

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

	<u>Unaudited</u> <u>Aug 31, 2017</u>	<u>Audited</u> <u>Dec 31, 2016</u>	<u>Inc / (Dec)</u>
<b>Operations</b>			
<b>Current Assets</b>			
Operating Cash	\$ 345,107	\$ 154,892	\$ 190,215
Building Completion Deposit Fund	125,000	105,000	20,000
Member Receivables	23	-	23
Other Receivables	2,533	11,090	(8,557)
Prepaid Expenses	72,794	56,866	15,928
Inventory	3,450	3,906	(456)
<b>Total Current Assets</b>	548,907	331,754	217,153
<b>Current Liabilities</b>			
Accounts Payable	(51,423)	(94,013)	42,590
Prepaid Assessments	(190,883)	(126,392)	(64,491)
Building Completion Deposits	(125,000)	(105,000)	(20,000)
Other Refundable Deposits	(4,913)	(6,213)	1,300
Prepaid Golf Memberships	(2,125)	(28,452)	26,327
<b>Total Current Liabilities</b>	(374,344)	(360,070)	(14,274)
<b>Net Operating Assets</b>	\$ 174,563	\$ (28,316)	\$ 202,879
<b>Capital Reserve Funds</b>			
CRRRF Reserve Fund	1,173,425	1,137,789	35,636
Roads Reserve Fund	1,479,455	1,490,511	(11,056)
Density Reduction Fund	151,383	122,955	28,428
Mailbox Fund	5,102	4,854	248
Capital Reserve Holding Fund	204,133	70,522	133,611
Mitigation Assignment of Savings	36,046	38,079	(2,033)
<b>Total Capital Reserve Funds</b>	3,049,544	2,864,710	184,834
<b>Operating Reserve Funds</b>			
Emergency Operating Cash	351,492	351,258	234
Undesignated Reserves	190,339	164,686	25,653
<b>Total Operating Reserves</b>	541,831	515,944	25,887
<b>Capital Assets</b>			
Fixed Assets	9,133,949	8,705,396	428,553
Lots Held for Sale	241,018	241,018	-
<b>Total Capital Assets</b>	9,374,967	8,946,414	428,553
<b>Long Term Liabilities</b>			
Capital Lease	(48,979)	(68,538)	19,559
<b>Total Long Term Liabilities</b>	(48,979)	(68,538)	19,559
<b>NET ASSETS</b>	\$ 13,091,926	\$ 12,230,214	\$ 861,712
<b>Member Equity</b>			
<b>Member Equity</b>			
Current Year Net Income: Operations	\$236,109	\$66,160	\$169,949
Current Year Net Income: Capital	626,603	608,321	18,282
Retained Earnings	4,387,494	4,321,334	66,160
Capital	7,841,720	7,233,399	608,321
<b>TOTAL MEMBER EQUITY</b>	\$ 13,091,926	\$ 12,229,214	\$ 862,712

\* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal financial statement 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 August 31, 2017, and December 31, 2016, the balance of receivables written off under this policy were respectively, \$698,763 and \$1,037,729.

**Sudden Valley Community Association  
Income Statement Summary**

<u>UNAUDITED</u>	<u>Current Month - August 2017</u>			<u>Year to Date - 8 Months Ending 08/31/2017</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	\$ 145,259		\$ 88,937	\$ 1,162,627			\$ 745,602
Bad Debt Reserve	(1,900)		(1,062)	(41,824)			(19,783)
Net Current Year Assessment Income	\$ 143,359	\$ 12,519	\$ 87,875	\$ 1,120,803	\$ 74,074	96.4%	\$ 725,819
Bad Debt Recoveries - Prior Years*			9,690				149,524
Golf Income	104,699	(6,001)	-	594,637	(67,233)		-
Marina Income	1,906	1,746	-	114,740	(1,847)		-
Legal & Collections Income	-	-	4,847	-	-		252,750
Other Income	27,952	12,592	28,897	125,028	49,231		198,491
Rental Income - Other	3,599	184	-	29,315	1,783		-
Rental Income- Area Z	1,165	(293)	-	13,431	1,772		-
Investment Income	16	(44)	388	111	(369)		2,878
<b>Total Revenue</b>	<b>\$ 282,696</b>	<b>\$ 20,703</b>	<b>\$ 131,697</b>	<b>\$ 1,998,065</b>	<b>\$ 57,411</b>		<b>\$ 1,329,462</b>
<b>EXPENSES</b>							
Salaries & Benefits	\$ 118,989	\$ 1,584	\$ -	\$ 900,295	\$ 61,136		\$ -
Contracted & Professional Services	27,117	(15,513)	9,971	152,033	(18,808)		70,780
CC&Rs/ Mandates	19,679	5,969	1,038	175,474	5,888		43,032
Maintenance & Landscaping	31,581	132	-	228,074	(17,152)		-
Utilities	16,285	(5,998)	-	91,249	(9,855)		-
Administrative	10,769	(2,693)	-	77,141	2,238		-
Regulatory Compliance	7,085	(757)	64	69,606	(11,408)		10,485
Insurance Premiums	8,547	(73)	-	68,410	(622)		-
Other Expenses	-	250	-	(326)	2,325		-
Capital Lease Interest Expense	-	-	202	-	-		1,881
Depreciation Expense	-	-	71,225	-	-		576,681
<b>Total Expenses</b>	<b>\$ 240,052</b>	<b>\$ (17,099)</b>	<b>\$ 82,500</b>	<b>\$ 1,761,956</b>	<b>\$ 13,742</b>		<b>\$ 702,859</b>
<b>Net Income (Loss)</b>	<b>\$ 42,644</b>	<b>\$ 3,604</b>	<b>\$ 49,197</b>	<b>\$ 236,109</b>	<b>\$ 71,153</b>		<b>\$ 626,603</b>
<b>Net UDR Activity for Operations</b>							
Snow Response, SGM, and Accounting Assistant	1,707	(1,707)	(1,707)	58,957	(58,957)		(58,957)
<b>Net Income (Loss) with UDR</b>	<b>\$ 40,937</b>	<b>\$ 1,897</b>	<b>\$ 50,904</b>	<b>\$ 177,152</b>	<b>\$ 12,196</b>		<b>\$ 685,560</b>

\*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**  
**8 Months Actual, 4 Months Projected**

UNAUDITED

	<b>CRRRF</b>	<b>Roads</b>	<b>Capital Reserve Holding Fund</b>	<b>Density Reduction</b>	<b>Mailbox</b>	<b>Emergency Ops</b>	<b>UDR</b>	<b>Mitigation Assignment of Savings*</b>	<b>Totals</b>
<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	322,269	455,181	133,556	10	246	-	133,592		1,044,854
Storm Water Mitigation Plan Income		3,000							3,000
Investment Income	968	1,388	55	66	2	234	130	35	2,878
Sale of Assets	1,200			63,337					64,537
Legal Settlement Income	223,048						-		223,048
Mitigation Assignment of Savings		2,068						(2,068)	-
2017 Expenditures	(511,849)	(472,693)	-	(34,985)			(108,069)		(1,127,596)
<b>Net Available Cash at 08/31/2017</b>	<b>1,173,425</b>	<b>1,479,455</b>	<b>204,133</b>	<b>151,383</b>	<b>5,102</b>	<b>351,492</b>	<b>190,339</b>	<b>36,046</b>	<b>3,591,375</b>
4 Month Outlook									
Outlook - 2017 Dues (93% collections)	128,344	202,284							330,628
Outlook - Prior Year Collections	217	213		5	129		19,106		19,670
Outlook - Other Cash									-
Interfund Transfer	175,000		(175,000)						
Anticipated Loan Funding	1,125,000								
Obligated Expenses	(2,062,821)	(813,389)					(98,244)	(36,046)	(3,010,500)
<b>Net Usable Cash Balance 12/31/2017</b>	<b>539,165</b>	<b>868,563</b>	<b>29,133</b>	<b>151,388</b>	<b>5,231</b>	<b>351,492</b>	<b>111,201</b>	<b>-</b>	<b>931,173</b>
Board Recommended Carryover Balance*	(600,000)	(500,000)							(1,100,000)
<b>Net Usable Cash 12/31/2017, After Recommendation</b>	<b>(60,835)</b>	<b>368,563</b>	<b>29,133</b>	<b>151,388</b>	<b>5,231</b>	<b>351,492</b>	<b>111,201</b>	<b>-</b>	<b>956,173</b>
<b>Net Current Year Cash Increase (Decrease)</b>	<b>(598,624)</b>	<b>(621,948)</b>	<b>(41,389)</b>	<b>28,433</b>	<b>377</b>	<b>234</b>	<b>(53,485)</b>	<b>(38,079)</b>	<b>(2,449,481)</b>

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

**Sudden Valley Community Association  
Operations - By Department  
August 1, 2017 to August 31, 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	\$ 19,080	\$ 8,580	\$ 9,246	\$ (753)	\$ 23,902	\$ (2,188)	\$ (14,068)	\$ 5,639
Accounting	4,886	3,177	15,085	1,540	9,132	(4,325)	(19,335)	392
Administration	1,049	915	22,796	351	8,656	1,138	(30,403)	2,404
Common Costs	2,563	178	-	-	19,000	(750)	(16,437)	(572)
Facilities	4,419	(156)	5,179	(815)	15,013	(3,627)	(15,773)	(4,598)
Maintenance	-	(192)	10,820	(2,652)	5,577	(1,550)	(16,397)	(4,394)
Subtotal	<u>31,997</u>	<u>12,502</u>	<u>63,126</u>	<u>(2,329)</u>	<u>81,280</u>	<u>(11,302)</u>	<u>(112,413)</u>	<u>(1,129)</u>
Golf	104,699	(6,001)	54,058	613	24,567	1,476	26,074	(3,912)
Marina	2,471	2,013	1,805	3,300	8,815	(4,260)	(8,149)	1,053
Pools	170	(330)	-	-	6,398	(4,597)	(6,228)	(4,927)
Subtotal	<u>139,337</u>	<u>8,184</u>	<u>118,989</u>	<u>1,584</u>	<u>121,060</u>	<u>(18,683)</u>	<u>(100,716)</u>	<u>(8,915)</u>
Ops Dues Earned	145,259						145,259	
Curr Yr Bad Debts Activity	(1,899)						(1,899)	
Net Ops Dues	<u>143,360</u>	<u>12,519</u>					<u>143,360</u>	<u>12,519</u>
Net Operations	<u>\$ 282,697</u>	<u>\$ 20,703</u>	<u>\$ 118,989</u>	<u>\$ 1,584</u>	<u>\$ 121,060</u>	<u>\$ (18,683)</u>	<u>\$ 42,644</u>	<u>\$ 3,604</u>

\* Excludes Depreciation

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

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

Whole \$

**YEAR TO DATE**

<u>UNAUDITED</u>								
<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary &amp; Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	\$ 57,600	\$ 22,600	\$ 68,709	\$ 3,221	\$ 185,610	\$ (1,640)	\$ (196,719)	\$ 24,181
Accounting	30,766	17,091	131,132	9,543	47,898	(9,120)	(148,264)	17,514
Administration	7,473	6,406	188,071	8,263	70,613	(5,517)	(251,211)	9,152
Common Costs	23,105	4,025	-	-	151,893	9,123	(128,788)	13,148
Facilities	40,536	3,941	31,848	5,173	89,389	3,943	(80,701)	13,057
Maintenance	424	(1,114)	118,487	(5,720)	59,230	(17,018)	(177,293)	(23,852)
Subtotal	<u>159,904</u>	<u>52,949</u>	<u>538,247</u>	<u>20,480</u>	<u>604,633</u>	<u>(20,229)</u>	<u>(982,976)</u>	<u>53,200</u>
Golf	594,637	(67,233)	346,931	30,885	206,196	(10,194)	41,510	(46,542)
Marina	119,466	(1,634)	15,117	9,771	31,079	(7,658)	73,270	479
Pools	3,255	(745)	-	-	19,753	(9,313)	(16,498)	(10,058)
Subtotal	<u>877,262</u>	<u>(16,663)</u>	<u>900,295</u>	<u>61,136</u>	<u>861,661</u>	<u>(47,394)</u>	<u>(884,694)</u>	<u>(2,921)</u>
Ops Dues Earned	1,162,627						1,162,627	
Curr Yr Bad Debts Activity	(41,824)						(41,824)	
Net Ops Dues	<u>1,120,803</u>	<u>74,074</u>					<u>1,120,803</u>	<u>74,074</u>
Net Operations	<u>\$ 1,998,065</u>	<u>\$ 57,411</u>	<u>\$ 900,295</u>	<u>\$ 61,136</u>	<u>\$ 861,661</u>	<u>\$ (47,394)</u>	<u>\$ 236,109</u>	<u>\$ 71,153</u>
Net UDR Activity for Operations Snow Response, SGM, and Accounting Assistant	-	-	-	-	58,957	(58,957)	(58,957)	(58,957)
Net Operations with UDR	<u>\$ 1,998,065</u>	<u>\$ 57,411</u>	<u>\$ 900,295</u>	<u>\$ 61,136</u>	<u>920,618</u>	<u>\$ (106,351)</u>	<u>\$ 177,152</u>	<u>\$ 12,196</u>

\* Excludes Depreciation

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

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

**UNAUDITED**

	<u>2017 August Actuals</u>	<u>2017 MTD B / (W) Spending Plan</u>	<u>2017 YTD (8 Months) Actuals</u>	<u>2017 YTD B / (W) Spending Plan</u>
<b>REVENUE</b>				
Dues and Assessment Income- Ops	\$ 143,360	\$ 12,519	\$ 1,120,802	\$ 74,074
Golf Income	104,699	(6,001)	594,637	(67,233)
Marina Income	1,906	1,746	114,740	(1,847)
Rental Income - Area Z	1,165	(293)	13,431	1,772
Rental Income - Other	3,599	184	29,315	1,783
Other AR Income	8,633	4,599	55,071	22,795
Other Income	19,319	7,993	69,958	26,436
Investment Income	16	(44)	111	(369)
<b>Total Revenue</b>	<b>\$ 282,697</b>	<b>\$ 20,703</b>	<b>\$ 1,998,065</b>	<b>\$ 57,411</b>
<b>EXPENSES</b>				
<b>Salaries &amp; Benefits</b>				
ACC / Security	\$ 9,246	\$ (753)	\$ 68,709	\$ 3,221
Accounting	15,085	1,540	131,132	9,543
Administration	22,796	351	188,071	8,263
Facilities	5,179	(815)	31,848	5,173
Maintenance	10,820	(2,652)	118,487	(5,720)
Golf	54,058	613	346,931	30,885
Marina	1,805	3,300	15,117	9,771
<b>Total Salaries &amp; Benefits</b>	<b>\$ 118,989</b>	<b>\$ 1,584</b>	<b>\$ 900,295</b>	<b>\$ 61,136</b>
<b>Other Expenses</b>				
<b>Administrative</b>				
General Administrative	\$ -	\$ 400	\$ 1,490	\$ (290)
Bank Charges & Fees	2,690	(347)	12,050	1,123
Dues & Subscriptions	1,427	(552)	17,855	(1,632)
Office Supplies	1,375	(59)	11,457	(924)
GM Discretionary Funds	1,348	(1,014)	1,964	703
Advertising Costs	1,011	(511)	5,047	6,653
Cash Over/Short	114	(114)	(201)	201
Currency Gain/Loss	253	(253)	190	(190)
Events Charges	626	(42)	2,001	2,666
Printing & Copying	1,069	(113)	9,933	1,245
Training & Conferences	131	178	9,338	(4,971)
Payroll Service Fees	725	(266)	5,947	(2,276)
Cashiering Clearing Account	-	-	70	(70)
<b>Total Administrative</b>	<b>\$ 10,769</b>	<b>\$ (2,693)</b>	<b>\$ 77,141</b>	<b>\$ 2,238</b>
<b>Regulatory Compliance</b>				
Hazardous Tree Removal/ Pruning	\$ -	\$ 2,645	\$ 17,341	\$ (5,837)
Permits & Licenses	165	(125)	2,293	846
Audit & Tax Services	6,000	(3,764)	25,680	(7,787)
Regulatory Compliance	211	406	1,790	3,479
Federal Income Tax	-	-	-	-
State B&O Tax	709	81	6,037	(644)
Property/Real Estate Tax	-	-	16,465	(1,465)
<b>Total Regulator Compliance</b>	<b>\$ 7,085</b>	<b>\$ (757)</b>	<b>\$ 69,606</b>	<b>\$ (11,408)</b>
<b>CC&amp;Rs/ Mandates</b>				
Annual General Meeting	\$ -	\$ 4,134	\$ -	\$ 8,267
Special General Meeting	(1,030)	1,030	-	-
Board Support	323	(157)	1,687	(354)
Collection Charges	-	-	-	-
Transfer Fees	-	34	500	(233)

**UNAUDITED**

	<b>2017 August Actuals</b>	<b>2017 MTD B / (W) Spending Plan</b>	<b>2017 YTD (8 Months) Actuals</b>	<b>2017 YTD B / (W) Spending Plan</b>
Lien Charges	-	-	-	-
Web Site Maintenance	656	(558)	6,664	(6,049)
Postage	337	239	4,709	(195)
Postage- Views	947	387	7,739	2,928
Newsletter Services	4,293	(127)	33,951	(618)
Professional Security Services	14,153	987	120,224	2,142
<b>Total CC&amp;Rs/ Mandates</b>	<b>\$ 19,679</b>	<b>\$ 5,969</b>	<b>\$ 175,474</b>	<b>\$ 5,888</b>
<b>Insurance Premiums</b>	<b>\$ 8,547</b>	<b>\$ (73)</b>	<b>\$ 68,410</b>	<b>\$ (622)</b>
<b>Utilities</b>				
Utilities	\$ 2,481	\$ (2,481)	\$ 5,800	\$ (5,800)
Utilities- Natural Gas	729	(166)	8,943	(1,656)
Utilities- Water & Sewer	4,998	(2,248)	19,337	2,666
Utilities- Electricity	4,291	30	31,671	(776)
Utilities- Trash & Recycling Service	1,308	(400)	6,561	701
Utilities- Communications Service	2,478	(733)	18,937	(4,990)
<b>Total Utilities</b>	<b>\$ 16,285</b>	<b>\$ (5,998)</b>	<b>\$ 91,249</b>	<b>\$ (9,855)</b>
<b>Maintenance &amp; Landscaping</b>				
Landscape R&M	\$ 9,033	\$ (2,786)	\$ 56,420	\$ (21,307)
Building R&M	3,023	1,592	29,289	8,018
Raw Materials	3,342	(1,342)	17,942	(3,292)
Raw Materials: Sand & Gravel	2,444	2,073	11,517	10,514
Janitorial Supplies	1,615	(679)	5,720	1,773
Equipment R&M	3,380	(54)	39,713	(11,687)
Small Tools & Equipment	1,064	313	7,280	(1,930)
Vehicle R&M	1,614	(673)	11,065	(3,524)
Vehicle Fuel	4,866	(99)	28,612	(61)
Other Supplies	394	1,518	13,915	2,445
Other R&M	806	269	6,601	1,899
<b>Total Maintenance &amp; Landscaping</b>	<b>\$ 31,581</b>	<b>\$ 132</b>	<b>\$ 228,074</b>	<b>\$ (17,152)</b>
<b>Contracted &amp; Professional Services</b>				
Equipment Lease & Rental	\$ 498	\$ 289	\$ 5,504	\$ 3,398
IT Support and Services	4,394	(1,958)	31,380	(7,517)
Uniform and Laundry Service	400	86	4,931	(612)
Pool Management	6,878	(5,555)	18,644	(12,031)
Safety & Security Services	16	100	20,322	(9,829)
Snow Removal Services <i>(see UDR Activity)</i>	-	-	16,000	-
Storm Response Tree Removal	-	-	-	10,168
ACC Consultant	8,500	(6,209)	27,125	(8,792)
Legal Services	5,402	(1,236)	27,800	5,533
Other Professional Services	1,030	(1,030)	326	874
<b>Total Contracted &amp; Professional Services</b>	<b>\$ 27,118</b>	<b>\$ (15,513)</b>	<b>\$ 152,032</b>	<b>\$ (18,808)</b>
<b>Other Expenses</b>				
Vandalism	-	250	(325)	2,325
<b>Total Other Expenses</b>	<b>\$ -</b>	<b>\$ 250</b>	<b>\$ (325)</b>	<b>\$ 2,325</b>
<b>Total Other Expenses</b>	<b>\$ 121,064</b>	<b>\$ (18,683)</b>	<b>\$ 861,661</b>	<b>\$ (47,394)</b>
<b>Total Operations Expenses</b>	<b>\$ 240,053</b>	<b>\$ (17,099)</b>	<b>\$ 1,761,956</b>	<b>\$ 13,742</b>
<b>Net Operations Income (Loss)</b>	<b>\$ 42,644</b>	<b>\$ 3,604</b>	<b>\$ 236,109</b>	<b>\$ 71,153</b>

\* Excludes Depreciation

# Income Statement Report

## Sudden Valley Community Association

### Common Costs

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 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	(1,898.42)	(14,538.00)	12,639.58	(41,824.47)	(116,303.00)	74,478.53	(174,455.00)	(132,630.53)
4004 - Member Assessments 2017	145,258.56	145,379.00	(120.44)	1,162,626.54	1,163,031.00	(404.46)	1,744,546.00	581,919.46
<b>Total Dues and Assessment Income- Ops</b>	<b>143,360.14</b>	<b>130,841.00</b>	<b>12,519.14</b>	<b>1,120,802.07</b>	<b>1,046,728.00</b>	<b>74,074.07</b>	<b>1,570,091.00</b>	<b>449,288.93</b>
<b>Other AR Income</b>								
4830 - Advertising Income	3,081.20	2,375.00	706.20	23,096.35	19,000.00	4,096.35	28,500.00	5,403.65
4831 - BD Expense- Views Ads	(533.50)	(50.00)	(483.50)	(316.50)	(400.00)	83.50	(600.00)	(283.50)
4842 - Member Donation Income Monthly	0.00	0.00	0.00	214.20	0.00	214.20	0.00	(214.20)
<b>Total Other AR Income</b>	<b>2,547.70</b>	<b>2,325.00</b>	<b>222.70</b>	<b>22,994.05</b>	<b>18,600.00</b>	<b>4,394.05</b>	<b>27,900.00</b>	<b>4,905.95</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	15.53	60.00	(44.47)	111.24	480.00	(368.76)	720.00	608.76
<b>Total Investment Income</b>	<b>15.53</b>	<b>60.00</b>	<b>(44.47)</b>	<b>111.24</b>	<b>480.00</b>	<b>(368.76)</b>	<b>720.00</b>	<b>608.76</b>
<b>Total Common Costs Income</b>	<b>145,923.37</b>	<b>133,226.00</b>	<b>12,697.37</b>	<b>1,143,907.36</b>	<b>1,065,808.00</b>	<b>78,099.36</b>	<b>1,598,711.00</b>	<b>454,803.64</b>
<b>Expense</b>								
<b>Administrative</b>								
5015 - Bank Charges & Fees	0.00	16.00	(16.00)	(0.03)	133.00	(133.03)	200.00	200.03
5107 - Advertising Costs	9.00	0.00	9.00	9.00	0.00	9.00	0.00	(9.00)
5120 - Cash Over/Short	0.00	0.00	0.00	1.00	0.00	1.00	0.00	(1.00)
5121 - Currency Gain/Loss	252.78	0.00	252.78	189.92	0.00	189.92	0.00	(189.92)
<b>Total Administrative</b>	<b>261.78</b>	<b>16.00</b>	<b>245.78</b>	<b>199.89</b>	<b>133.00</b>	<b>66.89</b>	<b>200.00</b>	<b>0.11</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	0.00	0.00	11.00	0.00	11.00	0.00	(11.00)
7110 - Regulatory Compliance	0.00	416.00	(416.00)	0.00	3,333.00	(3,333.00)	5,000.00	5,000.00
9005 - State B&O Tax	14.91	11.00	3.91	112.43	92.00	20.43	138.00	25.57
9015 - Property/Real Estate Tax	0.00	0.00	0.00	16,465.14	15,000.00	1,465.14	30,000.00	13,534.86
<b>Total Regulatory Compliance</b>	<b>14.91</b>	<b>427.00</b>	<b>(412.09)</b>	<b>16,588.57</b>	<b>18,425.00</b>	<b>(1,836.43)</b>	<b>35,138.00</b>	<b>18,549.43</b>

**Income Statement Report**  
**Sudden Valley Community Association**  
**Common Costs**

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>CC&amp;Rs/ Mandates</b>								
5216 - Postage- Views	947.30	1,334.00	(386.70)	7,738.65	10,667.00	(2,928.35)	16,000.00	8,261.35
5225 - Newsletter Services	4,292.50	4,166.00	126.50	33,951.00	33,333.00	618.00	50,000.00	16,049.00
<b>Total CC&amp;Rs/ Mandates</b>	<b>5,239.80</b>	<b>5,500.00</b>	<b>(260.20)</b>	<b>41,689.65</b>	<b>44,000.00</b>	<b>(2,310.35)</b>	<b>66,000.00</b>	<b>24,310.35</b>
<b>Insurance</b>								
5400 - Insurance Premiums	8,213.91	8,141.00	72.91	65,747.58	65,125.00	622.58	97,687.00	31,939.42
<b>Total Insurance</b>	<b>8,213.91</b>	<b>8,141.00</b>	<b>72.91</b>	<b>65,747.58</b>	<b>65,125.00</b>	<b>622.58</b>	<b>97,687.00</b>	<b>31,939.42</b>
<b>Maintenance &amp; Landscaping</b>								
6110 - Landscape R&M	(132.34)	0.00	(132.34)	(132.34)	0.00	(132.34)	0.00	132.34
<b>Total Maintenance &amp; Landscaping</b>	<b>(132.34)</b>	<b>0.00</b>	<b>(132.34)</b>	<b>(132.34)</b>	<b>0.00</b>	<b>(132.34)</b>	<b>0.00</b>	<b>132.34</b>
<b>Contracted &amp; Professional Services</b>								
7020 - Legal Services	5,401.87	4,166.00	1,235.87	27,800.05	33,333.00	(5,532.95)	50,000.00	22,199.95
<b>Total Contracted &amp; Professional Services</b>	<b>5,401.87</b>	<b>4,166.00</b>	<b>1,235.87</b>	<b>27,800.05</b>	<b>33,333.00</b>	<b>(5,532.95)</b>	<b>50,000.00</b>	<b>22,199.95</b>
<b>Total Common Costs Expense</b>	<b>18,999.93</b>	<b>18,250.00</b>	<b>749.93</b>	<b>151,893.40</b>	<b>161,016.00</b>	<b>(9,122.60)</b>	<b>249,025.00</b>	<b>97,131.60</b>
<b>Total Common Costs Income / (Loss)</b>	<b>126,923.44</b>	<b>114,976.00</b>	<b>11,947.44</b>	<b>992,013.96</b>	<b>904,792.00</b>	<b>87,221.96</b>	<b>1,349,686.00</b>	<b>357,672.04</b>

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

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other AR Income</b>								
4805 - Compliance Fees & Fines - ACC	1,000.00	0.00	1,000.00	(85.00)	0.00	(85.00)	0.00	85.00
4810 - Compliance Fines - SEC	0.00	0.00	0.00	(380.00)	0.00	(380.00)	0.00	380.00
4811 - BD Expense- Sec Fines	0.00	0.00	0.00	380.00	0.00	380.00	0.00	(380.00)
<b>Total Other AR Income</b>	<b>1,000.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>(85.00)</b>	<b>0.00</b>	<b>(85.00)</b>	<b>0.00</b>	<b>85.00</b>
<b>Other Income</b>								
4295 - Security House Checks	30.00	0.00	30.00	585.00	0.00	585.00	0.00	(585.00)
4350 - New Home Construction Fee	18,050.00	10,500.00	7,550.00	57,100.00	35,000.00	22,100.00	35,000.00	(22,100.00)
<b>Total Other Income</b>	<b>18,080.00</b>	<b>10,500.00</b>	<b>7,580.00</b>	<b>57,685.00</b>	<b>35,000.00</b>	<b>22,685.00</b>	<b>35,000.00</b>	<b>(22,685.00)</b>
<b>Total ACC / Security Income</b>	<b>19,080.00</b>	<b>10,500.00</b>	<b>8,580.00</b>	<b>57,600.00</b>	<b>35,000.00</b>	<b>22,600.00</b>	<b>35,000.00</b>	<b>(22,600.00)</b>
<b>Expense</b>								
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	0.00	2,645.00	(2,645.00)	17,341.32	10,804.00	6,537.32	20,000.00	2,658.68
6300 - Permits & Licenses	0.00	0.00	0.00	127.50	150.00	(22.50)	200.00	72.50
9005 - State B&O Tax	15.79	18.00	(2.21)	18.26	142.00	(123.74)	213.00	194.74
<b>Total Regulatory Compliance</b>	<b>15.79</b>	<b>2,663.00</b>	<b>(2,647.21)</b>	<b>17,487.08</b>	<b>11,096.00</b>	<b>6,391.08</b>	<b>20,413.00</b>	<b>2,925.92</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	39.46	0.00	39.46	130.77	0.00	130.77	0.00	(130.77)
7097 - Professional Security Services	14,153.21	15,140.00	(986.79)	120,223.64	122,366.00	(2,142.36)	182,300.00	62,076.36
<b>Total CC&amp;Rs/ Mandates</b>	<b>14,192.67</b>	<b>15,140.00</b>	<b>(947.33)</b>	<b>120,354.41</b>	<b>122,366.00</b>	<b>(2,011.59)</b>	<b>182,300.00</b>	<b>61,945.59</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	8,031.21	7,099.00	932.21	60,132.51	60,343.00	(210.49)	92,290.00	32,157.49
5335 - Payroll Taxes- Employer	723.56	875.00	(151.44)	5,563.72	7,437.00	(1,873.28)	11,374.00	5,810.28
5385 - Payroll Benefits - Medical	491.20	519.00	(27.80)	3,012.41	4,150.00	(1,137.59)	6,225.00	3,212.59
<b>Total Payroll &amp; Benefits</b>	<b>9,245.97</b>	<b>8,493.00</b>	<b>752.97</b>	<b>68,708.64</b>	<b>71,930.00</b>	<b>(3,221.36)</b>	<b>109,889.00</b>	<b>41,180.36</b>

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

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6050 - Utilities- Communications Service	115.16	60.00	55.16	1,265.14	480.00	785.14	720.00	(545.14)
<b>Total Utilities</b>	<b>115.16</b>	<b>60.00</b>	<b>55.16</b>	<b>1,265.14</b>	<b>480.00</b>	<b>785.14</b>	<b>720.00</b>	<b>(545.14)</b>
<b>Maintenance &amp; Landscaping</b>								
6675 - Equipment R&M	556.61	0.00	556.61	979.76	0.00	979.76	0.00	(979.76)
6775 - Vehicle R&M	111.03	57.00	54.03	229.75	1,274.00	(1,044.25)	1,500.00	1,270.25
6785 - Vehicle Fuel	394.80	466.00	(71.20)	3,075.94	3,733.00	(657.06)	5,600.00	2,524.06
6795 - Other Supplies	0.00	203.00	(203.00)	0.00	693.00	(693.00)	1,500.00	1,500.00
6796 - Other R&M	0.00	584.00	(584.00)	14.93	4,667.00	(4,652.07)	7,000.00	6,985.07
<b>Total Maintenance &amp; Landscaping</b>	<b>1,062.44</b>	<b>1,310.00</b>	<b>(247.56)</b>	<b>4,300.38</b>	<b>10,367.00</b>	<b>(6,066.62)</b>	<b>15,600.00</b>	<b>11,299.62</b>
<b>Contracted &amp; Professional Services</b>								
6440 - Safety & Security Services	16.28	0.00	16.28	15,076.94	9,160.00	5,916.94	9,160.00	(5,916.94)
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	8,500.00	2,291.00	6,209.00	27,125.00	18,333.00	8,792.00	27,500.00	375.00
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>8,516.28</b>	<b>2,291.00</b>	<b>6,225.28</b>	<b>42,528.04</b>	<b>37,661.00</b>	<b>4,867.04</b>	<b>54,660.00</b>	<b>12,131.96</b>
<b>Other Expenses</b>								
9120 - Vandalism	0.00	250.00	(250.00)	(325.40)	2,000.00	(2,325.40)	3,000.00	3,325.40
<b>Total Other Expenses</b>	<b>0.00</b>	<b>250.00</b>	<b>(250.00)</b>	<b>(325.40)</b>	<b>2,000.00</b>	<b>(2,325.40)</b>	<b>3,000.00</b>	<b>3,325.40</b>
<b>Total ACC / Security Expense</b>	<b>33,148.31</b>	<b>30,207.00</b>	<b>2,941.31</b>	<b>254,318.29</b>	<b>255,900.00</b>	<b>(1,581.71)</b>	<b>386,582.00</b>	<b>132,263.71</b>
<b>Total ACC / Security Income / (Loss)</b>	<b>(14,068.31)</b>	<b>(19,707.00)</b>	<b>5,638.69</b>	<b>(196,718.29)</b>	<b>(220,900.00)</b>	<b>24,181.71</b>	<b>(351,582.00)</b>	<b>(154,863.71)</b>

# Income Statement Report

## Sudden Valley Community Association

### Accounting

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other AR Income</b>								
4240 - Title & Recording Fees	4,750.00	1,666.00	3,084.00	30,000.00	13,333.00	16,667.00	20,000.00	(10,000.00)
4241 - BD Expense- Title Fees	0.00	0.00	0.00	(158.38)	0.00	(158.38)	0.00	158.38
4705 - NSF Service Fees	270.00	43.00	227.00	993.74	343.00	650.74	515.00	(478.74)
4706 - BD Expense- NSF Fees	(135.00)	0.00	(135.00)	(68.10)	0.00	(68.10)	0.00	68.10
<b>Total Other AR Income</b>	<b>4,885.00</b>	<b>1,709.00</b>	<b>3,176.00</b>	<b>30,767.26</b>	<b>13,676.00</b>	<b>17,091.26</b>	<b>20,515.00</b>	<b>(10,252.26)</b>
<b>Total Accounting Income</b>	<b>4,885.00</b>	<b>1,709.00</b>	<b>3,176.00</b>	<b>30,767.26</b>	<b>13,676.00</b>	<b>17,091.26</b>	<b>20,515.00</b>	<b>(10,252.26)</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)
5000 - General Administrative	0.00	0.00	0.00	76.09	0.00	76.09	0.00	(76.09)
5015 - Bank Charges & Fees	120.00	256.00	(136.00)	498.27	2,053.00	(1,554.73)	3,080.00	2,581.73
5120 - Cash Over/Short	113.00	0.00	113.00	(218.37)	0.00	(218.37)	0.00	218.37
5210 - Printing & Copying	74.86	588.17	(513.31)	4,461.18	4,705.36	(244.18)	7,058.00	2,596.82
5227 - Training & Conferences	0.00	0.00	0.00	4.00	0.00	4.00	0.00	(4.00)
5399 - Payroll Service Fees	724.61	459.00	265.61	5,946.98	3,671.00	2,275.98	5,506.00	(440.98)
<b>Total Administrative</b>	<b>1,032.47</b>	<b>1,303.17</b>	<b>(270.70)</b>	<b>10,838.15</b>	<b>10,429.36</b>	<b>408.79</b>	<b>15,644.00</b>	<b>4,805.85</b>
<b>Regulatory Compliance</b>								
7000 - Audit & Tax Services	6,000.00	2,236.00	3,764.00	25,680.00	17,893.00	7,787.00	26,840.00	1,160.00
9005 - State B&O Tax	76.99	26.00	50.99	459.03	207.00	252.03	310.00	(149.03)
<b>Total Regulatory Compliance</b>	<b>6,076.99</b>	<b>2,262.00</b>	<b>3,814.99</b>	<b>26,139.03</b>	<b>18,100.00</b>	<b>8,039.03</b>	<b>27,150.00</b>	<b>1,010.97</b>
<b>CC&amp;Rs/ Mandates</b>								
5040 - Transfer Fees	0.00	34.00	(34.00)	500.00	267.00	233.00	400.00	(100.00)
5215 - Postage	182.51	401.00	(218.49)	3,643.35	3,204.00	439.35	6,480.00	2,836.65
<b>Total CC&amp;Rs/ Mandates</b>	<b>182.51</b>	<b>435.00</b>	<b>(252.49)</b>	<b>4,143.35</b>	<b>3,471.00</b>	<b>672.35</b>	<b>6,880.00</b>	<b>2,736.65</b>

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

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	12,767.30	13,641.00	(873.70)	110,265.71	115,952.00	(5,686.29)	177,339.00	67,073.29
5335 - Payroll Taxes- Employer	1,119.32	1,668.00	(548.68)	9,640.93	14,177.00	(4,536.07)	21,682.00	12,041.07
5385 - Payroll Benefits - Medical	1,200.15	1,318.00	(117.85)	11,225.30	10,546.00	679.30	15,819.00	4,593.70
<b>Total Payroll &amp; Benefits</b>	<b>15,086.77</b>	<b>16,627.00</b>	<b>(1,540.23)</b>	<b>131,131.94</b>	<b>140,675.00</b>	<b>(9,543.06)</b>	<b>214,840.00</b>	<b>83,708.06</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	60.00	60.00	0.00	480.00	480.00	0.00	720.00	240.00
<b>Total Utilities</b>	<b>60.00</b>	<b>60.00</b>	<b>0.00</b>	<b>480.00</b>	<b>480.00</b>	<b>0.00</b>	<b>720.00</b>	<b>240.00</b>
<b>Contracted &amp; Professional Services</b>								
5125 - IT Support and Services	750.00	750.00	0.00	6,299.00	6,299.00	0.00	9,299.00	3,000.00
7095 - Other Professional Services	1,029.93	0.00	1,029.93	0.00	0.00	0.00	0.00	0.00
<b>Total Contracted &amp; Professional Services</b>	<b>1,779.93</b>	<b>750.00</b>	<b>1,029.93</b>	<b>6,299.00</b>	<b>6,299.00</b>	<b>0.00</b>	<b>9,299.00</b>	<b>3,000.00</b>
<b>Total Accounting Expense</b>	<b>24,218.67</b>	<b>21,437.17</b>	<b>2,781.50</b>	<b>179,031.47</b>	<b>179,454.36</b>	<b>(422.89)</b>	<b>274,533.00</b>	<b>95,501.53</b>
<b>Total Accounting Income / (Loss)</b>	<b>(19,333.67)</b>	<b>(19,728.17)</b>	<b>394.50</b>	<b>(148,264.21)</b>	<b>(165,778.36)</b>	<b>17,514.15</b>	<b>(254,018.00)</b>	<b>(105,753.79)</b>

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

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 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	200.00	0.00	200.00	1,379.60	0.00	1,379.60	0.00	(1,379.60)
<b>Total Other AR Income</b>	<b>200.00</b>	<b>0.00</b>	<b>200.00</b>	<b>1,394.60</b>	<b>0.00</b>	<b>1,394.60</b>	<b>0.00</b>	<b>(1,394.60)</b>
<b>Other Income</b>								
4220 - Gate & Access Fees	0.00	9.00	(9.00)	0.00	67.00	(67.00)	100.00	100.00
4235 - Trash Compactor Service	350.00	0.00	350.00	2,321.00	0.00	2,321.00	0.00	(2,321.00)
4245 - Photocopy Income	0.00	0.00	0.00	84.00	0.00	84.00	0.00	(84.00)
4255 - Maps and Signs	188.01	125.00	63.01	1,419.20	1,000.00	419.20	1,500.00	80.80
4840 - Non-Taxable Income	37.00	0.00	37.00	993.00	0.00	993.00	0.00	(993.00)
4870 - Member Donation Income	273.85	0.00	273.85	1,261.34	0.00	1,261.34	0.00	(1,261.34)
<b>Total Other Income</b>	<b>848.86</b>	<b>134.00</b>	<b>714.86</b>	<b>6,078.54</b>	<b>1,067.00</b>	<b>5,011.54</b>	<b>1,600.00</b>	<b>(4,478.54)</b>
<b>Total SVCA Operations- Admin Income</b>	<b>1,048.86</b>	<b>134.00</b>	<b>914.86</b>	<b>7,473.14</b>	<b>1,067.00</b>	<b>6,406.14</b>	<b>1,600.00</b>	<b>(5,873.14)</b>
<b>Expense</b>								
<b>Administrative</b>								
5000 - General Administrative	0.00	0.00	0.00	1,329.52	0.00	1,329.52	0.00	(1,329.52)
5015 - Bank Charges & Fees	131.28	271.00	(139.72)	2,488.44	2,167.00	321.44	3,250.00	761.56
5045 - Dues & Subscriptions	48.83	115.00	(66.17)	864.34	918.00	(53.66)	1,377.00	512.66
5090 - Office Supplies	1,202.29	1,291.00	(88.71)	10,552.56	10,333.00	219.56	15,500.00	4,947.44
5100 - GM Discretionary Funds	1,348.15	334.00	1,014.15	1,964.34	2,667.00	(702.66)	4,000.00	2,035.66
5107 - Advertising Costs	0.00	0.00	0.00	30.00	5,400.00	(5,370.00)	5,400.00	5,370.00
5120 - Cash Over/Short	0.00	0.00	0.00	(27.81)	0.00	(27.81)	0.00	27.81
5205 - Events Charges	625.87	584.00	41.87	1,900.82	4,667.00	(2,766.18)	7,000.00	5,099.18
5210 - Printing & Copying	853.12	356.00	497.12	4,679.73	3,393.00	1,286.73	5,000.00	320.27
5227 - Training & Conferences	130.68	209.00	(78.32)	7,022.24	1,667.00	5,355.24	2,500.00	(4,522.24)
<b>Total Administrative</b>	<b>4,340.22</b>	<b>3,160.00</b>	<b>1,180.22</b>	<b>30,804.18</b>	<b>31,212.00</b>	<b>(407.82)</b>	<b>44,027.00</b>	<b>13,222.82</b>

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

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	63.75	0.00	63.75	63.75	40.00	23.75	100.00	36.25
9005 - State B&O Tax	13.49	2.00	11.49	106.77	20.00	86.77	30.00	(76.77)
<b>Total Regulatory Compliance</b>	<b>77.24</b>	<b>2.00</b>	<b>75.24</b>	<b>170.52</b>	<b>60.00</b>	<b>110.52</b>	<b>130.00</b>	<b>(40.52)</b>
<b>CC&amp;Rs/ Mandates</b>								
5003 - Annual General Meeting	0.00	4,134.00	(4,134.00)	0.00	8,267.00	(8,267.00)	12,400.00	12,400.00
5007 - Special General Meeting	(1,029.93)	0.00	(1,029.93)	0.00	0.00	0.00	0.00	0.00
5020 - Board Support	322.63	166.00	156.63	1,687.08	1,333.00	354.08	2,000.00	312.92
5115 - Web Site Maintenance	656.09	98.00	558.09	6,063.83	615.00	5,448.83	1,000.00	(5,063.83)
5215 - Postage	27.47	100.00	(72.53)	529.62	800.00	(270.38)	1,200.00	670.38
<b>Total CC&amp;Rs/ Mandates</b>	<b>(23.74)</b>	<b>4,498.00</b>	<b>(4,521.74)</b>	<b>8,280.53</b>	<b>11,015.00</b>	<b>(2,734.47)</b>	<b>16,600.00</b>	<b>8,319.47</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	20,293.90	19,896.00	397.90	168,028.28	169,116.00	(1,087.72)	258,648.00	90,619.72
5335 - Payroll Taxes- Employer	1,710.15	2,421.00	(710.85)	14,758.85	20,578.00	(5,819.15)	31,472.00	16,713.15
5385 - Payroll Benefits - Medical	792.26	830.00	(37.74)	5,283.72	6,640.00	(1,356.28)	9,960.00	4,676.28
<b>Total Payroll &amp; Benefits</b>	<b>22,796.31</b>	<b>23,147.00</b>	<b>(350.69)</b>	<b>188,070.85</b>	<b>196,334.00</b>	<b>(8,263.15)</b>	<b>300,080.00</b>	<b>112,009.15</b>
<b>Utilities</b>								
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	960.00	960.00	0.00	1,440.00	480.00
<b>Total Utilities</b>	<b>120.00</b>	<b>120.00</b>	<b>0.00</b>	<b>1,005.00</b>	<b>960.00</b>	<b>45.00</b>	<b>1,440.00</b>	<b>435.00</b>
<b>Maintenance &amp; Landscaping</b>								
6675 - Equipment R&M	0.00	0.00	0.00	1,629.56	0.00	1,629.56	0.00	(1,629.56)
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	200.00	(200.00)	300.00	300.00
6785 - Vehicle Fuel	0.00	50.00	(50.00)	27.95	200.00	(172.05)	300.00	272.05
<b>Total Maintenance &amp; Landscaping</b>	<b>0.00</b>	<b>75.00</b>	<b>(75.00)</b>	<b>2,399.91</b>	<b>400.00</b>	<b>1,999.91</b>	<b>600.00</b>	<b>(1,799.91)</b>

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

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	497.87	253.00	244.87	2,871.48	3,885.00	(1,013.52)	5,220.00	2,348.52
5125 - IT Support and Services	3,643.99	1,686.00	1,957.99	25,081.36	17,564.00	7,517.36	24,100.00	(981.36)
<b>Total Contracted &amp; Professional Services</b>	<b>4,141.86</b>	<b>1,939.00</b>	<b>2,202.86</b>	<b>27,952.84</b>	<b>21,449.00</b>	<b>6,503.84</b>	<b>29,320.00</b>	<b>1,367.16</b>
<b>Total SVCA Operations- Admin Expense</b>	<b>31,451.89</b>	<b>32,941.00</b>	<b>(1,489.11)</b>	<b>258,683.83</b>	<b>261,430.00</b>	<b>(2,746.17)</b>	<b>392,197.00</b>	<b>133,513.17</b>
<b>Total SVCA Operations- Admin Income / (Loss)</b>	<b>(30,403.03)</b>	<b>(32,807.00)</b>	<b>2,403.97</b>	<b>(251,210.69)</b>	<b>(260,363.00)</b>	<b>9,152.31</b>	<b>(390,597.00)</b>	<b>(139,386.31)</b>

# Income Statement Report

## Sudden Valley Community Association

### Facilities

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Rental Income</b>								
4410 - Area Z Storage Rental Income	(185.00)	1,583.00	(1,768.00)	13,768.00	12,659.00	1,109.00	18,988.00	5,220.00
4412 - BD Expense- Area Z	1,350.00	(125.00)	1,475.00	(336.89)	(1,000.00)	663.11	(1,500.00)	(1,163.11)
<b>Total Rental Income</b>	<b>1,165.00</b>	<b>1,458.00</b>	<b>(293.00)</b>	<b>13,431.11</b>	<b>11,659.00</b>	<b>1,772.11</b>	<b>17,488.00</b>	<b>4,056.89</b>
<b>Rental Income - Other</b>								
4400 - Facility Rentals	36.00	0.00	36.00	1,361.00	0.00	1,361.00	0.00	(1,361.00)
4430 - Lease Income - Restaurant	2,186.00	2,186.00	0.00	17,488.00	17,488.00	0.00	26,232.00	8,744.00
4435 - Lease Income - Barn 8	751.00	650.00	101.00	6,008.00	5,200.00	808.00	7,800.00	1,792.00
4439 - Lease Income- Library	281.00	281.00	0.00	2,248.00	2,248.00	0.00	3,372.00	1,124.00
<b>Total Rental Income - Other</b>	<b>3,254.00</b>	<b>3,117.00</b>	<b>137.00</b>	<b>27,105.00</b>	<b>24,936.00</b>	<b>2,169.00</b>	<b>37,404.00</b>	<b>10,299.00</b>
<b>Total Facilities Income</b>	<b>4,419.00</b>	<b>4,575.00</b>	<b>(156.00)</b>	<b>40,536.11</b>	<b>36,595.00</b>	<b>3,941.11</b>	<b>54,892.00</b>	<b>14,355.89</b>
<b>Expense</b>								
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	0.00	0.00	382.90	0.00	382.90	0.00	(382.90)
7110 - Regulatory Compliance	73.42	51.00	22.42	587.36	736.00	(148.64)	940.00	352.64
9005 - State B&O Tax	48.59	70.00	(21.41)	623.09	565.00	58.09	848.00	224.91
<b>Total Regulatory Compliance</b>	<b>122.01</b>	<b>121.00</b>	<b>1.01</b>	<b>1,593.35</b>	<b>1,301.00</b>	<b>292.35</b>	<b>1,788.00</b>	<b>194.65</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	4,470.53	3,637.00	833.53	27,219.87	30,910.00	(3,690.13)	47,274.00	20,054.13
5335 - Payroll Taxes- Employer	513.33	589.00	(75.67)	3,610.66	5,007.00	(1,396.34)	7,658.00	4,047.34
5385 - Payroll Benefits - Medical	194.68	138.00	56.68	1,017.07	1,104.00	(86.93)	1,656.00	638.93
<b>Total Payroll &amp; Benefits</b>	<b>5,178.54</b>	<b>4,364.00</b>	<b>814.54</b>	<b>31,847.60</b>	<b>37,021.00</b>	<b>(5,173.40)</b>	<b>56,588.00</b>	<b>24,740.40</b>
<b>Utilities</b>								
6000 - Utilities	2,964.16	0.00	2,964.16	4,819.89	0.00	4,819.89	0.00	(4,819.89)
6005 - Utilities- Natural Gas	539.43	348.00	191.43	6,803.80	4,307.00	2,496.80	5,719.00	(1,084.80)
6023 - Utilities- Water & Sewer	2,783.91	1,455.00	1,328.91	11,454.32	11,639.00	(184.68)	17,459.00	6,004.68

# Income Statement Report

## Sudden Valley Community Association

### Facilities

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6033 - Utilities- Electricity	1,543.77	1,947.00	(403.23)	15,524.15	15,577.00	(52.85)	23,366.00	7,841.85
6035 - Utilities- Trash & Recycling Service	1,082.39	908.00	174.39	4,803.71	7,262.00	(2,458.29)	10,893.00	6,089.29
6050 - Utilities- Communications Service	1,295.44	1,049.00	246.44	10,000.35	8,390.00	1,610.35	12,585.00	2,584.65
<b>Total Utilities</b>	<b>10,209.10</b>	<b>5,707.00</b>	<b>4,502.10</b>	<b>53,406.22</b>	<b>47,175.00</b>	<b>6,231.22</b>	<b>70,022.00</b>	<b>16,615.78</b>
<b>Maintenance &amp; Landscaping</b>								
6110 - Landscape R&M	0.00	0.00	0.00	1,272.61	0.00	1,272.61	0.00	(1,272.61)
6515 - Building R&M	2,998.34	4,469.00	(1,470.66)	27,395.84	36,140.00	(8,744.16)	55,976.00	28,580.16
6635 - Janitorial Supplies	1,615.10	916.00	699.10	5,587.68	7,333.00	(1,745.32)	11,000.00	5,412.32
6775 - Vehicle R&M	0.00	75.00	(75.00)	0.00	600.00	(600.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	98.00	(98.00)	0.00	783.00	(783.00)	1,175.00	1,175.00
6795 - Other Supplies	29.00	0.00	29.00	29.00	0.00	29.00	0.00	(29.00)
6796 - Other R&M	39.88	0.00	39.88	39.88	0.00	39.88	0.00	(39.88)
<b>Total Maintenance &amp; Landscaping</b>	<b>4,682.32</b>	<b>5,558.00</b>	<b>(875.68)</b>	<b>34,325.01</b>	<b>44,856.00</b>	<b>(10,530.99)</b>	<b>69,051.00</b>	<b>34,725.99</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>20,191.97</b>	<b>15,750.00</b>	<b>4,441.97</b>	<b>121,236.20</b>	<b>130,353.00</b>	<b>(9,116.80)</b>	<b>197,449.00</b>	<b>76,212.80</b>
<b>Total Facilities Income / (Loss)</b>	<b>(15,772.97)</b>	<b>(11,175.00)</b>	<b>(4,597.97)</b>	<b>(80,700.09)</b>	<b>(93,758.00)</b>	<b>13,057.91</b>	<b>(142,557.00)</b>	<b>(61,856.91)</b>

# Income Statement Report

## Sudden Valley Community Association

### Maintenance

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 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)	423.88	1,538.00	(1,114.12)	2,307.00	1,883.12
<b>Total Other Income</b>	<b>0.00</b>	<b>192.00</b>	<b>(192.00)</b>	<b>423.88</b>	<b>1,538.00</b>	<b>(1,114.12)</b>	<b>2,307.00</b>	<b>1,883.12</b>
<b>Total Maintenance Income</b>	<b>0.00</b>	<b>192.00</b>	<b>(192.00)</b>	<b>423.88</b>	<b>1,538.00</b>	<b>(1,114.12)</b>	<b>2,307.00</b>	<b>1,883.12</b>
<b>Expense</b>								
<b>Administrative</b>								
5210 - Printing & Copying	0.00	12.00	(12.00)	0.00	100.00	(100.00)	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>100.00</b>	<b>(100.00)</b>	<b>150.00</b>	<b>150.00</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	101.00	0.00	101.00	1,308.75	2,028.00	(719.25)	2,225.00	916.25
<b>Total Regulatory Compliance</b>	<b>101.00</b>	<b>0.00</b>	<b>101.00</b>	<b>1,308.75</b>	<b>2,028.00</b>	<b>(719.25)</b>	<b>2,225.00</b>	<b>916.25</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	8,876.54	6,559.00	2,317.54	94,960.42	89,050.00	5,910.42	151,798.00	56,837.58
5335 - Payroll Taxes- Employer	1,145.05	979.00	166.05	11,946.08	14,321.00	(2,374.92)	24,528.00	12,581.92
5385 - Payroll Benefits - Medical	798.77	630.00	168.77	11,580.95	9,396.00	2,184.95	15,617.00	4,036.05
<b>Total Payroll &amp; Benefits</b>	<b>10,820.36</b>	<b>8,168.00</b>	<b>2,652.36</b>	<b>118,487.45</b>	<b>112,767.00</b>	<b>5,720.45</b>	<b>191,943.00</b>	<b>73,455.55</b>
<b>Utilities</b>								
6005 - Utilities- Natural Gas	0.00	14.00	(14.00)	0.00	111.00	(111.00)	166.00	166.00
6050 - Utilities- Communications Service	194.92	60.00	134.92	559.66	480.00	79.66	720.00	160.34
<b>Total Utilities</b>	<b>194.92</b>	<b>74.00</b>	<b>120.92</b>	<b>559.66</b>	<b>591.00</b>	<b>(31.34)</b>	<b>886.00</b>	<b>326.34</b>
<b>Maintenance &amp; Landscaping</b>								
6610 - Raw Materials	0.00	0.00	0.00	0.00	550.00	(550.00)	550.00	550.00
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6635 - Janitorial Supplies	0.00	0.00	0.00	125.92	0.00	125.92	0.00	(125.92)
6675 - Equipment R&M	1,076.40	250.00	826.40	8,397.36	2,000.00	6,397.36	3,000.00	(5,397.36)
6765 - Small Tools & Equipment	881.92	1,277.00	(395.08)	2,971.49	3,000.00	(28.51)	3,000.00	28.51

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

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Maintenance &amp; Landscaping</b>								
6775 - Vehicle R&M	1,502.70	584.00	918.70	9,986.22	4,667.00	5,319.22	7,000.00	(2,986.22)
6785 - Vehicle Fuel	1,314.83	1,000.00	314.83	10,650.51	5,640.00	5,010.51	8,590.00	(2,060.51)
6795 - Other Supplies	0.00	209.00	(209.00)	2,019.79	1,667.00	352.79	2,500.00	480.21
6796 - Other R&M	403.45	250.00	153.45	2,810.82	2,000.00	810.82	3,000.00	189.18
<b>Total Maintenance &amp; Landscaping</b>	<b>5,179.30</b>	<b>3,570.00</b>	<b>1,609.30</b>	<b>36,962.11</b>	<b>20,524.00</b>	<b>16,438.11</b>	<b>28,640.00</b>	<b>(8,322.11)</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	0.00	84.00	(84.00)	0.00	667.00	(667.00)	1,000.00	1,000.00
6408 - Uniform and Laundry Service	102.05	171.00	(68.95)	684.53	1,369.00	(684.47)	2,053.00	1,368.47
6440 - Safety & Security Services	0.00	116.00	(116.00)	3,714.97	933.00	2,781.97	1,400.00	(2,314.97)
6442 - Snow Removal Services	0.00	0.00	0.00	16,000.00	16,000.00	0.00	16,000.00	0.00
<b>Total Contracted &amp; Professional Services</b>	<b>102.05</b>	<b>371.00</b>	<b>(268.95)</b>	<b>20,399.50</b>	<b>18,969.00</b>	<b>1,430.50</b>	<b>20,453.00</b>	<b>53.50</b>
<b>Total Maintenance Expense</b>	<b>16,397.63</b>	<b>12,195.00</b>	<b>4,202.63</b>	<b>177,717.47</b>	<b>154,979.00</b>	<b>22,738.47</b>	<b>244,297.00</b>	<b>66,579.53</b>
<b>Total Maintenance Income / (Loss)</b>	<b>(16,397.63)</b>	<b>(12,003.00)</b>	<b>(4,394.63)</b>	<b>(177,293.59)</b>	<b>(153,441.00)</b>	<b>(23,852.59)</b>	<b>(241,990.00)</b>	<b>(64,696.41)</b>

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

August 1, 2017 to August 31, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Golf Income</b>								
4150 - Golf Course Annual Greens Fees	\$ 6,131	\$ 1,600	\$ 4,531	\$ 222,482	\$ 209,100	\$ 13,382	\$ 215,500	\$ (6,982)
4151 - BD Expense- Golf	(2,301)	-	(2,301)	(4,916)	-	(4,916)	-	4,916
4154 - Golf Course Daily Greens Fees	73,759	82,000	(8,241)	261,773	325,000	(63,227)	401,800	140,027
4170 - Driving Range Fees	3,123	3,900	(777)	13,528	19,700	(6,172)	23,000	9,472
4174 - Golf Cart Rental	23,524	23,000	524	88,188	93,300	(5,112)	113,000	24,812
4176 - Golf Club Storage	10	100	(90)	1,140	1,520	(380)	1,520	380
4178 - Trail Fees	453	100	353	12,444	13,250	(807)	13,250	807
<b>Total Golf Income</b>	<b>104,699</b>	<b>110,700</b>	<b>(6,001)</b>	<b>594,637</b>	<b>661,870</b>	<b>(67,233)</b>	<b>768,070</b>	<b>173,432</b>
<b>Expense</b>								
<b>Administrative</b>								
5107 - Advertising Costs	1,002	500	502	5,008	6,300	(1,292)	7,000	1,992
5015 - Bank Charges & Fees	2,438	1,800	638	9,064	8,820	244	12,845	3,781
5120 - Cash Over/Short	1	-	1	44	-	44	-	(44)
5045 - Dues & Subscriptions	1,378	760	618	16,991	15,305	1,686	17,270	279
5000 - General Administrative	-	400	(400)	85	1,200	(1,115)	1,600	1,515
5090 - Office Supplies	172	25	147	904	200	704	300	(604)
5205 - Events Charges	-	-	-	100	-	100	-	(100)
5210 - Printing & Copying	141	-	141	700	2,980	(2,280)	2,980	2,280
5227 - Training & Conferences	-	100	(100)	2,312	2,700	(388)	3,600	1,288
<b>Total Administrative</b>	<b>5,133</b>	<b>3,585</b>	<b>1,548</b>	<b>35,207</b>	<b>37,505</b>	<b>(2,298)</b>	<b>45,595</b>	<b>10,387</b>
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	-	700	(700)	1,300	1,300
6300 - Permits & Licenses	-	-	-	399	600	(201)	800	401
9005 - State B&O Tax	504	512	(8)	2,824	3,154	(330)	3,624	800
<b>Total Regulatory Compliance</b>	<b>504</b>	<b>512</b>	<b>(8)</b>	<b>3,223</b>	<b>4,454</b>	<b>(1,231)</b>	<b>5,724</b>	<b>2,501</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	88	75	13	405	510	(105)	765	360
5115 - Web Site Maintenance	-	-	-	600	-	600	-	(600)
<b>CC&amp;Rs/ Mandates Total</b>	<b>88</b>	<b>75</b>	<b>13</b>	<b>1,005</b>	<b>510</b>	<b>495</b>	<b>765</b>	<b>(240)</b>
<b>Payroll &amp; Benefits</b>								
5385 - Payroll Benefits - Medical	3,274	3,390	(116)	26,555	27,120	(565)	40,680	14,125
5335 - Payroll Taxes- Employer	5,049	6,418	(1,369)	31,475	43,335	(11,860)	62,294	30,819
5300 - Salaries	45,736	44,863	873	288,901	307,361	(18,460)	443,572	154,671
<b>Total Payroll &amp; Benefits</b>	<b>54,058</b>	<b>54,671</b>	<b>(613)</b>	<b>346,931</b>	<b>377,816</b>	<b>(30,885)</b>	<b>546,546</b>	<b>199,615</b>
<b>Insurance</b>								

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

August 1, 2017 to August 31, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
5400 - Insurance Premiums	333	333	(0)	2,663	2,663	(0)	3,995	1,332
<b>Total Insurance</b>	<b>333</b>	<b>333</b>	<b>(0)</b>	<b>2,663</b>	<b>2,663</b>	<b>(0)</b>	<b>3,995</b>	<b>1,332</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	538	252	286	4,439	2,008	2,431	3,011	(1,428)
6033 - Utilities- Electricity	2,690	2,290	400	14,872	14,642	230	19,686	4,814
6005 - Utilities- Natural Gas	190	162	28	2,139	2,558	(419)	3,577	1,438
6023 - Utilities- Water & Sewer	1,953	1,014	939	6,968	8,116	(1,148)	12,174	5,206
6035 - Utilities- Trash & Recycling Service	226	-	226	1,712	-	1,712	-	(1,712)
<b>Total Utilities</b>	<b>5,596</b>	<b>3,718</b>	<b>1,878</b>	<b>30,131</b>	<b>27,324</b>	<b>2,807</b>	<b>38,448</b>	<b>8,318</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M	-	-	-	213	-	213	-	(213)
6675 - Equipment R&M	1,747	2,930	(1,183)	28,386	24,859	3,527	38,000	9,614
6635 - Janitorial Supplies	-	20	(20)	7	160	(153)	240	233
6110 - Landscape R&M	1,453	2,852	(1,399)	40,088	19,734	20,354	30,000	(10,088)
6796 - Other R&M	362	200	162	1,457	1,500	(43)	2,200	743
6795 - Other Supplies	365	1,500	(1,135)	11,405	14,000	(2,595)	17,800	6,395
6610 - Raw Materials	3,342	2,000	1,342	17,942	14,100	3,842	20,800	2,858
6621 - Raw Materials: Sand & Gravel	2,444	4,517	(2,073)	11,517	21,031	(9,514)	32,300	20,783
6765 - Small Tools & Equipment	182	100	82	2,088	2,350	(262)	2,750	662
6785 - Vehicle Fuel	2,722	2,736	(14)	12,413	16,112	(3,699)	20,000	7,587
6775 - Vehicle R&M	-	200	(200)	561	800	(239)	1,000	439
<b>Total Maintenance &amp; Landscaping</b>	<b>12,616</b>	<b>17,055</b>	<b>(4,439)</b>	<b>126,076</b>	<b>114,646</b>	<b>11,430</b>	<b>165,090</b>	<b>39,013</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	-	450	(450)	2,633	4,350	(1,717)	4,900	2,267
6440 - Safety & Security Services	-	-	-	1,036	400	636	600	(436)
6408 - Uniform and Laundry Service	298	315	(17)	4,222	2,950	1,272	4,100	(122)
7095 - Other Professional Services	-	-	-	-	1,200	(1,200)	1,200	1,200
<b>Total Contracted &amp; Professional Services</b>	<b>298</b>	<b>765</b>	<b>(467)</b>	<b>7,891</b>	<b>8,900</b>	<b>(1,009)</b>	<b>10,800</b>	<b>2,909</b>
<b>Total Golf Expense</b>	<b>78,626</b>	<b>80,714</b>	<b>(2,088)</b>	<b>553,127</b>	<b>573,818</b>	<b>(20,691)</b>	<b>816,963</b>	<b>263,835</b>
<b>Total Golf Income / (Loss)</b>	<b>\$ 26,073</b>	<b>\$ 29,986</b>	<b>\$ (3,913)</b>	<b>\$ 41,510</b>	<b>\$ 88,052</b>	<b>\$ (46,542)</b>	<b>\$ (48,893)</b>	<b>\$ (90,403)</b>

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

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Marina Income</b>								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	13,115.00	4,386.00	8,729.00	4,386.00	(8,729.00)
4420 - Marina Dry Slip Income	1,680.00	0.00	1,680.00	40,035.00	44,860.00	(4,825.00)	44,860.00	4,825.00
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	63,385.00	66,060.00	(2,675.00)	66,060.00	2,675.00
4426 - BD Expense- Marina	226.25	160.00	66.25	(1,795.00)	1,281.00	(3,076.00)	1,921.00	3,716.00
<b>Total Marina Income</b>	<b>1,906.25</b>	<b>160.00</b>	<b>1,746.25</b>	<b>114,740.00</b>	<b>116,587.00</b>	<b>(1,847.00)</b>	<b>117,227.00</b>	<b>2,487.00</b>
<b>Rental Income - Other</b>								
4400 - Facility Rentals	100.00	0.00	100.00	800.00	1,550.00	(750.00)	1,550.00	750.00
4411 - Picnic Shelter Rentals	245.00	298.00	(53.00)	1,410.00	1,046.00	364.00	1,195.00	(215.00)
<b>Total Rental Income - Other</b>	<b>345.00</b>	<b>298.00</b>	<b>47.00</b>	<b>2,210.00</b>	<b>2,596.00</b>	<b>(386.00)</b>	<b>2,745.00</b>	<b>535.00</b>
<b>Other Income</b>								
4220 - Gate & Access Fees	220.00	0.00	220.00	2,516.00	1,917.00	599.00	1,917.00	(599.00)
<b>Total Other Income</b>	<b>220.00</b>	<b>0.00</b>	<b>220.00</b>	<b>2,516.00</b>	<b>1,917.00</b>	<b>599.00</b>	<b>1,917.00</b>	<b>(599.00)</b>
<b>Total Marina/Parks/Beaches Income</b>	<b>2,471.25</b>	<b>458.00</b>	<b>2,013.25</b>	<b>119,466.00</b>	<b>121,100.00</b>	<b>(1,634.00)</b>	<b>121,889.00</b>	<b>2,423.00</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)	1,202.49	1,200.00	2.49	1,800.00	597.51
9005 - State B&O Tax	32.89	151.00	(118.11)	1,842.98	1,213.00	629.98	1,820.00	(22.98)
<b>Total Regulatory Compliance</b>	<b>170.79</b>	<b>301.00</b>	<b>(130.21)</b>	<b>3,045.47</b>	<b>2,413.00</b>	<b>632.47</b>	<b>3,620.00</b>	<b>574.53</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	1,608.35	4,320.00	(2,711.65)	13,403.82	21,060.00	(7,656.18)	26,460.00	13,056.18
5335 - Payroll Taxes- Employer	196.87	785.00	(588.13)	1,894.14	3,828.00	(1,933.86)	4,809.00	2,914.86

# Income Statement Report

## Sudden Valley Community Association

### Marina/Parks/Beaches

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Payroll &amp; Benefits</b>								
5385 - Payroll Benefits - Medical	0.00	0.00	0.00	(181.20)	0.00	(181.20)	0.00	181.20
<b>Total Payroll &amp; Benefits</b>	<b>1,805.22</b>	<b>5,105.00</b>	<b>(3,299.78)</b>	<b>15,116.76</b>	<b>24,888.00</b>	<b>(9,771.24)</b>	<b>31,269.00</b>	<b>16,152.24</b>
<b>Utilities</b>								
6023 - Utilities- Water & Sewer	261.38	174.00	87.38	914.41	1,387.00	(472.59)	2,080.00	1,165.59
6033 - Utilities- Electricity	57.10	84.00	(26.90)	1,274.22	676.00	598.22	1,014.00	(260.22)
6050 - Utilities- Communications Service	154.46	144.00	10.46	1,233.17	1,149.00	84.17	1,723.00	489.83
<b>Total Utilities</b>	<b>472.94</b>	<b>402.00</b>	<b>70.94</b>	<b>3,421.80</b>	<b>3,212.00</b>	<b>209.80</b>	<b>4,817.00</b>	<b>1,395.20</b>
<b>Maintenance &amp; Landscaping</b>								
6110 - Landscape R&M	7,712.81	3,395.00	4,317.81	15,191.84	15,379.00	(187.16)	18,774.00	3,582.16
6515 - Building R&M	24.42	0.00	24.42	1,601.91	0.00	1,601.91	0.00	(1,601.91)
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	1,478.22	0.00	1,478.22	0.00	(1,478.22)
6775 - Vehicle R&M	0.00	0.00	0.00	288.23	0.00	288.23	0.00	(288.23)
6785 - Vehicle Fuel	434.33	416.66	17.67	2,444.56	2,083.30	361.26	2,500.00	55.44
6795 - Other Supplies	0.00	0.00	0.00	461.67	0.00	461.67	0.00	(461.67)
6796 - Other R&M	0.00	41.00	(41.00)	2,278.47	333.00	1,945.47	500.00	(1,778.47)
<b>Total Maintenance &amp; Landscaping</b>	<b>8,171.56</b>	<b>3,852.66</b>	<b>4,318.90</b>	<b>24,065.44</b>	<b>17,795.30</b>	<b>6,270.14</b>	<b>21,774.00</b>	<b>(2,291.44)</b>
<b>Contracted &amp; Professional Services</b>								
6408 - Uniform and Laundry Service	0.00	0.00	0.00	24.38	0.00	24.38	0.00	(24.38)
6440 - Safety & Security Services	0.00	0.00	0.00	429.80	0.00	429.80	0.00	(429.80)
<b>Total Contracted &amp; Professional Services</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>454.18</b>	<b>0.00</b>	<b>454.18</b>	<b>0.00</b>	<b>(454.18)</b>
<b>Total Marina/Parks/Beaches Expense</b>	<b>10,620.51</b>	<b>9,660.66</b>	<b>959.85</b>	<b>46,195.31</b>	<b>48,308.30</b>	<b>(2,112.99)</b>	<b>61,480.00</b>	<b>15,284.69</b>
<b>Total Marina/Parks/Beaches Income / (Loss)</b>	<b>(8,149.26)</b>	<b>(9,202.66)</b>	<b>1,053.40</b>	<b>73,270.69</b>	<b>72,791.70</b>	<b>478.99</b>	<b>60,409.00</b>	<b>(12,861.69)</b>

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

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other Income</b>								
4250 - Adult Center Pool Fees	170.00	500.00	(330.00)	3,255.00	4,000.00	(745.00)	6,000.00	2,745.00
<b>Total Other Income</b>	<b>170.00</b>	<b>500.00</b>	<b>(330.00)</b>	<b>3,255.00</b>	<b>4,000.00</b>	<b>(745.00)</b>	<b>6,000.00</b>	<b>2,745.00</b>
<b>Total Pool/Health Club Income</b>	<b>170.00</b>	<b>500.00</b>	<b>(330.00)</b>	<b>3,255.00</b>	<b>4,000.00</b>	<b>(745.00)</b>	<b>6,000.00</b>	<b>2,745.00</b>
<b>Expense</b>								
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	40.00	(40.00)	0.00	321.00	(321.00)	482.00	482.00
9005 - State B&O Tax	2.61	0.00	2.61	50.30	0.00	50.30	0.00	(50.30)
<b>Total Regulatory Compliance</b>	<b>2.61</b>	<b>40.00</b>	<b>(37.39)</b>	<b>50.30</b>	<b>321.00</b>	<b>(270.70)</b>	<b>482.00</b>	<b>431.70</b>
<b>Utilities</b>								
6000 - Utilities	(482.77)	0.00	(482.77)	980.01	0.00	980.01	0.00	(980.01)
6005 - Utilities- Natural Gas	0.00	39.00	(39.00)	0.00	311.00	(311.00)	467.00	467.00
6023 - Utilities- Water & Sewer	0.00	107.00	(107.00)	0.00	861.00	(861.00)	1,292.00	1,292.00
<b>Total Utilities</b>	<b>(482.77)</b>	<b>146.00</b>	<b>(628.77)</b>	<b>980.01</b>	<b>1,172.00</b>	<b>(191.99)</b>	<b>1,759.00</b>	<b>778.99</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M	0.00	146.00	(146.00)	78.39	1,167.00	(1,088.61)	1,750.00	1,671.61
6675 - Equipment R&M	0.00	146.00	(146.00)	0.00	1,167.00	(1,167.00)	1,750.00	1,750.00
<b>Total Maintenance &amp; Landscaping</b>	<b>0.00</b>	<b>292.00</b>	<b>(292.00)</b>	<b>78.39</b>	<b>2,334.00</b>	<b>(2,255.61)</b>	<b>3,500.00</b>	<b>3,421.61</b>
<b>Contracted &amp; Professional Services</b>								
6438 - Pool Management	6,878.06	1,323.00	5,555.06	18,644.42	6,613.00	12,031.42	7,934.00	(10,710.42)
<b>Total Contracted &amp; Professional Services</b>	<b>6,878.06</b>	<b>1,323.00</b>	<b>5,555.06</b>	<b>18,644.42</b>	<b>6,613.00</b>	<b>12,031.42</b>	<b>7,934.00</b>	<b>(10,710.42)</b>
<b>Total Pool/Health Club Expense</b>	<b>6,397.90</b>	<b>1,801.00</b>	<b>4,596.90</b>	<b>19,753.12</b>	<b>10,440.00</b>	<b>9,313.12</b>	<b>13,675.00</b>	<b>(6,078.12)</b>
<b>Total Pool/Health Club Income / (Loss)</b>	<b>(6,227.90)</b>	<b>(1,301.00)</b>	<b>(4,926.90)</b>	<b>(16,498.12)</b>	<b>(6,440.00)</b>	<b>(10,058.12)</b>	<b>(7,675.00)</b>	<b>8,823.12</b>

# Income Statement Report

## Sudden Valley Community Association

### UDR Activity

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 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	(2,503.84)	0.00	(2,503.84)	(158,852.36)	0.00	(158,852.36)	0.00	158,852.36
4001 - BD Expense- 2016 Ops & 2015	2,635.54	0.00	2,635.54	70,269.03	0.00	70,269.03	0.00	(70,269.03)
4002 - Member Assessments 2016	0.00	0.00	0.00	(7,996.56)	0.00	(7,996.56)	0.00	7,996.56
4081 - BD Expense- Ops 2014 & Prior	6,060.74	0.00	6,060.74	190,113.15	0.00	190,113.15	0.00	(190,113.15)
<b>Total Dues and Assessments Income- UDR</b>	<b>6,192.44</b>	<b>0.00</b>	<b>6,192.44</b>	<b>93,533.26</b>	<b>0.00</b>	<b>93,533.26</b>	<b>0.00</b>	<b>(93,533.26)</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	4,155.91	0.00	4,155.91	(19,607.88)	0.00	(19,607.88)	0.00	19,607.88
4711 - BD Expense- Late Fee & Int	575.64	0.00	575.64	61,642.85	0.00	61,642.85	0.00	(61,642.85)
4715 - Lien Fees	0.00	0.00	0.00	(1,054.00)	0.00	(1,054.00)	0.00	1,054.00
4720 - Legal Fees/ Reimbursements	265.00	0.00	265.00	1,616.12	0.00	1,616.12	0.00	(1,616.12)
4721 - BD Expense- Legal	(149.22)	0.00	(149.22)	10,153.23	0.00	10,153.23	0.00	(10,153.23)
<b>Total Collections Income</b>	<b>4,847.33</b>	<b>0.00</b>	<b>4,847.33</b>	<b>52,750.32</b>	<b>0.00</b>	<b>52,750.32</b>	<b>0.00</b>	<b>(52,750.32)</b>
<b>Investment Income</b>								
4910 - Interest Earned - Reserve Accounts	0.31	0.00	0.31	47.87	0.00	47.87	0.00	(47.87)
<b>Total Investment Income</b>	<b>0.31</b>	<b>0.00</b>	<b>0.31</b>	<b>47.87</b>	<b>0.00</b>	<b>47.87</b>	<b>0.00</b>	<b>(47.87)</b>
<b>Total UDR Activity Income</b>	<b>11,040.08</b>	<b>0.00</b>	<b>11,040.08</b>	<b>146,331.45</b>	<b>0.00</b>	<b>146,331.45</b>	<b>0.00</b>	<b>(146,331.45)</b>
<b>Expense</b>								
<b>Regulatory Compliance</b>								
9005 - State B&O Tax	63.73	0.00	63.73	(234.13)	0.00	(234.13)	0.00	234.13
<b>Total Regulatory Compliance</b>	<b>63.73</b>	<b>0.00</b>	<b>63.73</b>	<b>(234.13)</b>	<b>0.00</b>	<b>(234.13)</b>	<b>0.00</b>	<b>234.13</b>
<b>CC&amp;Rs/ Mandates</b>								
5007 - Special General Meeting	140.00	0.00	140.00	12,092.85	0.00	12,092.85	0.00	(12,092.85)
5025 - Collection Charges	231.65	0.00	231.65	2,189.76	0.00	2,189.76	0.00	(2,189.76)
5040 - Transfer Fees	0.00	0.00	0.00	484.00	0.00	484.00	0.00	(484.00)

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

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>CC&amp;Rs/ Mandates</b>								
5065 - Lien Charges	666.00	0.00	666.00	6,957.00	0.00	6,957.00	0.00	(6,957.00)
<b>Total CC&amp;Rs/ Mandates</b>	<b>1,037.65</b>	<b>0.00</b>	<b>1,037.65</b>	<b>21,723.61</b>	<b>0.00</b>	<b>21,723.61</b>	<b>0.00</b>	<b>(21,723.61)</b>
<b>Contracted &amp; Professional Services</b>								
7020 - Legal Services	375.00	0.00	375.00	3,958.99	0.00	3,958.99	0.00	(3,958.99)
7095 - Other Professional Services	1,567.28	0.00	1,567.28	9,947.41	0.00	9,947.41	0.00	(9,947.41)
<b>Total Contracted &amp; Professional Services</b>	<b>1,942.28</b>	<b>0.00</b>	<b>1,942.28</b>	<b>13,906.40</b>	<b>0.00</b>	<b>13,906.40</b>	<b>0.00</b>	<b>(13,906.40)</b>
<b>Reserve Expenses/Transfers</b>								
9837 - Snow Supplies UDR	0.00	0.00	0.00	36,917.01	0.00	36,917.01	0.00	(36,917.01)
9853 - Barn 7 Legal - UDR	0.00	0.00	0.00	2,274.00	0.00	2,274.00	0.00	(2,274.00)
9890 - UDR Legal Expenses	29.00	0.00	29.00	350.00	0.00	350.00	0.00	(350.00)
9902 - UDR - Area Z Mitigation	8,000.10	0.00	8,000.10	17,333.28	0.00	17,333.28	0.00	(17,333.28)
<b>Total Reserve Expenses/Transfers</b>	<b>8,029.10</b>	<b>0.00</b>	<b>8,029.10</b>	<b>56,874.29</b>	<b>0.00</b>	<b>56,874.29</b>	<b>0.00</b>	<b>(56,874.29)</b>
<b>Total UDR Activity Expense</b>	<b>11,072.76</b>	<b>0.00</b>	<b>11,072.76</b>	<b>92,270.17</b>	<b>0.00</b>	<b>92,270.17</b>	<b>0.00</b>	<b>(92,270.17)</b>
<b>Total UDR Activity Income / (Loss)</b>	<b>(32.68)</b>	<b>0.00</b>	<b>(32.68)</b>	<b>54,061.28</b>	<b>0.00</b>	<b>54,061.28</b>	<b>0.00</b>	<b>(54,061.28)</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	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	60	175	235	410	2,227	2,637	23	73	9	19	0	6	29	57	9	43	470	2,402	2,872	70	198	268	540	2,600	3,140	758	15	23	796	697	8	1,501	4,641	
Jul	66	186	252	402	2,218	2,620	30	75	10	27	3	2	33	58	2	34	468	2,404	2,872	78	196	274	546	2,600	3,146	753	14	23	790	697	8	1,495	4,641	
Aug	77	222	299	406	2,172	2,578	16	99	4	21	1	4	40	53	2	29	483	2,394	2,877	63	206	269	546	2,600	3,146	763	15	12	790	697	8	1,495	4,641	
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