

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

	<u>Unaudited</u>	<u>Audited</u>	<u>Inc / (Dec)</u>
	<u>Oct 31, 2017</u>	<u>Dec 31, 2016</u>	<u>Inc / (Dec)</u>
Operations			
Current Assets			
Operating Cash	\$ 306,091	\$ 154,892	\$ 151,199
Building Completion Deposit Fund	135,000	105,000	30,000
Member Receivables	-	-	-
Other Receivables	2,259	11,090	(8,831)
Prepaid Expenses	73,257	56,866	16,391
Inventory	4,032	3,906	126
Total Current Assets	520,639	331,754	188,885
Current Liabilities			
Accounts Payable	(48,603)	(94,013)	45,410
Prepaid Assessments	(159,998)	(126,392)	(33,606)
Building Completion Deposits	(135,000)	(105,000)	(30,000)
Other Refundable Deposits	(4,913)	(6,213)	1,300
Prepaid Golf Memberships	(7,628)	(28,452)	20,824
Total Current Liabilities	(356,142)	(360,070)	3,928
Net Operating Assets	\$ 164,497	\$ (28,316)	\$ 192,813
Capital Reserve Funds			
CRRRF Reserve Fund	1,204,999	1,137,789	67,210
Roads Reserve Fund	1,159,737	1,490,511	(330,774)
Density Reduction Fund	152,883	122,955	29,928
Mailbox Fund	5,116	4,854	262
Capital Reserve Holding Fund	56,173	70,522	(14,349)
Mitigation Assignment of Savings	36,056	38,079	(2,023)
Total Capital Reserve Funds	2,614,964	2,864,710	(249,746)
Operating Reserve Funds			
Emergency Operating Cash	351,551	351,258	293
Undesignated Reserves	146,107	164,686	(18,579)
Total Operating Reserves	497,658	515,944	(18,286)
Capital Assets			
Fixed Assets	9,650,031	8,705,396	944,635
Lots Held for Sale	241,018	241,018	-
Total Capital Assets	9,891,049	8,946,414	944,635
Long Term Liabilities			
Capital Lease	(43,993)	(68,538)	24,545
Total Long Term Liabilities	(43,993)	(68,538)	24,545
NET ASSETS	\$ 13,124,175	\$ 12,230,214	\$ 893,961
Member Equity			
Member Equity			
Current Year Net Income: Operations	\$246,413	\$66,160	\$180,253
Current Year Net Income: Capital	648,548	608,321	40,227
Retained Earnings	4,387,494	4,321,334	66,160
Capital	7,841,720	7,233,399	608,321
TOTAL MEMBER EQUITY	\$ 13,124,175	\$ 12,229,214	\$ 894,961

* 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 October 31, 2017, and December 31, 2016, the balance of receivables written off under this policy were respectively, \$701,370 and \$1,037,729.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - October 2017			Year to Date - 10 Months Ending 10/31/2017			
	Operations Better / (Worse)		Reserves	Operations Better / (Worse)		Coll %	Reserves
	Operations	Spending Plan		Operations	Spending Plan		
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	\$ 144,838		\$ 88,878	\$ 1,453,136			\$ 923,725
Bad Debt Reserve	1,303		1,349	(45,621)			(20,375)
Net Current Year Assessment Income	<u>\$ 146,141</u>	<u>\$ 15,303</u>	<u>\$ 90,227</u>	<u>\$ 1,407,515</u>	<u>\$ 99,107</u>	96.9%	<u>\$ 903,350</u>
Bad Debt Recoveries - Prior Years*			4,903				161,089
Golf Income	32,502	13,402	-	705,215	(46,655)		-
Marina Income	625	465	-	116,835	(72)		-
Legal & Collections Income	-	-	5,723	-	-		260,235
Other Income	11,904	7,043	15,359	142,414	56,896		228,328
Rental Income - Other	3,584	467	-	36,277	2,362		-
Rental Income- Area Z	2,873	1,416	-	17,215	2,642		-
Investment Income	16	(44)	356	146	(454)		3,660
Total Revenue	<u>\$ 197,645</u>	<u>\$ 38,052</u>	<u>\$ 116,568</u>	<u>\$ 2,425,617</u>	<u>\$ 113,826</u>		<u>\$ 1,556,662</u>
EXPENSES							
Salaries & Benefits	\$ 100,742	\$ 13,593	\$ -	\$ 1,113,416	\$ 76,219		\$ -
Contracted & Professional Services	15,707	2,460	24,413	184,954	(22,107)		131,257
CC&Rs/ Mandates	21,795	(296)	814	226,966	1,282		44,420
Maintenance & Landscaping	24,514	2,204	-	269,214	(641)		-
Utilities	15,660	(6,571)	-	111,798	(12,052)		-
Administrative	6,378	2,077	-	91,076	3,811		-
Regulatory Compliance	23,201	(2,285)	454	96,602	(11,450)		11,051
Insurance Premiums	8,547	(74)	-	85,504	(770)		-
Other Expenses	-	250	-	(326)	2,825		-
Capital Lease Interest Expense	-	-	182	-	-		2,255
Depreciation Expense	-	-	71,225	-	-		719,131
Total Expenses	<u>\$ 216,544</u>	<u>\$ 11,358</u>	<u>\$ 97,088</u>	<u>\$ 2,179,204</u>	<u>\$ 37,117</u>		<u>\$ 908,114</u>
Net Income (Loss)	<u>\$ (18,899)</u>	<u>\$ 49,410</u>	<u>\$ 19,480</u>	<u>\$ 246,413</u>	<u>\$ 150,943</u>		<u>\$ 648,548</u>
Net UDR Activity for Operations							
Snow Response, SGM, and Accounting Assistant	1,441	(1,441)	(1,441)	61,638	(61,638)		(61,638)
Net Income (Loss) with UDR	<u>\$ (20,340)</u>	<u>\$ 47,969</u>	<u>\$ 20,921</u>	<u>\$ 184,775</u>	<u>\$ 89,305</u>		<u>\$ 710,186</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
10 Months Actual, 2 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	392,759	566,147	160,571	10	260	-	149,032		1,268,779
Storm Water Mitigation Plan Income		3,750							3,750
Investment Income	1,215	1,721	80	83	2	293	160	45	3,599
Sale of Assets	1,200			64,820					66,020
Legal Settlement Income	224,548						-		224,548
Interfund Transfer	175,000	2,068	(175,000)					(2,068)	
2017 Expenditures	(727,512)	(904,460)	-	(34,985)			(167,771)		(1,834,728)
Net Available Cash at 10/31/2017	1,204,999	1,159,737	56,173	152,883	5,116	351,551	146,107	36,056	3,112,622
2 Month Outlook									
Outlook - 2017 Dues (93% collections)	64,172	101,142							165,314
Outlook - Prior Year Collections	111	108		3	65		9,713		10,000
Outlook - Other Cash									-
Anticipated Loan Funding	1,125,000								
Obligated Expenses	(1,784,056)	(349,010)					(101,037)	(36,056)	(2,270,159)
Net Usable Cash Balance 12/31/2017	610,226	911,977	56,173	152,886	5,181	351,551	54,783	-	1,017,777
Board Recommended Carryover Balance*	(600,000)	(500,000)							(1,100,000)
Net Usable Cash 12/31/2017, After Recommendation	10,226	411,977	56,173	152,886	5,181	351,551	54,783	-	1,042,777
Net Current Year Cash Increase (Decrease)	(527,563)	(578,534)	(14,349)	29,931	327	293	(109,903)	(38,079)	(2,362,877)

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

Sudden Valley Community Association
Operations - By Department
October 1, 2017 to October 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	\$ 3,665	\$ 3,665	\$ 6,512	\$ 1,981	\$ 27,279	\$ 1,922	\$ (30,126)	\$ 7,568
Accounting	3,056	1,345	17,671	(1,046)	1,783	3,024	(16,398)	3,323
Administration	612	479	22,334	813	4,524	1,697	(26,246)	2,989
Common Costs	4,588	2,203	-	-	33,865	(612)	(29,277)	1,591
Facilities	6,357	1,783	3,756	608	13,001	220	(10,400)	2,611
Maintenance	-	(193)	12,277	8,576	8,450	(6,001)	(20,727)	2,382
Subtotal	<u>18,278</u>	<u>9,282</u>	<u>62,550</u>	<u>10,932</u>	<u>88,902</u>	<u>250</u>	<u>(133,174)</u>	<u>20,464</u>
Golf	32,502	13,402	37,079	2,498	21,727	1,465	(26,304)	17,365
Marina	725	565	1,113	163	2,810	(2,065)	(3,198)	(1,337)
Pools	-	(500)	-	-	2,362	(1,885)	(2,362)	(2,385)
Subtotal	<u>51,505</u>	<u>22,749</u>	<u>100,742</u>	<u>13,593</u>	<u>115,801</u>	<u>(2,235)</u>	<u>(165,038)</u>	<u>34,107</u>
Ops Dues Earned	144,838						144,838	
Curr Yr Bad Debts Activity	1,304						1,304	
Net Ops Dues	<u>146,142</u>	<u>15,303</u>					<u>146,142</u>	<u>15,303</u>
Net Operations	<u>\$ 197,647</u>	<u>\$ 38,052</u>	<u>\$ 100,742</u>	<u>\$ 13,593</u>	<u>\$ 115,801</u>	<u>\$ (2,235)</u>	<u>\$ (18,896)</u>	<u>\$ 49,410</u>

* Excludes Depreciation

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

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

Whole \$

YEAR TO DATE

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & 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	\$ 62,720	\$ 27,720	\$ 83,394	\$ 5,523	\$ 241,692	\$ (7,348)	\$ (262,366)	\$ 25,895
Accounting	36,503	19,406	164,746	9,184	52,722	(4,323)	(180,965)	24,267
Administration	7,085	5,752	232,776	9,852	89,235	(8,126)	(314,926)	7,478
Common Costs	30,049	6,199	-	-	202,847	9,675	(172,798)	15,874
Facilities	51,022	5,279	39,157	6,591	106,931	10,935	(95,066)	22,805
Maintenance	424	(1,499)	143,579	(2,075)	72,744	(25,239)	(215,899)	(28,813)
Subtotal	<u>187,803</u>	<u>62,857</u>	<u>663,652</u>	<u>29,075</u>	<u>766,171</u>	<u>(24,426)</u>	<u>(1,242,020)</u>	<u>67,506</u>
Golf	705,215	(46,655)	431,646	33,993	241,933	1,568	31,636	(11,094)
Marina	121,821	252	18,118	13,151	36,877	(8,155)	66,826	5,248
Pools	3,265	(1,735)	-	-	20,807	(8,089)	(17,542)	(9,824)
Subtotal	<u>1,018,104</u>	<u>14,719</u>	<u>1,113,416</u>	<u>76,219</u>	<u>1,065,788</u>	<u>(39,102)</u>	<u>(1,161,100)</u>	<u>51,836</u>
Ops Dues Earned	1,453,136						1,453,136	
Curr Yr Bad Debts Activity	(45,621)						(45,621)	
Net Ops Dues	<u>1,407,515</u>	<u>99,107</u>					<u>1,407,515</u>	<u>99,107</u>
Net Operations	<u>\$ 2,425,619</u>	<u>\$ 113,826</u>	<u>\$ 1,113,416</u>	<u>\$ 76,219</u>	<u>\$ 1,065,788</u>	<u>\$ (39,102)</u>	<u>\$ 246,415</u>	<u>\$ 150,943</u>
Net UDR Activity for Operations Snow Response, SGM, and Accounting Assistant	-	-	-	-	61,638	(61,638)	(61,638)	(61,638)
Net Operations with UDR	<u>\$ 2,425,619</u>	<u>\$ 113,826</u>	<u>\$ 1,113,416</u>	<u>\$ 76,219</u>	<u>1,127,426</u>	<u>\$ (100,740)</u>	<u>\$ 184,777</u>	<u>\$ 89,305</u>

* Excludes Depreciation

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

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

UNAUDITED

	<u>2017 October</u> <u>Actuals</u>	<u>2017 MTD</u> <u>B / (W) Spending</u> <u>Plan</u>	<u>2017 YTD</u> <u>(10 Months)</u> <u>Actuals</u>	<u>2017 YTD</u> <u>B / (W) Spending</u> <u>Plan</u>
REVENUE				
Dues and Assessment Income- Ops	\$ 146,143	\$ 15,303	\$ 1,407,516	\$ 99,107
Golf Income	32,502	13,402	705,215	(46,655)
Marina Income	625	465	116,835	(72)
Rental Income - Area Z	2,873	1,416	17,215	2,642
Rental Income - Other	3,584	467	36,277	2,362
Other AR Income	7,627	3,592	67,715	27,369
Other Income	4,277	3,451	74,700	29,527
Investment Income	16	(44)	146	(454)
Total Revenue	\$ 197,647	\$ 38,052	\$ 2,425,619	\$ 113,826
EXPENSES				
Salaries & Benefits				
ACC / Security	\$ 6,512	\$ 1,981	\$ 83,394	\$ 5,523
Accounting	17,671	(1,046)	164,746	9,184
Administration	22,334	813	232,776	9,852
Facilities	3,756	608	39,157	6,591
Maintenance	12,277	8,576	143,579	(2,075)
Golf	37,079	2,498	431,646	33,993
Marina	1,113	163	18,118	13,151
Total Salaries & Benefits	\$ 100,742	\$ 13,593	\$ 1,113,416	\$ 76,219
Other Expenses				
Administrative				
General Administrative	\$ 78	\$ 322	\$ 1,568	\$ 32
Bank Charges & Fees	1,893	51	16,374	1,188
Dues & Subscriptions	1,053	322	19,266	(1,318)
Office Supplies	702	615	13,442	(275)
GM Discretionary Funds	-	333	2,505	828
Advertising Costs	187	13	6,365	5,835
Cash Over/Short	-	-	(201)	201
Currency Gain/Loss	9	(9)	243	(243)
Events Charges	-	583	2,001	3,832
Printing & Copying	1,472	(335)	11,904	1,369
Training & Conferences	178	530	9,855	(4,472)
Payroll Service Fees	648	(190)	7,526	(2,938)
Cashiering Clearing Account	158	(158)	228	(228)
Total Administrative	\$ 6,378	\$ 2,077	\$ 91,076	\$ 3,811
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	\$ 7,173	\$ (4,874)	\$ 26,210	\$ (10,008)
Permits & Licenses	64	338	2,748	979
Audit & Tax Services	-	2,237	26,650	(4,283)
Regulatory Compliance	211	407	2,212	4,293
Federal Income Tax	-	-	-	-
State B&O Tax	514	(154)	7,077	(726)
Property/Real Estate Tax	15,239	(239)	31,705	(1,705)
Total Regulator Compliance	\$ 23,201	\$ (2,285)	\$ 96,602	\$ (11,450)
CC&Rs/ Mandates				
Annual General Meeting	\$ 368	\$ (368)	\$ 8,186	\$ 4,214
Special General Meeting	-	-	-	-
Board Support	134	33	2,757	(1,090)
Collection Charges	-	-	-	-
Transfer Fees	-	33	500	(167)

UNAUDITED

	2017 October Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (10 Months) Actuals	2017 YTD B / (W) Spending Plan
Lien Charges	-	-	-	-
Web Site Maintenance	10	88	7,330	(6,519)
Postage	225	336	5,136	499
Postage- Views	970	363	9,681	3,652
Newsletter Services	4,948	(781)	43,116	(1,449)
Professional Security Services	15,140	-	150,260	2,142
Total CC&Rs/ Mandates	\$ 21,795	\$ (296)	\$ 226,966	\$ 1,282
Insurance Premiums	\$ 8,547	\$ (74)	\$ 85,504	\$ (770)
Utilities				
Utilities	\$ 4,056	\$ (4,056)	\$ 7,096	\$ (7,096)
Utilities- Natural Gas	408	9	9,708	(1,502)
Utilities- Water & Sewer	5,189	(2,439)	24,526	2,978
Utilities- Electricity	2,564	706	38,288	(763)
Utilities- Trash & Recycling Service	1,090	(182)	8,528	550
Utilities- Communications Service	2,353	(609)	23,652	(6,219)
Total Utilities	\$ 15,660	\$ (6,571)	\$ 111,798	\$ (12,052)
Maintenance & Landscaping				
Landscape R&M	\$ (559)	\$ 3,410	\$ 57,249	\$ (13,038)
Building R&M	3,804	2,770	35,559	12,937
Raw Materials	3,261	(261)	22,733	(3,083)
Raw Materials: Sand & Gravel	4,534	(41)	16,051	17,249
Janitorial Supplies	106	831	6,674	2,693
Equipment R&M	3,635	(311)	45,417	(11,216)
Small Tools & Equipment	1,477	(1,377)	9,267	(3,717)
Vehicle R&M	2,704	(1,864)	16,364	(7,244)
Vehicle Fuel	3,310	(1,197)	35,757	(1,010)
Other Supplies	664	747	15,715	3,566
Other R&M	1,578	(503)	8,428	2,222
Total Maintenance & Landscaping	\$ 24,514	\$ 2,204	\$ 269,214	\$ (641)
Contracted & Professional Services				
Equipment Lease & Rental	\$ 1,138	\$ (279)	\$ 6,642	\$ 3,655
IT Support and Services	3,005	(570)	37,185	(8,452)
Uniform and Laundry Service	455	11	5,926	(655)
Pool Management	717	(717)	17,975	(10,041)
Safety & Security Services	1,146	(1,029)	22,221	(11,394)
Snow Removal Services (<i>see UDR Activity</i>)	-	-	16,000	-
Storm Response Tree Removal	-	7,832	-	18,000
ACC Consultant	1,800	492	39,925	(17,008)
Legal Services	4,307	(140)	35,613	6,054
Other Professional Services	3,140	(3,140)	3,466	(2,266)
Total Contracted & Professional Services	\$ 15,708	\$ 2,460	\$ 184,953	\$ (22,107)
Other Expenses				
Vandalism	-	250	(325)	2,825
Total Other Expenses	\$ -	\$ 250	\$ (325)	\$ 2,825
Total Other Expenses	\$ 115,803	\$ (2,235)	\$ 1,065,788	\$ (39,102)
Total Operations Expenses	\$ 216,545	\$ 11,358	\$ 2,179,204	\$ 37,117
Net Operations Income (Loss)	\$ (18,898)	\$ 49,410	\$ 246,415	\$ 150,943

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2017 Ops	1,304.67	(14,538.00)	15,842.67	(45,620.79)	(145,379.00)	99,758.21	(174,455.00)	(128,834.21)
4004 - Member Assessments 2017	144,837.89	145,378.00	(540.11)	1,453,136.37	1,453,788.00	(651.63)	1,744,546.00	291,409.63
Total Dues and Assessment Income- Ops	146,142.56	130,840.00	15,302.56	1,407,515.58	1,308,409.00	99,106.58	1,570,091.00	162,575.42
Other AR Income								
4830 - Advertising Income	4,110.15	2,375.00	1,735.15	29,940.50	23,750.00	6,190.50	28,500.00	(1,440.50)
4831 - BD Expense- Views Ads	461.50	(50.00)	511.50	(313.00)	(500.00)	187.00	(600.00)	(287.00)
4842 - Member Donation Income Monthly	0.00	0.00	0.00	275.40	0.00	275.40	0.00	(275.40)
Total Other AR Income	4,571.65	2,325.00	2,246.65	29,902.90	23,250.00	6,652.90	27,900.00	(2,002.90)
Investment Income								
4900 - Interest Earned - Operating Accounts	16.25	60.00	(43.75)	146.09	600.00	(453.91)	720.00	573.91
Total Investment Income	16.25	60.00	(43.75)	146.09	600.00	(453.91)	720.00	573.91
Total Common Costs Income	150,730.46	133,225.00	17,505.46	1,437,564.57	1,332,259.00	105,305.57	1,598,711.00	161,146.43
<u>Expense</u>								
Administrative								
4999 - Cashiering Clearing Account	157.50	0.00	157.50	157.50	0.00	157.50	0.00	(157.50)
5015 - Bank Charges & Fees	0.00	17.00	(17.00)	0.00	167.00	(167.00)	200.00	200.00
5121 - Currency Gain/Loss	9.41	0.00	9.41	242.63	0.00	242.63	0.00	(242.63)
Total Administrative	166.91	17.00	149.91	400.13	167.00	233.13	200.00	(200.13)
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	11.00	0.00	11.00	0.00	(11.00)
7110 - Regulatory Compliance	0.00	417.00	(417.00)	0.00	4,167.00	(4,167.00)	5,000.00	5,000.00
9005 - State B&O Tax	19.89	11.00	8.89	145.86	115.00	30.86	138.00	(7.86)
9015 - Property/Real Estate Tax	15,239.43	15,000.00	239.43	31,704.57	30,000.00	1,704.57	30,000.00	(1,704.57)
Total Regulatory Compliance	15,259.32	15,428.00	(168.68)	31,861.43	34,282.00	(2,420.57)	35,138.00	3,276.57

Income Statement Report
Sudden Valley Community Association
Common Costs

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5216 - Postage- Views	969.99	1,333.00	(363.01)	9,681.20	13,333.00	(3,651.80)	16,000.00	6,318.80
5225 - Newsletter Services	4,947.75	4,167.00	780.75	43,115.50	41,667.00	1,448.50	50,000.00	6,884.50
Total CC&Rs/ Mandates	5,917.74	5,500.00	417.74	52,796.70	55,000.00	(2,203.30)	66,000.00	13,203.30
Insurance								
5400 - Insurance Premiums	8,213.91	8,141.00	72.91	82,175.40	81,406.00	769.40	97,687.00	15,511.60
Total Insurance	8,213.91	8,141.00	72.91	82,175.40	81,406.00	769.40	97,687.00	15,511.60
Contracted & Professional Services								
7020 - Legal Services	4,307.11	4,167.00	140.11	35,612.87	41,667.00	(6,054.13)	50,000.00	14,387.13
Total Contracted & Professional Services	4,307.11	4,167.00	140.11	35,612.87	41,667.00	(6,054.13)	50,000.00	14,387.13
Total Common Costs Expense	33,864.99	33,253.00	611.99	202,846.53	212,522.00	(9,675.47)	249,025.00	46,178.47
Total Common Costs Income / (Loss)	116,865.47	99,972.00	16,893.47	1,234,718.04	1,119,737.00	114,981.04	1,349,686.00	114,967.96

Income Statement Report

Sudden Valley Community Association

ACC / Security

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4805 - Compliance Fees & Fines - ACC	15,200.00	0.00	15,200.00	15,115.00	0.00	15,115.00	0.00	(15,115.00)
4806 - BD Expense- ACC Fines	(15,200.00)	0.00	(15,200.00)	(13,820.40)	0.00	(13,820.40)	0.00	13,820.40
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)
Total Other AR Income	0.00	0.00	0.00	1,294.60	0.00	1,294.60	0.00	(1,294.60)
Other Income								
4295 - Security House Checks	165.00	0.00	165.00	825.00	0.00	825.00	0.00	(825.00)
4350 - New Home Construction Fee	3,500.00	0.00	3,500.00	60,600.00	35,000.00	25,600.00	35,000.00	(25,600.00)
Total Other Income	3,665.00	0.00	3,665.00	61,425.00	35,000.00	26,425.00	35,000.00	(26,425.00)
Total ACC / Security Income	3,665.00	0.00	3,665.00	62,719.60	35,000.00	27,719.60	35,000.00	(27,719.60)
Expense								
Administrative								
5210 - Printing & Copying	70.66	0.00	70.66	70.66	0.00	70.66	0.00	(70.66)
Total Administrative	70.66	0.00	70.66	70.66	0.00	70.66	0.00	(70.66)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	6,956.80	2,299.00	4,657.80	25,994.10	15,402.00	10,592.10	20,000.00	(5,994.10)
6300 - Permits & Licenses	0.00	0.00	0.00	163.50	200.00	(36.50)	200.00	36.50
9005 - State B&O Tax	203.24	18.00	185.24	222.65	178.00	44.65	213.00	(9.65)
Total Regulatory Compliance	7,160.04	2,317.00	4,843.04	26,380.25	15,780.00	10,600.25	20,413.00	(5,967.25)
CC&Rs/ Mandates								
5215 - Postage	34.03	0.00	34.03	191.02	0.00	191.02	0.00	(191.02)
7097 - Professional Security Services	15,140.40	15,140.00	0.40	150,260.36	152,402.00	(2,141.64)	182,300.00	32,039.64
Total CC&Rs/ Mandates	15,174.43	15,140.00	34.43	150,451.38	152,402.00	(1,950.62)	182,300.00	31,848.62
Payroll & Benefits								
5300 - Salaries	5,491.31	7,099.00	(1,607.69)	72,779.14	74,542.00	(1,762.86)	92,290.00	19,510.86

Income Statement Report
Sudden Valley Community Association
ACC / Security

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5335 - Payroll Taxes- Employer	652.29	875.00	(222.71)	6,866.21	9,187.00	(2,320.79)	11,374.00	4,507.79
5385 - Payroll Benefits - Medical	368.23	519.00	(150.77)	3,748.87	5,188.00	(1,439.13)	6,225.00	2,476.13
Total Payroll & Benefits	6,511.83	8,493.00	(1,981.17)	83,394.22	88,917.00	(5,522.78)	109,889.00	26,494.78
Utilities								
6050 - Utilities- Communications Service	117.24	60.00	57.24	1,497.54	600.00	897.54	720.00	(777.54)
Total Utilities	117.24	60.00	57.24	1,497.54	600.00	897.54	720.00	(777.54)
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	0.00	0.00	979.76	0.00	979.76	0.00	(979.76)
6765 - Small Tools & Equipment	1,388.00	0.00	1,388.00	1,388.00	0.00	1,388.00	0.00	(1,388.00)
6775 - Vehicle R&M	580.44	57.00	523.44	810.19	1,387.00	(576.81)	1,500.00	689.81
6785 - Vehicle Fuel	443.73	467.00	(23.27)	3,961.75	4,667.00	(705.25)	5,600.00	1,638.25
6795 - Other Supplies	0.00	203.00	(203.00)	48.66	1,098.00	(1,049.34)	1,500.00	1,451.34
6796 - Other R&M	0.00	583.00	(583.00)	14.93	5,833.00	(5,818.07)	7,000.00	6,985.07
Total Maintenance & Landscaping	2,412.17	1,310.00	1,102.17	7,203.29	12,985.00	(5,781.71)	15,600.00	8,396.71
Contracted & Professional Services								
6440 - Safety & Security Services	544.68	0.00	544.68	16,163.12	9,160.00	7,003.12	9,160.00	(7,003.12)
6450 - Storm Response Tree Removal	0.00	7,832.00	(7,832.00)	0.00	18,000.00	(18,000.00)	18,000.00	18,000.00
6460 - ACC Consultant	1,800.00	2,292.00	(492.00)	39,925.00	22,917.00	17,008.00	27,500.00	(12,425.00)
7095 - Other Professional Services	0.00	0.00	0.00	326.10	0.00	326.10	0.00	(326.10)
Total Contracted & Professional Services	2,344.68	10,124.00	(7,779.32)	56,414.22	50,077.00	6,337.22	54,660.00	(1,754.22)
Other Expenses								
9120 - Vandalism	0.00	250.00	(250.00)	(325.40)	2,500.00	(2,825.40)	3,000.00	3,325.40
Total Other Expenses	0.00	250.00	(250.00)	(325.40)	2,500.00	(2,825.40)	3,000.00	3,325.40
Total ACC / Security Expense	33,791.05	37,694.00	(3,902.95)	325,086.16	323,261.00	1,825.16	386,582.00	61,495.84
Total ACC / Security Income / (Loss)	(30,126.05)	(37,694.00)	7,567.95	(262,366.56)	(288,261.00)	25,894.44	(351,582.00)	(89,215.44)

Income Statement Report

Sudden Valley Community Association

Accounting

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4240 - Title & Recording Fees	2,750.00	1,667.00	1,083.00	35,375.00	16,667.00	18,708.00	20,000.00	(15,375.00)
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	162.00	43.00	119.00	1,425.74	429.00	996.74	515.00	(910.74)
4706 - BD Expense- NSF Fees	143.77	0.00	143.77	(140.33)	0.00	(140.33)	0.00	140.33
Total Other AR Income	3,055.77	1,710.00	1,345.77	36,502.03	17,096.00	19,406.03	20,515.00	(15,987.03)
Total Accounting Income	3,055.77	1,710.00	1,345.77	36,502.03	17,096.00	19,406.03	20,515.00	(15,987.03)
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	8.00	0.00	8.00	84.09	0.00	84.09	0.00	(84.09)
5015 - Bank Charges & Fees	96.00	257.00	(161.00)	694.24	2,567.00	(1,872.76)	3,080.00	2,385.76
5120 - Cash Over/Short	0.00	0.00	0.00	(217.37)	0.00	(217.37)	0.00	217.37
5210 - Printing & Copying	11.20	588.17	(576.97)	4,500.15	5,881.70	(1,381.55)	7,058.00	2,557.85
5227 - Training & Conferences	(8.00)	0.00	(8.00)	0.00	0.00	0.00	0.00	0.00
5399 - Payroll Service Fees	647.98	458.00	189.98	7,525.51	4,588.00	2,937.51	5,506.00	(2,019.51)
Total Administrative	755.18	1,303.17	(547.99)	12,656.62	13,036.70	(380.08)	15,644.00	2,987.38
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	2,237.00	(2,237.00)	26,650.00	22,367.00	4,283.00	26,840.00	190.00
9005 - State B&O Tax	43.96	25.00	18.96	547.42	258.00	289.42	310.00	(237.42)
Total Regulatory Compliance	43.96	2,262.00	(2,218.04)	27,197.42	22,625.00	4,572.42	27,150.00	(47.42)
CC&Rs/ Mandates								
5040 - Transfer Fees	0.00	33.00	(33.00)	500.00	333.00	167.00	400.00	(100.00)
5215 - Postage	173.39	401.00	(227.61)	3,969.12	4,005.00	(35.88)	6,480.00	2,510.88
Total CC&Rs/ Mandates	173.39	434.00	(260.61)	4,469.12	4,338.00	131.12	6,880.00	2,410.88

Income Statement Report

Sudden Valley Community Association

Accounting

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5300 - Salaries	15,261.37	13,641.00	1,620.37	139,032.25	143,235.00	(4,202.75)	177,339.00	38,306.75
5335 - Payroll Taxes- Employer	1,119.76	1,667.00	(547.24)	11,870.60	17,512.00	(5,641.40)	21,682.00	9,811.40
5385 - Payroll Benefits - Medical	1,291.82	1,319.00	(27.18)	13,842.76	13,183.00	659.76	15,819.00	1,976.24
Total Payroll & Benefits	17,672.95	16,627.00	1,045.95	164,745.61	173,930.00	(9,184.39)	214,840.00	50,094.39
Utilities								
6050 - Utilities- Communications Service	60.00	60.00	0.00	600.00	600.00	0.00	720.00	120.00
Total Utilities	60.00	60.00	0.00	600.00	600.00	0.00	720.00	120.00
Contracted & Professional Services								
5125 - IT Support and Services	750.00	750.00	0.00	7,799.00	7,799.00	0.00	9,299.00	1,500.00
Total Contracted & Professional Services	750.00	750.00	0.00	7,799.00	7,799.00	0.00	9,299.00	1,500.00
Total Accounting Expense	19,455.48	21,436.17	(1,980.69)	217,467.77	222,328.70	(4,860.93)	274,533.00	57,065.23
Total Accounting Income / (Loss)	(16,399.71)	(19,726.17)	3,326.46	(180,965.74)	(205,232.70)	24,266.96	(254,018.00)	(73,052.26)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4705 - NSF Service Fees	0.00	0.00	0.00	15.00	0.00	15.00	0.00	(15.00)
Total Other AR Income	0.00	0.00	0.00	15.00	0.00	15.00	0.00	(15.00)
Other Income								
4220 - Gate & Access Fees	0.00	8.00	(8.00)	0.00	83.00	(83.00)	100.00	100.00
4235 - Trash Compactor Service	169.00	0.00	169.00	2,842.00	0.00	2,842.00	0.00	(2,842.00)
4245 - Photocopy Income	14.00	0.00	14.00	100.20	0.00	100.20	0.00	(100.20)
4255 - Maps and Signs	115.20	125.00	(9.80)	1,693.46	1,250.00	443.46	1,500.00	(193.46)
4840 - Non-Taxable Income	40.00	0.00	40.00	1,058.00	0.00	1,058.00	0.00	(1,058.00)
4870 - Member Donation Income	274.00	0.00	274.00	1,376.49	0.00	1,376.49	0.00	(1,376.49)
Total Other Income	612.20	133.00	479.20	7,070.15	1,333.00	5,737.15	1,600.00	(5,470.15)
Total SVCA Operations- Admin Income	612.20	133.00	479.20	7,085.15	1,333.00	5,752.15	1,600.00	(5,485.15)
<u>Expense</u>								
Administrative								
5000 - General Administrative	69.87	0.00	69.87	1,399.39	0.00	1,399.39	0.00	(1,399.39)
5015 - Bank Charges & Fees	96.43	270.00	(173.57)	2,675.26	2,708.00	(32.74)	3,250.00	574.74
5045 - Dues & Subscriptions	48.83	115.00	(66.17)	962.00	1,148.00	(186.00)	1,377.00	415.00
5090 - Office Supplies	615.51	1,292.00	(676.49)	12,451.16	12,917.00	(465.84)	15,500.00	3,048.84
5100 - GM Discretionary Funds	0.00	333.00	(333.00)	2,505.06	3,333.00	(827.94)	4,000.00	1,494.94
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	0.00	583.00	(583.00)	1,900.82	5,833.00	(3,932.18)	7,000.00	5,099.18
5210 - Printing & Copying	325.54	537.00	(211.46)	5,476.41	4,286.00	1,190.41	5,000.00	(476.41)
5227 - Training & Conferences	(157.50)	208.00	(365.50)	6,879.74	2,083.00	4,796.74	2,500.00	(4,379.74)
Total Administrative	998.68	3,338.00	(2,339.32)	34,252.03	37,708.00	(3,455.97)	44,027.00	9,774.97
Regulatory Compliance								
6300 - Permits & Licenses	63.75	60.00	3.75	127.50	100.00	27.50	100.00	(27.50)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	6.83	2.00	4.83	127.05	25.00	102.05	30.00	(97.05)
Total Regulatory Compliance	70.58	62.00	8.58	254.55	125.00	129.55	130.00	(124.55)
CC&Rs/ Mandates								
5003 - Annual General Meeting	367.52	0.00	367.52	8,185.94	12,400.00	(4,214.06)	12,400.00	4,214.06
5020 - Board Support	134.16	167.00	(32.84)	2,757.28	1,667.00	1,090.28	2,000.00	(757.28)
5115 - Web Site Maintenance	10.05	98.00	(87.95)	6,729.95	811.00	5,918.95	1,000.00	(5,729.95)
5215 - Postage	15.79	100.00	(84.21)	563.53	1,000.00	(436.47)	1,200.00	636.47
Total CC&Rs/ Mandates	527.52	365.00	162.52	18,236.70	15,878.00	2,358.70	16,600.00	(1,636.70)
Payroll & Benefits								
5300 - Salaries	20,053.31	19,896.00	157.31	208,024.49	208,908.00	(883.51)	258,648.00	50,623.51
5335 - Payroll Taxes- Employer	1,621.88	2,421.00	(799.12)	18,019.74	25,420.00	(7,400.26)	31,472.00	13,452.26
5385 - Payroll Benefits - Medical	658.91	830.00	(171.09)	6,731.93	8,300.00	(1,568.07)	9,960.00	3,228.07
Total Payroll & Benefits	22,334.10	23,147.00	(812.90)	232,776.16	242,628.00	(9,851.84)	300,080.00	67,303.84
Utilities								
6035 - Utilities- Trash & Recycling Service	45.00	0.00	45.00	90.00	0.00	90.00	0.00	(90.00)
6050 - Utilities- Communications Service	120.00	120.00	0.00	1,200.00	1,200.00	0.00	1,440.00	240.00
Total Utilities	165.00	120.00	45.00	1,290.00	1,200.00	90.00	1,440.00	150.00
Maintenance & Landscaping								
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	250.00	(250.00)	300.00	300.00
6785 - Vehicle Fuel	0.00	50.00	(50.00)	64.67	300.00	(235.33)	300.00	235.33
Total Maintenance & Landscaping	0.00	75.00	(75.00)	2,436.63	550.00	1,886.63	600.00	(1,836.63)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	507.48	576.00	(68.52)	3,378.96	4,714.00	(1,335.04)	5,220.00	1,841.04

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted & Professional Services								
5125 - IT Support and Services	2,255.20	1,685.00	570.20	29,386.16	20,934.00	8,452.16	24,100.00	(5,286.16)
Total Contracted & Professional Services	2,762.68	2,261.00	501.68	32,765.12	25,648.00	7,117.12	29,320.00	(3,445.12)
Total SVCA Operations- Admin Expense	26,858.56	29,368.00	(2,509.44)	322,011.19	323,737.00	(1,725.81)	392,197.00	70,185.81
Total SVCA Operations- Admin Income / (Loss)	(26,246.36)	(29,235.00)	2,988.64	(314,926.04)	(322,404.00)	7,477.96	(390,597.00)	(75,670.96)

Income Statement Report

Sudden Valley Community Association Facilities

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Rental Income								
4410 - Area Z Storage Rental Income	4,250.00	1,582.00	2,668.00	18,306.00	15,823.00	2,483.00	18,988.00	682.00
4412 - BD Expense- Area Z	(1,377.00)	(125.00)	(1,252.00)	(1,090.89)	(1,250.00)	159.11	(1,500.00)	(409.11)
Total Rental Income	2,873.00	1,457.00	1,416.00	17,215.11	14,573.00	2,642.11	17,488.00	272.89
Rental Income - Other								
4400 - Facility Rentals	200.00	0.00	200.00	1,561.00	0.00	1,561.00	0.00	(1,561.00)
4430 - Lease Income - Restaurant	2,252.00	2,186.00	66.00	21,926.00	21,860.00	66.00	26,232.00	4,306.00
4435 - Lease Income - Barn 8	751.00	650.00	101.00	7,510.00	6,500.00	1,010.00	7,800.00	290.00
4439 - Lease Income- Library	281.00	281.00	0.00	2,810.00	2,810.00	0.00	3,372.00	562.00
Total Rental Income - Other	3,484.00	3,117.00	367.00	33,807.00	31,170.00	2,637.00	37,404.00	3,597.00
Total Facilities Income	6,357.00	4,574.00	1,783.00	51,022.11	45,743.00	5,279.11	54,892.00	3,869.89
<u>Expense</u>								
Regulatory Compliance								
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	734.20	838.00	(103.80)	940.00	205.80
9005 - State B&O Tax	118.25	71.00	47.25	796.68	707.00	89.68	848.00	51.32
Total Regulatory Compliance	191.67	122.00	69.67	1,913.78	1,545.00	368.78	1,788.00	(125.78)
Payroll & Benefits								
5300 - Salaries	3,263.11	3,637.00	(373.89)	33,569.17	38,183.00	(4,613.83)	47,274.00	13,704.83
5335 - Payroll Taxes- Employer	366.04	589.00	(222.96)	4,344.95	6,185.00	(1,840.05)	7,658.00	3,313.05
5385 - Payroll Benefits - Medical	126.47	138.00	(11.53)	1,243.08	1,380.00	(136.92)	1,656.00	412.92
Total Payroll & Benefits	3,755.62	4,364.00	(608.38)	39,157.20	45,748.00	(6,590.80)	56,588.00	17,430.80
Utilities								
6000 - Utilities	2,410.27	0.00	2,410.27	4,393.33	0.00	4,393.33	0.00	(4,393.33)
6005 - Utilities- Natural Gas	220.36	221.00	(0.64)	7,217.74	4,800.00	2,417.74	5,719.00	(1,498.74)
6023 - Utilities- Water & Sewer	3,000.23	1,455.00	1,545.23	14,454.55	14,549.00	(94.45)	17,459.00	3,004.45

Income Statement Report

Sudden Valley Community Association Facilities

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6033 - Utilities- Electricity	1,480.77	1,947.00	(466.23)	18,618.73	19,472.00	(853.27)	23,366.00	4,747.27
6035 - Utilities- Trash & Recycling Service	832.41	908.00	(75.59)	6,301.25	9,078.00	(2,776.75)	10,893.00	4,591.75
6050 - Utilities- Communications Service	1,276.97	1,049.00	227.97	12,533.30	10,488.00	2,045.30	12,585.00	51.70
Total Utilities	9,221.01	5,580.00	3,641.01	63,518.90	58,387.00	5,131.90	70,022.00	6,503.10
Maintenance & Landscaping								
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	2,921.32	6,429.00	(3,507.68)	32,628.42	47,038.00	(14,409.58)	55,976.00	23,347.58
6635 - Janitorial Supplies	232.06	917.00	(684.94)	6,667.26	9,167.00	(2,499.74)	11,000.00	4,332.74
6765 - Small Tools & Equipment	0.00	0.00	0.00	151.89	0.00	151.89	0.00	(151.89)
6775 - Vehicle R&M	0.00	75.00	(75.00)	0.00	750.00	(750.00)	900.00	900.00
6785 - Vehicle Fuel	23.91	98.00	(74.09)	23.91	979.00	(955.09)	1,175.00	1,151.09
6795 - Other Supplies	79.20	0.00	79.20	108.20	0.00	108.20	0.00	(108.20)
6796 - Other R&M	331.48	0.00	331.48	371.36	0.00	371.36	0.00	(371.36)
Total Maintenance & Landscaping	3,587.97	7,519.00	(3,931.03)	41,223.65	57,934.00	(16,710.35)	69,051.00	27,827.35
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	0.00	0.00	275.12	0.00	275.12	0.00	(275.12)
Total Contracted & Professional Services	0.00	0.00	0.00	275.12	0.00	275.12	0.00	(275.12)
Total Facilities Expense	16,756.27	17,585.00	(828.73)	146,088.65	163,614.00	(17,525.35)	197,449.00	51,360.35
Total Facilities Income / (Loss)	(10,399.27)	(13,011.00)	2,611.73	(95,066.54)	(117,871.00)	22,804.46	(142,557.00)	(47,490.46)

Income Statement Report

Sudden Valley Community Association

Maintenance

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Compactor Service	0.00	193.00	(193.00)	423.88	1,923.00	(1,499.12)	2,307.00	1,883.12
Total Other Income	0.00	193.00	(193.00)	423.88	1,923.00	(1,499.12)	2,307.00	1,883.12
Total Maintenance Income	0.00	193.00	(193.00)	423.88	1,923.00	(1,499.12)	2,307.00	1,883.12
Expense								
Administrative								
5210 - Printing & Copying	0.00	12.00	(12.00)	0.00	125.00	(125.00)	150.00	150.00
Total Administrative	0.00	12.00	(12.00)	0.00	125.00	(125.00)	150.00	150.00
Regulatory Compliance								
6300 - Permits & Licenses	0.00	102.00	(102.00)	1,664.75	2,225.00	(560.25)	2,225.00	560.25
Total Regulatory Compliance	0.00	102.00	(102.00)	1,664.75	2,225.00	(560.25)	2,225.00	560.25
Payroll & Benefits								
5300 - Salaries	10,089.82	16,325.00	(6,235.18)	115,493.42	111,644.00	3,849.42	151,798.00	36,304.58
5335 - Payroll Taxes- Employer	1,254.13	2,660.00	(1,405.87)	14,484.67	17,979.00	(3,494.33)	24,528.00	10,043.33
5385 - Payroll Benefits - Medical	933.26	1,868.00	(934.74)	13,600.63	11,881.00	1,719.63	15,617.00	2,016.37
Total Payroll & Benefits	12,277.21	20,853.00	(8,575.79)	143,578.72	141,504.00	2,074.72	191,943.00	48,364.28
Utilities								
6005 - Utilities- Natural Gas	0.00	13.00	(13.00)	0.00	138.00	(138.00)	166.00	166.00
6050 - Utilities- Communications Service	66.43	60.00	6.43	724.27	600.00	124.27	720.00	(4.27)
Total Utilities	66.43	73.00	(6.57)	724.27	738.00	(13.73)	886.00	161.73
Maintenance & Landscaping								
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	(125.92)	0.00	(125.92)	0.00	0.00	0.00	0.00	0.00
6675 - Equipment R&M	1,110.30	250.00	860.30	9,689.42	2,500.00	7,189.42	3,000.00	(6,689.42)
6765 - Small Tools & Equipment	72.94	0.00	72.94	3,402.91	3,000.00	402.91	3,000.00	(402.91)

Income Statement Report

Sudden Valley Community Association

Maintenance

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6775 - Vehicle R&M	2,099.65	583.00	1,516.65	14,246.08	5,833.00	8,413.08	7,000.00	(7,246.08)
6785 - Vehicle Fuel	1,106.83	600.00	506.83	13,095.06	7,240.00	5,855.06	8,590.00	(4,505.06)
6795 - Other Supplies	0.00	208.00	(208.00)	2,260.04	2,083.00	177.04	2,500.00	239.96
6796 - Other R&M	1,211.60	250.00	961.60	4,272.20	2,500.00	1,772.20	3,000.00	(1,272.20)
Total Maintenance & Landscaping	5,475.40	1,891.00	3,584.40	46,965.71	24,706.00	22,259.71	28,640.00	(18,325.71)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	83.00	(83.00)	0.00	833.00	(833.00)	1,000.00	1,000.00
6408 - Uniform and Laundry Service	87.91	171.00	(83.09)	854.08	1,711.00	(856.92)	2,053.00	1,198.92
6440 - Safety & Security Services	494.94	117.00	377.94	4,209.91	1,167.00	3,042.91	1,400.00	(2,809.91)
6442 - Snow Removal Services	0.00	0.00	0.00	16,000.00	16,000.00	0.00	16,000.00	0.00
7095 - Other Professional Services	2,325.00	0.00	2,325.00	2,325.00	0.00	2,325.00	0.00	(2,325.00)
Total Contracted & Professional Services	2,907.85	371.00	2,536.85	23,388.99	19,711.00	3,677.99	20,453.00	(2,935.99)
Total Maintenance Expense	20,726.89	23,302.00	(2,575.11)	216,322.44	189,009.00	27,313.44	244,297.00	27,974.56
Total Maintenance Income / (Loss)	(20,726.89)	(23,109.00)	2,382.11	(215,898.56)	(187,086.00)	(28,812.56)	(241,990.00)	(26,091.44)

Income Statement Report
Sudden Valley Community Association
Golf

October 1, 2017 to October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 5,359	\$ 1,600	\$ 3,759	\$ 233,021	\$ 212,300	\$ 20,721	\$ 215,500	\$ (17,521)
4151 - BD Expense- Golf	6,600	-	6,600	(442)	-	(442)	-	442
4154 - Golf Course Daily Greens Fees	13,377	13,000	377	329,760	391,000	(61,240)	401,800	72,040
4170 - Driving Range Fees	656	700	(44)	16,480	22,700	(6,220)	23,000	6,520
4174 - Golf Cart Rental	6,490	3,800	2,690	112,256	111,100	1,156	113,000	744
4176 - Golf Club Storage	19	-	19	1,169	1,520	(351)	1,520	351
4178 - Trail Fees	-	-	-	12,970	13,250	(280)	13,250	280
Total Golf Income	32,502	19,100	13,402	705,215	751,870	(46,655)	768,070	62,856
Expense								
Administrative								
5107 - Advertising Costs	187	200	(13)	6,335	6,800	(465)	7,000	665
5015 - Bank Charges & Fees	1,700	1,400	300	13,005	12,120	885	12,845	(160)
5120 - Cash Over/Short	-	-	-	44	-	44	-	(44)
5045 - Dues & Subscriptions	1,004	1,260	(256)	18,304	16,800	1,504	17,270	(1,034)
5000 - General Administrative	-	400	(400)	85	1,600	(1,515)	1,600	1,515
5090 - Office Supplies	86	25	61	990	250	740	300	(690)
5205 - Events Charges	-	-	-	100	-	100	-	(100)
5210 - Printing & Copying	1,065	-	1,065	1,765	2,980	(1,215)	2,980	1,215
5227 - Training & Conferences	-	500	(500)	2,632	3,300	(668)	3,600	968
Total Administrative	4,042	3,785	257	43,260	43,850	(590)	45,595	2,335
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	216	-	216	216	800	(584)	1,300	1,084
6300 - Permits & Licenses	-	200	(200)	399	800	(401)	800	401
9005 - State B&O Tax	122	81	41	3,324	3,551	(227)	3,624	300
TotalRegulatory Compliance	338	281	57	3,938	5,151	(1,213)	5,724	1,785
CC&Rs/ Mandates								
5215 - Postage	1	60	(59)	412	630	(218)	765	353
5115 - Web Site Maintenance	-	-	-	600	-	600	-	(600)
CC&Rs/ Mandates Total	1	60	(59)	1,012	630	382	765	(247)
Payroll & Benefits								
5385 - Payroll Benefits - Medical	3,167	3,390	(223)	32,946	33,900	(954)	40,680	7,734
5335 - Payroll Taxes- Employer	3,054	4,438	(1,384)	38,836	53,349	(14,513)	62,294	23,458
5300 - Salaries	30,858	31,749	(892)	359,863	378,390	(18,527)	443,572	83,709
Total Payroll & Benefits	37,079	39,577	(2,498)	431,646	465,639	(33,993)	546,546	114,901
Insurance								

Income Statement Report
Sudden Valley Community Association
Golf

October 1, 2017 to October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
5400 - Insurance Premiums	333	332	1	3,329	3,328	1	3,995	667
Total Insurance	333	332	1	3,329	3,328	1	3,995	667
Utilities								
6050 - Utilities- Communications Service	558	251	307	5,555	2,509	3,046	3,011	(2,544)
6033 - Utilities- Electricity	989	1,239	(250)	18,240	17,208	1,032	19,686	1,446
6005 - Utilities- Natural Gas	187	144	43	2,490	2,879	(389)	3,577	1,087
6023 - Utilities- Water & Sewer	1,916	1,014	902	8,884	10,145	(1,261)	12,174	3,290
6035 - Utilities- Trash & Recycling Service	212	-	212	2,137	-	2,137	-	(2,137)
Total Utilities	3,863	2,648	1,215	37,306	32,741	4,565	38,448	1,142
Maintenance & Landscaping								
6515 - Building R&M	-	-	-	213	-	213	-	(213)
6675 - Equipment R&M	2,525	2,929	(404)	32,489	30,243	2,246	38,000	5,511
6635 - Janitorial Supplies	-	20	(20)	7	200	(193)	240	233
6110 - Landscape R&M	(587)	2,851	(3,438)	39,369	25,437	13,932	30,000	(9,369)
6796 - Other R&M	-	200	(200)	1,457	1,900	(443)	2,200	743
6795 - Other Supplies	584	1,000	(416)	12,836	16,100	(3,264)	17,800	4,964
6610 - Raw Materials	3,261	3,000	261	22,733	19,100	3,633	20,800	(1,933)
6621 - Raw Materials: Sand & Gravel	4,534	4,493	41	16,051	32,300	(16,249)	32,300	16,249
6765 - Small Tools & Equipment	16	100	(84)	2,104	2,550	(446)	2,750	646
6785 - Vehicle Fuel	1,688	898	790	15,832	19,061	(3,229)	20,000	4,168
6775 - Vehicle R&M	24	100	(76)	1,019	900	119	1,000	(19)
Total Maintenance & Landscaping	12,046	15,591	(3,545)	144,110	147,791	(3,681)	165,090	20,980
Contracted & Professional Services								
5085 - Equipment Lease & Rental	630	200	430	3,263	4,750	(1,487)	4,900	1,637
6440 - Safety & Security Services	106	-	106	1,143	500	643	600	(543)
6408 - Uniform and Laundry Service	367	295	72	4,572	3,560	1,012	4,100	(472)
7095 - Other Professional Services	-	-	-	-	1,200	(1,200)	1,200	1,200
Total Contracted & Professional Services	1,104	495	609	8,978	10,010	(1,032)	10,800	1,822
Total Golf Expense	58,806	62,769	(3,963)	673,579	709,140	(35,561)	816,963	143,385
Total Golf Income / (Loss)	\$ (26,304)	\$ (43,669)	\$ 17,365	\$ 31,636	\$ 42,730	\$ (11,094)	\$ (48,893)	\$ (80,529)

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

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Marina Income								
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	0.00	0.00	0.00	41,305.00	44,860.00	(3,555.00)	44,860.00	3,555.00
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	625.00	160.00	465.00	(970.00)	1,601.00	(2,571.00)	1,921.00	2,891.00
Total Marina Income	625.00	160.00	465.00	116,835.00	116,907.00	(72.00)	117,227.00	392.00
Rental Income - Other								
4400 - Facility Rentals	100.00	0.00	100.00	1,000.00	1,550.00	(550.00)	1,550.00	550.00
4411 - Picnic Shelter Rentals	0.00	0.00	0.00	1,470.00	1,195.00	275.00	1,195.00	(275.00)
Total Rental Income - Other	100.00	0.00	100.00	2,470.00	2,745.00	(275.00)	2,745.00	275.00
Other Income								
4220 - Gate & Access Fees	0.00	0.00	0.00	2,516.00	1,917.00	599.00	1,917.00	(599.00)
Total Other Income	0.00	0.00	0.00	2,516.00	1,917.00	599.00	1,917.00	(599.00)
Total Marina/Parks/Beaches Income	725.00	160.00	565.00	121,821.00	121,569.00	252.00	121,889.00	68.00
Expense								
Administrative								
5210 - Printing & Copying	0.00	0.00	0.00	91.66	0.00	91.66	0.00	(91.66)
5227 - Training & Conferences	343.54	0.00	343.54	343.54	0.00	343.54	0.00	(343.54)
Total Administrative	343.54	0.00	343.54	435.20	0.00	435.20	0.00	(435.20)
Regulatory Compliance								
7110 - Regulatory Compliance	137.90	150.00	(12.10)	1,478.29	1,500.00	(21.71)	1,800.00	321.71
9005 - State B&O Tax	0.00	152.00	(152.00)	1,863.39	1,517.00	346.39	1,820.00	(43.39)
Total Regulatory Compliance	137.90	302.00	(164.10)	3,341.68	3,017.00	324.68	3,620.00	278.32
Payroll & Benefits								
5300 - Salaries	962.50	1,080.00	(117.50)	16,011.19	26,460.00	(10,448.81)	26,460.00	10,448.81
5335 - Payroll Taxes- Employer	150.12	196.00	(45.88)	2,287.80	4,809.00	(2,521.20)	4,809.00	2,521.20

Income Statement Report

Sudden Valley Community Association

Marina/Parks/Beaches

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	0.00	0.00	0.00	(181.20)	0.00	(181.20)	0.00	181.20
Total Payroll & Benefits	1,112.62	1,276.00	(163.38)	18,117.79	31,269.00	(13,151.21)	31,269.00	13,151.21
Utilities								
6023 - Utilities- Water & Sewer	272.53	173.00	99.53	1,186.94	1,733.00	(546.06)	2,080.00	893.06
6033 - Utilities- Electricity	94.40	84.00	10.40	1,429.73	845.00	584.73	1,014.00	(415.73)
6050 - Utilities- Communications Service	154.53	144.00	10.53	1,542.20	1,436.00	106.20	1,723.00	180.80
Total Utilities	521.46	401.00	120.46	4,158.87	4,014.00	144.87	4,817.00	658.13
Maintenance & Landscaping								
6110 - Landscape R&M	27.76	0.00	27.76	16,607.56	18,774.00	(2,166.44)	18,774.00	2,166.44
6515 - Building R&M	882.41	0.00	882.41	2,639.39	0.00	2,639.39	0.00	(2,639.39)
6675 - Equipment R&M	0.00	0.00	0.00	628.41	0.00	628.41	0.00	(628.41)
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	46.91	0.00	46.91	2,780.38	2,500.00	280.38	2,500.00	(280.38)
6795 - Other Supplies	0.00	0.00	0.00	461.67	0.00	461.67	0.00	(461.67)
6796 - Other R&M	34.57	42.00	(7.43)	2,313.04	417.00	1,896.04	500.00	(1,813.04)
Total Maintenance & Landscaping	991.65	42.00	949.65	27,196.90	21,691.00	5,505.90	21,774.00	(5,422.90)
Contracted & Professional Services								
6408 - Uniform and Laundry Service	0.00	0.00	0.00	499.50	0.00	499.50	0.00	(499.50)
6440 - Safety & Security Services	0.00	0.00	0.00	429.80	0.00	429.80	0.00	(429.80)
7095 - Other Professional Services	815.25	0.00	815.25	815.25	0.00	815.25	0.00	(815.25)
Total Contracted & Professional Services	815.25	0.00	815.25	1,744.55	0.00	1,744.55	0.00	(1,744.55)
Total Marina/Parks/Beaches Expense	3,922.42	2,021.00	1,901.42	54,994.99	59,991.00	(4,996.01)	61,480.00	6,485.01
Total Marina/Parks/Beaches Income / (Loss)	(3,197.42)	(1,861.00)	(1,336.42)	66,826.01	61,578.00	5,248.01	60,409.00	(6,417.01)

Income Statement Report

Sudden Valley Community Association

Pool/Health Club

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (10 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)	3,265.00	5,000.00	(1,735.00)	6,000.00	2,735.00
Total Other Income	0.00	500.00	(500.00)	3,265.00	5,000.00	(1,735.00)	6,000.00	2,735.00
Total Pool/Health Club Income	0.00	500.00	(500.00)	3,265.00	5,000.00	(1,735.00)	6,000.00	2,735.00
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	40.00	(40.00)	0.00	402.00	(402.00)	482.00	482.00
9005 - State B&O Tax	0.00	0.00	0.00	50.45	0.00	50.45	0.00	(50.45)
Total Regulatory Compliance	0.00	40.00	(40.00)	50.45	402.00	(351.55)	482.00	431.55
Utilities								
6000 - Utilities	1,645.38	0.00	1,645.38	2,702.58	0.00	2,702.58	0.00	(2,702.58)
6005 - Utilities- Natural Gas	0.00	39.00	(39.00)	0.00	389.00	(389.00)	467.00	467.00
6023 - Utilities- Water & Sewer	0.00	108.00	(108.00)	0.00	1,077.00	(1,077.00)	1,292.00	1,292.00
Total Utilities	1,645.38	147.00	1,498.38	2,702.58	1,466.00	1,236.58	1,759.00	(943.58)
Maintenance & Landscaping								
6515 - Building R&M	0.00	145.00	(145.00)	78.39	1,458.00	(1,379.61)	1,750.00	1,671.61
6675 - Equipment R&M	0.00	145.00	(145.00)	0.00	1,458.00	(1,458.00)	1,750.00	1,750.00
Total Maintenance & Landscaping	0.00	290.00	(290.00)	78.39	2,916.00	(2,837.61)	3,500.00	3,421.61
Contracted & Professional Services								
6438 - Pool Management	717.01	0.00	717.01	17,975.37	7,934.00	10,041.37	7,934.00	(10,041.37)
Total Contracted & Professional Services	717.01	0.00	717.01	17,975.37	7,934.00	10,041.37	7,934.00	(10,041.37)
Total Pool/Health Club Expense	2,362.39	477.00	1,885.39	20,806.79	12,718.00	8,088.79	13,675.00	(7,131.79)
Total Pool/Health Club Income / (Loss)	(2,362.39)	23.00	(2,385.39)	(17,541.79)	(7,718.00)	(9,823.79)	(7,675.00)	9,866.79

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						Avail.	Total	
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10	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	91	283	374	374	2,091	2,465	37	108	4	27	2	10	35	52	2	29	465	2,374	2,839	80	226	306	545	2,600	3,145	763	14	12	789	699	8	1,496	4,641	
Oct	121	397	518	353	2,030	2,383	20	69	10	23	4	1	36	56	1	24	474	2,427	2,901	71	173	244	545	2,600	3,145	763	14	12	789	699	8	1,496	4,641	
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