Rental Income								
4410 - Area Z Storage Rental Income	(133.00)	1,583.00	(1,716.00)	9,387.00	7,912.00	1,475.00	18,988.00	9,601.00
4412 - BD Expense- Area Z	2,006.00	(125.00)	2,131.00	306.11	(625.00)	931.11	(1,500.00)	(1,806.11)
Total Rental Income	1,873.00	1,458.00	415.00	9,693.11	7,287.00	2,406.11	17,488.00	7,794.89
Rental Income - Other								
4400 - Facility Rentals	236.00	0.00	236.00	1,229.00	0.00	1,229.00	0.00	(1,229.00)
4430 - Lease Income - Restaurant	2,186.00	2,186.00	0.00	10,930.00	10,930.00	0.00	26,232.00	15,302.00
4435 - Lease Income - Barn 8	751.00	650.00	101.00	3,755.00	3,250.00	505.00	7,800.00	4,045.00
4439 - Lease Income- Library	281.00	281.00	0.00	1,405.00	1,405.00	0.00	3,372.00	1,967.00
Total Rental Income - Other	3,454.00	3,117.00	337.00	17,319.00	15,585.00	1,734.00	37,404.00	20,085.00
Total Facilities Income	5,327.00	4,575.00	752.00	27,012.11	22,872.00	4,140.11	54,892.00	27,879.89
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	69.10	0.00	69.10	0.00	(69.10)
7110 - Regulatory Compliance	73.42	51.00	22.42	367.10	255.00	112.10	940.00	572.90
9005 - State B&O Tax	43.49	70.00	(26.51)	400.25	353.00	47.25	848.00	447.75
Total Regulatory Compliance	116.91	121.00	(4.09)	836.45	608.00	228.45	1,788.00	951.55
Payroll & Benefits								
5300 - Salaries	3,191.94	3,636.00	(444.06)	13,745.78	18,182.00	(4,436.22)	47,274.00	33,528.22
5335 - Payroll Taxes- Employer	409.04	589.00	(179.96)	2,034.26	2,945.00	(910.74)	7,658.00	5,623.74
5385 - Payroll Benefits - Medical	92.27	138.00	(45.73)	477.42	690.00	(212.58)	1,656.00	1,178.58
Total Payroll & Benefits	3,693.25	4,363.00	(669.75)	16,257.46	21,817.00	(5,559.54)	56,588.00	40,330.54
Utilities								
6000 - Utilities	(1,418.15)	0.00	(1,418.15)	1,926.24	0.00	1,926.24	0.00	(1,926.24)
6005 - Utilities- Natural Gas	249.97	262.00	(12.03)	5,593.27	3,436.00	2,157.27	5,719.00	125.73
6023 - Utilities- Water & Sewer	0.00	1,455.00	(1,455.00)	5,975.66	7,275.00	(1,299.34)	17,459.00	11,483.34

Income Statement Report
Sudden Valley Community Association
Facilities

May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6033 - Utilities- Electricity	1,733.83	1,947.00	(213.17)	10,763.29	9,736.00	1,027.29	23,366.00	12,602.71
6035 - Utilities- Trash & Recycling Service	812.47	908.00	(95.53)	1,819.41	4,539.00	(2,719.59)	10,893.00	9,073.59
6050 - Utilities- Communications Service	1,253.62	1,049.00	204.62	6,149.54	5,244.00	905.54	12,585.00	6,435.46
Total Utilities	2,631.74	5,621.00	(2,989.26)	32,227.41	30,230.00	1,997.41	70,022.00	37,794.59
Maintenance & Landscaping								
6515 - Building R&M	2,275.57	4,469.00	(2,193.43)	19,843.76	17,479.00	2,364.76	55,976.00	36,132.24
6635 - Janitorial Supplies	609.33	916.00	(306.67)	2,086.76	4,583.00	(2,496.24)	11,000.00	8,913.24
6775 - Vehicle R&M	0.00	75.00	(75.00)	0.00	375.00	(375.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	98.00	(98.00)	0.00	490.00	(490.00)	1,175.00	1,175.00
Total Maintenance & Landscaping	2,884.90	5,558.00	(2,673.10)	21,930.52	22,927.00	(996.48)	69,051.00	47,120.48
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	0.00	0.00	64.02	0.00	64.02	0.00	(64.02)
Total Contracted & Professional Services	0.00	0.00	0.00	64.02	0.00	64.02	0.00	(64.02)
Total Facilities Expense	9,326.80	15,663.00	(6,336.20)	71,315.86	75,582.00	(4,266.14)	197,449.00	126,133.14
Total Facilities Income / (Loss)	(3,999.80)	(11,088.00)	7,088.20	(44,303.75)	(52,710.00)	8,406.25	(142,557.00)	(98,253.25)

Income Statement Report

Sudden Valley Community Association

Maintenance

May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Compactor Service	423.88	192.00	231.88	423.88	961.00	(537.12)	2,307.00	1,883.12
Total Other Income	423.88	192.00	231.88	423.88	961.00	(537.12)	2,307.00	1,883.12
Total Maintenance Income	423.88	192.00	231.88	423.88	961.00	(537.12)	2,307.00	1,883.12
Expense								
Administrative								
5210 - Printing & Copying	0.00	13.00	(13.00)	0.00	63.00	(63.00)	150.00	150.00
Total Administrative	0.00	13.00	(13.00)	0.00	63.00	(63.00)	150.00	150.00
Regulatory Compliance								
6300 - Permits & Licenses	125.00	55.00	70.00	767.75	483.00	284.75	2,225.00	1,457.25
Total Regulatory Compliance	125.00	55.00	70.00	767.75	483.00	284.75	2,225.00	1,457.25
Payroll & Benefits								
5300 - Salaries	10,052.91	6,396.00	3,656.91	58,524.60	66,764.00	(8,239.40)	151,798.00	93,273.40
5335 - Payroll Taxes- Employer	1,234.43	1,020.00	214.43	7,344.16	10,832.00	(3,487.84)	24,528.00	17,183.84
5385 - Payroll Benefits - Medical	2,383.75	633.00	1,750.75	11,026.67	7,482.00	3,544.67	15,617.00	4,590.33
Total Payroll & Benefits	13,671.09	8,049.00	5,622.09	76,895.43	85,078.00	(8,182.57)	191,943.00	115,047.57
Utilities								
6005 - Utilities- Natural Gas	0.00	14.00	(14.00)	0.00	69.00	(69.00)	166.00	166.00
6050 - Utilities- Communications Service	60.00	60.00	0.00	239.39	300.00	(60.61)	720.00	480.61
Total Utilities	60.00	74.00	(14.00)	239.39	369.00	(129.61)	886.00	646.61
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
6635 - Janitorial Supplies	45.02	0.00	45.02	125.92	0.00	125.92	0.00	(125.92)
6675 - Equipment R&M	156.39	250.00	(93.61)	5,973.74	1,250.00	4,723.74	3,000.00	(2,973.74)
6765 - Small Tools & Equipment	171.97	319.00	(147.03)	1,931.09	1,021.00	910.09	3,000.00	1,068.91

Income Statement Report
Sudden Valley Community Association
Maintenance

May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6775 - Vehicle R&M	810.60	584.00	226.60	7,232.99	2,917.00	4,315.99	7,000.00	(232.99)
6785 - Vehicle Fuel	1,743.73	590.00	1,153.73	7,364.54	2,640.00	4,724.54	8,590.00	1,225.46
6795 - Other Supplies	395.28	209.00	186.28	1,798.42	1,042.00	756.42	2,500.00	701.58
6796 - Other R&M	0.00	250.00	(250.00)	1,712.89	1,250.00	462.89	3,000.00	1,287.11
Total Maintenance & Landscaping	3,322.99	2,202.00	1,120.99	26,139.59	10,120.00	16,019.59	28,640.00	2,500.41
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
6408 - Uniform and Laundry Service	104.40	171.00	(66.60)	419.20	855.00	(435.80)	2,053.00	1,633.80
6440 - Safety & Security Services	209.22	116.00	93.22	3,486.89	583.00	2,903.89	1,400.00	(2,086.89)
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)
Total Contracted & Professional Services	313.62	371.00	(57.38)	56,823.10	9,855.00	46,968.10	20,453.00	(36,370.10)
Total Maintenance Expense	17,492.70	10,764.00	6,728.70	160,865.26	105,968.00	54,897.26	244,297.00	83,431.74
Total Maintenance Income / (Loss)	(17,068.82)	(10,572.00)	(6,496.82)	(160,441.38)	(105,007.00)	(55,434.38)	(241,990.00)	(81,548.62)

Income Statement Report
Sudden Valley Community Association
Golf

May 1, 2017 to May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 9,227	\$ 8,500	\$ 727	\$ 199,734	\$ 197,500	\$ 2,234	\$ 215,500	\$ 15,766
4151 - BD Expense- Golf	(970)	-	(970)	(959)	-	(959)	-	959
4154 - Golf Course Daily Greens Fees	30,133	46,000	(15,867)	49,887	84,000	(34,113)	401,800	351,913
4170 - Driving Range Fees	1,807	3,000	(1,193)	3,799	6,300	(2,501)	23,000	19,201
4174 - Golf Cart Rental	11,075	10,000	1,075	21,903	25,300	(3,397)	113,000	91,097
4176 - Golf Club Storage	-	140	(140)	1,120	1,120	-	1,520	400
4178 - Trail Fees	611	1,000	(389)	9,938	12,450	(2,513)	13,250	3,313
Total Golf Income	51,882	68,640	(16,758)	285,421	326,670	(41,249)	768,070	482,649
Expense								
Administrative								
5107 - Advertising Costs	798	1,500	(702)	2,024	4,300	(2,276)	7,000	4,976
5015 - Bank Charges & Fees	823	1,400	(577)	3,939	4,020	(81)	12,845	8,906
5120 - Cash Over/Short	60	-	60	60	-	60	-	(60)
5045 - Dues & Subscriptions	309	4,335	(4,026)	10,922	12,465	(1,543)	17,270	6,348
5000 - General Administrative	85	-	85	85	400	(315)	1,600	1,515
5090 - Office Supplies	85	25	60	320	125	195	300	(20)
5210 - Printing & Copying	-	1,950	(1,950)	444	2,250	(1,806)	2,980	2,536
5227 - Training & Conferences	-	300	(300)	2,312	2,400	(88)	3,600	1,288
Total Administrative	2,160	9,510	(7,350)	20,105	25,960	(5,855)	45,595	25,489
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	600	(600)	1,300	1,300
6300 - Permits & Licenses	-	-	-	144	600	(456)	800	656
9005 - State B&O Tax	249	418	(169)	1,349	1,621	(272)	3,624	2,275
Total Regulatory Compliance	249	418	(169)	1,493	2,821	(1,328)	5,724	4,231
CC&Rs/ Mandates								
5215 - Postage	4	60	(56)	168	315	(147)	765	597
5115 - Web Site Maintenance	-	-	-	600	-	600	-	(600)
CC&Rs/ Mandates Total	4	60	(56)	768	315	453	765	(3)
Payroll & Benefits								
5385 - Payroll Benefits - Medical	3,245	3,390	(145)	17,200	16,950	250	40,680	23,480
5335 - Payroll Taxes- Employer	3,755	5,623	(1,868)	14,645	22,045	(7,400)	62,294	47,649
5300 - Salaries	34,914	39,612	(4,698)	136,821	158,124	(21,303)	443,572	306,751

Income Statement Report
Sudden Valley Community Association
Golf

May 1, 2017 to May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Payroll & Benefits	41,913	48,625	(6,712)	168,666	197,119	(28,453)	546,546	377,880
Insurance								
5400 - Insurance Premiums	333	333	(0)	1,664	1,664	0	3,995	2,331
Total Insurance	333	333	(0)	1,664	1,664	0	3,995	2,331
Utilities								
6050 - Utilities- Communications Service	567	252	315	2,746	1,255	1,491	3,011	265
6033 - Utilities- Electricity	1,249	2,027	(778)	7,440	6,721	719	19,686	12,246
6005 - Utilities- Natural Gas	227	285	(58)	1,601	1,994	(393)	3,577	1,976
6023 - Utilities- Water & Sewer	-	1,015	(1,015)	3,428	5,073	(1,645)	12,174	8,746
6035 - Utilities- Trash & Recycling Service	212	-	212	1,062	-	1,062	-	(1,062)
Total Utilities	2,255	3,579	(1,324)	16,278	15,043	1,235	38,448	22,171
Maintenance & Landscaping								
6515 - Building R&M	-	-	-	213	-	213	-	(213)
6675 - Equipment R&M	4,267	2,930	1,337	19,681	16,545	3,136	38,000	18,319
6635 - Janitorial Supplies	-	20	(20)	7	100	(93)	240	233
6110 - Landscape R&M	10,655	2,281	8,374	19,421	10,038	9,383	30,000	10,579
6796 - Other R&M	309	200	109	1,094	900	194	2,200	1,106
6795 - Other Supplies	4,390	1,900	2,490	10,206	9,300	906	17,800	7,594
6610 - Raw Materials	1,158	1,800	(642)	12,512	7,800	4,712	20,800	8,288
6621 - Raw Materials: Sand & Gravel	1,210	3,388	(2,178)	6,416	14,029	(7,613)	32,300	25,884
6765 - Small Tools & Equipment	384	150	234	1,841	1,300	541	2,750	909
6785 - Vehicle Fuel	1,763	2,707	(944)	5,122	7,490	(2,368)	20,000	14,878
6775 - Vehicle R&M	-	100	(100)	461	400	61	1,000	539
Total Maintenance & Landscaping	24,136	15,476	8,660	76,972	67,902	9,070	165,090	88,116
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	-	-	533	950	(417)	4,900	4,367
6440 - Safety & Security Services	-	100	(100)	1,036	300	736	600	(436)
6408 - Uniform and Laundry Service	503	295	208	3,215	2,000	1,215	4,100	885
7095 - Other Professional Services	-	-	-	-	700	(700)	1,200	1,200
Total Contracted & Professional Services	503	395	108	4,784	3,950	834	10,800	6,016
Total Golf Expense	71,553	78,396	(6,843)	290,730	314,774	(24,044)	816,963	526,231
Total Golf Income / (Loss)	\$ (19,671)	\$ (9,756)	\$ (9,915)	\$ (5,309)	\$ 11,896	\$ (17,205)	\$ (48,893)	\$ (43,582)

Income Statement Report
Sudden Valley Community Association
Marina/Parks/Beaches
 May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Marina Income								
4415 - Marina Wet Slip Income	(3,950.00)	0.00	(3,950.00)	(91,215.00)	4,386.00	(95,601.00)	4,386.00	95,601.00
4420 - Marina Dry Slip Income	11,860.00	0.00	11,860.00	128,520.00	44,860.00	83,660.00	44,860.00	(83,660.00)
4425 - Marina Wet/Dry Combo Income	2,345.00	0.00	2,345.00	74,675.00	66,060.00	8,615.00	66,060.00	(8,615.00)
4426 - BD Expense- Marina	7,175.83	160.00	7,015.83	(10,202.92)	800.00	(11,002.92)	1,921.00	12,123.92
Total Marina Income	17,430.83	160.00	17,270.83	101,777.08	116,106.00	(14,328.92)	117,227.00	15,449.92
Rental Income - Other								
4400 - Facility Rentals	100.00	0.00	100.00	500.00	0.00	500.00	1,550.00	1,050.00
4411 - Picnic Shelter Rentals	180.00	149.00	31.00	425.00	149.00	276.00	1,195.00	770.00
Total Rental Income - Other	280.00	149.00	131.00	925.00	149.00	776.00	2,745.00	1,820.00
Other Income								
4220 - Gate & Access Fees	576.00	479.00	97.00	976.00	958.00	18.00	1,917.00	941.00
Total Other Income	576.00	479.00	97.00	976.00	958.00	18.00	1,917.00	941.00
Total Marina/Parks/Beaches Income	18,286.83	788.00	17,498.83	103,678.08	117,213.00	(13,534.92)	121,889.00	18,210.92
Expense								
Administrative								
5210 - Printing & Copying	0.00	0.00	0.00	91.66	0.00	91.66	0.00	(91.66)
Total Administrative	0.00	0.00	0.00	91.66	0.00	91.66	0.00	(91.66)
Regulatory Compliance								
7110 - Regulatory Compliance	137.90	150.00	(12.10)	788.79	750.00	38.79	1,800.00	1,011.21
9005 - State B&O Tax	139.99	151.00	(11.01)	1,733.66	758.00	975.66	1,820.00	86.34
Total Regulatory Compliance	277.89	301.00	(23.11)	2,522.45	1,508.00	1,014.45	3,620.00	1,097.55
Payroll & Benefits								
5300 - Salaries	2,985.19	4,320.00	(1,334.81)	3,840.75	5,940.00	(2,099.25)	26,460.00	22,619.25
5335 - Payroll Taxes- Employer	450.20	785.00	(334.80)	580.20	1,080.00	(499.80)	4,809.00	4,228.80

Income Statement Report
Sudden Valley Community Association
Marina/Parks/Beaches
May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	0.00	0.00	0.00	(89.98)	0.00	(89.98)	0.00	89.98
Total Payroll & Benefits	3,435.39	5,105.00	(1,669.61)	4,330.97	7,020.00	(2,689.03)	31,269.00	26,938.03
Utilities								
6023 - Utilities- Water & Sewer	0.00	174.00	(174.00)	426.87	867.00	(440.13)	2,080.00	1,653.13
6033 - Utilities- Electricity	131.95	85.00	46.95	1,082.33	423.00	659.33	1,014.00	(68.33)
6050 - Utilities- Communications Service	154.50	144.00	10.50	769.71	718.00	51.71	1,723.00	953.29
Total Utilities	286.45	403.00	(116.55)	2,278.91	2,008.00	270.91	4,817.00	2,538.09
Maintenance & Landscaping								
6110 - Landscape R&M	1,184.59	3,395.00	(2,210.41)	1,542.89	5,195.00	(3,652.11)	18,774.00	17,231.11
6515 - Building R&M	120.50	0.00	120.50	1,545.10	0.00	1,545.10	0.00	(1,545.10)
6675 - Equipment R&M	0.00	0.00	0.00	320.54	0.00	320.54	0.00	(320.54)
6765 - Small Tools & Equipment	0.00	0.00	0.00	847.76	0.00	847.76	0.00	(847.76)
6775 - Vehicle R&M	0.00	0.00	0.00	288.23	0.00	288.23	0.00	(288.23)
6785 - Vehicle Fuel	558.85	416.66	142.19	823.97	833.32	(9.35)	2,500.00	1,676.03
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	41.00	(41.00)	2,278.47	208.00	2,070.47	500.00	(1,778.47)
Total Maintenance & Landscaping	1,863.94	3,852.66	(1,988.72)	7,855.60	6,236.32	1,619.28	21,774.00	13,918.40
Contracted & Professional Services								
6408 - Uniform and Laundry Service	24.38	0.00	24.38	24.38	0.00	24.38	0.00	(24.38)
6440 - Safety & Security Services	429.80	0.00	429.80	429.80	0.00	429.80	0.00	(429.80)
Total Contracted & Professional Services	454.18	0.00	454.18	454.18	0.00	454.18	0.00	(454.18)
Total Marina/Parks/Beaches Expense	6,317.85	9,661.66	(3,343.81)	17,533.77	16,772.32	761.45	61,480.00	43,946.23
Total Marina/Parks/Beaches Income / (Loss)	11,968.98	(8,873.66)	20,842.64	86,144.31	100,440.68	(14,296.37)	60,409.00	(25,735.31)

Income Statement Report
Sudden Valley Community Association
Pool/Health Club

May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			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	2,500.00	(2,500.00)	6,000.00	6,000.00
Total Other Income	0.00	500.00	(500.00)	0.00	2,500.00	(2,500.00)	6,000.00	6,000.00
Total Pool/Health Club Income	0.00	500.00	(500.00)	0.00	2,500.00	(2,500.00)	6,000.00	6,000.00
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	40.00	(40.00)	0.00	201.00	(201.00)	482.00	482.00
Total Regulatory Compliance	0.00	40.00	(40.00)	0.00	201.00	(201.00)	482.00	482.00
Utilities								
6000 - Utilities	(1,967.81)	0.00	(1,967.81)	1,243.28	0.00	1,243.28	0.00	(1,243.28)
6005 - Utilities- Natural Gas	0.00	39.00	(39.00)	0.00	195.00	(195.00)	467.00	467.00
6023 - Utilities- Water & Sewer	0.00	107.00	(107.00)	0.00	538.00	(538.00)	1,292.00	1,292.00
Total Utilities	(1,967.81)	146.00	(2,113.81)	1,243.28	733.00	510.28	1,759.00	515.72
Maintenance & Landscaping								
6515 - Building R&M	78.39	146.00	(67.61)	78.39	729.00	(650.61)	1,750.00	1,671.61
6675 - Equipment R&M	0.00	146.00	(146.00)	0.00	729.00	(729.00)	1,750.00	1,750.00
Total Maintenance & Landscaping	78.39	292.00	(213.61)	78.39	1,458.00	(1,379.61)	3,500.00	3,421.61
Contracted & Professional Services								
6438 - Pool Management	1,054.57	661.00	393.57	1,232.68	3,306.00	(2,073.32)	7,934.00	6,701.32
Total Contracted & Professional Services	1,054.57	661.00	393.57	1,232.68	3,306.00	(2,073.32)	7,934.00	6,701.32
Total Pool/Health Club Expense	(834.85)	1,139.00	(1,973.85)	2,554.35	5,698.00	(3,143.65)	13,675.00	11,120.65
Total Pool/Health Club Income / (Loss)	834.85	(639.00)	1,473.85	(2,554.35)	(3,198.00)	643.65	(7,675.00)	(5,120.65)

Income Statement Report

Sudden Valley Community Association

UDR Activity

May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	(22,623.81)	0.00	(22,623.81)	(153,512.06)	0.00	(153,512.06)	0.00	153,512.06
4001 - BD Expense- 2016 Ops & 2015	18,991.70	0.00	18,991.70	61,790.14	0.00	61,790.14	0.00	(61,790.14)
4002 - Member Assessments 2016	(5,842.56)	0.00	(5,842.56)	(7,230.52)	0.00	(7,230.52)	0.00	7,230.52
4081 - BD Expense- Ops 2014 & Prior	28,988.52	0.00	28,988.52	173,673.33	0.00	173,673.33	0.00	(173,673.33)
Total Dues and Assessments Income- UDR	19,513.85	0.00	19,513.85	74,720.89	0.00	74,720.89	0.00	(74,720.89)
Collections Income								
4710 - Late Fees & Interest	(24,234.86)	0.00	(24,234.86)	(29,865.80)	0.00	(29,865.80)	0.00	29,865.80
4711 - BD Expense- Late Fee & Int	37,222.10	0.00	37,222.10	60,164.14	0.00	60,164.14	0.00	(60,164.14)
4715 - Lien Fees	(3,850.00)	0.00	(3,850.00)	(3,279.00)	0.00	(3,279.00)	0.00	3,279.00
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	5,374.39	0.00	5,374.39	12,290.82	0.00	12,290.82	0.00	(12,290.82)
Total Collections Income	14,511.63	0.00	14,511.63	40,458.28	0.00	40,458.28	0.00	(40,458.28)
Investment Income								
4910 - Interest Earned - Reserve Accounts	1.18	0.00	1.18	46.44	0.00	46.44	0.00	(46.44)
Total Investment Income	1.18	0.00	1.18	46.44	0.00	46.44	0.00	(46.44)
Total UDR Activity Income	34,026.66	0.00	34,026.66	115,225.61	0.00	115,225.61	0.00	(115,225.61)
Expense								
Regulatory Compliance								
9005 - State B&O Tax	(357.06)	0.00	(357.06)	(426.46)	0.00	(426.46)	0.00	426.46
Total Regulatory Compliance	(357.06)	0.00	(357.06)	(426.46)	0.00	(426.46)	0.00	426.46
CC&Rs/ Mandates								
5025 - Collection Charges	101.67	0.00	101.67	1,439.33	0.00	1,439.33	0.00	(1,439.33)
5040 - Transfer Fees	0.00	0.00	0.00	159.00	0.00	159.00	0.00	(159.00)
5065 - Lien Charges	1,898.00	0.00	1,898.00	4,161.00	0.00	4,161.00	0.00	(4,161.00)
Total CC&Rs/ Mandates	1,999.67	0.00	1,999.67	5,759.33	0.00	5,759.33	0.00	(5,759.33)

Income Statement Report
Sudden Valley Community Association
UDR Activity

May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted & Professional Services								
7020 - Legal Services	0.00	0.00	0.00	5,683.99	0.00	5,683.99	0.00	(5,683.99)
Total Contracted & Professional Services	0.00	0.00	0.00	5,683.99	0.00	5,683.99	0.00	(5,683.99)
Reserve Expenses/Transfers								
9853 - Barn 7 Legal - UDR	0.00	0.00	0.00	2,764.00	0.00	2,764.00	0.00	(2,764.00)
9890 - UDR Legal Expenses	58.00	0.00	58.00	147.00	0.00	147.00	0.00	(147.00)
9902 - UDR - Area Z Mitigation	3,431.42	0.00	3,431.42	4,132.92	0.00	4,132.92	0.00	(4,132.92)
Total Reserve Expenses/Transfers	3,489.42	0.00	3,489.42	7,043.92	0.00	7,043.92	0.00	(7,043.92)
Total UDR Activity Expense	5,132.03	0.00	5,132.03	18,060.78	0.00	18,060.78	0.00	(18,060.78)
Total UDR Activity Income / (Loss)	28,894.63	0.00	28,894.63	97,164.83	0.00	97,164.83	0.00	(97,164.83)

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.
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	68	178	246	369	2,210	2,579	37	75	7	27	4	6	34	59	10	45	437	2,388	2,825	92	212	304	529	2,600	3,129	761	21	28	810	694	8	1,512	4,641
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
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
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
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
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
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
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

LLE = Lot Line Eraser
 CTB = Covenant to Bind

Please note the 14 lots taken back in lieu of dues (as reported in the Manager's report) are reported in the "Avail." (owned by SVCA) column for May. When those lots are sold from SVCA to a builder in June they will move back to the "Dev" column and be included in "Total Billable Lots."