

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

	<u>Unaudited</u>	<u>Audited</u>	<u>Inc / (Dec)</u>
	<u>Nov 30, 2017</u>	<u>Dec 31, 2016</u>	
<b>Operations</b>			
<b>Current Assets</b>			
Operating Cash	\$ 248,035	\$ 154,892	\$ 93,143
Building Completion Deposit Fund	140,000	105,000	35,000
Member Receivables	24	-	24
Other Receivables	7,487	11,090	(3,603)
Prepaid Expenses	61,922	56,866	5,056
Inventory	3,896	3,906	(10)
<b>Total Current Assets</b>	461,364	331,754	129,610
<b>Current Liabilities</b>			
Accounts Payable	(29,434)	(94,013)	64,579
Prepaid Assessments	(125,600)	(126,392)	792
Building Completion Deposits	(140,000)	(105,000)	(35,000)
Other Refundable Deposits	(4,913)	(6,213)	1,300
Prepaid Golf Memberships	(13,751)	(28,452)	14,701
<b>Total Current Liabilities</b>	(313,698)	(360,070)	46,372
<b>Net Operating Assets</b>	<b>\$ 147,666</b>	<b>\$ (28,316)</b>	<b>\$ 175,982</b>
<b>Capital Reserve Funds</b>			
CRRRF Reserve Fund	1,230,872	1,137,789	93,083
Roads Reserve Fund	1,147,502	1,489,511	(342,009)
Density Reduction Fund	152,852	122,955	29,897
Mailbox Fund	5,120	4,854	266
Capital Reserve Holding Fund	73,725	70,522	3,203
Mitigation Assignment of Savings	36,061	38,079	(2,018)
<b>Total Capital Reserve Funds</b>	2,646,132	2,863,710	(217,578)
<b>Operating Reserve Funds</b>			
Emergency Operating Cash	351,580	351,258	322
Undesignated Reserves	148,857	164,686	(15,829)
<b>Total Operating Reserves</b>	500,437	515,944	(15,507)
<b>Capital Assets</b>			
Fixed Assets	9,659,120	8,705,396	953,724
Lots Held for Sale	241,018	241,018	-
<b>Total Capital Assets</b>	9,900,138	8,946,414	953,724
<b>Long Term Liabilities</b>			
CRRRF Loan	(2,871)	-	-
Capital Lease	(41,495)	(68,538)	27,043
<b>Total Long Term Liabilities</b>	(41,495)	(68,538)	27,043
<b>NET ASSETS</b>	<b>\$ 13,152,878</b>	<b>\$ 12,229,214</b>	<b>\$ 923,664</b>
<b>Member Equity</b>			
<b>Member Equity</b>			
Current Year Net Income: Operations	\$170,757	\$66,160	\$104,597
Current Year Net Income: Capital	752,907	608,321	144,586
Retained Earnings	4,387,494	4,321,334	66,160
Capital	7,841,720	7,233,399	608,321
<b>TOTAL MEMBER EQUITY</b>	<b>\$ 13,152,878</b>	<b>\$ 12,229,214</b>	<b>\$ 923,664</b>

\* 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 November 30, 2017, and December 31, 2016, the balance of receivables written off under this policy were respectively, \$777,449 and \$1,037,729.

**Sudden Valley Community Association  
Income Statement Summary**

<b>UNAUDITED</b>	<b>Current Month - 43040</b>			<b>Year to Date - 11 Months Ending 43069</b>				
	<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	\$ 145,397		\$ 89,024	\$ 1,598,534		\$ 1,012,749		
Bad Debt Reserve	(3,304)		(2,060)	(48,924)		(22,435)		
Net Current Year Assessment Income	<u>\$ 142,093</u>	<u>\$ 11,253</u>	<u>\$ 86,964</u>	<u>\$ 1,549,610</u>	<u>\$ 110,360</u>	<u>\$ 990,314</u>	96.9%	
Bad Debt Recoveries - Prior Years*			3,738			164,830		
Golf Income	23,389	14,489	-	728,604	(32,166)	-		
Marina Income	-	(160)	-	116,835	(232)	-		
Legal & Collections Income	-	-	5,329	-	-	265,564		
Other Income	11,589	6,729	17,459	154,003	63,625	245,787		
Rental Income - Other	3,287	170	-	39,564	2,532	-		
Rental Income- Area Z	552	(906)	-	17,767	1,736	-		
Investment Income	13	(47)	318	159	(501)	3,978		
<b>Total Revenue</b>	<u><b>\$ 180,923</b></u>	<u><b>\$ 31,528</b></u>	<u><b>\$ 113,808</b></u>	<u><b>\$ 2,606,542</b></u>	<u><b>\$ 145,354</b></u>	<u><b>\$ 1,670,473</b></u>		
<b>EXPENSES</b>								
Salaries & Benefits	\$ 104,218	\$ 2,358	\$ -	\$ 1,217,636	\$ 78,578	\$ -		
Contracted & Professional Services	22,511	(12,575)	(1,663)	207,465	(34,683)	129,165		
CC&Rs/ Mandates	24,492	(3,238)	1,663	251,457	(1,955)	46,082		
Maintenance & Landscaping	26,093	(7,317)	-	295,307	(7,958)	-		
Utilities	3,901	5,413	-	115,699	(6,639)	-		
Administrative	4,197	1,306	182	95,109	5,279	-		
Regulatory Compliance	1,145	4,564	113	97,748	(6,887)	11,164		
Insurance Premiums	8,547	(74)	-	94,051	(844)	-		
Other Expenses	-	250	-	(325)	3,075	-		
Capital Lease Interest Expense	-	-	182	-	-	2,437		
Depreciation Expense	-	-	71,225	-	-	790,356		
<b>Total Expenses</b>	<u><b>\$ 195,104</b></u>	<u><b>\$ (9,313)</b></u>	<u><b>\$ 71,702</b></u>	<u><b>\$ 2,374,147</b></u>	<u><b>\$ 27,966</b></u>	<u><b>\$ 979,204</b></u>		
<b>Net Income (Loss)</b>	<u><b>\$ (14,181)</b></u>	<u><b>\$ 22,215</b></u>	<u><b>\$ 42,106</b></u>	<u><b>\$ 232,395</b></u>	<u><b>\$ 173,320</b></u>	<u><b>\$ 691,269</b></u>		
<b>Net UDR Activity for Operations</b>								
<b>Snow Response, SGM, and Accounting Assistant</b>	0		-	61,638		(61,638)		
<b>Net Income (Loss) with UDR</b>	<u><b>\$ (14,181)</b></u>	<u><b>\$ 22,215</b></u>	<u><b>\$ 42,106</b></u>	<u><b>\$ 170,757</b></u>	<u><b>\$ 173,320</b></u>	<u><b>\$ 752,907</b></u>		

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

**Sudden Valley Community Association  
Reserve Cash Balance & Activity**

11 Months Actual, 1 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	427,324	620,544	178,120	10	264	-	156,125		1,382,387
Storm Water Mitigation Plan Income		3,750							3,750
Investment Income	1,343	1,848	83	98	2	322	172	50	3,918
Sale of Assets	3,800			64,820					68,620
Legal Settlement Income	224,548						-		224,548
Interfund Transfer	175,000	2,068	(175,000)					(2,068)	
2017 Expenditures	(738,932)	(971,219)	-	(35,031)			(172,126)		(1,917,308)
<b>Net Available Cash at 43069</b>	<b>1,230,872</b>	<b>1,147,502</b>	<b>73,725</b>	<b>152,852</b>	<b>5,120</b>	<b>351,580</b>	<b>148,857</b>	<b>36,061</b>	<b>3,146,569</b>
1 Month Outlook									
Outlook - 2017 Dues (93% collections)	32,086	50,571							82,657
Outlook - Prior Year Collections	56	54		1	33		4,857		5,001
Outlook - Other Cash									-
Anticipated Loan Funding	1,125,000								
Obligated Expenses	(1,844,081)	(238,599)					(101,201)	(36,061)	(2,219,942)
<b>Net Usable Cash Balance 12/31/2017</b>	<b>543,933</b>	<b>959,528</b>	<b>73,725</b>	<b>152,853</b>	<b>5,153</b>	<b>351,580</b>	<b>52,513</b>	<b>-</b>	<b>1,014,285</b>
Board Recommended Carryover Balance*	(600,000)	(500,000)							(1,100,000)
<b>Net Usable Cash 12/31/2017, After Recommendation</b>	<b>(56,067)</b>	<b>459,528</b>	<b>73,725</b>	<b>152,853</b>	<b>5,153</b>	<b>351,580</b>	<b>52,513</b>	<b>-</b>	<b>1,039,285</b>
<b>Net Current Year Cash Increase (Decrease)</b>	<b>(593,856)</b>	<b>(530,983)</b>	<b>3,203</b>	<b>29,898</b>	<b>299</b>	<b>322</b>	<b>(112,173)</b>	<b>(38,079)</b>	<b>(2,366,369)</b>

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

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

Whole \$

<b>CURRENT MONTH</b>								
<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	\$ 2,510	\$ 2,510	\$ 8,768	\$ (276)	\$ 19,917	\$ 1,204	\$ (26,175)	\$ 3,438
Accounting	3,107	1,398	15,548	1,078	1,744	3,065	(14,185)	5,541
Administration	669	535	21,758	1,389	9,592	(3,982)	(30,681)	(2,058)
Common Costs	5,316	2,931	-	-	18,366	(116)	(13,050)	2,815
Facilities	3,864	(711)	4,816	(453)	10,172	1,137	(11,124)	(27)
Maintenance	-	(192)	16,741	3,808	15,663	(13,262)	(32,404)	(9,646)
Subtotal	<u>15,466</u>	<u>6,471</u>	<u>67,631</u>	<u>5,546</u>	<u>75,454</u>	<u>(11,954)</u>	<u>(127,619)</u>	<u>63</u>
Golf	23,389	14,489	36,587	(3,188)	18,532	(4,040)	(31,730)	7,261
Marina	(25)	(185)	-	-	601	143	(626)	(42)
Pools	-	(500)	-	-	(3,702)	4,180	3,702	3,680
Subtotal	<u>38,830</u>	<u>20,275</u>	<u>104,218</u>	<u>2,358</u>	<u>90,885</u>	<u>(11,671)</u>	<u>(156,273)</u>	<u>10,962</u>
Ops Dues Earned	145,397						145,397	
Curr Yr Bad Debts Activity	(3,303)						(3,303)	
Net Ops Dues	<u>142,094</u>	<u>11,253</u>					<u>142,094</u>	<u>11,253</u>
Net Operations	<u>\$ 180,924</u>	<u>\$ 31,528</u>	<u>\$ 104,218</u>	<u>\$ 2,358</u>	<u>\$ 90,885</u>	<u>\$ (11,671)</u>	<u>\$ (14,179)</u>	<u>\$ 22,215</u>

\* Excludes Depreciation

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

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

Whole \$

<b>YEAR TO DATE</b>								
<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	\$ 65,229	\$ 30,229	\$ 92,162	\$ 5,247	\$ 261,609	\$ (6,144)	\$ (288,542)	\$ 29,332
Accounting	39,610	20,805	180,296	10,263	54,467	(1,260)	(195,153)	29,808
Administration	7,754	6,287	254,534	11,241	98,827	(12,108)	(345,607)	5,420
Common Costs	35,365	9,130	-	-	221,055	9,717	(185,690)	18,847
Facilities	54,886	4,568	43,973	6,138	117,103	12,072	(106,190)	22,778
Maintenance	424	(1,691)	160,320	1,733	88,407	(38,501)	(248,303)	(38,459)
Subtotal	<u>203,268</u>	<u>69,328</u>	<u>731,285</u>	<u>34,622</u>	<u>841,468</u>	<u>(36,224)</u>	<u>(1,369,485)</u>	<u>67,726</u>
Golf	728,604	(32,166)	468,233	30,805	260,460	(2,467)	(89)	(3,828)
Marina	121,796	67	18,118	13,151	37,478	(8,012)	66,200	5,206
Pools	3,265	(2,235)	-	-	17,105	(3,909)	(13,840)	(6,144)
Subtotal	<u>1,056,933</u>	<u>34,994</u>	<u>1,217,636</u>	<u>78,578</u>	<u>1,156,511</u>	<u>(50,612)</u>	<u>(1,317,214)</u>	<u>62,960</u>
Ops Dues Earned	1,598,534						1,598,534	
Curr Yr Bad Debts Activity	(48,924)						(48,924)	
Net Ops Dues	<u>1,549,610</u>	<u>110,360</u>					<u>1,549,610</u>	<u>110,360</u>
Net Operations	<u>\$ 2,606,543</u>	<u>\$ 145,354</u>	<u>\$ 1,217,636</u>	<u>\$ 78,578</u>	<u>\$ 1,156,511</u>	<u>\$ (50,612)</u>	<u>\$ 232,396</u>	<u>\$ 173,320</u>
Net UDR Activity for Operations Snow Response, SGM, and Accounting Assistant	-	-	-	-	61,638	(61,638)	(61,638)	
Net Operations with UDR	<u>\$ 2,606,543</u>	<u>\$ 145,354</u>	<u>\$ 1,217,636</u>	<u>\$ 78,578</u>	<u>1,218,149</u>	<u>\$ (112,250)</u>	<u>\$ 170,758</u>	<u>\$ 173,320</u>

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

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

**UNAUDITED**

	2017 November Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (11 Months) Actuals	2017 YTD B / (W) Spending Plan
<b>REVENUE</b>				
Dues and Assessment Income- Ops	\$ 142,094	\$ 11,253	\$ 1,549,610	\$ 110,360
Golf Income	23,389	14,489	728,604	(32,166)
Marina Income	-	(160)	116,835	(232)
Rental Income - Area Z	552	(906)	17,767	1,736
Rental Income - Other	3,287	170	39,564	2,532
Other AR Income	9,438	5,404	77,153	32,773
Other Income	2,151	1,325	76,851	30,852
Investment Income	13	(47)	159	(501)
<b>Total Revenue</b>	<b>\$ 180,924</b>	<b>\$ 31,528</b>	<b>\$ 2,606,543</b>	<b>\$ 145,354</b>
<b>EXPENSES</b>				
<b>Salaries &amp; Benefits</b>				
ACC / Security	\$ 8,768	\$ (276)	\$ 92,162	\$ 5,247
Accounting	15,548	1,078	180,296	10,263
Administration	21,758	1,389	254,534	11,241
Facilities	4,816	(453)	43,973	6,138
Maintenance	16,741	3,808	160,320	1,733
Golf	36,587	(3,188)	468,233	30,805
Marina	-	-	18,118	13,151
<b>Total Salaries &amp; Benefits</b>	<b>\$ 104,218</b>	<b>\$ 2,358</b>	<b>\$ 1,217,636</b>	<b>\$ 78,578</b>
<b>Other Expenses</b>				
<b>Administrative</b>				
General Administrative	\$ 198	\$ (198)	\$ 1,766	\$ (166)
Bank Charges & Fees	917	76	17,292	1,263
Dues & Subscriptions	624	(275)	19,891	(1,594)
Office Supplies	412	904	13,853	630
GM Discretionary Funds	-	334	2,505	1,162
Advertising Costs	70	130	6,435	5,965
Cash Over/Short	11	(11)	(196)	196
Currency Gain/Loss	-	-	243	(243)
Events Charges	233	352	2,233	4,184
Printing & Copying	837	121	12,741	1,489
Training & Conferences	282	27	10,137	(4,445)
Payroll Service Fees	612	(153)	8,138	(3,091)
Cashiering Clearing Account	1	(1)	71	(71)
<b>Total Administrative</b>	<b>\$ 4,197</b>	<b>\$ 1,306</b>	<b>\$ 95,109</b>	<b>\$ 5,279</b>
<b>Regulatory Compliance</b>				
Hazardous Tree Removal/ Pruning	\$ 450	\$ 2,049	\$ 26,660	\$ (7,959)
Permits & Licenses	257	(217)	3,005	762
Audit & Tax Services	-	2,236	26,650	(2,047)
Regulatory Compliance	211	406	2,424	4,698
Federal Income Tax	-	-	-	-
State B&O Tax	227	90	7,304	(636)
Property/Real Estate Tax	-	-	31,705	(1,705)
<b>Total Regulator Compliance</b>	<b>\$ 1,145</b>	<b>\$ 4,564</b>	<b>\$ 97,748</b>	<b>\$ (6,887)</b>
<b>CC&amp;Rs/ Mandates</b>				
Annual General Meeting	\$ 935	\$ (935)	\$ 9,121	\$ 3,279
Special General Meeting	-	-	-	-
Board Support	1,742	(1,576)	4,499	(2,666)
Collection Charges	-	-	-	-
Transfer Fees	-	34	500	(133)
Lien Charges	-	-	-	-
Web Site Maintenance	1,400	(1,302)	8,730	(7,821)
Postage	315	245	5,451	744

**UNAUDITED**

	2017 November Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (11 Months) Actuals	2017 YTD B / (W) Spending Plan
Postage- Views	964	370	10,645	4,022
Newsletter Services	4,158	8	47,273	(1,440)
Professional Security Services	14,978	(82)	165,238	2,060
<b>Total CC&amp;Rs/ Mandates</b>	<b>\$ 24,492</b>	<b>\$ (3,238)</b>	<b>\$ 251,457</b>	<b>\$ (1,955)</b>
<b>Insurance Premiums</b>	<b>\$ 8,547</b>	<b>\$ (74)</b>	<b>\$ 94,051</b>	<b>\$ (844)</b>
<b>Utilities</b>				
Utilities	\$ (4,197)	\$ 4,197	\$ 2,899	\$ (2,899)
Utilities- Natural Gas	1,590	(1,035)	11,298	(2,537)
Utilities- Water & Sewer	(17)	2,768	24,509	5,746
Utilities- Electricity	3,142	217	41,430	(546)
Utilities- Trash & Recycling Service	997	(90)	9,525	460
Utilities- Communications Service	2,386	(644)	26,038	(6,863)
<b>Total Utilities</b>	<b>\$ 3,901</b>	<b>\$ 5,413</b>	<b>\$ 115,699</b>	<b>\$ (6,639)</b>
<b>Maintenance &amp; Landscaping</b>				
Landscape R&M	\$ -	\$ 3,422	\$ 57,249	\$ (9,616)
Building R&M	3,485	1,130	39,044	14,067
Raw Materials	-	1,000	22,733	(2,083)
Raw Materials: Sand & Gravel	5,776	(5,776)	21,827	11,473
Janitorial Supplies	479	457	7,153	3,150
Equipment R&M	8,015	(4,214)	53,432	(15,430)
Small Tools & Equipment	366	(266)	9,633	(3,983)
Vehicle R&M	1,920	(1,180)	18,284	(8,424)
Vehicle Fuel	2,488	(762)	38,245	(1,772)
Other Supplies	2,683	(1,322)	18,398	2,244
Other R&M	881	194	9,309	2,416
<b>Total Maintenance &amp; Landscaping</b>	<b>\$ 26,093</b>	<b>\$ (7,317)</b>	<b>\$ 295,307</b>	<b>\$ (7,958)</b>
<b>Contracted &amp; Professional Services</b>				
Equipment Lease & Rental	\$ 498	\$ (111)	\$ 7,140	\$ 3,544
IT Support and Services	3,229	(794)	40,414	(9,246)
Uniform and Laundry Service	551	(110)	6,477	(765)
Pool Management	(1,898)	1,898	16,077	(8,143)
Safety & Security Services	2,479	(2,263)	24,700	(13,657)
Snow Removal Services <i>(see UDR Activity)</i>	4,849	(4,849)	20,849	(4,849)
Storm Response Tree Removal	-	-	-	18,000
ACC Consultant	1,150	1,141	41,075	(15,867)
Legal Services	5,016	(850)	40,629	5,204
Other Professional Services	6,637	(6,637)	10,104	(8,904)
<b>Total Contracted &amp; Professional Services</b>	<b>\$ 22,511</b>	<b>\$ (12,575)</b>	<b>\$ 207,465</b>	<b>\$ (34,683)</b>
<b>Other Expenses</b>				
Vandalism	-	250	(325)	3,075
<b>Total Other Expenses</b>	<b>\$ -</b>	<b>\$ 250</b>	<b>\$ (325)</b>	<b>\$ 3,075</b>
<b>Total Other Expenses</b>	<b>\$ 90,886</b>	<b>\$ (11,671)</b>	<b>\$ 1,156,511</b>	<b>\$ (50,612)</b>
<b>Total Operations Expenses</b>	<b>\$ 195,104</b>	<b>\$ (9,313)</b>	<b>\$ 2,374,147</b>	<b>\$ 27,966</b>
<b>Net Operations Income (Loss)</b>	<b>\$ (14,180)</b>	<b>\$ 22,215</b>	<b>\$ 232,396</b>	<b>\$ 173,320</b>
<b>Net UDR Activity for Operations</b>				
Snow Response, SGM, and Accounting Assistant	\$ -		\$ 61,638	
<b>Net Operations Income (Loss) with UDR</b>	<b>\$ (14,180)</b>	<b>\$ 22,215</b>	<b>\$ 170,758</b>	<b>\$ 173,320</b>

\* Excludes Depreciation

# Income Statement Report

## Sudden Valley Community Association

### Common Costs

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Dues and Assessment Income- Ops</b>								
4003 - BD Expense- 2018 Ops	(3,302.91)	(14,538.00)	11,235.09	(48,923.70)	(159,917.00)	110,993.30	(174,455.00)	(125,531.30)
4004 - Member Assessments 2017	145,397.31	145,379.00	18.31	1,598,533.68	1,599,167.00	(633.32)	1,744,546.00	146,012.32
<b>Total Dues and Assessment Income- Ops</b>	<b>142,094.40</b>	<b>130,841.00</b>	<b>11,253.40</b>	<b>1,549,609.98</b>	<b>1,439,250.00</b>	<b>110,359.98</b>	<b>1,570,091.00</b>	<b>20,481.02</b>
<b>Other AR Income</b>								
4830 - Advertising Income	2,784.50	2,375.00	409.50	32,725.00	26,125.00	6,600.00	28,500.00	(4,225.00)
4831 - BD Expense- Views Ads	(112.00)	(50.00)	(62.00)	(425.00)	(550.00)	125.00	(600.00)	(175.00)
4842 - Member Donation Income Monthly	30.60	0.00	30.60	306.00	0.00	306.00	0.00	(306.00)
<b>Total Other AR Income</b>	<b>2,703.10</b>	<b>2,325.00</b>	<b>378.10</b>	<b>32,606.00</b>	<b>25,575.00</b>	<b>7,031.00</b>	<b>27,900.00</b>	<b>(4,706.00)</b>
<b>Other Income</b>								
4920 - Capital Gain (Loss) on Fixed Assets	2,600.00	0.00	2,600.00	2,600.00	0.00	2,600.00	0.00	(2,600.00)
<b>Total Other Income</b>	<b>2,600.00</b>	<b>0.00</b>	<b>2,600.00</b>	<b>2,600.00</b>	<b>0.00</b>	<b>2,600.00</b>	<b>0.00</b>	<b>(2,600.00)</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	12.89	60.00	(47.11)	158.98	660.00	(501.02)	720.00	561.02
<b>Total Investment Income</b>	<b>12.89</b>	<b>60.00</b>	<b>(47.11)</b>	<b>158.98</b>	<b>660.00</b>	<b>(501.02)</b>	<b>720.00</b>	<b>561.02</b>
<b>Total Common Costs Income</b>	<b>147,410.39</b>	<b>133,226.00</b>	<b>14,184.39</b>	<b>1,584,974.96</b>	<b>1,465,485.00</b>	<b>119,489.96</b>	<b>1,598,711.00</b>	<b>13,736.04</b>
<b>Expense</b>								
<b>Administrative</b>								
5015 - Bank Charges & Fees	0.00	16.00	(16.00)	0.00	183.00	(183.00)	200.00	200.00
5120 - Cash Over/Short	1.00	0.00	1.00	1.00	0.00	1.00	0.00	(1.00)
5121 - Currency Gain/Loss	0.00	0.00	0.00	242.63	0.00	242.63	0.00	(242.63)
<b>Total Administrative</b>	<b>1.00</b>	<b>16.00</b>	<b>(15.00)</b>	<b>243.63</b>	<b>183.00</b>	<b>60.63</b>	<b>200.00</b>	<b>(43.63)</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	4,583.00	(4,583.00)	5,000.00	5,000.00
9005 - State B&O Tax	13.48	12.00	1.48	159.34	127.00	32.34	138.00	(21.34)



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

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
9015 - Property/Real Estate Tax	0.00	0.00	0.00	31,704.57	30,000.00	1,704.57	30,000.00	(1,704.57)
<b>Total Regulatory Compliance</b>	<b>13.48</b>	<b>428.00</b>	<b>(414.52)</b>	<b>31,874.91</b>	<b>34,710.00</b>	<b>(2,835.09)</b>	<b>35,138.00</b>	<b>3,263.09</b>
<b>CC&amp;Rs/ Mandates</b>								
5216 - Postage- Views	964.27	1,334.00	(369.73)	10,645.47	14,667.00	(4,021.53)	16,000.00	5,354.53
5225 - Newsletter Services	4,157.75	4,166.00	(8.25)	47,273.25	45,833.00	1,440.25	50,000.00	2,726.75
<b>Total CC&amp;Rs/ Mandates</b>	<b>5,122.02</b>	<b>5,500.00</b>	<b>(377.98)</b>	<b>57,918.72</b>	<b>60,500.00</b>	<b>(2,581.28)</b>	<b>66,000.00</b>	<b>8,081.28</b>
<b>Insurance</b>								
5400 - Insurance Premiums	8,213.91	8,140.00	73.91	90,389.31	89,546.00	843.31	97,687.00	7,297.69
<b>Total Insurance</b>	<b>8,213.91</b>	<b>8,140.00</b>	<b>73.91</b>	<b>90,389.31</b>	<b>89,546.00</b>	<b>843.31</b>	<b>97,687.00</b>	<b>7,297.69</b>
<b>Contracted &amp; Professional Services</b>								
7020 - Legal Services	5,015.68	4,166.00	849.68	40,628.55	45,833.00	(5,204.45)	50,000.00	9,371.45
<b>Total Contracted &amp; Professional Services</b>	<b>5,015.68</b>	<b>4,166.00</b>	<b>849.68</b>	<b>40,628.55</b>	<b>45,833.00</b>	<b>(5,204.45)</b>	<b>50,000.00</b>	<b>9,371.45</b>
<b>Total Common Costs Expense</b>	<b>18,366.09</b>	<b>18,250.00</b>	<b>116.09</b>	<b>221,055.12</b>	<b>230,772.00</b>	<b>(9,716.88)</b>	<b>249,025.00</b>	<b>27,969.88</b>
<b>Total Common Costs Income / (Loss)</b>	<b>129,044.30</b>	<b>114,976.00</b>	<b>14,068.30</b>	<b>1,363,919.84</b>	<b>1,234,713.00</b>	<b>129,206.84</b>	<b>1,349,686.00</b>	<b>(14,233.84)</b>

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

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Other AR Income</b>								
4805 - Compliance Fees & Fines - ACC	0.00	0.00	0.00	15,115.00	0.00	15,115.00	0.00	(15,115.00)
4806 - BD Expense- ACC Fines	3,627.00	0.00	3,627.00	(10,193.40)	0.00	(10,193.40)	0.00	10,193.40
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)
<b>Total Other AR Income</b>	<b>3,627.00</b>	<b>0.00</b>	<b>3,627.00</b>	<b>4,921.60</b>	<b>0.00</b>	<b>4,921.60</b>	<b>0.00</b>	<b>(4,921.60)</b>
<b>Other Income</b>								
4295 - Security House Checks	0.00	0.00	0.00	825.00	0.00	825.00	0.00	(825.00)
4350 - New Home Construction Fee	0.00	0.00	0.00	60,600.00	35,000.00	25,600.00	35,000.00	(25,600.00)
4360 - Storm Water Mitigation Revenue	(1,117.50)	0.00	(1,117.50)	(1,117.50)	0.00	(1,117.50)	0.00	1,117.50
<b>Total Other Income</b>	<b>(1,117.50)</b>	<b>0.00</b>	<b>(1,117.50)</b>	<b>60,307.50</b>	<b>35,000.00</b>	<b>25,307.50</b>	<b>35,000.00</b>	<b>(25,307.50)</b>
<b>Total ACC / Security Income</b>	<b>2,509.50</b>	<b>0.00</b>	<b>2,509.50</b>	<b>65,229.10</b>	<b>35,000.00</b>	<b>30,229.10</b>	<b>35,000.00</b>	<b>(30,229.10)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5210 - Printing & Copying	0.00	0.00	0.00	70.66	0.00	70.66	0.00	(70.66)
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>70.66</b>	<b>0.00</b>	<b>70.66</b>	<b>0.00</b>	<b>(70.66)</b>
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	450.00	2,299.00	(1,849.00)	26,444.10	17,701.00	8,743.10	20,000.00	(6,444.10)
6300 - Permits & Licenses	0.00	0.00	0.00	163.50	200.00	(36.50)	200.00	36.50
9005 - State B&O Tax	0.00	17.00	(17.00)	222.65	195.00	27.65	213.00	(9.65)
<b>Total Regulatory Compliance</b>	<b>450.00</b>	<b>2,316.00</b>	<b>(1,866.00)</b>	<b>26,830.25</b>	<b>18,096.00</b>	<b>8,734.25</b>	<b>20,413.00</b>	<b>(6,417.25)</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	13.12	0.00	13.12	204.14	0.00	204.14	0.00	(204.14)
7097 - Professional Security Services	14,977.72	14,896.00	81.72	165,238.08	167,298.00	(2,059.92)	182,300.00	17,061.92
<b>Total CC&amp;Rs/ Mandates</b>	<b>14,990.84</b>	<b>14,896.00</b>	<b>94.84</b>	<b>165,442.22</b>	<b>167,298.00</b>	<b>(1,855.78)</b>	<b>182,300.00</b>	<b>16,857.78</b>

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

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	7,175.28	7,099.00	76.28	79,954.42	81,641.00	(1,686.58)	92,290.00	12,335.58
5335 - Payroll Taxes- Employer	650.25	875.00	(224.75)	7,516.46	10,062.00	(2,545.54)	11,374.00	3,857.54
5385 - Payroll Benefits - Medical	942.68	518.00	424.68	4,691.55	5,706.00	(1,014.45)	6,225.00	1,533.45
<b>Total Payroll &amp; Benefits</b>	<b>8,768.21</b>	<b>8,492.00</b>	<b>276.21</b>	<b>92,162.43</b>	<b>97,409.00</b>	<b>(5,246.57)</b>	<b>109,889.00</b>	<b>17,726.57</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	115.56	60.00	55.56	1,613.10	660.00	953.10	720.00	(893.10)
<b>Total Utilities</b>	<b>115.56</b>	<b>60.00</b>	<b>55.56</b>	<b>1,613.10</b>	<b>660.00</b>	<b>953.10</b>	<b>720.00</b>	<b>(893.10)</b>
<b>Maintenance &amp; Landscaping</b>								
6675 - Equipment R&M	0.00	0.00	0.00	979.76	0.00	979.76	0.00	(979.76)
6765 - Small Tools & Equipment	0.00	0.00	0.00	1,388.00	0.00	1,388.00	0.00	(1,388.00)
6775 - Vehicle R&M	752.96	56.00	696.96	1,563.15	1,443.00	120.15	1,500.00	(63.15)
6785 - Vehicle Fuel	341.38	466.00	(124.62)	4,303.13	5,133.00	(829.87)	5,600.00	1,296.87
6795 - Other Supplies	0.00	202.00	(202.00)	48.66	1,300.00	(1,251.34)	1,500.00	1,451.34
6796 - Other R&M	0.00	584.00	(584.00)	14.93	6,417.00	(6,402.07)	7,000.00	6,985.07
<b>Total Maintenance &amp; Landscaping</b>	<b>1,094.34</b>	<b>1,308.00</b>	<b>(213.66)</b>	<b>8,297.63</b>	<b>14,293.00</b>	<b>(5,995.37)</b>	<b>15,600.00</b>	<b>7,302.37</b>
<b>Contracted &amp; Professional Services</b>								
6440 - Safety & Security Services	2,116.28	0.00	2,116.28	18,279.40	9,160.00	9,119.40	9,160.00	(9,119.40)
6450 - Storm Response Tree Removal	0.00	0.00	0.00	0.00	18,000.00	(18,000.00)	18,000.00	18,000.00
6460 - ACC Consultant	1,150.00	2,291.00	(1,141.00)	41,075.00	25,208.00	15,867.00	27,500.00	(13,575.00)
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>3,266.28</b>	<b>2,291.00</b>	<b>975.28</b>	<b>59,680.50</b>	<b>52,368.00</b>	<b>7,312.50</b>	<b>54,660.00</b>	<b>(5,020.50)</b>

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

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Other Expenses</b>								
9120 - Vandalism	0.00	250.00	(250.00)	(325.40)	2,750.00	(3,075.40)	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>2,750.00</b>	<b>(3,075.40)</b>	<b>3,000.00</b>	<b>3,325.40</b>
<b>Total ACC / Security Expense</b>	<b>28,685.23</b>	<b>29,613.00</b>	<b>(927.77)</b>	<b>353,771.39</b>	<b>352,874.00</b>	<b>897.39</b>	<b>386,582.00</b>	<b>32,810.61</b>
<b>Total ACC / Security Income / (Loss)</b>	<b>(26,175.73)</b>	<b>(29,613.00)</b>	<b>3,437.27</b>	<b>(288,542.29)</b>	<b>(317,874.00)</b>	<b>29,331.71</b>	<b>(351,582.00)</b>	<b>(63,039.71)</b>

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

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Other AR Income</b>								
4240 - Title & Recording Fees	3,000.00	1,666.00	1,334.00	38,375.00	18,333.00	20,042.00	20,000.00	(18,375.00)
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	27.00	43.00	(16.00)	1,452.74	472.00	980.74	515.00	(937.74)
4706 - BD Expense- NSF Fees	81.00	0.00	81.00	(59.33)	0.00	(59.33)	0.00	59.33
<b>Total Other AR Income</b>	<b>3,108.00</b>	<b>1,709.00</b>	<b>1,399.00</b>	<b>39,610.03</b>	<b>18,805.00</b>	<b>20,805.03</b>	<b>20,515.00</b>	<b>(19,095.03)</b>
<b>Total Accounting Income</b>	<b>3,108.00</b>	<b>1,709.00</b>	<b>1,399.00</b>	<b>39,610.03</b>	<b>18,805.00</b>	<b>20,805.03</b>	<b>20,515.00</b>	<b>(19,095.03)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
4999 - Cashiering Clearing Account	1.10	0.00	1.10	71.10	0.00	71.10	0.00	(71.10)
5000 - General Administrative	0.00	0.00	0.00	84.09	0.00	84.09	0.00	(84.09)
5015 - Bank Charges & Fees	40.00	256.00	(216.00)	734.24	2,823.00	(2,088.76)	3,080.00	2,345.76
5120 - Cash Over/Short	9.99	0.00	9.99	(207.40)	0.00	(207.40)	0.00	207.40
5210 - Printing & Copying	128.70	588.17	(459.47)	4,628.85	6,469.87	(1,841.02)	7,058.00	2,429.15
5399 - Payroll Service Fees	612.08	459.00	153.08	8,137.59	5,047.00	3,090.59	5,506.00	(2,631.59)
<b>Total Administrative</b>	<b>791.87</b>	<b>1,303.17</b>	<b>(511.30)</b>	<b>13,448.47</b>	<b>14,339.87</b>	<b>(891.40)</b>	<b>15,644.00</b>	<b>2,195.53</b>
<b>Regulatory Compliance</b>								
7000 - Audit & Tax Services	0.00	2,236.00	(2,236.00)	26,650.00	24,603.00	2,047.00	26,840.00	190.00
9005 - State B&O Tax	45.58	26.00	19.58	593.00	284.00	309.00	310.00	(283.00)
<b>Total Regulatory Compliance</b>	<b>45.58</b>	<b>2,262.00</b>	<b>(2,216.42)</b>	<b>27,243.00</b>	<b>24,887.00</b>	<b>2,356.00</b>	<b>27,150.00</b>	<b>(93.00)</b>
<b>CC&amp;Rs/ Mandates</b>								
5040 - Transfer Fees	0.00	34.00	(34.00)	500.00	367.00	133.00	400.00	(100.00)
5215 - Postage	96.60	400.00	(303.40)	4,065.72	4,405.00	(339.28)	6,480.00	2,414.28
<b>Total CC&amp;Rs/ Mandates</b>	<b>96.60</b>	<b>434.00</b>	<b>(337.40)</b>	<b>4,565.72</b>	<b>4,772.00</b>	<b>(206.28)</b>	<b>6,880.00</b>	<b>2,314.28</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	13,331.70	13,642.00	(310.30)	152,363.95	156,877.00	(4,513.05)	177,339.00	24,975.05

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

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Payroll &amp; Benefits</b>								
5335 - Payroll Taxes- Employer	1,106.07	1,668.00	(561.93)	12,976.67	19,180.00	(6,203.33)	21,682.00	8,705.33
5385 - Payroll Benefits - Medical	1,112.12	1,318.00	(205.88)	14,954.88	14,501.00	453.88	15,819.00	864.12
<b>Total Payroll &amp; Benefits</b>	<b>15,549.89</b>	<b>16,628.00</b>	<b>(1,078.11)</b>	<b>180,295.50</b>	<b>190,558.00</b>	<b>(10,262.50)</b>	<b>214,840.00</b>	<b>34,544.50</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	60.00	60.00	0.00	660.00	660.00	0.00	720.00	60.00
<b>Total Utilities</b>	<b>60.00</b>	<b>60.00</b>	<b>0.00</b>	<b>660.00</b>	<b>660.00</b>	<b>0.00</b>	<b>720.00</b>	<b>60.00</b>
<b>Contracted &amp; Professional Services</b>								
5125 - IT Support and Services	750.00	750.00	0.00	8,549.00	8,549.00	0.00	9,299.00	750.00
<b>Total Contracted &amp; Professional Services</b>	<b>750.00</b>	<b>750.00</b>	<b>0.00</b>	<b>8,549.00</b>	<b>8,549.00</b>	<b>0.00</b>	<b>9,299.00</b>	<b>750.00</b>
<b>Total Accounting Expense</b>	<b>17,293.94</b>	<b>21,437.17</b>	<b>(4,143.23)</b>	<b>234,761.69</b>	<b>243,765.87</b>	<b>(9,004.18)</b>	<b>274,533.00</b>	<b>39,771.31</b>
<b>Total Accounting Income / (Loss)</b>	<b>(14,185.94)</b>	<b>(19,728.17)</b>	<b>5,542.23</b>	<b>(195,151.66)</b>	<b>(224,960.87)</b>	<b>29,809.21</b>	<b>(254,018.00)</b>	<b>(58,866.34)</b>

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

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 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)
<b>Total Other AR Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15.00</b>	<b>0.00</b>	<b>15.00</b>	<b>0.00</b>	<b>(15.00)</b>
<b>Other Income</b>								
4220 - Gate & Access Fees	0.00	9.00	(9.00)	0.00	92.00	(92.00)	100.00	100.00
4235 - Trash Compactor Service	55.00	0.00	55.00	2,897.00	0.00	2,897.00	0.00	(2,897.00)
4245 - Photocopy Income	19.80	0.00	19.80	120.00	0.00	120.00	0.00	(120.00)
4255 - Maps and Signs	73.73	125.00	(51.27)	1,767.19	1,375.00	392.19	1,500.00	(267.19)
4835 - Miscellaneous Income	241.42	0.00	241.42	241.42	0.00	241.42	0.00	(241.42)
4840 - Non-Taxable Income	0.00	0.00	0.00	1,058.00	0.00	1,058.00	0.00	(1,058.00)
4870 - Member Donation Income	279.00	0.00	279.00	1,655.49	0.00	1,655.49	0.00	(1,655.49)
<b>Total Other Income</b>	<b>668.95</b>	<b>134.00</b>	<b>534.95</b>	<b>7,739.10</b>	<b>1,467.00</b>	<b>6,272.10</b>	<b>1,600.00</b>	<b>(6,139.10)</b>
<b>Total SVCA Operations- Admin Income</b>	<b>668.95</b>	<b>134.00</b>	<b>534.95</b>	<b>7,754.10</b>	<b>1,467.00</b>	<b>6,287.10</b>	<b>1,600.00</b>	<b>(6,154.10)</b>
<b>Expense</b>								
<b>Administrative</b>								
5000 - General Administrative	0.00	0.00	0.00	1,399.39	0.00	1,399.39	0.00	(1,399.39)
5015 - Bank Charges & Fees	103.94	271.00	(167.06)	2,779.20	2,979.00	(199.80)	3,250.00	470.80
5045 - Dues & Subscriptions	0.00	114.00	(114.00)	962.00	1,262.00	(300.00)	1,377.00	415.00
5090 - Office Supplies	334.79	1,291.00	(956.21)	12,785.95	14,208.00	(1,422.05)	15,500.00	2,714.05
5100 - GM Discretionary Funds	0.00	334.00	(334.00)	2,505.06	3,667.00	(1,161.94)	4,000.00	1,494.94
5107 - Advertising Costs	10.00	0.00	10.00	40.00	5,400.00	(5,360.00)	5,400.00	5,360.00
5120 - Cash Over/Short	0.00	0.00	0.00	(27.81)	0.00	(27.81)	0.00	27.81
5205 - Events Charges	232.50	584.00	(351.50)	2,133.32	6,417.00	(4,283.68)	7,000.00	4,866.68
5210 - Printing & Copying	708.57	357.00	351.57	6,184.98	4,643.00	1,541.98	5,000.00	(1,184.98)
5227 - Training & Conferences	281.59	209.00	72.59	7,161.33	2,292.00	4,869.33	2,500.00	(4,661.33)
<b>Total Administrative</b>	<b>1,671.39</b>	<b>3,160.00</b>	<b>(1,488.61)</b>	<b>35,923.42</b>	<b>40,868.00</b>	<b>(4,944.58)</b>	<b>44,027.00</b>	<b>8,103.58</b>

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

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	0.00	0.00	127.50	100.00	27.50	100.00	(27.50)
9005 - State B&O Tax	6.26	3.00	3.26	133.31	28.00	105.31	30.00	(103.31)
<b>Total Regulatory Compliance</b>	<b>6.26</b>	<b>3.00</b>	<b>3.26</b>	<b>260.81</b>	<b>128.00</b>	<b>132.81</b>	<b>130.00</b>	<b>(130.81)</b>
<b>CC&amp;Rs/ Mandates</b>								
5003 - Annual General Meeting	934.65	0.00	934.65	9,120.59	12,400.00	(3,279.41)	12,400.00	3,279.41
5020 - Board Support	1,742.03	166.00	1,576.03	4,499.31	1,833.00	2,666.31	2,000.00	(2,499.31)
5115 - Web Site Maintenance	1,400.35	98.00	1,302.35	8,130.30	909.00	7,221.30	1,000.00	(7,130.30)
5215 - Postage	8.42	100.00	(91.58)	571.95	1,100.00	(528.05)	1,200.00	628.05
<b>Total CC&amp;Rs/ Mandates</b>	<b>4,085.45</b>	<b>364.00</b>	<b>3,721.45</b>	<b>22,322.15</b>	<b>16,242.00</b>	<b>6,080.15</b>	<b>16,600.00</b>	<b>(5,722.15)</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	19,150.62	19,896.00	(745.38)	227,175.11	228,804.00	(1,628.89)	258,648.00	31,472.89
5335 - Payroll Taxes- Employer	1,536.50	2,421.00	(884.50)	19,556.24	27,841.00	(8,284.76)	31,472.00	11,915.76
5385 - Payroll Benefits - Medical	1,070.63	830.00	240.63	7,802.56	9,130.00	(1,327.44)	9,960.00	2,157.44
<b>Total Payroll &amp; Benefits</b>	<b>21,757.75</b>	<b>23,147.00</b>	<b>(1,389.25)</b>	<b>254,533.91</b>	<b>265,775.00</b>	<b>(11,241.09)</b>	<b>300,080.00</b>	<b>45,546.09</b>
<b>Utilities</b>								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	90.00	0.00	90.00	0.00	(90.00)
6050 - Utilities- Communications Service	120.00	120.00	0.00	1,320.00	1,320.00	0.00	1,440.00	120.00
<b>Total Utilities</b>	<b>120.00</b>	<b>120.00</b>	<b>0.00</b>	<b>1,410.00</b>	<b>1,320.00</b>	<b>90.00</b>	<b>1,440.00</b>	<b>30.00</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	275.00	(275.00)	300.00	300.00
6785 - Vehicle Fuel	0.00	0.00	0.00	64.67	300.00	(235.33)	300.00	235.33
<b>Total Maintenance &amp; Landscaping</b>	<b>0.00</b>	<b>25.00</b>	<b>(25.00)</b>	<b>2,436.63</b>	<b>575.00</b>	<b>1,861.63</b>	<b>600.00</b>	<b>(1,836.63)</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	497.87	253.00	244.87	3,876.83	4,967.00	(1,090.17)	5,220.00	1,343.17



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

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Contracted &amp; Professional Services</b>								
5125 - IT Support and Services	2,478.79	1,685.00	793.79	31,864.95	22,619.00	9,245.95	24,100.00	(7,764.95)
7095 - Other Professional Services	732.16	0.00	732.16	732.16	0.00	732.16	0.00	(732.16)
<b>Total Contracted &amp; Professional Services</b>	<b>3,708.82</b>	<b>1,938.00</b>	<b>1,770.82</b>	<b>36,473.94</b>	<b>27,586.00</b>	<b>8,887.94</b>	<b>29,320.00</b>	<b>(7,153.94)</b>
<b>Total SVCA Operations- Admin Expense</b>	<b>31,349.67</b>	<b>28,757.00</b>	<b>2,592.67</b>	<b>353,360.86</b>	<b>352,494.00</b>	<b>866.86</b>	<b>392,197.00</b>	<b>38,836.14</b>
<b>Total SVCA Operations- Admin Income / (L)</b>	<b>(30,680.72)</b>	<b>(28,623.00)</b>	<b>(2,057.72)</b>	<b>(345,606.76)</b>	<b>(351,027.00)</b>	<b>5,420.24</b>	<b>(390,597.00)</b>	<b>(44,990.24)</b>

# Income Statement Report

## Sudden Valley Community Association Facilities

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Rental Income</b>								
4410 - Area Z Storage Rental Income	(91.00)	1,583.00	(1,674.00)	18,215.00	17,406.00	809.00	18,988.00	773.00
4412 - BD Expense- Area Z	642.68	(125.00)	767.68	(448.21)	(1,375.00)	926.79	(1,500.00)	(1,051.79)
<b>Total Rental Income</b>	<b>551.68</b>	<b>1,458.00</b>	<b>(906.32)</b>	<b>17,766.79</b>	<b>16,031.00</b>	<b>1,735.79</b>	<b>17,488.00</b>	<b>(278.79)</b>
<b>Rental Income - Other</b>								
4400 - Facility Rentals	28.00	0.00	28.00	1,589.00	0.00	1,589.00	0.00	(1,589.00)
4430 - Lease Income - Restaurant	2,252.00	2,186.00	66.00	24,178.00	24,046.00	132.00	26,232.00	2,054.00
4435 - Lease Income - Barn 8	751.00	650.00	101.00	8,261.00	7,150.00	1,111.00	7,800.00	(461.00)
4439 - Lease Income- Library	281.00	281.00	0.00	3,091.00	3,091.00	0.00	3,372.00	281.00
<b>Total Rental Income - Other</b>	<b>3,312.00</b>	<b>3,117.00</b>	<b>195.00</b>	<b>37,119.00</b>	<b>34,287.00</b>	<b>2,832.00</b>	<b>37,404.00</b>	<b>285.00</b>
<b>Total Facilities Income</b>	<b>3,863.68</b>	<b>4,575.00</b>	<b>(711.32)</b>	<b>54,885.79</b>	<b>50,318.00</b>	<b>4,567.79</b>	<b>54,892.00</b>	<b>6.21</b>
<b><u>Expense</u></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	807.62	889.00	(81.38)	940.00	132.38
9005 - State B&O Tax	50.01	70.00	(19.99)	846.69	777.00	69.69	848.00	1.31
<b>Total Regulatory Compliance</b>	<b>123.43</b>	<b>121.00</b>	<b>2.43</b>	<b>2,037.21</b>	<b>1,666.00</b>	<b>371.21</b>	<b>1,788.00</b>	<b>(249.21)</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	4,234.05	3,636.00	598.05	37,803.22	41,819.00	(4,015.78)	47,274.00	9,470.78
5335 - Payroll Taxes- Employer	483.23	589.00	(105.77)	4,828.18	6,774.00	(1,945.82)	7,658.00	2,829.82
5385 - Payroll Benefits - Medical	99.00	138.00	(39.00)	1,342.08	1,518.00	(175.92)	1,656.00	313.92
<b>Total Payroll &amp; Benefits</b>	<b>4,816.28</b>	<b>4,363.00</b>	<b>453.28</b>	<b>43,973.48</b>	<b>50,111.00</b>	<b>(6,137.52)</b>	<b>56,588.00</b>	<b>12,614.52</b>
<b>Utilities</b>								
6000 - Utilities	(2,393.21)	0.00	(2,393.21)	2,000.12	0.00	2,000.12	0.00	(2,000.12)
6005 - Utilities- Natural Gas	1,339.24	273.00	1,066.24	8,556.98	5,073.00	3,483.98	5,719.00	(2,837.98)
6023 - Utilities- Water & Sewer	(16.63)	1,455.00	(1,471.63)	14,437.92	16,004.00	(1,566.08)	17,459.00	3,021.08

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

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Utilities</b>								
6033 - Utilities- Electricity	1,864.93	1,947.00	(82.07)	20,483.66	21,419.00	(935.34)	23,366.00	2,882.34
6035 - Utilities- Trash & Recycling Service	784.79	907.00	(122.21)	7,086.04	9,985.00	(2,898.96)	10,893.00	3,806.96
6050 - Utilities- Communications Service	1,276.72	1,048.00	228.72	13,810.02	11,536.00	2,274.02	12,585.00	(1,225.02)
<b>Total Utilities</b>	<b>2,855.84</b>	<b>5,630.00</b>	<b>(2,774.16)</b>	<b>66,374.74</b>	<b>64,017.00</b>	<b>2,357.74</b>	<b>70,022.00</b>	<b>3,647.26</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	3,203.73	4,469.00	(1,265.27)	35,832.15	51,507.00	(15,674.85)	55,976.00	20,143.85
6635 - Janitorial Supplies	479.36	916.00	(436.64)	7,146.62	10,083.00	(2,936.38)	11,000.00	3,853.38
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	825.00	(825.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	98.00	(98.00)	23.91	1,077.00	(1,053.09)	1,175.00	1,151.09
6795 - Other Supplies	4.58	0.00	4.58	112.78	0.00	112.78	0.00	(112.78)
6796 - Other R&M	0.00	0.00	0.00	371.36	0.00	371.36	0.00	(371.36)
<b>Total Maintenance &amp; Landscaping</b>	<b>3,687.67</b>	<b>5,558.00</b>	<b>(1,870.33)</b>	<b>44,911.32</b>	<b>63,492.00</b>	<b>(18,580.68)</b>	<b>69,051.00</b>	<b>24,139.68</b>
<b>Contracted &amp; Professional Services</b>								
6440 - Safety & Security Services	0.00	0.00	0.00	275.12	0.00	275.12	0.00	(275.12)
7095 - Other Professional Services	3,505.00	0.00	3,505.00	3,505.00	0.00	3,505.00	0.00	(3,505.00)
<b>Total Contracted &amp; Professional Services</b>	<b>3,505.00</b>	<b>0.00</b>	<b>3,505.00</b>	<b>3,780.12</b>	<b>0.00</b>	<b>3,780.12</b>	<b>0.00</b>	<b>(3,780.12)</b>
<b>Total Facilities Expense</b>	<b>14,988.22</b>	<b>15,672.00</b>	<b>(683.78)</b>	<b>161,076.87</b>	<b>179,286.00</b>	<b>(18,209.13)</b>	<b>197,449.00</b>	<b>36,372.13</b>
<b>Total Facilities Income / (Loss)</b>	<b>(11,124.54)</b>	<b>(11,097.00)</b>	<b>(27.54)</b>	<b>(106,191.08)</b>	<b>(128,968.00)</b>	<b>22,776.92</b>	<b>(142,557.00)</b>	<b>(36,365.92)</b>

# Income Statement Report

## Sudden Valley Community Association

### Maintenance

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 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	2,115.00	(1,691.12)	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>2,115.00</b>	<b>(1,691.12)</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>2,115.00</b>	<b>(1,691.12)</b>	<b>2,307.00</b>	<b>1,883.12</b>
<b>Expense</b>								
<b>Administrative</b>								
5000 - General Administrative	197.77	0.00	197.77	197.77	0.00	197.77	0.00	(197.77)
5210 - Printing & Copying	0.00	13.00	(13.00)	0.00	138.00	(138.00)	150.00	150.00
<b>Total Administrative</b>	<b>197.77</b>	<b>13.00</b>	<b>184.77</b>	<b>197.77</b>	<b>138.00</b>	<b>59.77</b>	<b>150.00</b>	<b>(47.77)</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	109.75	0.00	109.75	1,774.50	2,225.00	(450.50)	2,225.00	450.50
<b>Total Regulatory Compliance</b>	<b>109.75</b>	<b>0.00</b>	<b>109.75</b>	<b>1,774.50</b>	<b>2,225.00</b>	<b>(450.50)</b>	<b>2,225.00</b>	<b>450.50</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	13,167.51	16,062.00	(2,894.49)	128,660.93	127,706.00	954.93	151,798.00	23,137.07
5335 - Payroll Taxes- Employer	1,688.57	2,619.00	(930.43)	16,173.24	20,598.00	(4,424.76)	24,528.00	8,354.76
5385 - Payroll Benefits - Medical	1,885.40	1,868.00	17.40	15,486.03	13,749.00	1,737.03	15,617.00	130.97
<b>Total Payroll &amp; Benefits</b>	<b>16,741.48</b>	<b>20,549.00</b>	<b>(3,807.52)</b>	<b>160,320.20</b>	<b>162,053.00</b>	<b>(1,732.80)</b>	<b>191,943.00</b>	<b>31,622.80</b>
<b>Utilities</b>								
6005 - Utilities- Natural Gas	0.00	14.00	(14.00)	0.00	152.00	(152.00)	166.00	166.00
6050 - Utilities- Communications Service	102.03	60.00	42.03	826.30	660.00	166.30	720.00	(106.30)
<b>Total Utilities</b>	<b>102.03</b>	<b>74.00</b>	<b>28.03</b>	<b>826.30</b>	<b>812.00</b>	<b>14.30</b>	<b>886.00</b>	<b>59.70</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M	281.12	0.00	281.12	281.12	0.00	281.12	0.00	(281.12)
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
6675 - Equipment R&M	3,594.29	250.00	3,344.29	13,283.71	2,750.00	10,533.71	3,000.00	(10,283.71)

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

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Maintenance &amp; Landscaping</b>								
6765 - Small Tools & Equipment	311.41	0.00	311.41	3,714.32	3,000.00	714.32	3,000.00	(714.32)
6775 - Vehicle R&M	1,082.97	584.00	498.97	15,329.05	6,417.00	8,912.05	7,000.00	(8,329.05)
6785 - Vehicle Fuel	1,364.25	650.00	714.25	14,459.31	7,890.00	6,569.31	8,590.00	(5,869.31)
6795 - Other Supplies	81.43	209.00	(127.57)	2,341.47	2,292.00	49.47	2,500.00	158.53
6796 - Other R&M	815.61	250.00	565.61	5,087.81	2,750.00	2,337.81	3,000.00	(2,087.81)
<b>Total Maintenance &amp; Landscaping</b>	<b>7,531.08</b>	<b>1,943.00</b>	<b>5,588.08</b>	<b>54,496.79</b>	<b>26,649.00</b>	<b>27,847.79</b>	<b>28,640.00</b>	<b>(25,856.79)</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	0.00	84.00	(84.00)	0.00	917.00	(917.00)	1,000.00	1,000.00
6408 - Uniform and Laundry Service	110.41	171.00	(60.59)	964.49	1,882.00	(917.51)	2,053.00	1,088.51
6440 - Safety & Security Services	363.13	116.00	247.13	4,573.04	1,283.00	3,290.04	1,400.00	(3,173.04)
6442 - Snow Removal Services	4,849.03	0.00	4,849.03	20,849.03	16,000.00	4,849.03	16,000.00	(4,849.03)
7095 - Other Professional Services	2,400.00	0.00	2,400.00	4,725.00	0.00	4,725.00	0.00	(4,725.00)
<b>Total Contracted &amp; Professional Services</b>	<b>7,722.57</b>	<b>371.00</b>	<b>7,351.57</b>	<b>31,111.56</b>	<b>20,082.00</b>	<b>11,029.56</b>	<b>20,453.00</b>	<b>(10,658.56)</b>
<b>Total Maintenance Expense</b>	<b>32,404.68</b>	<b>22,950.00</b>	<b>9,454.68</b>	<b>248,727.12</b>	<b>211,959.00</b>	<b>36,768.12</b>	<b>244,297.00</b>	<b>(4,430.12)</b>
<b>Total Maintenance Income / (Loss)</b>	<b>(32,404.68)</b>	<b>(22,758.00)</b>	<b>(9,646.68)</b>	<b>(248,303.24)</b>	<b>(209,844.00)</b>	<b>(38,459.24)</b>	<b>(241,990.00)</b>	<b>6,313.24</b>

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

November 1, 2017 to November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Golf Income</b>								
4150 - Golf Course Annual Greens Fees	\$ 5,222	\$ 1,600	\$ 3,622	\$ 238,243	\$ 213,900	\$ 24,343	\$ 215,500	\$ (22,743)
4151 - BD Expense- Golf	(693)	-	(693)	(1,135)	-	(1,135)	-	1,135
4154 - Golf Course Daily Greens Fees	15,300	6,000	9,300	345,061	397,000	(51,939)	401,800	56,739
4170 - Driving Range Fees	467	200	267	16,947	22,900	(5,953)	23,000	6,053
4174 - Golf Cart Rental	3,083	1,100	1,983	115,339	112,200	3,139	113,000	(2,339)
4176 - Golf Club Storage	10	-	10	1,179	1,520	(341)	1,520	341
4178 - Trail Fees	-	-	-	12,970	13,250	(280)	13,250	280
<b>Total Golf Income</b>	<b>23,389</b>	<b>8,900</b>	<b>14,489</b>	<b>728,604</b>	<b>760,770</b>	<b>(32,166)</b>	<b>768,070</b>	<b>39,466</b>
<b>Expense</b>								
<b>Administrative</b>								
5107 - Advertising Costs	60	200	(140)	6,395	7,000	(605)	7,000	605
5015 - Bank Charges & Fees	774	450	324	13,778	12,570	1,208	12,845	(933)
5120 - Cash Over/Short	-	-	-	38	-	38	-	(38)
5045 - Dues & Subscriptions	624	235	389	18,929	17,035	1,894	17,270	(1,659)
5000 - General Administrative	-	-	-	85	1,600	(1,515)	1,600	1,515
5090 - Office Supplies	77	25	52	1,067	275	792	300	(767)
5205 - Events Charges	-	-	-	100	-	100	-	(100)
5210 - Printing & Copying	-	-	-	1,765	2,980	(1,215)	2,980	1,215
5227 - Training & Conferences	-	100	(100)	2,632	3,400	(768)	3,600	968
<b>Total Administrative</b>	<b>1,535</b>	<b>1,010</b>	<b>525</b>	<b>44,789</b>	<b>44,860</b>	<b>(71)</b>	<b>45,595</b>	<b>806</b>
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	-	200	(200)	216	1,000	(784)	1,300	1,084
6300 - Permits & Licenses	147	-	147	546	800	(254)	800	254
9005 - State B&O Tax	113	38	75	3,437	3,589	(152)	3,624	187
<b>Total Regulatory Compliance</b>	<b>260</b>	<b>238</b>	<b>22</b>	<b>4,199</b>	<b>5,389</b>	<b>(1,190)</b>	<b>5,724</b>	<b>1,525</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	197	60	137	609	690	(81)	765	156
5115 - Web Site Maintenance	-	-	-	600	-	600	-	(600)
<b>CC&amp;Rs/ Mandates Total</b>	<b>197</b>	<b>60</b>	<b>137</b>	<b>1,209</b>	<b>690</b>	<b>519</b>	<b>765</b>	<b>(444)</b>
<b>Payroll &amp; Benefits</b>								
5385 - Payroll Benefits - Medical	4,098	3,390	708	37,045	37,290	(245)	40,680	3,635
5335 - Payroll Taxes- Employer	2,896	3,624	(728)	41,732	56,973	(15,241)	62,294	20,562
5300 - Salaries	29,593	26,385	3,208	389,456	404,775	(15,319)	443,572	54,116
<b>Total Payroll &amp; Benefits</b>	<b>36,587</b>	<b>33,399</b>	<b>3,188</b>	<b>468,233</b>	<b>499,038</b>	<b>(30,805)</b>	<b>546,546</b>	<b>78,313</b>
<b>Insurance</b>								

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

November 1, 2017 to November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
5400 - Insurance Premiums	333	333	(0)	3,661	3,661	0	3,995	334
<b>Total Insurance</b>	<b>333</b>	<b>333</b>	<b>(0)</b>	<b>3,661</b>	<b>3,661</b>	<b>0</b>	<b>3,995</b>	<b>334</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	555	251	304	6,110	2,760	3,350	3,011	(3,099)
6033 - Utilities- Electricity	1,119	1,327	(208)	19,359	18,535	824	19,686	327
6005 - Utilities- Natural Gas	251	229	22	2,741	3,108	(367)	3,577	836
6023 - Utilities- Water & Sewer	-	1,015	(1,015)	8,884	11,160	(2,276)	12,174	3,290
6035 - Utilities- Trash & Recycling Service	212	-	212	2,349	-	2,349	-	(2,349)
<b>Total Utilities</b>	<b>2,136</b>	<b>2,822</b>	<b>(686)</b>	<b>39,442</b>	<b>35,563</b>	<b>3,879</b>	<b>38,448</b>	<b>(995)</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M	-	-	-	213	-	213	-	(213)
6675 - Equipment R&M	4,421	3,405	1,016	36,910	33,648	3,262	38,000	1,090
6635 - Janitorial Supplies	-	20	(20)	7	220	(213)	240	233
6110 - Landscape R&M	-	3,422	(3,422)	39,369	28,859	10,510	30,000	(9,369)
6796 - Other R&M	65	200	(135)	1,522	2,100	(578)	2,200	678
6795 - Other Supplies	2,447	950	1,497	15,283	17,050	(1,767)	17,800	2,517
6610 - Raw Materials	-	1,000	(1,000)	22,733	20,100	2,633	20,800	(1,933)
6621 - Raw Materials: Sand & Gravel	5,776	-	5,776	21,827	32,300	(10,473)	32,300	10,473
6765 - Small Tools & Equipment	54	100	(46)	2,158	2,650	(492)	2,750	592
6785 - Vehicle Fuel	782	512	270	16,614	19,573	(2,959)	20,000	3,386
6775 - Vehicle R&M	84	-	84	1,104	900	204	1,000	(104)
<b>Total Maintenance &amp; Landscaping</b>	<b>13,630</b>	<b>9,609</b>	<b>4,021</b>	<b>157,740</b>	<b>157,400</b>	<b>340</b>	<b>165,090</b>	<b>7,350</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	-	50	(50)	3,263	4,800	(1,537)	4,900	1,637
6440 - Safety & Security Services	-	100	(100)	1,143	600	543	600	(543)
6408 - Uniform and Laundry Service	441	270	171	5,013	3,830	1,183	4,100	(913)
7095 - Other Professional Services	-	-	-	-	1,200	(1,200)	1,200	1,200
<b>Total Contracted &amp; Professional Services</b>	<b>441</b>	<b>420</b>	<b>21</b>	<b>9,419</b>	<b>10,430</b>	<b>(1,011)</b>	<b>10,800</b>	<b>1,381</b>
<b>Total Golf Expense</b>	<b>55,120</b>	<b>47,891</b>	<b>7,229</b>	<b>728,693</b>	<b>757,031</b>	<b>(28,338)</b>	<b>816,963</b>	<b>88,270</b>
<b>Total Golf Income / (Loss)</b>	<b>\$ (31,731)</b>	<b>\$ (38,991)</b>	<b>\$ 7,260</b>	<b>\$ (90)</b>	<b>\$ 3,739</b>	<b>\$ (3,829)</b>	<b>\$ (48,893)</b>	<b>\$ (48,804)</b>

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

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 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	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	0.00	160.00	(160.00)	(970.00)	1,761.00	(2,731.00)	1,921.00	2,891.00
<b>Total Marina Income</b>	<b>0.00</b>	<b>160.00</b>	<b>(160.00)</b>	<b>116,835.00</b>	<b>117,067.00</b>	<b>(232.00)</b>	<b>117,227.00</b>	<b>392.00</b>
<b>Rental Income - Other</b>								
4400 - Facility Rentals	100.00	0.00	100.00	1,100.00	1,550.00	(450.00)	1,550.00	450.00
4411 - Picnic Shelter Rentals	(125.00)	0.00	(125.00)	1,345.00	1,195.00	150.00	1,195.00	(150.00)
<b>Total Rental Income - Other</b>	<b>(25.00)</b>	<b>0.00</b>	<b>(25.00)</b>	<b>2,445.00</b>	<b>2,745.00</b>	<b>(300.00)</b>	<b>2,745.00</b>	<b>300.00</b>
<b>Other Income</b>								
4220 - Gate & Access Fees	0.00	0.00	0.00	2,516.00	1,917.00	599.00	1,917.00	(599.00)
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</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>(25.00)</b>	<b>160.00</b>	<b>(185.00)</b>	<b>121,796.00</b>	<b>121,729.00</b>	<b>67.00</b>	<b>121,889.00</b>	<b>93.00</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)
5227 - Training & Conferences	0.00	0.00	0.00	343.54	0.00	343.54	0.00	(343.54)
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>435.20</b>	<b>0.00</b>	<b>435.20</b>	<b>0.00</b>	<b>(435.20)</b>
<b>Regulatory Compliance</b>								
7110 - Regulatory Compliance	137.90	150.00	(12.10)	1,616.19	1,650.00	(33.81)	1,800.00	183.81
9005 - State B&O Tax	(1.88)	151.00	(152.88)	1,861.51	1,668.00	193.51	1,820.00	(41.51)
<b>Total Regulatory Compliance</b>	<b>136.02</b>	<b>301.00</b>	<b>(164.98)</b>	<b>3,477.70</b>	<b>3,318.00</b>	<b>159.70</b>	<b>3,620.00</b>	<b>142.30</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	0.00	0.00	0.00	16,011.19	26,460.00	(10,448.81)	26,460.00	10,448.81
5335 - Payroll Taxes- Employer	0.00	0.00	0.00	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**

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 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>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>18,117.79</b>	<b>31,269.00</b>	<b>(13,151.21)</b>	<b>31,269.00</b>	<b>13,151.21</b>
<b>Utilities</b>								
6023 - Utilities- Water & Sewer	0.00	174.00	(174.00)	1,186.94	1,907.00	(720.06)	2,080.00	893.06
6033 - Utilities- Electricity	158.23	85.00	73.23	1,587.96	930.00	657.96	1,014.00	(573.96)
6050 - Utilities- Communications Service	156.87	143.00	13.87	1,699.07	1,579.00	120.07	1,723.00	23.93
<b>Total Utilities</b>	<b>315.10</b>	<b>402.00</b>	<b>(86.90)</b>	<b>4,473.97</b>	<b>4,416.00</b>	<b>57.97</b>	<b>4,817.00</b>	<b>343.03</b>
<b>Maintenance &amp; Landscaping</b>								
6110 - Landscape R&M	0.00	0.00	0.00	16,607.56	18,774.00	(2,166.44)	18,774.00	2,166.44
6515 - Building R&M	0.00	0.00	0.00	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	0.00	0.00	0.00	2,780.38	2,500.00	280.38	2,500.00	(280.38)
6795 - Other Supplies	149.55	0.00	149.55	611.22	0.00	611.22	0.00	(611.22)
6796 - Other R&M	0.00	41.00	(41.00)	2,313.04	458.00	1,855.04	500.00	(1,813.04)
<b>Total Maintenance &amp; Landscaping</b>	<b>149.55</b>	<b>41.00</b>	<b>108.55</b>	<b>27,346.45</b>	<b>21,732.00</b>	<b>5,614.45</b>	<b>21,774.00</b>	<b>(5,572.45)</b>
<b>Contracted &amp; Professional Services</b>								
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	0.00	0.00	0.00	815.25	0.00	815.25	0.00	(815.25)
<b>Total Contracted &amp; Professional Services</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,744.55</b>	<b>0.00</b>	<b>1,744.55</b>	<b>0.00</b>	<b>(1,744.55)</b>
<b>Total Marina/Parks/Beaches Expense</b>	<b>600.67</b>	<b>744.00</b>	<b>(143.33)</b>	<b>55,595.66</b>	<b>60,735.00</b>	<b>(5,139.34)</b>	<b>61,480.00</b>	<b>5,884.34</b>
<b>Total Marina/Parks/Beaches Income / (Loss)</b>	<b>(625.67)</b>	<b>(584.00)</b>	<b>(41.67)</b>	<b>66,200.34</b>	<b>60,994.00</b>	<b>5,206.34</b>	<b>60,409.00</b>	<b>(5,791.34)</b>

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

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other Income</b>								
4250 - Adult Center Pool Fees	0.00	500.00	(500.00)	3,265.00	5,500.00	(2,235.00)	6,000.00	2,735.00
<b>Total Other Income</b>	<b>0.00</b>	<b>500.00</b>	<b>(500.00)</b>	<b>3,265.00</b>	<b>5,500.00</b>	<b>(2,235.00)</b>	<b>6,000.00</b>	<b>2,735.00</b>
<b>Total Pool/Health Club Income</b>	<b>0.00</b>	<b>500.00</b>	<b>(500.00)</b>	<b>3,265.00</b>	<b>5,500.00</b>	<b>(2,235.00)</b>	<b>6,000.00</b>	<b>2,735.00</b>
<b>Expense</b>								
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	40.00	(40.00)	0.00	442.00	(442.00)	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)
<b>Total Regulatory Compliance</b>	<b>0.00</b>	<b>40.00</b>	<b>(40.00)</b>	<b>50.45</b>	<b>442.00</b>	<b>(391.55)</b>	<b>482.00</b>	<b>431.55</b>
<b>Utilities</b>								
6000 - Utilities	(1,803.37)	0.00	(1,803.37)	899.21	0.00	899.21	0.00	(899.21)
6005 - Utilities- Natural Gas	0.00	39.00	(39.00)	0.00	428.00	(428.00)	467.00	467.00
6023 - Utilities- Water & Sewer	0.00	107.00	(107.00)	0.00	1,184.00	(1,184.00)	1,292.00	1,292.00
<b>Total Utilities</b>	<b>(1,803.37)</b>	<b>146.00</b>	<b>(1,949.37)</b>	<b>899.21</b>	<b>1,612.00</b>	<b>(712.79)</b>	<b>1,759.00</b>	<b>859.79</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M	0.00	146.00	(146.00)	78.39	1,604.00	(1,525.61)	1,750.00	1,671.61
6675 - Equipment R&M	0.00	146.00	(146.00)	0.00	1,604.00	(1,604.00)	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>3,208.00</b>	<b>(3,129.61)</b>	<b>3,500.00</b>	<b>3,421.61</b>
<b>Contracted &amp; Professional Services</b>								
6438 - Pool Management	(1,898.18)	0.00	(1,898.18)	16,077.19	7,934.00	8,143.19	7,934.00	(8,143.19)
<b>Total Contracted &amp; Professional Services</b>	<b>(1,898.18)</b>	<b>0.00</b>	<b>(1,898.18)</b>	<b>16,077.19</b>	<b>7,934.00</b>	<b>8,143.19</b>	<b>7,934.00</b>	<b>(8,143.19)</b>
<b>Total Pool/Health Club Expense</b>	<b>(3,701.55)</b>	<b>478.00</b>	<b>(4,179.55)</b>	<b>17,105.24</b>	<b>13,196.00</b>	<b>3,909.24</b>	<b>13,675.00</b>	<b>(3,430.24)</b>
<b>Total Pool/Health Club Income / (Loss)</b>	<b>3,701.55</b>	<b>22.00</b>	<b>3,679.55</b>	<b>(13,840.24)</b>	<b>(7,696.00)</b>	<b>(6,144.24)</b>	<b>(7,675.00)</b>	<b>6,165.24</b>

# Income Statement Report

## Sudden Valley Community Association

### UDR Activity

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Dues and Assessments Income- UDR</b>								
4000 - Member Assessments 2015	(3,952.08)	0.00	(3,952.08)	(166,493.36)	0.00	(166,493.36)	0.00	166,493.36
4001 - BD Expense- 2017 Ops & prior	386.22	0.00	386.22	74,272.69	0.00	74,272.69	0.00	(74,272.69)
4002 - Member Assessments 2016	0.00	0.00	0.00	(8,393.22)	0.00	(8,393.22)	0.00	8,393.22
4081 - BD Expense- Ops 2014 & Prior	5,324.90	0.00	5,324.90	204,037.75	0.00	204,037.75	0.00	(204,037.75)
<b>Total Dues and Assessments Income- UDR</b>	<b>1,759.04</b>	<b>0.00</b>	<b>1,759.04</b>	<b>103,423.86</b>	<b>0.00</b>	<b>103,423.86</b>	<b>0.00</b>	<b>(103,423.86)</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	5,334.24	0.00	5,334.24	(5,533.42)	0.00	(5,533.42)	0.00	5,533.42
4711 - BD Expense- Late Fee & Int	(1,562.78)	0.00	(1,562.78)	58,002.44	0.00	58,002.44	0.00	(58,002.44)
4715 - Lien Fees	2,200.00	0.00	2,200.00	2,137.22	0.00	2,137.22	0.00	(2,137.22)
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	2,589.12	0.00	2,589.12	0.00	(2,589.12)
4721 - BD Expense- Legal	(642.68)	0.00	(642.68)	8,368.22	0.00	8,368.22	0.00	(8,368.22)
<b>Total Collections Income</b>	<b>5,328.78</b>	<b>0.00</b>	<b>5,328.78</b>	<b>65,563.58</b>	<b>0.00</b>	<b>65,563.58</b>	<b>0.00</b>	<b>(65,563.58)</b>
<b>Investment Income</b>								
4910 - Interest Earned - Reserve Accounts	0.34	0.00	0.34	49.01	0.00	49.01	0.00	(49.01)
<b>Total Investment Income</b>	<b>0.34</b>	<b>0.00</b>	<b>0.34</b>	<b>49.01</b>	<b>0.00</b>	<b>49.01</b>	<b>0.00</b>	<b>(49.01)</b>
<b>Total UDR Activity Income</b>	<b>7,088.16</b>	<b>0.00</b>	<b>7,088.16</b>	<b>169,036.45</b>	<b>0.00</b>	<b>169,036.45</b>	<b>0.00</b>	<b>(169,036.45)</b>
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
9005 - State B&O Tax	113.46	0.00	113.46	30.56	0.00	30.56	0.00	(30.56)
<b>Total Regulatory Compliance</b>	<b>113.46</b>	<b>0.00</b>	<b>113.46</b>	<b>30.56</b>	<b>0.00</b>	<b>30.56</b>	<b>0.00</b>	<b>(30.56)</b>
<b>CC&amp;Rs/ Mandates</b>								
5007 - Special General Meeting	0.00	0.00	0.00	11,867.85	0.00	11,867.85	0.00	(11,867.85)
5025 - Collection Charges	182.86	0.00	182.86	2,800.81	0.00	2,800.81	0.00	(2,800.81)
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**

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>CC&amp;Rs/ Mandates</b>								
5065 - Lien Charges	1,480.00	0.00	1,480.00	9,621.00	0.00	9,621.00	0.00	(9,621.00)
<b>Total CC&amp;Rs/ Mandates</b>	<b>1,662.86</b>	<b>0.00</b>	<b>1,662.86</b>	<b>24,773.66</b>	<b>0.00</b>	<b>24,773.66</b>	<b>0.00</b>	<b>(24,773.66)</b>
<b>Contracted &amp; Professional Services</b>								
7020 - Legal Services	42.82	0.00	42.82	6,837.93	0.00	6,837.93	0.00	(6,837.93)
7095 - Other Professional Services	0.00	0.00	0.00	12,853.17	0.00	12,853.17	0.00	(12,853.17)
<b>Total Contracted &amp; Professional Services</b>	<b>42.82</b>	<b>0.00</b>	<b>42.82</b>	<b>19,691.10</b>	<b>0.00</b>	<b>19,691.10</b>	<b>0.00</b>	<b>(19,691.10)</b>
<b>Reserve Expenses/Transfers</b>								
9617.01 - Hazardous Tree Removal - UDR	0.00	0.00	0.00	650.00	0.00	650.00	0.00	(650.00)
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	203.00	0.00	203.00	727.00	0.00	727.00	0.00	(727.00)
9902 - UDR - Area Z Mitigation	1,090.50	0.00	1,090.50	69,334.51	0.00	69,334.51	0.00	(69,334.51)
<b>Total Reserve Expenses/Transfers</b>	<b>1,293.50</b>	<b>0.00</b>	<b>1,293.50</b>	<b>109,902.52</b>	<b>0.00</b>	<b>109,902.52</b>	<b>0.00</b>	<b>(109,902.52)</b>
<b>Total UDR Activity Expense</b>	<b>3,112.64</b>	<b>0.00</b>	<b>3,112.64</b>	<b>154,397.84</b>	<b>0.00</b>	<b>154,397.84</b>	<b>0.00</b>	<b>(154,397.84)</b>
<b>Total UDR Activity Income / (Loss)</b>	<b>3,975.52</b>	<b>0.00</b>	<b>3,975.52</b>	<b>14,638.61</b>	<b>0.00</b>	<b>14,638.61</b>	<b>0.00</b>	<b>(14,638.61)</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	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	165	662	827	320	1,748	2,068	6	90	8	21	2	6	41	50	1	23	485	2,410	2,895	58	190	248	543	2,600	3,143	763	16	12	791	699	8	1,498	4,641	
Dec																																		

LLE = Lot Line Eraser  
 CTB = Covenant to Bind