

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

	<u>Dec 31, 2017</u>	<u>Dec 31, 2016</u>	<u>Inc / (Dec)</u>
<b>OPERATIONS</b>			
<b>Current Assets</b>			
Operating Cash	\$ 297,571	\$ 154,892	\$ 142,679
Building Completion Deposit Fund	125,000	105,000	20,000
Member Receivables - Operations	67,625	62,172	5,453
Other Receivables	10,371	11,090	(719)
Prepaid Expenses	66,797	56,866	9,931
Inventory	7,393	3,907	3,486
<b>Total Current Assets</b>	574,757	393,927	180,830
<b>Current Liabilities</b>			
Accounts Payable	(80,821)	(94,013)	13,192
Prepaid Assessments	(100,578)	(126,392)	25,814
Building Completion Deposits	(125,000)	(105,000)	(20,000)
Other Refundable Deposits	(4,953)	(6,213)	1,260
Prepaid Golf Memberships	(50,018)	(28,452)	(21,566)
<b>Total Current Liabilities</b>	(361,370)	(360,070)	(1,300)
<b>Operating Reserve Funds</b>			
Emergency Operating Cash	351,609	351,258	351
Undesignated Reserves Cash	189,730	164,686	25,044
<b>Total Operating Reserve Funds</b>	541,339	515,944	25,395
<b>Net Operating Assets</b>	\$ 754,726	\$ 549,801	\$ 204,924
<b>CAPITAL</b>			
<b>Capital Current Assets</b>			
CRRRF Reserve Cash Fund	1,195,964	1,137,789	58,175
Roads Reserve Cash Fund	1,091,292	1,489,511	(398,219)
Density Reduction Cash Fund	85,191	122,956	(37,765)
Mailbox Cash Fund	5,272	4,854	418
Capital Reserve Holding Cash Fund	87,364	70,522	16,842
Mitigation Assignment of Savings Cash	38,134	38,079	55
Member Receivables - Capital	9,094	17,575	(8,481)
<b>Total Capital Current Assets</b>	2,512,311	2,881,286	(368,975)
<b>Capital Fixed Assets</b>			
Fixed Assets	9,370,813	8,705,396	665,417
Lots Held for Sale	149,589	241,018	(91,429)
<b>Total Capital Assets</b>	9,520,402	8,946,414	573,988
<b>Long Term Liabilities</b>			
CRRRF Loan	(2,870)	-	-
Capital Lease	(38,968)	(68,538)	29,570
<b>Total Long Term Liabilities</b>	(41,837)	(68,538)	29,570
<b>NET ASSETS</b>	\$ 12,745,601	\$ 12,308,963	\$ 439,508
<b>MEMBER EQUITY</b>			
<b>Member Equity</b>			
Current Year Net Income: Operations	\$185,228	\$218,336	(\$33,108)
Current Year Net Income: Capital	251,410	535,894	(284,484)
Retained Earnings	4,539,670	4,321,334	218,336
Capital	7,769,293	7,233,399	535,894
<b>TOTAL MEMBER EQUITY</b>	\$ 12,745,601	\$ 12,308,963	\$ 436,638

\*For GAAP accounting and Federal non-profit reporting purposes the policy is to write off any member receivables that are greater than 60 days past due. 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 December 31, 2016, and December 31, 2015, the balance of receivables written off under GAAP policy were respectively, \$639,381 and \$957,982.

**Sudden Valley Community Association  
Income Statement Summary**

	<u>Current Month - December 2017</u>			<u>Year to Date - 12 Months Ending 12/31/2017</u>			
	<u>Operations &amp; Operating Reserves</u>	<u>Operations Better / (Worse) Spending Plan</u>	<u>Capital Reserves</u>	<u>Operations &amp; Operating Reserves</u>	<u>Operations Better / (Worse) Spending Plan</u>	<u>Coll %</u>	<u>Capital Reserves</u>
<b>REVENUE</b>							
Current Year Dues & Assessments Income							
Dues & Assessments Income	\$ 147,854		\$ 91,319	\$ 1,746,388			\$ 1,104,067
Bad Debt Reserve	(5,200)		(2,353)	(54,123)			(24,788)
Net Current Year Assessment Income	<u>\$ 142,654</u>	<u>\$ 11,813</u>	<u>\$ 88,966</u>	<u>\$ 1,692,265</u>	<u>\$ 122,173</u>	96.9%	<u>\$ 1,079,279</u>
Bad Debt Recoveries - Prior Years			9,933				71,337
Golf Income	13,244	5,944	-	742,327	(25,743)		-
Marina Income	-	(160)	-	116,835	(392)		-
Legal & Collections Income	-	-	(200,000)	-	-		-
Other Income	4,243	(617)	245,076	158,247	63,009		427,271
Rental Income - Other	3,184	67	-	42,748	2,599		-
Rental Income- Area Z	309	(1,149)	-	18,075	587		-
Investment Income	240	180	96	399	(321)		4,052
<b>Total Revenue</b>	<u><b>\$ 163,874</b></u>	<u><b>\$ 16,078</b></u>	<u><b>\$ 144,071</b></u>	<u><b>\$ 2,770,896</b></u>	<u><b>\$ 161,912</b></u>		<u><b>\$ 1,581,939</b></u>
<b>EXPENSES</b>							
Salaries & Benefits	\$ 177,388	\$ (22,446)	\$ -	\$ 1,395,025	\$ 56,130		\$ -
Contracted & Professional Services	26,155	(16,471)	-	230,885	(48,419)		-
CC&Rs/ Mandates	24,910	(1,867)	(18,449)	277,119	(4,574)		2,852
Maintenance & Landscaping	15,221	1,685	-	310,530	(6,275)		-
Utilities	9,801	(49)	-	125,501	(6,689)		-
Administrative	9,432	(4,204)	303	104,580	1,036		150
Regulatory Compliance	2,476	3,333	(2,553)	100,224	(3,554)		8,641
Insurance Premiums	6,241	2,234	6,534	100,292	1,390		-
Other Expenses	-	250	-	(366)	3,325		-
Capital Lease Interest Expense	-	-	-	-	-		2,590
Depreciation Expense	-	-	85,613	-	-		875,971
Demolition Expense	-	-	195,318	-	-		195,318
Capital Loss Lot Sales	-	-	115,253	-	-		184,225
Capital Loss Fixed Asset Disposals	-	-	(2,600)	-	-		52,301
<b>Total Expenses</b>	<u><b>\$ 271,624</b></u>	<u><b>\$ (37,535)</b></u>	<u><b>\$ 379,285</b></u>	<u><b>\$ 2,643,790</b></u>	<u><b>\$ (7,630)</b></u>		<u><b>\$ 1,322,048</b></u>
<b>Net Income (Loss)</b>	<u><b>\$ (107,750)</b></u>	<u><b>\$ (21,457)</b></u>	<u><b>\$ (235,214)</b></u>	<u><b>\$ 127,106</b></u>	<u><b>\$ 154,282</b></u>		<u><b>\$ 259,891</b></u>
<b>Net UDR Activity for Operations</b>							
Snow Response, SGM, YMCA Utilities, and Accounting Assistant	(15,000)			(76,638)			
<b>Net Income (Loss) with Board Approved UDR</b>	<u><b>\$ (122,750)</b></u>	<u><b>\$ (21,457)</b></u>	<u><b>\$ (235,214)</b></u>	<u><b>\$ 50,468</b></u>	<u><b>\$ 154,282</b></u>		<u><b>\$ 259,891</b></u>
<b>Other Activity</b>							
Net Other UDR Activity*	\$ 53,083			\$ 129,331			
AR Accrual - Prior Year Reversal	-		-	(62,172)			(17,575)
AR Accrual - Current Year	67,601		9,094	67,601			9,094
<b>Total Other Activity</b>	<u><b>\$ 120,684</b></u>		<u><b>\$ 9,094</b></u>	<u><b>\$ 134,760</b></u>			<u><b>\$ (8,481)</b></u>
<b>Grand Total Activity</b>	<u><u><b>\$ (2,066)</b></u></u>	<u><u><b>\$ (21,457)</b></u></u>	<u><u><b>\$ (226,120)</b></u></u>	<u><u><b>\$ 185,228</b></u></u>	<u><u><b>\$ 154,282</b></u></u>		<u><u><b>\$ 251,410</b></u></u>

\*Prior year recoveries for operations are deposited into the Undesignated Reserve Account (UDR).

<b>Sudden Valley Community Association</b>										
<b>Reserve Cash Balance &amp; Activity</b>										
<b>12 Months Actual, 0 Months Projected</b>										
	<b>Capital Reserve Funds</b>						<b>Operating Reserve Funds</b>			
	<b>CRRRF</b>	<b>Roads</b>	<b>Capital Reserve Holding Fund</b>	<b>Density Reduction</b>	<b>Mailbox</b>	<b>Mitigation Assignment of Savings*</b>	<b>Total Capital Reserve Funds</b>	<b>Emergency Ops</b>	<b>UDR</b>	<b>Total Operating Reserve Funds</b>
<b>Net Available Cash 12/31/2016</b>	<b>1,137,789</b>	<b>1,489,511</b>	<b>70,522</b>	<b>122,956</b>	<b>4,854</b>	<b>38,079</b>	<b>\$ 2,863,711</b>	<b>351,258</b>	<b>164,686</b>	<b>\$ 515,944</b>
Dues Received	461,888	674,900		11	287		<b>1,328,840</b>	-	165,009	<b>165,009</b>
Dues Received Deed-In-Lieu	5,440	8,120		(68,644)	128		<b>(54,956)</b>	-	53,645	<b>53,645</b>
Transfer Fees Received, ¼ of 1%			191,754				<b>191,754</b>			-
Storm Water Mitigation Plan Fee		4,250					<b>4,250</b>			-
Investment Income	1,477	1,970	88	111	3	55	<b>3,704</b>	351	184	<b>535</b>
Sale of Assets	227,098			63,956			<b>291,054</b>			-
Legal Settlement Income	1,500						<b>1,500</b>			-
CRRRF Loan Funding Received	2,871						<b>2,871</b>			-
Interfund Transfer, BOD Approved 09/07/17	175,000	-	(175,000)			-	-			-
2017 Expenditures	(817,099)	(1,087,459)	-	(33,199)			<b>(1,937,757)</b>		(193,794)	<b>(193,794)</b>
<b>Net Available Cash at 12/31/2017</b>	<b>1,195,964</b>	<b>1,091,292</b>	<b>87,364</b>	<b>85,191</b>	<b>5,272</b>	<b>38,134</b>	<b>\$ 2,503,217</b>	<b>351,609</b>	<b>189,730</b>	<b>\$ 541,339</b>
Anticipated CRRRF Loan Funding	1,122,129						<b>1,122,129</b>			-
Obligated Expenses	(1,778,425)	(174,248)				(38,134)	<b>(1,990,807)</b>		(96,409)	<b>(96,409)</b>
<b>Net Usable Cash Balance 12/31/2017</b>	<b>539,668</b>	<b>917,044</b>	<b>87,364</b>	<b>85,191</b>	<b>5,272</b>	<b>-</b>	<b>\$ 1,634,539</b>	<b>351,609</b>	<b>93,321</b>	<b>\$ 444,930</b>
Board Recommended Carryover Balance*	(600,000)	(500,000)					<b>\$ (1,100,000)</b>			<b>\$ -</b>
<b>Net Usable Cash 12/31/2017, After Recommendation</b>	<b>\$ (60,332)</b>	<b>\$ 417,044</b>	<b>\$ 87,364</b>	<b>\$ 85,191</b>	<b>\$ 5,272</b>	<b>\$ -</b>	<b>\$ 534,539</b>	<b>\$ 351,609</b>	<b>\$ 93,321</b>	<b>\$ 979,469</b>
<b>Net Current Year Cash Increase (Decrease)</b>	<b>(598,121)</b>	<b>(572,467)</b>	<b>16,842</b>	<b>(37,765)</b>	<b>418</b>	<b>(38,079)</b>	<b>\$ (1,229,172)</b>	<b>351</b>	<b>(71,365)</b>	<b>\$ (71,014)</b>
*Note, when mitigation period has ended unspent funds will be returned to the source account, Roads.										

**Sudden Valley Community Association**  
**Operations - By Department**  
**December 1, 2017 to December 31, 2017**  
**CURRENT MONTH**

Whole \$

**UNAUDITED**

<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	\$ 341	\$ 341	\$ 14,316	\$ (1,836)	\$ 29,061	\$ (7,833)	\$ (43,036)	\$ (9,328)
Accounting	2,752	1,042	26,533	(2,251)	5,738	748	(29,519)	(461)
Administration	(2,449)	(2,582)	35,575	(1,270)	9,294	(3,896)	(47,318)	(7,748)
Common Costs	942	(1,443)	-	-	13,871	4,382	(12,929)	2,939
Facilities	3,393	(1,182)	20,652	(14,175)	8,686	3,000	(25,945)	(12,357)
Maintenance	2,897	2,705	41,882	(11,992)	12,370	(9,922)	(51,355)	(19,209)
Subtotal	<u>7,876</u>	<u>(1,119)</u>	<u>138,958</u>	<u>(31,524)</u>	<u>79,020</u>	<u>(13,521)</u>	<u>(210,102)</u>	<u>(46,164)</u>
Golf	13,244	5,944	38,430	9,078	15,389	(2,965)	(40,575)	12,057
Marina	100	(60)	-	-	726	19	(626)	(41)
Pools	-	(500)	-	-	(899)	1,378	899	878
Subtotal	<u>21,220</u>	<u>4,265</u>	<u>177,388</u>	<u>(22,446)</u>	<u>94,236</u>	<u>(15,089)</u>	<u>(250,404)</u>	<u>(33,270)</u>
Ops Dues Earned	147,854						147,854	
Curr Yr Bad Debts Activity	(5,200)						(5,200)	
Net Ops Dues	<u>142,654</u>	<u>11,813</u>					<u>142,654</u>	<u>11,813</u>
<b>Net Operations</b>	<b><u>\$ 163,874</u></b>	<b><u>\$ 16,078</u></b>	<b><u>\$ 177,388</u></b>	<b><u>\$ (22,446)</u></b>	<b><u>\$ 94,236</u></b>	<b><u>\$ (15,089)</u></b>	<b><u>\$ (107,750)</u></b>	<b><u>\$ (21,457)</u></b>
<b>Net BOD Approved UDR Activity for Operations</b>								
Snow Response, SGM, YMCA Utilities, and Accounting Assistant	-		-		15,000		(15,000)	
<b>Net Operations with Board Approved UDR</b>	<b><u>\$ 163,874</u></b>	<b><u>\$ 16,078</u></b>	<b><u>\$ 177,388</u></b>	<b><u>\$ (22,446)</u></b>	<b><u>\$ 109,236</u></b>	<b><u>\$ (15,089)</u></b>	<b><u>\$ (122,750)</u></b>	<b><u>\$ (21,457)</u></b>
<b>Other Operating Activity</b>								
UDR Activity	66,264				13,181		53,083	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	67,601				-		67,601	
<b>Total Other Operating Activity</b>	<b><u>\$ 133,865</u></b>				<b><u>\$ 13,181</u></b>		<b><u>\$ 120,684</u></b>	
<b>Grand Total Operations Activity</b>	<b><u>\$ 297,739</u></b>	<b><u>\$ 16,078</u></b>	<b><u>\$ 177,388</u></b>	<b><u>\$ (22,446)</u></b>	<b><u>\$ 122,417</u></b>	<b><u>\$ (15,089)</u></b>	<b><u>\$ (2,066)</u></b>	<b><u>\$ (21,457)</u></b>

\* Excludes Depreciation

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

**Sudden Valley Community Association**  
**Operations - By Department**  
**January 1, 2017 to December 31, 2017**  
**YEAR TO DATE**

Whole \$

**UNAUDITED**

<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>
<b>ACC / Security</b>	\$ 65,570	\$ 30,570	\$ 106,478	\$ 3,411	\$ 290,670	\$ (13,977)	\$ (331,578)	\$ 20,004
<b>Accounting</b>	42,362	21,848	206,829	8,011	60,998	(1,306)	(225,465)	28,553
<b>Administration</b>	5,305	3,705	290,109	9,971	108,080	(16,004)	(392,884)	(2,328)
<b>Common Costs</b>	36,307	7,687	-	-	234,927	14,099	(198,620)	21,786
<b>Facilities</b>	58,278	3,386	64,626	(8,038)	123,054	17,807	(129,402)	13,155
<b>Maintenance</b>	3,321	1,014	202,202	(10,259)	100,777	(48,423)	(299,658)	(57,668)
<b>Subtotal</b>	<u>211,143</u>	<u>68,210</u>	<u>870,244</u>	<u>3,096</u>	<u>918,506</u>	<u>(47,804)</u>	<u>(1,577,607)</u>	<u>23,502</u>
<b>Golf</b>	742,327	(25,743)	506,663	39,883	275,849	(5,432)	(40,185)	8,708
<b>Marina</b>	121,896	7	18,118	13,151	38,204	(7,993)	65,574	5,165
<b>Pools</b>	3,265	(2,735)	-	-	16,206	(2,531)	(12,941)	(5,266)
<b>Subtotal</b>	<u>1,078,631</u>	<u>39,739</u>	<u>1,395,025</u>	<u>56,130</u>	<u>1,248,765</u>	<u>(63,760)</u>	<u>(1,565,159)</u>	<u>32,109</u>
<b>Ops Dues Earned</b>	1,746,388						1,746,388	
<b>Curr Yr Bad Debts Activity</b>	(54,123)						(54,123)	
<b>Net Ops Dues</b>	<u>1,692,265</u>	<u>122,173</u>					<u>1,692,265</u>	<u>122,173</u>
<b>Net Operations</b>	<u><b>\$ 2,770,896</b></u>	<u><b>\$ 161,912</b></u>	<u><b>\$ 1,395,025</b></u>	<u><b>\$ 56,130</b></u>	<u><b>\$ 1,248,765</b></u>	<u><b>\$ (63,760)</b></u>	<u><b>\$ 127,106</b></u>	<u><b>\$ 154,282</b></u>
<b>Net BOD Approved UDR Activity for Operations</b>								
Snow Response, SGM, YMCA Utilities, and Accounting Assistant	-		-		76,638		(76,638)	
<b>Net Operations with Board Approved UDR</b>	<u><b>\$ 2,770,896</b></u>	<u><b>\$ 161,912</b></u>	<u><b>\$ 1,395,025</b></u>	<u><b>\$ 56,130</b></u>	<u><b>\$ 1,325,403</b></u>	<u><b>\$ (63,760)</b></u>	<u><b>\$ 50,468</b></u>	<u><b>\$ 154,282</b></u>
<b>Other Operating Activity</b>								
UDR Activity	235,272				105,941		129,331	
AR Accrual - Prior Year Reversal	(62,172)				-		(62,172)	
AR Accrual - Current Year	67,601				-		67,601	
<b>Total Other Operating Activity</b>	<u>\$ 240,701</u>				<u>\$ 105,941</u>		<u>\$ 134,760</u>	
<b>Grand Total Operations Activity</b>	<u><b>\$ 3,011,597</b></u>	<u><b>\$ 161,912</b></u>	<u><b>\$ 1,395,025</b></u>	<u><b>\$ 56,130</b></u>	<u><b>\$ 1,431,344</b></u>	<u><b>\$ (63,760)</b></u>	<u><b>\$ 185,228</b></u>	<u><b>\$ 154,282</b></u>

\* Excludes Depreciation

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

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

**UNAUDITED**

	2017 December Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (12 Months) Actuals	2017 YTD B / (W) Spending Plan
<b>REVENUE</b>				
Dues and Assessment Income- Ops	\$ 142,654	\$ 11,813	\$ 1,692,264	\$ 122,173
Golf Income	13,244	5,944	742,327	(25,743)
Marina Income	-	(160)	116,835	(392)
Rental Income - Area Z	309	(1,149)	18,075	587
Rental Income - Other	3,184	67	42,748	2,599
Other AR Income	4,928	893	82,081	33,666
Other Income	(685)	(1,510)	76,167	29,343
Investment Income	240	180	399	(321)
<b>Total Revenue</b>	<b>\$ 163,874</b>	<b>\$ 16,078</b>	<b>\$ 2,770,896</b>	<b>\$ 161,912</b>
<b>EXPENSES</b>				
<b>Salaries &amp; Benefits</b>				
ACC / Security	\$ 14,316	\$ (1,836)	\$ 106,478	\$ 3,411
Accounting	26,533	(2,251)	206,829	8,011
Administration	35,575	(1,270)	290,109	9,971
Facilities	20,652	(14,175)	64,626	(8,038)
Maintenance	41,882	(11,992)	202,202	(10,259)
Golf	38,430	9,078	506,663	39,883
Marina	-	-	18,118	13,151
<b>Total Salaries &amp; Benefits</b>	<b>\$ 177,388</b>	<b>\$ (22,446)</b>	<b>\$ 1,395,025</b>	<b>\$ 56,130</b>
<b>Other Expenses</b>				
<b>Administrative</b>				
General Administrative	\$ 50	\$ (50)	\$ 1,816	\$ (216)
Bank Charges & Fees	65	755	17,357	2,018
Dues & Subscriptions	309	41	20,200	(1,553)
Office Supplies	681	636	14,534	1,266
GM Discretionary Funds	2,694	(2,361)	5,199	(1,199)
Advertising Costs	747	(747)	7,182	5,218
Cash Over/Short	(179)	179	(375)	375
Currency Gain/Loss	5	(5)	287	(287)
Events Charges	710	(127)	2,943	4,057
Printing & Copying	3,407	(2,449)	16,148	(960)
Training & Conferences	406	2	10,543	(4,443)
Payroll Service Fees	614	(155)	8,752	(3,246)
Cashiering Clearing Account	(77)	77	(6)	6
<b>Total Administrative</b>	<b>\$ 9,432</b>	<b>\$ (4,204)</b>	<b>\$ 104,580</b>	<b>\$ 1,036</b>
<b>Regulatory Compliance</b>				
Hazardous Tree Removal/ Pruning	\$ 1,845	\$ 754	\$ 28,505	\$ (7,205)
Permits & Licenses	465	(425)	3,470	337
Audit & Tax Services	-	2,237	26,650	190
Regulatory Compliance	211	407	2,635	5,105
Federal Income Tax	-	-	-	-
State B&O Tax	(45)	360	7,259	(276)
Property/Real Estate Tax	-	-	31,705	(1,705)
<b>Total Regulator Compliance</b>	<b>\$ 2,476</b>	<b>\$ 3,333</b>	<b>\$ 100,224</b>	<b>\$ (3,554)</b>
<b>CC&amp;Rs/ Mandates</b>				
Annual General Meeting	\$ -	\$ -	\$ 9,121	\$ 3,279
Special General Meeting	-	-	-	-
Board Support	1,759	(1,592)	6,258	(4,258)
Collection Charges	-	-	-	-
Transfer Fees	-	33	1,250	(850)
Lien Charges	-	-	-	-
Web Site Maintenance	(8,611)	8,702	120	880
Postage	2,167	83	7,618	827
Postage- Views	939	394	11,585	4,415

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

**UNAUDITED**

	2017 December Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (12 Months) Actuals	2017 YTD B / (W) Spending Plan
Newsletter Services	4,053	114	51,326	(1,326)
Professional Security Services	24,603	(9,601)	189,841	(7,541)
<b>Total CC&amp;Rs/ Mandates</b>	<b>\$ 24,910</b>	<b>\$ (1,867)</b>	<b>\$ 277,119</b>	<b>\$ (4,574)</b>
<b>Insurance Premiums</b>	<b>\$ 6,241</b>	<b>\$ 2,234</b>	<b>\$ 100,292</b>	<b>\$ 1,390</b>
<b>Utilities</b>				
Utilities	\$ (2,902)	\$ 2,902	\$ (3)	\$ 3
Utilities- Natural Gas	1,115	53	12,413	(2,484)
Utilities- Water & Sewer	4,496	(1,746)	29,005	4,000
Utilities- Electricity	3,666	(484)	45,096	(1,030)
Utilities- Trash & Recycling Service	977	(69)	10,503	390
Utilities- Communications Service	2,449	(705)	28,487	(7,568)
<b>Total Utilities</b>	<b>\$ 9,801</b>	<b>\$ (49)</b>	<b>\$ 125,501</b>	<b>\$ (6,689)</b>
<b>Maintenance &amp; Landscaping</b>				
Landscape R&M	\$ -	\$ 1,141	\$ 57,249	\$ (8,475)
Building R&M	3,336	1,279	42,380	15,346
Raw Materials	386	314	23,120	(1,770)
Raw Materials: Sand & Gravel	-	-	21,827	11,473
Janitorial Supplies	9	928	7,163	4,077
Equipment R&M	5,053	(305)	58,485	(15,735)
Small Tools & Equipment	499	(399)	10,133	(4,383)
Vehicle R&M	789	51	19,073	(8,373)
Vehicle Fuel	2,869	(1,177)	41,114	(2,949)
Other Supplies	995	163	19,392	2,408
Other R&M	1,285	(310)	10,594	2,106
<b>Total Maintenance &amp; Landscaping</b>	<b>\$ 15,221</b>	<b>\$ 1,685</b>	<b>\$ 310,530</b>	<b>\$ (6,275)</b>
<b>Contracted &amp; Professional Services</b>				
Equipment Lease & Rental	\$ 254	\$ 182	\$ 7,394	\$ 3,726
IT Support and Services	12,121	(9,890)	52,535	(19,136)
Uniform and Laundry Service	588	(147)	7,065	(912)
Pool Management	-	-	16,077	(8,143)
Safety & Security Services	262	(145)	24,962	(13,802)
Snow Removal Services (see UDR Activity)	3,911	(3,911)	24,760	(8,760)
Storm Response Tree Removal	-	-	-	18,000
ACC Consultant	-	2,292	41,075	(13,575)
Legal Services	2,155	2,012	42,784	7,216
Other Professional Services	6,864	(6,864)	14,233	(13,033)
<b>Total Contracted &amp; Professional Services</b>	<b>\$ 26,155</b>	<b>\$ (16,471)</b>	<b>\$ 230,885</b>	<b>\$ (48,419)</b>
<b>Other Expenses</b>				
Vandalism	-	250	(366)	3,325
<b>Total Other Expenses</b>	<b>\$ -</b>	<b>\$ 250</b>	<b>\$ (366)</b>	<b>\$ 3,325</b>
<b>Total Other Expenses</b>	<b>\$ 94,236</b>	<b>\$ (15,089)</b>	<b>\$ 1,248,765</b>	<b>\$ (63,760)</b>
<b>Total Operations Expenses</b>	<b>\$ 271,624</b>	<b>\$ (37,535)</b>	<b>\$ 2,643,790</b>	<b>\$ (7,630)</b>
<b>Net Operations Income (Loss)</b>	<b>\$ (107,750)</b>	<b>\$ (21,457)</b>	<b>\$ 127,106</b>	<b>\$ 154,282</b>
<b>Net BOD Approved UDR Activity for Operations (Expense)</b>				
Snow Response, SGM, YMCA Utilities, and Accounting Assistant	\$ (15,000)		\$ (76,638)	
<b>Net Operations Income (Loss) with BOD Approved UDR</b>	<b>\$ (122,750)</b>	<b>\$ (21,457)</b>	<b>\$ 50,468</b>	<b>\$ 154,282</b>
<b>Other Operating Activity- Income/(Expense)</b>				
UDR Activity	\$ 53,083		\$ 129,331	
AR Accrual - Prior Year Reversal	-		(62,172)	
AR Accrual - Current Year	67,601		67,601	
<b>Total Other Operating Activity</b>	<b>\$ 120,684</b>		<b>\$ 134,760</b>	
<b>Grand Total Operations Activity</b>	<b>\$ (2,066)</b>	<b>\$ (21,457)</b>	<b>\$ 185,228</b>	<b>\$ 154,282</b>

\* Excludes Depreciation

# Income Statement Report

## Sudden Valley Community Association

### Common Costs

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Dues and Assessment Income- Ops</b>								
4003 - BD Expense- 2018 Ops	(5,199.69)	(14,538.00)	9,338.31	(54,123.39)	(174,455.00)	120,331.61	(174,455.00)	(120,331.61)
4004 - Member Assessments 2017	147,853.89	145,379.00	2,474.89	1,746,387.57	1,744,546.00	1,841.57	1,744,546.00	(1,841.57)
<b>Total Dues and Assessment Income- Ops</b>	<b>142,654.20</b>	<b>130,841.00</b>	<b>11,813.20</b>	<b>1,692,264.18</b>	<b>1,570,091.00</b>	<b>122,173.18</b>	<b>1,570,091.00</b>	<b>(122,173.18)</b>
<b>Other AR Income</b>								
4830 - Advertising Income	2,403.50	2,375.00	28.50	35,128.50	28,500.00	6,628.50	28,500.00	(6,628.50)
4831 - BD Expense- Views Ads	898.50	(50.00)	948.50	473.50	(600.00)	1,073.50	(600.00)	(1,073.50)
4842 - Member Donation Income Monthly	0.00	0.00	0.00	306.00	0.00	306.00	0.00	(306.00)
<b>Total Other AR Income</b>	<b>3,302.00</b>	<b>2,325.00</b>	<b>977.00</b>	<b>35,908.00</b>	<b>27,900.00</b>	<b>8,008.00</b>	<b>27,900.00</b>	<b>(8,008.00)</b>
<b>Other Income</b>								
4920 - Capital Gain (Loss) on Fixed Assets	(2,600.00)	0.00	(2,600.00)	0.00	0.00	0.00	0.00	0.00
<b>Total Other Income</b>	<b>(2,600.00)</b>	<b>0.00</b>	<b>(2,600.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	239.58	60.00	179.58	398.56	720.00	(321.44)	720.00	321.44
<b>Total Investment Income</b>	<b>239.58</b>	<b>60.00</b>	<b>179.58</b>	<b>398.56</b>	<b>720.00</b>	<b>(321.44)</b>	<b>720.00</b>	<b>321.44</b>
<b>Total Common Costs Income</b>	<b>143,595.78</b>	<b>133,226.00</b>	<b>10,369.78</b>	<b>1,728,570.74</b>	<b>1,598,711.00</b>	<b>129,859.74</b>	<b>1,598,711.00</b>	<b>(129,859.74)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
4999 - Cashiering Clearing Account	(76.04)	0.00	(76.04)	(76.04)	0.00	(76.04)	0.00	76.04
5015 - Bank Charges & Fees	0.00	17.00	(17.00)	0.00	200.00	(200.00)	200.00	200.00
5120 - Cash Over/Short	0.00	0.00	0.00	1.00	0.00	1.00	0.00	(1.00)
5121 - Currency Gain/Loss	5.40	0.00	5.40	248.03	0.00	248.03	0.00	(248.03)
<b>Total Administrative</b>	<b>(70.64)</b>	<b>17.00</b>	<b>(87.64)</b>	<b>172.99</b>	<b>200.00</b>	<b>(27.01)</b>	<b>200.00</b>	<b>27.01</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	417.00	(417.00)	0.00	5,000.00	(5,000.00)	5,000.00	5,000.00



# Income Statement Report

## Sudden Valley Community Association

### Common Costs

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Regulatory Compliance</b>								
9005 - State B&O Tax	11.63	11.00	0.63	170.97	138.00	32.97	138.00	(32.97)
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>11.63</b>	<b>428.00</b>	<b>(416.37)</b>	<b>31,886.54</b>	<b>35,138.00</b>	<b>(3,251.46)</b>	<b>35,138.00</b>	<b>3,251.46</b>
<b>CC&amp;Rs/ Mandates</b>								
5216 - Postage- Views	939.13	1,333.00	(393.87)	11,584.60	16,000.00	(4,415.40)	16,000.00	4,415.40
5225 - Newsletter Services	4,052.75	4,167.00	(114.25)	51,326.00	50,000.00	1,326.00	50,000.00	(1,326.00)
<b>Total CC&amp;Rs/ Mandates</b>	<b>4,991.88</b>	<b>5,500.00</b>	<b>(508.12)</b>	<b>62,910.60</b>	<b>66,000.00</b>	<b>(3,089.40)</b>	<b>66,000.00</b>	<b>3,089.40</b>
<b>Insurance</b>								
5400 - Insurance Premiums	5,908.55	8,141.00	(2,232.45)	96,297.86	97,687.00	(1,389.14)	97,687.00	1,389.14
<b>Total Insurance</b>	<b>5,908.55</b>	<b>8,141.00</b>	<b>(2,232.45)</b>	<b>96,297.86</b>	<b>97,687.00</b>	<b>(1,389.14)</b>	<b>97,687.00</b>	<b>1,389.14</b>
<b>Contracted &amp; Professional Services</b>								
7020 - Legal Services	2,154.96	4,167.00	(2,012.04)	42,783.51	50,000.00	(7,216.49)	50,000.00	7,216.49
7095 - Other Professional Services	875.00	0.00	875.00	875.00	0.00	875.00	0.00	(875.00)
<b>Total Contracted &amp; Professional Services</b>	<b>3,029.96</b>	<b>4,167.00</b>	<b>(1,137.04)</b>	<b>43,658.51</b>	<b>50,000.00</b>	<b>(6,341.49)</b>	<b>50,000.00</b>	<b>6,341.49</b>
<b>Total Common Costs Expense</b>	<b>13,871.38</b>	<b>18,253.00</b>	<b>(4,381.62)</b>	<b>234,926.50</b>	<b>249,025.00</b>	<b>(14,098.50)</b>	<b>249,025.00</b>	<b>14,098.50</b>
<b>Total Common Costs Income / (Loss)</b>	<b>129,724.40</b>	<b>114,973.00</b>	<b>14,751.40</b>	<b>1,493,644.24</b>	<b>1,349,686.00</b>	<b>143,958.24</b>	<b>1,349,686.00</b>	<b>(143,958.24)</b>

# Income Statement Report

## Sudden Valley Community Association

### ACC / Security

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 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	14,100.00	0.00	14,100.00	29,215.00	0.00	29,215.00	0.00	(29,215.00)
4806 - BD Expense- ACC Fines	(15,227.00)	0.00	(15,227.00)	(25,420.40)	0.00	(25,420.40)	0.00	25,420.40
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>(1,127.00)</b>	<b>0.00</b>	<b>(1,127.00)</b>	<b>3,794.60</b>	<b>0.00</b>	<b>3,794.60</b>	<b>0.00</b>	<b>(3,794.60)</b>
<b>Other Income</b>								
4295 - Security House Checks	150.00	0.00	150.00	975.00	0.00	975.00	0.00	(975.00)
4350 - New Home Construction Fee	200.00	0.00	200.00	60,800.00	35,000.00	25,800.00	35,000.00	(25,800.00)
4360 - Storm Water Mitigation Revenue	1,117.50	0.00	1,117.50	0.00	0.00	0.00	0.00	0.00
<b>Total Other Income</b>	<b>1,467.50</b>	<b>0.00</b>	<b>1,467.50</b>	<b>61,775.00</b>	<b>35,000.00</b>	<b>26,775.00</b>	<b>35,000.00</b>	<b>(26,775.00)</b>
<b>Total ACC / Security Income</b>	<b>340.50</b>	<b>0.00</b>	<b>340.50</b>	<b>65,569.60</b>	<b>35,000.00</b>	<b>30,569.60</b>	<b>35,000.00</b>	<b>(30,569.60)</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	1,845.30	2,299.00	(453.70)	28,289.40	20,000.00	8,289.40	20,000.00	(8,289.40)
6300 - Permits & Licenses	133.75	0.00	133.75	297.25	200.00	97.25	200.00	(97.25)
9005 - State B&O Tax	213.75	18.00	195.75	436.40	213.00	223.40	213.00	(223.40)
<b>Total Regulatory Compliance</b>	<b>2,192.80</b>	<b>2,317.00</b>	<b>(124.20)</b>	<b>29,023.05</b>	<b>20,413.00</b>	<b>8,610.05</b>	<b>20,413.00</b>	<b>(8,610.05)</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	0.46	0.00	0.46	204.60	0.00	204.60	0.00	(204.60)
7097 - Professional Security Services	24,603.35	15,002.00	9,601.35	189,841.43	182,300.00	7,541.43	182,300.00	(7,541.43)
<b>Total CC&amp;Rs/ Mandates</b>	<b>24,603.81</b>	<b>15,002.00</b>	<b>9,601.81</b>	<b>190,046.03</b>	<b>182,300.00</b>	<b>7,746.03</b>	<b>182,300.00</b>	<b>(7,746.03)</b>

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

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	12,644.61	10,649.00	1,995.61	92,599.03	92,290.00	309.03	92,290.00	(309.03)
5335 - Payroll Taxes- Employer	1,104.38	1,312.00	(207.62)	8,620.84	11,374.00	(2,753.16)	11,374.00	2,753.16
5385 - Payroll Benefits - Medical	566.70	519.00	47.70	5,258.25	6,225.00	(966.75)	6,225.00	966.75
<b>Total Payroll &amp; Benefits</b>	<b>14,315.69</b>	<b>12,480.00</b>	<b>1,835.69</b>	<b>106,478.12</b>	<b>109,889.00</b>	<b>(3,410.88)</b>	<b>109,889.00</b>	<b>3,410.88</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	115.56	60.00	55.56	1,728.66	720.00	1,008.66	720.00	(1,008.66)
<b>Total Utilities</b>	<b>115.56</b>	<b>60.00</b>	<b>55.56</b>	<b>1,728.66</b>	<b>720.00</b>	<b>1,008.66</b>	<b>720.00</b>	<b>(1,008.66)</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	83.97	57.00	26.97	1,647.12	1,500.00	147.12	1,500.00	(147.12)
6785 - Vehicle Fuel	946.97	467.00	479.97	5,250.10	5,600.00	(349.90)	5,600.00	349.90
6795 - Other Supplies	0.00	200.00	(200.00)	48.66	1,500.00	(1,451.34)	1,500.00	1,451.34
6796 - Other R&M	0.00	583.00	(583.00)	14.93	7,000.00	(6,985.07)	7,000.00	6,985.07
<b>Total Maintenance &amp; Landscaping</b>	<b>1,030.94</b>	<b>1,307.00</b>	<b>(276.06)</b>	<b>9,328.57</b>	<b>15,600.00</b>	<b>(6,271.43)</b>	<b>15,600.00</b>	<b>6,271.43</b>
<b>Contracted &amp; Professional Services</b>								
6440 - Safety & Security Services	0.00	0.00	0.00	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	0.00	2,292.00	(2,292.00)	41,075.00	27,500.00	13,575.00	27,500.00	(13,575.00)
7095 - Other Professional Services	1,117.50	0.00	1,117.50	1,443.60	0.00	1,443.60	0.00	(1,443.60)
<b>Total Contracted &amp; Professional Services</b>	<b>1,117.50</b>	<b>2,292.00</b>	<b>(1,174.50)</b>	<b>60,798.00</b>	<b>54,660.00</b>	<b>6,138.00</b>	<b>54,660.00</b>	<b>(6,138.00)</b>

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

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 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)	3,000.00	(3,325.40)	3,000.00	3,325.40
<b>Total Other Expenses</b>	<b>0.00</b>	<b>250.00</b>	<b>(250.00)</b>	<b>(325.40)</b>	<b>3,000.00</b>	<b>(3,325.40)</b>	<b>3,000.00</b>	<b>3,325.40</b>
<b>Total ACC / Security Expense</b>	<b>43,376.30</b>	<b>33,708.00</b>	<b>9,668.30</b>	<b>397,147.69</b>	<b>386,582.00</b>	<b>10,565.69</b>	<b>386,582.00</b>	<b>(10,565.69)</b>
<b>Total ACC / Security Income / (Loss)</b>	<b>(43,035.80)</b>	<b>(33,708.00)</b>	<b>(9,327.80)</b>	<b>(331,578.09)</b>	<b>(351,582.00)</b>	<b>20,003.91</b>	<b>(351,582.00)</b>	<b>(20,003.91)</b>

# Income Statement Report

## Sudden Valley Community Association

### Accounting

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 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	2,500.00	1,667.00	833.00	40,875.00	20,000.00	20,875.00	20,000.00	(20,875.00)
4241 - BD Expense- Title Fees	158.38	0.00	158.38	0.00	0.00	0.00	0.00	0.00
4705 - NSF Service Fees	162.00	43.00	119.00	1,614.74	515.00	1,099.74	515.00	(1,099.74)
4706 - BD Expense- NSF Fees	(67.04)	0.00	(67.04)	(126.37)	0.00	(126.37)	0.00	126.37
<b>Total Other AR Income</b>	<b>2,753.34</b>	<b>1,710.00</b>	<b>1,043.34</b>	<b>42,363.37</b>	<b>20,515.00</b>	<b>21,848.37</b>	<b>20,515.00</b>	<b>(21,848.37)</b>
<b>Total Accounting Income</b>	<b>2,753.34</b>	<b>1,710.00</b>	<b>1,043.34</b>	<b>42,363.37</b>	<b>20,515.00</b>	<b>21,848.37</b>	<b>20,515.00</b>	<b>(21,848.37)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
4999 - Cashiering Clearing Account	(1.10)	0.00	(1.10)	70.00	0.00	70.00	0.00	(70.00)
5000 - General Administrative	0.00	0.00	0.00	84.09	0.00	84.09	0.00	(84.09)
5015 - Bank Charges & Fees	(757.78)	257.00	(1,014.78)	(23.54)	3,080.00	(3,103.54)	3,080.00	3,103.54
5120 - Cash Over/Short	(189.31)	0.00	(189.31)	(396.71)	0.00	(396.71)	0.00	396.71
5121 - Currency Gain/Loss	0.00	0.00	0.00	39.30	0.00	39.30	0.00	(39.30)
5210 - Printing & Copying	3,249.87	588.13	2,661.74	7,878.72	7,058.00	820.72	7,058.00	(820.72)
5227 - Training & Conferences	6.00	0.00	6.00	6.00	0.00	6.00	0.00	(6.00)
5399 - Payroll Service Fees	614.13	459.00	155.13	8,751.72	5,506.00	3,245.72	5,506.00	(3,245.72)
<b>Total Administrative</b>	<b>2,921.81</b>	<b>1,304.13</b>	<b>1,617.68</b>	<b>16,409.58</b>	<b>15,644.00</b>	<b>765.58</b>	<b>15,644.00</b>	<b>(765.58)</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	230.00	0.00	230.00	230.00	0.00	230.00	0.00	(230.00)
7000 - Audit & Tax Services	0.00	2,237.00	(2,237.00)	26,650.00	26,840.00	(190.00)	26,840.00	190.00
9005 - State B&O Tax	(329.08)	26.00	(355.08)	263.92	310.00	(46.08)	310.00	46.08
<b>Total Regulatory Compliance</b>	<b>(99.08)</b>	<b>2,263.00</b>	<b>(2,362.08)</b>	<b>27,143.92</b>	<b>27,150.00</b>	<b>(6.08)</b>	<b>27,150.00</b>	<b>6.08</b>
<b>CC&amp;Rs/ Mandates</b>								
5040 - Transfer Fees	0.00	33.00	(33.00)	1,250.00	400.00	850.00	400.00	(850.00)

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

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	2,077.11	2,075.00	2.11	6,142.83	6,480.00	(337.17)	6,480.00	337.17
<b>Total CC&amp;Rs/ Mandates</b>	<b>2,077.11</b>	<b>2,108.00</b>	<b>(30.89)</b>	<b>7,392.83</b>	<b>6,880.00</b>	<b>512.83</b>	<b>6,880.00</b>	<b>(512.83)</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	22,407.86	20,462.00	1,945.86	174,771.81	177,339.00	(2,567.19)	177,339.00	2,567.19
5335 - Payroll Taxes- Employer	1,982.82	2,502.00	(519.18)	14,959.49	21,682.00	(6,722.51)	21,682.00	6,722.51
5385 - Payroll Benefits - Medical	2,142.45	1,318.00	824.45	17,097.33	15,819.00	1,278.33	15,819.00	(1,278.33)
<b>Total Payroll &amp; Benefits</b>	<b>26,533.13</b>	<b>24,282.00</b>	<b>2,251.13</b>	<b>206,828.63</b>	<b>214,840.00</b>	<b>(8,011.37)</b>	<b>214,840.00</b>	<b>8,011.37</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	90.00	60.00	30.00	750.00	720.00	30.00	720.00	(30.00)
<b>Total Utilities</b>	<b>90.00</b>	<b>60.00</b>	<b>30.00</b>	<b>750.00</b>	<b>720.00</b>	<b>30.00</b>	<b>720.00</b>	<b>(30.00)</b>
<b>Contracted &amp; Professional Services</b>								
5125 - IT Support and Services	750.00	750.00	0.00	9,299.00	9,299.00	0.00	9,299.00	0.00
<b>Total Contracted &amp; Professional Services</b>	<b>750.00</b>	<b>750.00</b>	<b>0.00</b>	<b>9,299.00</b>	<b>9,299.00</b>	<b>0.00</b>	<b>9,299.00</b>	<b>0.00</b>
<b>Total Accounting Expense</b>	<b>32,272.97</b>	<b>30,767.13</b>	<b>1,505.84</b>	<b>267,823.96</b>	<b>274,533.00</b>	<b>(6,709.04)</b>	<b>274,533.00</b>	<b>6,709.04</b>
<b>Total Accounting Income / (Loss)</b>	<b>(29,519.63)</b>	<b>(29,057.13)</b>	<b>(462.50)</b>	<b>(225,460.59)</b>	<b>(254,018.00)</b>	<b>28,557.41</b>	<b>(254,018.00)</b>	<b>(28,557.41)</b>

# Income Statement Report

## Sudden Valley Community Association

### SVCA Operations- Admin

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></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	8.00	(8.00)	0.00	100.00	(100.00)	100.00	100.00
4235 - Trash Service	(2,897.00)	0.00	(2,897.00)	0.00	0.00	0.00	0.00	0.00
4245 - Photocopy Income	10.50	0.00	10.50	130.50	0.00	130.50	0.00	(130.50)
4255 - Maps and Signs	98.61	125.00	(26.39)	1,865.80	1,500.00	365.80	1,500.00	(365.80)
4835 - Miscellaneous Income	338.34	0.00	338.34	579.76	0.00	579.76	0.00	(579.76)
4840 - Non-Taxable Income	0.10	0.00	0.10	1,058.10	0.00	1,058.10	0.00	(1,058.10)
4870 - Member Donation Income	0.00	0.00	0.00	1,655.49	0.00	1,655.49	0.00	(1,655.49)
<b>Total Other Income</b>	<b>(2,449.45)</b>	<b>133.00</b>	<b>(2,582.45)</b>	<b>5,289.65</b>	<b>1,600.00</b>	<b>3,689.65</b>	<b>1,600.00</b>	<b>(3,689.65)</b>
<b>Total SVCA Operations- Admin Income</b>	<b>(2,449.45)</b>	<b>133.00</b>	<b>(2,582.45)</b>	<b>5,304.65</b>	<b>1,600.00</b>	<b>3,704.65</b>	<b>1,600.00</b>	<b>(3,704.65)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5000 - General Administrative	50.00	0.00	50.00	1,449.39	0.00	1,449.39	0.00	(1,449.39)
5015 - Bank Charges & Fees	50.65	271.00	(220.35)	2,829.85	3,250.00	(420.15)	3,250.00	420.15
5045 - Dues & Subscriptions	0.00	115.00	(115.00)	962.00	1,377.00	(415.00)	1,377.00	415.00
5090 - Office Supplies	634.76	1,292.00	(657.24)	13,420.71	15,500.00	(2,079.29)	15,500.00	2,079.29
5100 - GM Discretionary Funds	2,694.21	333.00	2,361.21	5,199.27	4,000.00	1,199.27	4,000.00	(1,199.27)
5107 - Advertising Costs	0.00	0.00	0.00	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	709.53	583.00	126.53	2,842.85	7,000.00	(4,157.15)	7,000.00	4,157.15
5210 - Printing & Copying	156.72	357.00	(200.28)	6,341.70	5,000.00	1,341.70	5,000.00	(1,341.70)
5227 - Training & Conferences	0.00	208.00	(208.00)	7,161.33	2,500.00	4,661.33	2,500.00	(4,661.33)
<b>Total Administrative</b>	<b>4,295.87</b>	<b>3,159.00</b>	<b>1,136.87</b>	<b>40,219.29</b>	<b>44,027.00</b>	<b>(3,807.71)</b>	<b>44,027.00</b>	<b>3,807.71</b>

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

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	0.00	0.00	127.50	100.00	27.50	100.00	(27.50)
9005 - State B&O Tax	5.70	2.00	3.70	139.01	30.00	109.01	30.00	(109.01)
<b>Total Regulatory Compliance</b>	<b>5.70</b>	<b>2.00</b>	<b>3.70</b>	<b>266.51</b>	<b>130.00</b>	<b>136.51</b>	<b>130.00</b>	<b>(136.51)</b>
<b>CC&amp;Rs/ Mandates</b>								
5003 - Annual General Meeting	0.00	0.00	0.00	9,120.59	12,400.00	(3,279.41)	12,400.00	3,279.41
5020 - Board Support	1,759.00	167.00	1,592.00	6,258.31	2,000.00	4,258.31	2,000.00	(4,258.31)
5115 - Web Site Maintenance	(8,610.65)	91.00	(8,701.65)	(480.35)	1,000.00	(1,480.35)	1,000.00	1,480.35
5215 - Postage	39.47	100.00	(60.53)	611.42	1,200.00	(588.58)	1,200.00	588.58
<b>Total CC&amp;Rs/ Mandates</b>	<b>(6,812.18)</b>	<b>358.00</b>	<b>(7,170.18)</b>	<b>15,509.97</b>	<b>16,600.00</b>	<b>(1,090.03)</b>	<b>16,600.00</b>	<b>1,090.03</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	31,714.53	29,844.00	1,870.53	258,889.64	258,648.00	241.64	258,648.00	(241.64)
5335 - Payroll Taxes- Employer	2,865.35	3,631.00	(765.65)	22,421.59	31,472.00	(9,050.41)	31,472.00	9,050.41
5385 - Payroll Benefits - Medical	994.95	830.00	164.95	8,797.51	9,960.00	(1,162.49)	9,960.00	1,162.49
<b>Total Payroll &amp; Benefits</b>	<b>35,574.83</b>	<b>34,305.00</b>	<b>1,269.83</b>	<b>290,108.74</b>	<b>300,080.00</b>	<b>(9,971.26)</b>	<b>300,080.00</b>	<b>9,971.26</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	180.00	120.00	60.00	1,500.00	1,440.00	60.00	1,440.00	(60.00)
<b>Total Utilities</b>	<b>180.00</b>	<b>120.00</b>	<b>60.00</b>	<b>1,590.00</b>	<b>1,440.00</b>	<b>150.00</b>	<b>1,440.00</b>	<b>(150.00)</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	300.00	(300.00)	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>600.00</b>	<b>1,836.63</b>	<b>600.00</b>	<b>(1,836.63)</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	253.74	253.00	0.74	4,130.57	5,220.00	(1,089.43)	5,220.00	1,089.43



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

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 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	11,370.78	1,481.00	9,889.78	43,235.73	24,100.00	19,135.73	24,100.00	(19,135.73)
7095 - Other Professional Services	0.00	0.00	0.00	732.16	0.00	732.16	0.00	(732.16)
<b>Total Contracted &amp; Professional Services</b>	<b>11,624.52</b>	<b>1,734.00</b>	<b>9,890.52</b>	<b>48,098.46</b>	<b>29,320.00</b>	<b>18,778.46</b>	<b>29,320.00</b>	<b>(18,778.46)</b>
<b>Total SVCA Operations- Admin Expense</b>	<b>44,868.74</b>	<b>39,703.00</b>	<b>5,165.74</b>	<b>398,229.60</b>	<b>392,197.00</b>	<b>6,032.60</b>	<b>392,197.00</b>	<b>(6,032.60)</b>
<b>Total SVCA Operations- Admin Income / (Loss)</b>	<b>(47,318.19)</b>	<b>(39,570.00)</b>	<b>(7,748.19)</b>	<b>(392,924.95)</b>	<b>(390,597.00)</b>	<b>(2,327.95)</b>	<b>(390,597.00)</b>	<b>2,327.95</b>

# Income Statement Report

## Sudden Valley Community Association

### Facilities

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 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	(691.50)	1,582.00	(2,273.50)	17,523.50	18,988.00	(1,464.50)	18,988.00	1,464.50
4412 - BD Expense- Area Z	1,000.00	(125.00)	1,125.00	551.79	(1,500.00)	2,051.79	(1,500.00)	(2,051.79)
<b>Total Rental Income</b>	<b>308.50</b>	<b>1,457.00</b>	<b>(1,148.50)</b>	<b>18,075.29</b>	<b>17,488.00</b>	<b>587.29</b>	<b>17,488.00</b>	<b>(587.29)</b>
<b>Rental Income - Other</b>								
4400 - Facility Rentals	(200.00)	0.00	(200.00)	1,389.00	0.00	1,389.00	0.00	(1,389.00)
4430 - Lease Income - Restaurant	2,252.00	2,186.00	66.00	26,430.00	26,232.00	198.00	26,232.00	(198.00)
4435 - Lease Income - Barn 8	751.00	650.00	101.00	9,012.00	7,800.00	1,212.00	7,800.00	(1,212.00)
4439 - Lease Income- Library	281.00	281.00	0.00	3,372.00	3,372.00	0.00	3,372.00	0.00
<b>Total Rental Income - Other</b>	<b>3,084.00</b>	<b>3,117.00</b>	<b>(33.00)</b>	<b>40,203.00</b>	<b>37,404.00</b>	<b>2,799.00</b>	<b>37,404.00</b>	<b>(2,799.00)</b>
<b>Total Facilities Income</b>	<b>3,392.50</b>	<b>4,574.00</b>	<b>(1,181.50)</b>	<b>58,278.29</b>	<b>54,892.00</b>	<b>3,386.29</b>	<b>54,892.00</b>	<b>(3,386.29)</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	881.04	940.00	(58.96)	940.00	58.96
9005 - State B&O Tax	(10.37)	71.00	(81.37)	836.32	848.00	(11.68)	848.00	11.68
<b>Total Regulatory Compliance</b>	<b>63.05</b>	<b>122.00</b>	<b>(58.95)</b>	<b>2,100.26</b>	<b>1,788.00</b>	<b>312.26</b>	<b>1,788.00</b>	<b>(312.26)</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	18,655.06	5,455.00	13,200.06	56,458.28	47,274.00	9,184.28	47,274.00	(9,184.28)
5335 - Payroll Taxes- Employer	1,868.03	884.00	984.03	6,696.21	7,658.00	(961.79)	7,658.00	961.79
5385 - Payroll Benefits - Medical	129.28	138.00	(8.72)	1,471.36	1,656.00	(184.64)	1,656.00	184.64
<b>Total Payroll &amp; Benefits</b>	<b>20,652.37</b>	<b>6,477.00</b>	<b>14,175.37</b>	<b>64,625.85</b>	<b>56,588.00</b>	<b>8,037.85</b>	<b>56,588.00</b>	<b>(8,037.85)</b>
<b>Utilities</b>								
6000 - Utilities	(2,003.08)	0.00	(2,003.08)	(2.96)	0.00	(2.96)	0.00	2.96
6005 - Utilities- Natural Gas	798.23	646.00	152.23	9,355.21	5,719.00	3,636.21	5,719.00	(3,636.21)
6023 - Utilities- Water & Sewer	2,383.04	1,455.00	928.04	16,820.96	17,459.00	(638.04)	17,459.00	638.04

# Income Statement Report

## Sudden Valley Community Association Facilities

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6033 - Utilities- Electricity	2,223.04	1,947.00	276.04	22,706.70	23,366.00	(659.30)	23,366.00	659.30
6035 - Utilities- Trash & Recycling Service	764.84	908.00	(143.16)	7,850.88	10,893.00	(3,042.12)	10,893.00	3,042.12
6050 - Utilities- Communications Service	1,111.53	1,049.00	62.53	14,921.55	12,585.00	2,336.55	12,585.00	(2,336.55)
<b>Total Utilities</b>	<b>5,277.60</b>	<b>6,005.00</b>	<b>(727.40)</b>	<b>71,652.34</b>	<b>70,022.00</b>	<b>1,630.34</b>	<b>70,022.00</b>	<b>(1,630.34)</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	3,335.89	4,469.00	(1,133.11)	39,168.04	55,976.00	(16,807.96)	55,976.00	16,807.96
6635 - Janitorial Supplies	9.39	917.00	(907.61)	7,156.01	11,000.00	(3,843.99)	11,000.00	3,843.99
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	900.00	(900.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	98.00	(98.00)	23.91	1,175.00	(1,151.09)	1,175.00	1,151.09
6795 - Other Supplies	0.00	0.00	0.00	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>3,345.28</b>	<b>5,559.00</b>	<b>(2,213.72)</b>	<b>48,256.60</b>	<b>69,051.00</b>	<b>(20,794.40)</b>	<b>69,051.00</b>	<b>20,794.40</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	0.00	0.00	0.00	770.00	0.00	770.00	0.00	(770.00)
<b>Total Contracted &amp; Professional Services</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,045.12</b>	<b>0.00</b>	<b>1,045.12</b>	<b>0.00</b>	<b>(1,045.12)</b>
<b>Total Facilities Expense</b>	<b>29,338.30</b>	<b>18,163.00</b>	<b>11,175.30</b>	<b>187,680.17</b>	<b>197,449.00</b>	<b>(9,768.83)</b>	<b>197,449.00</b>	<b>9,768.83</b>
<b>Total Facilities Income / (Loss)</b>	<b>(25,945.80)</b>	<b>(13,589.00)</b>	<b>(12,356.80)</b>	<b>(129,401.88)</b>	<b>(142,557.00)</b>	<b>13,155.12</b>	<b>(142,557.00)</b>	<b>(13,155.12)</b>

# Income Statement Report

## Sudden Valley Community Association

### Maintenance

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other Income</b>								
4235 - Trash Service	2,897.00	192.00	2,705.00	3,320.88	2,307.00	1,013.88	2,307.00	(1,013.88)
<b>Total Other Income</b>	<b>2,897.00</b>	<b>192.00</b>	<b>2,705.00</b>	<b>3,320.88</b>	<b>2,307.00</b>	<b>1,013.88</b>	<b>2,307.00</b>	<b>(1,013.88)</b>
<b>Total Maintenance Income</b>	<b>2,897.00</b>	<b>192.00</b>	<b>2,705.00</b>	<b>3,320.88</b>	<b>2,307.00</b>	<b>1,013.88</b>	<b>2,307.00</b>	<b>(1,013.88)</b>
<b>Expense</b>								
<b>Administrative</b>								
5000 - General Administrative	0.00	0.00	0.00	197.77	0.00	197.77	0.00	(197.77)
5210 - Printing & Copying	0.00	12.00	(12.00)	0.00	150.00	(150.00)	150.00	150.00
<b>Total Administrative</b>	<b>0.00</b>	<b>12.00</b>	<b>(12.00)</b>	<b>197.77</b>	<b>150.00</b>	<b>47.77</b>	<b>150.00</b>	<b>(47.77)</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	101.00	0.00	101.00	1,875.50	2,225.00	(349.50)	2,225.00	349.50
<b>Total Regulatory Compliance</b>	<b>101.00</b>	<b>0.00</b>	<b>101.00</b>	<b>1,875.50</b>	<b>2,225.00</b>	<b>(349.50)</b>	<b>2,225.00</b>	<b>349.50</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	35,387.88	24,092.00	11,295.88	164,048.81	151,798.00	12,250.81	151,798.00	(12,250.81)
5335 - Payroll Taxes- Employer	4,031.78	3,930.00	101.78	20,205.02	24,528.00	(4,322.98)	24,528.00	4,322.98
5385 - Payroll Benefits - Medical	2,462.06	1,868.00	594.06	17,948.09	15,617.00	2,331.09	15,617.00	(2,331.09)
<b>Total Payroll &amp; Benefits</b>	<b>41,881.72</b>	<b>29,890.00</b>	<b>11,991.72</b>	<b>202,201.92</b>	<b>191,943.00</b>	<b>10,258.92</b>	<b>191,943.00</b>	<b>(10,258.92)</b>
<b>Utilities</b>								
6005 - Utilities- Natural Gas	0.00	14.00	(14.00)	0.00	166.00	(166.00)	166.00	166.00
6050 - Utilities- Communications Service	180.00	60.00	120.00	1,006.30	720.00	286.30	720.00	(286.30)
<b>Total Utilities</b>	<b>180.00</b>	<b>74.00</b>	<b>106.00</b>	<b>1,006.30</b>	<b>886.00</b>	<b>120.30</b>	<b>886.00</b>	<b>(120.30)</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M	0.00	0.00	0.00	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	0.00	250.00	(250.00)	13,283.71	3,000.00	10,283.71	3,000.00	(10,283.71)

# Income Statement Report

## Sudden Valley Community Association

### Maintenance

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Maintenance &amp; Landscaping</b>								
6765 - Small Tools & Equipment	434.58	0.00	434.58	4,148.90	3,000.00	1,148.90	3,000.00	(1,148.90)
6775 - Vehicle R&M	559.57	583.00	(23.43)	15,888.62	7,000.00	8,888.62	7,000.00	(8,888.62)
6785 - Vehicle Fuel	1,190.70	700.00	490.70	15,650.01	8,590.00	7,060.01	8,590.00	(7,060.01)
6795 - Other Supplies	213.01	208.00	5.01	2,554.48	2,500.00	54.48	2,500.00	(54.48)
6796 - Other R&M	725.26	250.00	475.26	5,813.07	3,000.00	2,813.07	3,000.00	(2,813.07)
<b>Total Maintenance &amp; Landscaping</b>	<b>3,123.12</b>	<b>1,991.00</b>	<b>1,132.12</b>	<b>57,619.91</b>	<b>28,640.00</b>	<b>28,979.91</b>	<b>28,640.00</b>	<b>(28,979.91)</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	0.00	83.00	(83.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6408 - Uniform and Laundry Service	67.50	171.00	(103.50)	1,031.99	2,053.00	(1,021.01)	2,053.00	1,021.01
6440 - Safety & Security Services	262.15	117.00	145.15	4,835.19	1,400.00	3,435.19	1,400.00	(3,435.19)
6442 - Snow Removal Services	3,911.26	0.00	3,911.26	24,760.29	16,000.00	8,760.29	16,000.00	(8,760.29)
7095 - Other Professional Services	4,725.00	0.00	4,725.00	9,450.00	0.00	9,450.00	0.00	(9,450.00)
<b>Total Contracted &amp; Professional Services</b>	<b>8,965.91</b>	<b>371.00</b>	<b>8,594.91</b>	<b>40,077.47</b>	<b>20,453.00</b>	<b>19,624.47</b>	<b>20,453.00</b>	<b>(19,624.47)</b>
<b>Total Maintenance Expense</b>	<b>54,251.75</b>	<b>32,338.00</b>	<b>21,913.75</b>	<b>302,978.87</b>	<b>244,297.00</b>	<b>58,681.87</b>	<b>244,297.00</b>	<b>(58,681.87)</b>
<b>Total Maintenance Income / (Loss)</b>	<b>(51,354.75)</b>	<b>(32,146.00)</b>	<b>(19,208.75)</b>	<b>(299,657.99)</b>	<b>(241,990.00)</b>	<b>(57,667.99)</b>	<b>(241,990.00)</b>	<b>57,667.99</b>

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

December 1, 2017 to December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Golf Income</b>								
4150 - Golf Course Annual Greens Fees	\$ 4,678	\$ 1,600	\$ 3,078	\$ 242,931	\$ 215,500	\$ 27,431	\$ 215,500	\$ (27,431)
4151 - BD Expense- Golf	(511)	-	(511)	(1,646)	-	(1,646)	-	1,646
4154 - Golf Course Daily Greens Fees	5,786	4,800	986	350,846	401,800	(50,954)	401,800	50,954
4170 - Driving Range Fees	155	100	55	17,102	23,000	(5,898)	23,000	5,898
4174 - Golf Cart Rental	2,751	800	1,951	118,091	113,000	5,091	113,000	(5,091)
4176 - Golf Club Storage	160	-	160	1,339	1,520	(181)	1,520	181
4178 - Trail Fees	225	-	225	13,664	13,250	414	13,250	(414)
<b>Total Golf Income</b>	<b>13,244</b>	<b>7,300</b>	<b>5,944</b>	<b>742,327</b>	<b>768,070</b>	<b>(25,743)</b>	<b>768,070</b>	<b>25,743</b>
<b>Expense</b>								
<b>Administrative</b>								
5107 - Advertising Costs	747	-	747	7,142	7,000	142	7,000	(142)
5015 - Bank Charges & Fees	772	275	497	14,551	12,845	1,706	12,845	(1,706)
5120 - Cash Over/Short	10	-	10	48	-	48	-	(48)
5045 - Dues & Subscriptions	309	235	74	19,238	17,270	1,968	17,270	(1,968)
5000 - General Administrative	-	-	-	85	1,600	(1,515)	1,600	1,515
5090 - Office Supplies	46	25	21	1,114	300	814	300	(814)
5205 - Events Charges	-	-	-	100	-	100	-	(100)
5210 - Printing & Copying	-	-	-	1,765	2,980	(1,215)	2,980	1,215
5227 - Training & Conferences	400	200	200	3,032	3,600	(568)	3,600	568
<b>Total Administrative</b>	<b>2,285</b>	<b>735</b>	<b>1,550</b>	<b>47,074</b>	<b>45,595</b>	<b>1,479</b>	<b>45,595</b>	<b>(1,480)</b>
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	-	300	(300)	216	1,300	(1,084)	1,300	1,084
6300 - Permits & Licenses	-	-	-	546	800	(254)	800	254
9005 - State B&O Tax	64	35	29	3,501	3,624	(123)	3,624	123
<b>Total Regulatory Compliance</b>	<b>64</b>	<b>335</b>	<b>(271)</b>	<b>4,263</b>	<b>5,724</b>	<b>(1,461)</b>	<b>5,724</b>	<b>1,461</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	49	75	(26)	659	765	(106)	765	106
5115 - Web Site Maintenance	-	-	-	600	-	600	-	(600)
<b>CC&amp;Rs/ Mandates Total</b>	<b>49</b>	<b>75</b>	<b>(26)</b>	<b>1,259</b>	<b>765</b>	<b>494</b>	<b>765</b>	<b>(494)</b>
<b>Payroll &amp; Benefits</b>								
5385 - Payroll Benefits - Medical	2,854	3,390	(536)	39,899	40,680	(781)	40,680	781
5335 - Payroll Taxes- Employer	3,004	5,321	(2,317)	44,736	62,294	(17,558)	62,294	17,558
5300 - Salaries	32,572	38,797	(6,226)	422,028	443,572	(21,544)	443,572	21,544
<b>Total Payroll &amp; Benefits</b>	<b>38,430</b>	<b>47,508</b>	<b>(9,078)</b>	<b>506,663</b>	<b>546,546</b>	<b>(39,883)</b>	<b>546,546</b>	<b>39,883</b>
<b>Insurance</b>								
5400 - Insurance Premiums	333	334	(1)	3,994	3,995	(1)	3,995	1

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

December 1, 2017 to December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Total Insurance</b>	<b>333</b>	<b>334</b>	<b>(1)</b>	<b>3,994</b>	<b>3,995</b>	<b>(1)</b>	<b>3,995</b>	<b>1</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	615	251	364	6,725	3,011	3,714	3,011	(3,714)
6033 - Utilities- Electricity	1,230	1,151	79	20,588	19,686	902	19,686	(902)
6005 - Utilities- Natural Gas	317	469	(152)	3,058	3,577	(519)	3,577	519
6023 - Utilities- Water & Sewer	1,895	1,014	881	10,779	12,174	(1,395)	12,174	1,395
6035 - Utilities- Trash & Recycling Service	212	-	212	2,562	-	2,562	-	(2,562)
<b>Total Utilities</b>	<b>4,269</b>	<b>2,885</b>	<b>1,384</b>	<b>43,712</b>	<b>38,448</b>	<b>5,264</b>	<b>38,448</b>	<b>(5,264)</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M	-	-	-	213	-	213	-	(213)
6675 - Equipment R&M	5,053	4,352	701	41,963	38,000	3,963	38,000	(3,963)
6635 - Janitorial Supplies	-	20	(20)	7	240	(233)	240	233
6110 - Landscape R&M	-	1,141	(1,141)	39,369	30,000	9,369	30,000	(9,369)
6796 - Other R&M	560	100	460	2,082	2,200	(118)	2,200	118
6795 - Other Supplies	782	750	32	16,065	17,800	(1,735)	17,800	1,735
6610 - Raw Materials	386	700	(314)	23,120	20,800	2,320	20,800	(2,320)
6621 - Raw Materials: Sand & Gravel	-	-	-	21,827	32,300	(10,473)	32,300	10,473
6765 - Small Tools & Equipment	65	100	(35)	2,223	2,750	(527)	2,750	527
6785 - Vehicle Fuel	732	427	305	17,345	20,000	(2,655)	20,000	2,655
6775 - Vehicle R&M	145	100	45	1,249	1,000	249	1,000	(249)
<b>Total Maintenance &amp; Landscaping</b>	<b>7,722</b>	<b>7,690</b>	<b>32</b>	<b>165,462</b>	<b>165,090</b>	<b>372</b>	<b>165,090</b>	<b>(373)</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	-	100	(100)	3,263	4,900	(1,637)	4,900	1,637
6440 - Safety & Security Services	-	-	-	1,143	600	543	600	(543)
6408 - Uniform and Laundry Service	520	270	250	5,533	4,100	1,433	4,100	(1,433)
7095 - Other Professional Services	147	-	147	147	1,200	(1,053)	1,200	1,053
<b>Total Contracted &amp; Professional Services</b>	<b>667</b>	<b>370</b>	<b>297</b>	<b>10,086</b>	<b>10,800</b>	<b>(714)</b>	<b>10,800</b>	<b>714</b>
<b>Total Golf Expense</b>	<b>53,819</b>	<b>59,932</b>	<b>(6,113)</b>	<b>782,512</b>	<b>816,963</b>	<b>(34,451)</b>	<b>816,963</b>	<b>34,448</b>
<b>Total Golf Income / (Loss)</b>	<b>\$ (40,575)</b>	<b>\$ (52,632)</b>	<b>\$ 12,057</b>	<b>\$ (40,185)</b>	<b>\$ (48,893)</b>	<b>\$ 8,708</b>	<b>\$ (48,893)</b>	<b>\$ (8,705)</b>

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

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></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)	1,921.00	(2,891.00)	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>117,227.00</b>	<b>(392.00)</b>	<b>117,227.00</b>	<b>392.00</b>
<b>Rental Income - Other</b>								
4400 - Facility Rentals	100.00	0.00	100.00	1,200.00	1,550.00	(350.00)	1,550.00	350.00
4411 - Picnic Shelter Rentals	0.00	0.00	0.00	1,345.00	1,195.00	150.00	1,195.00	(150.00)
<b>Total Rental Income - Other</b>	<b>100.00</b>	<b>0.00</b>	<b>100.00</b>	<b>2,545.00</b>	<b>2,745.00</b>	<b>(200.00)</b>	<b>2,745.00</b>	<b>200.00</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>100.00</b>	<b>160.00</b>	<b>(60.00)</b>	<b>121,896.00</b>	<b>121,889.00</b>	<b>7.00</b>	<b>121,889.00</b>	<b>(7.00)</b>
<b><u>Expense</u></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)	1,754.09	1,800.00	(45.91)	1,800.00	45.91
9005 - State B&O Tax	0.00	152.00	(152.00)	1,861.51	1,820.00	41.51	1,820.00	(41.51)
<b>Total Regulatory Compliance</b>	<b>137.90</b>	<b>302.00</b>	<b>(164.10)</b>	<b>3,615.60</b>	<b>3,620.00</b>	<b>(4.40)</b>	<b>3,620.00</b>	<b>4.40</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**

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 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	217.85	173.00	44.85	1,404.79	2,080.00	(675.21)	2,080.00	675.21
6033 - Utilities- Electricity	213.24	84.00	129.24	1,801.20	1,014.00	787.20	1,014.00	(787.20)
6050 - Utilities- Communications Service	156.87	144.00	12.87	1,855.94	1,723.00	132.94	1,723.00	(132.94)
<b>Total Utilities</b>	<b>587.96</b>	<b>401.00</b>	<b>186.96</b>	<b>5,061.93</b>	<b>4,817.00</b>	<b>244.93</b>	<b>4,817.00</b>	<b>(244.93)</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	0.00	0.00	0.00	611.22	0.00	611.22	0.00	(611.22)
6796 - Other R&M	0.00	42.00	(42.00)	2,313.04	500.00	1,813.04	500.00	(1,813.04)
<b>Total Maintenance &amp; Landscaping</b>	<b>0.00</b>	<b>42.00</b>	<b>(42.00)</b>	<b>27,346.45</b>	<b>21,774.00</b>	<b>5,572.45</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>725.86</b>	<b>745.00</b>	<b>(19.14)</b>	<b>56,321.52</b>	<b>61,480.00</b>	<b>(5,158.48)</b>	<b>61,480.00</b>	<b>5,158.48</b>
<b>Total Marina/Parks/Beaches Income / (Loss)</b>	<b>(625.86)</b>	<b>(585.00)</b>	<b>(40.86)</b>	<b>65,574.48</b>	<b>60,409.00</b>	<b>5,165.48</b>	<b>60,409.00</b>	<b>(5,165.48)</b>

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

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Other Income</b>								
4250 - Adult Center Pool Fees	0.00	500.00	(500.00)	3,265.00	6,000.00	(2,735.00)	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>6,000.00</b>	<b>(2,735.00)</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>6,000.00</b>	<b>(2,735.00)</b>	<b>6,000.00</b>	<b>2,735.00</b>
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	40.00	(40.00)	0.00	482.00	(482.00)	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>482.00</b>	<b>(431.55)</b>	<b>482.00</b>	<b>431.55</b>
<b>Utilities</b>								
6000 - Utilities	(899.22)	0.00	(899.22)	(0.01)	0.00	(0.01)	0.00	0.01
6005 - Utilities- Natural Gas	0.00	39.00	(39.00)	0.00	467.00	(467.00)	467.00	467.00
6023 - Utilities- Water & Sewer	0.00	108.00	(108.00)	0.00	1,292.00	(1,292.00)	1,292.00	1,292.00
<b>Total Utilities</b>	<b>(899.22)</b>	<b>147.00</b>	<b>(1,046.22)</b>	<b>(0.01)</b>	<b>1,759.00</b>	<b>(1,759.01)</b>	<b>1,759.00</b>	<b>1,759.01</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M	0.00	146.00	(146.00)	78.39	1,750.00	(1,671.61)	1,750.00	1,671.61
6675 - Equipment R&M	0.00	146.00	(146.00)	0.00	1,750.00	(1,750.00)	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>3,500.00</b>	<b>(3,421.61)</b>	<b>3,500.00</b>	<b>3,421.61</b>
<b>Contracted &amp; Professional Services</b>								
6438 - Pool Management	0.00	0.00	0.00	16,077.19	7,934.00	8,143.19	7,934.00	(8,143.19)
<b>Total Contracted &amp; Professional Services</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</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>(899.22)</b>	<b>479.00</b>	<b>(1,378.22)</b>	<b>16,206.02</b>	<b>13,675.00</b>	<b>2,531.02</b>	<b>13,675.00</b>	<b>(2,531.02)</b>
<b>Total Pool/Health Club Income / (Loss)</b>	<b>899.22</b>	<b>21.00</b>	<b>878.22</b>	<b>(12,941.02)</b>	<b>(7,675.00)</b>	<b>(5,266.02)</b>	<b>(7,675.00)</b>	<b>5,266.02</b>

# Income Statement Report

## Sudden Valley Community Association

### UDR Activity

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 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	37,705.06	0.00	37,705.06	(128,788.30)	0.00	(128,788.30)	0.00	128,788.30
4001 - BD Expense- 2017 Ops & prior	(3,303.57)	0.00	(3,303.57)	70,969.12	0.00	70,969.12	0.00	(70,969.12)
4002 - Member Assessments 2016	6,263.04	0.00	6,263.04	(2,130.18)	0.00	(2,130.18)	0.00	2,130.18
4081 - BD Expense- Ops 2014 & Prior	(2,153.95)	0.00	(2,153.95)	201,883.80	0.00	201,883.80	0.00	(201,883.80)
4993 - BD Expense- 60day accrual OPS	67,600.71	0.00	67,600.71	5,428.71	0.00	5,428.71	0.00	(5,428.71)
<b>Total Dues and Assessments Income- UDR</b>	<b>106,111.29</b>	<b>0.00</b>	<b>106,111.29</b>	<b>147,363.15</b>	<b>0.00</b>	<b>147,363.15</b>	<b>0.00</b>	<b>(147,363.15)</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	38,293.59	0.00	38,293.59	32,760.17	0.00	32,760.17	0.00	(32,760.17)
4711 - BD Expense- Late Fee & Int	(13,140.20)	0.00	(13,140.20)	44,862.24	0.00	44,862.24	0.00	(44,862.24)
4715 - Lien Fees	6,325.00	0.00	6,325.00	8,462.22	0.00	8,462.22	0.00	(8,462.22)
4720 - Legal Fees/ Reimbursements	203.00	0.00	203.00	2,792.12	0.00	2,792.12	0.00	(2,792.12)
4721 - BD Expense- Legal	(4,090.69)	0.00	(4,090.69)	4,277.53	0.00	4,277.53	0.00	(4,277.53)
<b>Total Collections Income</b>	<b>27,590.70</b>	<b>0.00</b>	<b>27,590.70</b>	<b>93,154.28</b>	<b>0.00</b>	<b>93,154.28</b>	<b>0.00</b>	<b>(93,154.28)</b>
<b>Investment Income</b>								
4910 - Interest Earned - Reserve Accounts	162.64	0.00	162.64	184.05	0.00	184.05	0.00	(184.05)
<b>Total Investment Income</b>	<b>162.64</b>	<b>0.00</b>	<b>162.64</b>	<b>184.05</b>	<b>0.00</b>	<b>184.05</b>	<b>0.00</b>	<b>(184.05)</b>
<b>Total UDR Activity Income</b>	<b>133,864.63</b>	<b>0.00</b>	<b>133,864.63</b>	<b>240,701.48</b>	<b>0.00</b>	<b>240,701.48</b>	<b>0.00</b>	<b>(240,701.48)</b>
<b><u>Expense</u></b>								
<b>Regulatory Compliance</b>								
9005 - State B&O Tax	126.97	0.00	126.97	157.53	0.00	157.53	0.00	(157.53)
<b>Total Regulatory Compliance</b>	<b>126.97</b>	<b>0.00</b>	<b>126.97</b>	<b>157.53</b>	<b>0.00</b>	<b>157.53</b>	<b>0.00</b>	<b>(157.53)</b>
<b>CC&amp;Rs/ Mandates</b>								
5007 - Special General Meeting	1,029.93	0.00	1,029.93	12,897.78	0.00	12,897.78	0.00	(12,897.78)
5025 - Collection Charges	94.26	0.00	94.26	2,895.07	0.00	2,895.07	0.00	(2,895.07)
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**

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>CC&amp;Rs/ Mandates</b>								
5065 - Lien Charges	296.00	0.00	296.00	9,917.00	0.00	9,917.00	0.00	(9,917.00)
<b>Total CC&amp;Rs/ Mandates</b>	<b>1,420.19</b>	<b>0.00</b>	<b>1,420.19</b>	<b>26,193.85</b>	<b>0.00</b>	<b>26,193.85</b>	<b>0.00</b>	<b>(26,193.85)</b>
<b>Utilities</b>								
6023 - Utilities- Water & Sewer	4,667.00	0.00	4,667.00	4,667.00	0.00	4,667.00	0.00	(4,667.00)
<b>Total Utilities</b>	<b>4,667.00</b>	<b>0.00</b>	<b>4,667.00</b>	<b>4,667.00</b>	<b>0.00</b>	<b>4,667.00</b>	<b>0.00</b>	<b>(4,667.00)</b>
<b>Contracted &amp; Professional Services</b>								
6438 - Pool Management	10,333.00	0.00	10,333.00	10,333.00	0.00	10,333.00	0.00	(10,333.00)
7020 - Legal Services	117.82	0.00	117.82	6,955.75	0.00	6,955.75	0.00	(6,955.75)
7095 - Other Professional Services	(1,029.93)	0.00	(1,029.93)	11,823.24	0.00	11,823.24	0.00	(11,823.24)
<b>Total Contracted &amp; Professional Services</b>	<b>9,420.89</b>	<b>0.00</b>	<b>9,420.89</b>	<b>29,111.99</b>	<b>0.00</b>	<b>29,111.99</b>	<b>0.00</b>	<b>(29,111.99)</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	0.00	0.00	0.00	727.00	0.00	727.00	0.00	(727.00)
9902 - UDR - Area Z Mitigation	12,546.12	0.00	12,546.12	81,880.63	0.00	81,880.63	0.00	(81,880.63)
<b>Total Reserve Expenses/Transfers</b>	<b>12,546.12</b>	<b>0.00</b>	<b>12,546.12</b>	<b>122,448.64</b>	<b>0.00</b>	<b>122,448.64</b>	<b>0.00</b>	<b>(122,448.64)</b>
<b>Total UDR Activity Expense</b>	<b>28,181.17</b>	<b>0.00</b>	<b>28,181.17</b>	<b>182,579.01</b>	<b>0.00</b>	<b>182,579.01</b>	<b>0.00</b>	<b>(182,579.01)</b>
<b>Total UDR Activity Income / (Loss)</b>	<b>105,683.46</b>	<b>0.00</b>	<b>105,683.46</b>	<b>58,122.47</b>	<b>0.00</b>	<b>58,122.47</b>	<b>0.00</b>	<b>(58,122.47)</b>

**Income Statement Report**  
**Sudden Valley Community Association**  
**SVCA Reserves**

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Dues and Assessments Income- Capital</b>								
4030 - Special Assessments	3,912.00	0.00	3,912.00	(1,184.50)	0.00	(1,184.50)	0.00	1,184.50
4031 - CRRRF Special Assessment 16/17	491.04	0.00	491.04	33,482.64	0.00	33,482.64	0.00	(33,482.64)
4032 - BD Expense- CRRRF SA 16/17	(188.61)	0.00	(188.61)	1,361.34	0.00	1,361.34	0.00	(1,361.34)
4041 - BD Expense- MR&R	(139.78)	0.00	(139.78)	2,299.30	0.00	2,299.30	0.00	(2,299.30)
4042 - Caital Rep& Repl Assmt 2017	35,257.58	0.00	35,257.58	415,503.22	0.00	415,503.22	0.00	(415,503.22)
4045 - Capital Rep& Repl Assessment	2,400.00	0.00	2,400.00	(312.50)	0.00	(312.50)	0.00	312.50
4046 - BD Expense- CRRRF 17 & Prior	(2,081.94)	0.00	(2,081.94)	25,615.15	0.00	25,615.15	0.00	(25,615.15)
4048 - Capital Rep& Repl Assmt 2016	2,400.00	0.00	2,400.00	(300.00)	0.00	(300.00)	0.00	300.00
4049 - BD Expense - CRRRF 2018	(806.82)	0.00	(806.82)	(9,980.58)	0.00	(9,980.58)	0.00	9,980.58
4050 - Roads Capital Assessment	3,331.20	0.00	3,331.20	(225.55)	0.00	(225.55)	0.00	225.55
4051 - BD Expense- Roads 17 & Prior	(3,601.40)	0.00	(3,601.40)	44,584.11	0.00	44,584.11	0.00	(44,584.11)
4052 - Roads Capital Assmt 2016	3,716.48	0.00	3,716.48	(440.48)	0.00	(440.48)	0.00	440.48
4053 - BD Expense - Roads 2018	(1,356.74)	0.00	(1,356.74)	(16,168.11)	0.00	(16,168.11)	0.00	16,168.11
4054 - Roads Capital Assmt 2017	55,570.06	0.00	55,570.06	655,080.97	0.00	655,080.97	0.00	(655,080.97)
4061 - BD Expense- Mailbox	(2.94)	0.00	(2.94)	1,254.59	0.00	1,254.59	0.00	(1,254.59)
4071 - BD Expense- Mbr Density	(0.11)	0.00	(0.11)	48.43	0.00	48.43	0.00	(48.43)
4995 - BD Expense- 60day accrual CAP	9,093.99	0.00	9,093.99	(8,481.01)	0.00	(8,481.01)	0.00	8,481.01
<b>Total Dues and Assessments Income- Cap</b>	<b>107,994.01</b>	<b>0.00</b>	<b>107,994.01</b>	<b>1,142,137.02</b>	<b>0.00</b>	<b>1,142,137.02</b>	<b>0.00</b>	<b>(1,142,137.02)</b>
<b>Collections Income</b>								
4720 - Legal Fees/ Reimbursements	(200,000.00)	0.00	(200,000.00)	0.00	0.00	0.00	0.00	0.00
<b>Total Collections Income</b>	<b>(200,000.00)</b>	<b>0.00</b>	<b>(200,000.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Other AR Income</b>								
4242 - Title Transfer Fee: Capital	13,777.03	0.00	13,777.03	191,659.37	0.00	191,659.37	0.00	(191,659.37)
4343 - BD Expense- Title Transfer Fee: Capit	(142.73)	0.00	(142.73)	(79.89)	0.00	(79.89)	0.00	79.89
<b>Total Other AR Income</b>	<b>13,634.30</b>	<b>0.00</b>	<b>13,634.30</b>	<b>191,579.48</b>	<b>0.00</b>	<b>191,579.48</b>	<b>0.00</b>	<b>(191,579.48)</b>

**Income Statement Report**  
**Sudden Valley Community Association**  
**SVCA Reserves**

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Other Income</b>								
4360 - Storm Water Mitigation Revenue	0.00	0.00	0.00	4,250.00	0.00	4,250.00	0.00	(4,250.00)
4920 - Capital Gain (Loss) on Fixed Assets	202,450.00	0.00	202,450.00	15,625.17	0.00	15,625.17	0.00	(15,625.17)
4922 - Capital Gain (Loss) on Lots	(83,661.23)	0.00	(83,661.23)	(20,708.81)	0.00	(20,708.81)	0.00	20,708.81
<b>Total Other Income</b>	<b>118,788.77</b>	<b>0.00</b>	<b>118,788.77</b>	<b>(833.64)</b>	<b>0.00</b>	<b>(833.64)</b>	<b>0.00</b>	<b>833.64</b>
<b>Investment Income</b>								
4910 - Interest Earned - Reserve Accounts	95.71	0.00	95.71	4,052.23	0.00	4,052.23	0.00	(4,052.23)
<b>Total Investment Income</b>	<b>95.71</b>	<b>0.00</b>	<b>95.71</b>	<b>4,052.23</b>	<b>0.00</b>	<b>4,052.23</b>	<b>0.00</b>	<b>(4,052.23)</b>
<b>Total SVCA Reserves Income</b>	<b>40,512.79</b>	<b>0.00</b>	<b>40,512.79</b>	<b>1,336,935.09</b>	<b>0.00</b>	<b>1,336,935.09</b>	<b>0.00</b>	<b>(1,336,935.09)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5015 - Bank Charges & Fees	134.00	0.00	134.00	134.00	0.00	134.00	0.00	(134.00)
5017 - Capital Lease Interest Expense	152.70	0.00	152.70	2,589.69	0.00	2,589.69	0.00	(2,589.69)
8002 - CRRRF Loan Interest Expense	16.58	0.00	16.58	16.58	0.00	16.58	0.00	(16.58)
<b>Total Administrative</b>	<b>303.28</b>	<b>0.00</b>	<b>303.28</b>	<b>2,740.27</b>	<b>0.00</b>	<b>2,740.27</b>	<b>0.00</b>	<b>(2,740.27)</b>
<b>Regulatory Compliance</b>								
9015 - Property/Real Estate Tax	(9,087.22)	0.00	(9,087.22)	2,106.66	0.00	2,106.66	0.00	(2,106.66)
9935 - Reserve Study - Amortized	6,534.00	0.00	6,534.00	6,534.00	0.00	6,534.00	0.00	(6,534.00)
<b>Total Regulatory Compliance</b>	<b>(2,553.22)</b>	<b>0.00</b>	<b>(2,553.22)</b>	<b>8,640.66</b>	<b>0.00</b>	<b>8,640.66</b>	<b>0.00</b>	<b>(8,640.66)</b>
<b>CC&amp;Rs/ Mandates</b>								
5040 - Transfer Fees	(18,448.89)	0.00	(18,448.89)	2,859.84	0.00	2,859.84	0.00	(2,859.84)
<b>Total CC&amp;Rs/ Mandates</b>	<b>(18,448.89)</b>	<b>0.00</b>	<b>(18,448.89)</b>	<b>2,859.84</b>	<b>0.00</b>	<b>2,859.84</b>	<b>0.00</b>	<b>(2,859.84)</b>
<b>Depreciation Expense</b>								
6320 - Depr - Buildings	571.31	0.00	571.31	6,855.72	0.00	6,855.72	0.00	(6,855.72)
6325 - Depr - Land Improvement	5,433.39	0.00	5,433.39	63,976.38	0.00	63,976.38	0.00	(63,976.38)
6326 - Depr - Mailboxes	2,146.05	0.00	2,146.05	25,756.12	0.00	25,756.12	0.00	(25,756.12)

**Income Statement Report**  
**Sudden Valley Community Association**  
**SVCA Reserves**

December 01, 2017 thru December 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Depreciation Expense</b>								
6327 - Depr - Roads and Bridges	38,686.29	0.00	38,686.29	342,859.72	0.00	342,859.72	0.00	(342,859.72)
6328 - Depr - Building Improvements	(1,623.36)	0.00	(1,623.36)	145,777.19	0.00	145,777.19	0.00	(145,777.19)
6330 - Depr - Furniture & Fixtures	329.08	0.00	329.08	1,051.56	0.00	1,051.56	0.00	(1,051.56)
6335 - Depr - Communication Equipment	775.57	0.00	775.57	4,867.02	0.00	4,867.02	0.00	(4,867.02)
6337 - Depr - Computers	929.78	0.00	929.78	11,158.02	0.00	11,158.02	0.00	(11,158.02)
6340 - Depr - Machinery & Equipment	25,666.16	0.00	25,666.16	212,978.40	0.00	212,978.40	0.00	(212,978.40)
6350 - Depr - Vehicles	2,315.65	0.00	2,315.65	53,360.82	0.00	53,360.82	0.00	(53,360.82)
6360 - Amortization	10,383.46	0.00	10,383.46	7,329.66	0.00	7,329.66	0.00	(7,329.66)
<b>Total Depreciation Expense</b>	<b>85,613.38</b>	<b>0.00</b>	<b>85,613.38</b>	<b>875,970.61</b>	<b>0.00</b>	<b>875,970.61</b>	<b>0.00</b>	<b>(875,970.61)</b>
<b>Reserve Expenses/Transfers</b>								
9854 - Golf Carts - Capital Lease	(134.00)	0.00	(134.00)	0.00	0.00	0.00	0.00	0.00
9875 - Demolition of Barn 7	135,875.00	0.00	135,875.00	135,875.00	0.00	135,875.00	0.00	(135,875.00)
9877 - Demolition of Rotunda & Postal Annex	59,443.00	0.00	59,443.00	59,443.00	0.00	59,443.00	0.00	(59,443.00)
<b>Total Reserve Expenses/Transfers</b>	<b>195,184.00</b>	<b>0.00</b>	<b>195,184.00</b>	<b>195,318.00</b>	<b>0.00</b>	<b>195,318.00</b>	<b>0.00</b>	<b>(195,318.00)</b>
<b>Total SVCA Reserves Expense</b>	<b>260,098.55</b>	<b>0.00</b>	<b>260,098.55</b>	<b>1,085,529.38</b>	<b>0.00</b>	<b>1,085,529.38</b>	<b>0.00</b>	<b>(1,085,529.38)</b>
<b>Total SVCA Reserves Income / (Loss)</b>	<b>(219,585.76)</b>	<b>0.00</b>	<b>(219,585.76)</b>	<b>251,405.71</b>	<b>0.00</b>	<b>251,405.71</b>	<b>0.00</b>	<b>(251,405.71)</b>
<b>Total Association Net Income / (Loss)</b>	<b>(221,653.57)</b>	<b>(86,293.13)</b>	<b>(135,360.44)</b>	<b>436,596.93</b>	<b>(27,217.00)</b>	<b>463,813.93</b>	<b>(27,217.00)</b>	<b>(463,813.93)</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	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	2	22	24	481	2,393	2,874	19	79	1	26	0	10	39	53	1	17	483	2,415	2,898	60	185	245	543	2,600	3,143	763	15	12	790	700	8	1,498	4,641

LLE = Lot Line Eraser  
 CTB = Covenant to Bind