

Sudden Valley Community Association
Balance Sheet
June 30, 2018 and December 31, 2017

	<u>Unaudited</u>	<u>Audited</u>	<u>Inc / (Dec)</u>
	<u>Jun 30, 2018</u>	<u>Dec 31, 2017</u>	
OPERATIONS			
Current Assets			
Operating Cash	\$ 572,532	\$ 297,571	\$ 274,961
Building Completion Deposit Fund	180,000	125,000	55,000
Member Receivables - Operations	24	67,625	(67,601)
Other Receivables	2,258	10,371	(8,113)
Prepaid Expenses	160,077	66,797	93,280
Inventory	9,325	7,393	1,932
Total Current Assets	924,216	574,757	349,459
Current Liabilities			
Accounts Payable	(230,827)	(80,821)	(150,006)
Prepaid Assessments	(242,436)	(100,578)	(141,858)
Building Completion Deposits	(180,000)	(125,000)	(55,000)
Other Refundable Deposits	(6,113)	(4,953)	(1,160)
Prepaid Golf Memberships	(1,624)	(50,018)	48,394
Total Current Liabilities	(661,000)	(361,370)	(299,630)
Operating Reserve Funds			
Emergency Operating Cash	352,684	351,609	1,075
Undesignated Reserves Cash	230,992	189,730	41,262
Total Operating Reserve Funds	583,676	541,339	42,337
Net Operating Assets	\$ 846,892	\$ 754,726	\$ 92,166
CAPITAL			
Capital Current Assets			
CRRRF Reserve Cash Fund	1,114,714	1,195,964	(81,250)
Roads Reserve Cash Fund	1,167,726	1,091,292	76,434
Board Density Reduction Cash Fund	148,953	85,191	63,762
Mailbox Cash Fund	2,658	5,272	(2,614)
Capital Reserve Holding Cash Fund	200,801	87,364	113,437
Mitigation Assignment of Savings Cash	35,017	38,134	(3,117)
Member Receivables - Capital	-	9,094	(9,094)
Total Capital Current Assets	2,669,869	2,512,311	157,558
Capital Fixed Assets			
Fixed Assets	9,513,833	9,370,813	143,020
Lots Held for Sale	149,589	149,589	-
Total Capital Assets	9,663,422	9,520,402	143,020
Long Term Liabilities			
CRRRF Loan	(2,871)	(2,870)	-
Capital Lease	(23,654)	(38,968)	15,314
Total Long Term Liabilities	(26,525)	(41,837)	15,314
NET ASSETS	\$ 13,153,658	\$ 12,745,601	\$ 408,058
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	\$83,177	\$185,228	(\$102,051)
Current Year Net Income: Capital	324,880	251,410	73,470
Retained Earnings	4,724,898	4,539,670	185,228
Capital	8,020,703	7,769,293	251,410
TOTAL MEMBER EQUITY	\$ 13,153,658	\$ 12,745,601	\$ 408,057

* 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 February 28, 2018, and December 31, 2017, the balance of receivables written off under GAAP policy were respectively, \$638,751 and \$639,381.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - June 2018			Year to Date - 6 Months Ending 06/30/2018			
	Operations & Operating Reserves	Operations Better / (Worse) Spending Plan	Capital Reserves	Operations & Operating Reserves	Operations Better / (Worse) Spending Plan	Coll %	Capital Reserves
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	\$ 146,859		\$ 90,008	\$ 875,064			\$ 535,583
Bad Debt Reserve	(3,616)		(872)	(29,648)			(13,303)
Net Current Year Assessment Income	<u>\$ 143,243</u>	<u>\$ 8,268</u>	<u>\$ 89,136</u>	<u>\$ 845,416</u>	<u>\$ 35,568</u>	96.6%	<u>\$ 522,280</u>
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	\$ 31,427			\$ 31,427			
Bad Debt Reserve	(1,710)			(1,710)			
Net Special Ops Assmt Income	<u>\$ 29,717</u>	<u>\$ 524</u>		<u>\$ 29,717</u>	<u>\$ 524</u>		
Bad Debt Recoveries - Prior Years			4,570				24,877
Golf Income	94,328	2,628	-	433,926	6,556		-
Marina Income	8,362	(11,838)	-	107,485	6,485		-
Legal & Collections Income	-	-	1,200	-	-		1,200
Other Income	37,134	8,552	32,461	139,332	39,675		212,497
Rental Income - Other	4,008	(510)	-	22,420	1,312		-
Rental Income- Area Z	125	125	-	7,166	(2,334)		-
Investment Income	72	30	217	228	(22)		1,651
Total Revenue	<u>\$ 316,989</u>	<u>\$ 7,779</u>	<u>\$ 127,584</u>	<u>\$ 1,585,690</u>	<u>\$ 87,764</u>		<u>\$ 762,505</u>
EXPENSES							
Salaries & Benefits	\$ 166,310	\$ 17,408	\$ -	\$ 685,580	\$ 18,129		\$ -
Contracted & Professional Services	44,075	(24,537)	55	173,430	(72,493)		55
CC&Rs/ Mandates	14,924	6,559	-	131,534	(1,818)		(250)
Maintenance & Landscaping	34,216	1,552	-	189,736	(25,652)		-
Utilities	9,279	7,376	-	73,241	14,313		-
Administrative	(43,935)	55,362	-	75,245	(14,802)		800
Regulatory Compliance	3,073	(956)	40	54,293	7,242		542
Insurance Premiums	9,039	(191)	-	51,637	1,034		-
Other Expenses	-	250	-	-	1,500		-
Capital Lease Interest Expense	-	-	-	-	-		-
Depreciation Expense	-	-	71,225	-	-		427,351
Reserve Expense/ Transfers	-	-	-	-	-		33
Total Expenses	<u>\$ 236,981</u>	<u>\$ 62,823</u>	<u>\$ 71,320</u>	<u>\$ 1,434,696</u>	<u>\$ (72,547)</u>		<u>\$ 428,531</u>
Net Income (Loss)	<u>\$ 80,008</u>	<u>\$ 70,602</u>	<u>\$ 56,264</u>	<u>\$ 150,994</u>	<u>\$ 15,217</u>		<u>\$ 333,974</u>
Net UDR Activity for Operations							
SGM Expenses	\$ (975)			\$ (8,100)			
Hazard Tree Removal	-			(31,140)			
Area Z Mitigation	(6,523)			(40,996)			
Net Income (Loss) with Board Approved UDR	<u>\$ 72,510</u>	<u>\$ 70,602</u>	<u>\$ 56,264</u>	<u>\$ 70,758</u>	<u>\$ 15,217</u>		<u>\$ 333,974</u>
Other Activity							
Net Other UDR Activity*	\$ 20,664			\$ 80,020			
AR Accrual - Prior Year Reversal	-		-	(67,601)			(9,094)
AR Accrual - Current Year	-		-	-			-
Total Other Activity	<u>\$ 20,664</u>		<u>\$ -</u>	<u>\$ 12,419</u>			<u>\$ (9,094)</u>
Grand Total Activity	<u><u>\$ 93,174</u></u>	<u><u>\$ 70,602</u></u>	<u><u>\$ 56,264</u></u>	<u><u>\$ 83,177</u></u>	<u><u>\$ 15,217</u></u>		<u><u>\$ 324,880</u></u>

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

Sudden Valley Community Association										
Reserve Cash Balance & Activity										
6 Months Actual, 6 Months Projected										
UNAUDITED										
	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	Capital Reserve Holding Fund	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2017	1,195,964	1,091,292	87,364	85,191	5,272	38,134	\$ 2,503,217	351,609	189,730	\$ 541,339
Dues Received	213,537	335,868		5	141		549,551	-	63,655	63,655
Transfer Fees Received, ¼ of 1%			113,401				113,401			-
Storm Water Mitigation Plan Fee		2,000					2,000			-
Investment Income	633	609	36	43	-	26	1,347	174	70	244
Sale of Assets	-			97,546			97,546			-
Legal Settlement Income	-						-			-
CRRRF Loan Funding Received	-						-			-
Interfund Transfer	25,000	3,143	-	(25,000)		(3,143)	-		73,766	73,766
2018 Expenditures	(320,420)	(265,186)	-	(8,832)	(2,755)		(597,193)	901	(96,229)	(95,328)
Net Available Cash at 06/30/2018	1,114,714	1,167,726	200,801	148,953	2,658	35,017	\$ 2,669,869	352,684	230,992	\$ 583,676
6 Month Outlook										
Outlook - 2018 Dues (96% collections)	199,356	314,208					\$ 513,564			\$ -
Outlook - Prior Year Collections	221	217		5	131		574		19,427	19,427
Anticipated CRRRF Loan Funding	1,122,129						1,122,129			-
Interfund Transfer	22,999	(22,999)					-			-
Obligated Expenses	(1,517,833)	(867,717)				(35,017)	(2,420,567)	(901)	(61,937)	(62,838)
Net Usable Cash Balance 12/31/2017	941,586	591,435	200,801	148,958	2,789	-	\$ 1,885,569	351,783	188,482	\$ 540,265
Board Recommended Carryover Balance*	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2017, After Recommendation	\$ 341,586	\$ 91,435	\$ 200,801	\$ 148,958	\$ 2,789	\$ -	\$ 785,569	\$ 351,783	\$ 188,482	\$ 540,265
Net Current Year Cash Increase (Decrease)	(254,378)	(499,857)	113,437	63,767	(2,483)	(38,134)	\$ (617,648)	174	(1,248)	\$ (1,074)
*Note, when mitigation period has ended unspent funds will be returned to the source account, Roads.										

Sudden Valley Community Association
Operations - By Department
June 1, 2018 to June 30, 2018

Whole \$

CURRENT MONTH

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	\$ 24,898	\$ 928	\$ 10,805	\$ 1,472	\$ 36,271	\$ (11,966)	\$ (22,178)	\$ (9,566)
Accounting	5,488	3,778	19,518	5,502	(51,717)	54,121	37,688	63,401
Administration	142	17	26,729	1,738	8,624	(2,377)	(35,211)	(622)
Common Costs	3,092	633	-	-	12,362	6,156	(9,270)	6,789
Facilities	5,628	2,410	13,480	(6,104)	14,852	1,877	(22,704)	(1,817)
Maintenance	397	204	9,845	1,950	5,702	(1,441)	(15,150)	713
Subtotal	<u>39,645</u>	<u>7,970</u>	<u>80,377</u>	<u>4,558</u>	<u>26,094</u>	<u>46,370</u>	<u>(66,825)</u>	<u>58,898</u>
Golf	94,328	2,628	65,310	11,258	29,771	(43)	(753)	13,843
Marina	9,617	(12,050)	-	-	876	169	8,741	(11,881)
Subtotal	<u>143,590</u>	<u>(1,452)</u>	<u>145,687</u>	<u>15,816</u>	<u>56,741</u>	<u>46,496</u>	<u>(58,837)</u>	<u>60,860</u>
Rec/ Pools/ Parks								
Special Assmt Earned	31,427						31,427	
Curr Yr Bad Debts Activity	(1,710)						(1,710)	
Net Special Assmt Dues	<u>29,717</u>	<u>524</u>					<u>29,717</u>	<u>524</u>
Rec/ Pools/ Parks	<u>439</u>	<u>439</u>	<u>20,623</u>	<u>1,592</u>	<u>13,931</u>	<u>(1,081)</u>	<u>(34,115)</u>	<u>950</u>
Subtotal Rec/ Pools/ Parks	<u>30,156</u>	<u>963</u>	<u>20,623</u>	<u>1,592</u>	<u>13,931</u>	<u>(1,081)</u>	<u>(4,398)</u>	<u>1,474</u>
Subtotal Operations before Ops Dues	<u>\$ 173,746</u>	<u>\$ (489)</u>	<u>\$ 166,310</u>	<u>\$ 17,408</u>	<u>\$ 70,672</u>	<u>\$ 45,415</u>	<u>\$ (63,235)</u>	<u>\$ 62,334</u>
Ops Dues Earned	146,859						146,859	
Curr Yr Bad Debts Activity	(3,616)						(3,616)	
Net Ops Dues	<u>143,243</u>	<u>8,268</u>					<u>143,243</u>	<u>8,268</u>
Net Operations	<u>\$ 316,989</u>	<u>\$ 7,779</u>	<u>\$ 166,310</u>	<u>\$ 17,408</u>	<u>\$ 70,672</u>	<u>\$ 45,415</u>	<u>\$ 80,008</u>	<u>\$ 70,602</u>
Net BOD Approved UDR Activity for Operations								
SGM Expenses	-		-		975		(975)	
Hazard Tree Removal					-		-	
Area Z Mitigation					6,523		(6,523)	
Net Operations with Board Approved UDR	<u>\$ 316,989</u>	<u>\$ 7,779</u>	<u>\$ 166,310</u>	<u>\$ 17,408</u>	<u>\$ 78,170</u>	<u>\$ 45,415</u>	<u>\$ 72,510</u>	<u>\$ 70,602</u>
Other Operating Activity								
UDR Activity	23,442				2,778		20,664	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Total Other Operating Activity	<u>\$ 23,442</u>				<u>\$ 2,778</u>		<u>\$ 20,664</u>	
Grand Total Operations Activity	<u>\$ 340,431</u>	<u>\$ 7,779</u>	<u>\$ 166,310</u>	<u>\$ 17,408</u>	<u>\$ 80,948</u>	<u>\$ 45,415</u>	<u>\$ 93,174</u>	<u>\$ 70,602</u>

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2018 to June 30, 2018
YEAR TO DATE

Whole \$

<u>UNAUDITED</u>								
<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	\$ 89,442	\$ 20,637	\$ 55,861	\$ (4,117)	\$ 148,031	\$ (14,020)	\$ (114,450)	\$ 2,500
Accounting	21,475	11,217	93,890	12,727	64,344	(23,092)	(136,761)	854
Administration	1,323	573	136,969	(974)	59,479	(18,435)	(195,125)	(18,836)
Common Costs	17,492	2,742	-	-	134,428	(7,569)	(116,936)	(4,827)
Facilities	29,779	971	31,816	4,123	78,985	(4,970)	(81,022)	124
Maintenance	1,024	(130)	98,528	(3,670)	44,790	(11,645)	(142,294)	(15,445)
Subtotal	<u>160,535</u>	<u>36,010</u>	<u>417,064</u>	<u>8,089</u>	<u>530,057</u>	<u>(79,731)</u>	<u>(786,588)</u>	<u>(35,630)</u>
Golf	435,226	7,856	247,839	8,502	175,001	(23,205)	12,386	(6,847)
Marina	111,165	7,367	-	-	6,144	(700)	105,021	6,667
Subtotal	<u>706,926</u>	<u>51,233</u>	<u>664,903</u>	<u>16,591</u>	<u>711,202</u>	<u>(103,636)</u>	<u>(669,181)</u>	<u>(35,810)</u>
Rec/ Pools/ Parks								
Special Assmt Earned	31,427						31,427	
Curr Yr Bad Debts Activity	(1,710)						(1,710)	
Net Special Assmt Dues	<u>29,717</u>	<u>524</u>					<u>29,717</u>	<u>524</u>
Rec/ Pools/ Parks	3,631	439	20,677	1,538	37,914	12,956	(54,960)	14,933
Subtotal Rec/ Pools/ Parks	<u>33,348</u>	<u>963</u>	<u>20,677</u>	<u>1,538</u>	<u>37,914</u>	<u>12,956</u>	<u>(25,243)</u>	<u>15,457</u>
Subtotal Operations before Ops Dues	<u>\$ 740,274</u>	<u>\$ 52,196</u>	<u>\$ 685,580</u>	<u>\$ 18,129</u>	<u>\$ 749,116</u>	<u>\$ (90,680)</u>	<u>\$ (694,424)</u>	<u>\$ (20,353)</u>
Ops Dues Earned	875,064						875,064	
Curr Yr Bad Debts Activity	(29,648)						(29,648)	
Net Ops Dues	<u>845,416</u>	<u>35,568</u>					<u>845,416</u>	<u>35,568</u>
Net Operations	<u>\$ 1,585,690</u>	<u>\$ 87,764</u>	<u>\$ 685,580</u>	<u>\$ 18,129</u>	<u>\$ 749,116</u>	<u>\$ (90,680)</u>	<u>\$ 150,992</u>	<u>\$ 15,215</u>
Net BOD Approved UDR Activity for Operations								
SGM Expenses	-		-		8,100		(8,100)	
Hazard Tree Removal					31,140		(31,140)	
Area Z Mitigation					40,996		(40,996)	
Net Operations with Board Approved UDR	<u>\$ 1,585,690</u>	<u>\$ 87,764</u>	<u>\$ 685,580</u>	<u>\$ 18,129</u>	<u>\$ 829,352</u>	<u>\$ (90,680)</u>	<u>\$ 70,756</u>	<u>\$ 15,215</u>
Other Operating Activity								
UDR Activity	95,668				15,648		80,020	
AR Accrual - Prior Year Reversal	(67,601)				-		(67,601)	
AR Accrual - Current Year	-				-		-	
Total Other Operating Activity	<u>\$ 28,067</u>				<u>\$ 15,648</u>		<u>\$ 12,419</u>	
Grand Total Operations Activity	<u>\$ 1,613,757</u>	<u>\$ 87,764</u>	<u>\$ 685,580</u>	<u>\$ 18,129</u>	<u>\$ 845,000</u>	<u>\$ (90,680)</u>	<u>\$ 83,175</u>	<u>\$ 15,215</u>

* Excludes Depreciation

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

Sudden Valley Community Association
Operations Income Statement
June 1, 2018 to June 30, 2018

UNAUDITED

	2018 June Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (6 Months) Actuals	2017 YTD B / (W) Spending Plan
REVENUE				
Dues and Assessment Income- Ops	\$ 143,243	\$ 8,268	\$ 845,416	\$ 35,568
Special Ops Assmt Income- Rec/ Pools/ Parks	29,717	524	29,717	524
Golf Income	94,328	2,628	433,926	6,556
Marina Income	8,362	(11,838)	107,485	6,485
Rental Income - Area Z	125	125	7,166	(2,334)
Rental Income - Other	4,008	(510)	22,418	1,312
Other AR Income	8,771	(9,479)	54,162	15,281
Other Income	28,363	18,031	85,172	24,394
Investment Income	72	30	228	(22)
Total Revenue	\$ 316,989	\$ 7,779	\$ 1,585,690	\$ 87,764
EXPENSES				
Salaries & Benefits				
ACC / Security	\$ 10,804	\$ 1,473	\$ 55,861	\$ (4,117)
Accounting	19,519	5,501	93,890	12,727
Administration	26,729	1,738	136,969	(974)
Facilities	13,480	(6,104)	31,816	4,123
Maintenance	9,845	1,950	98,528	(3,670)
Golf	65,310	11,258	247,839	8,502
Marina	-	-	-	-
Rec/ Pools/ Parks	20,623	1,592	20,677	1,538
Total Salaries & Benefits	\$ 166,310	\$ 17,408	\$ 685,580	\$ 18,129
Other Expenses				
Administrative				
General Administrative	\$ 70	\$ 330	\$ 290	\$ 512
Bank Charges & Fees	2,181	(90)	8,447	405
Dues & Subscriptions	2,587	(1,100)	20,515	(5,930)
Office Supplies	5,036	(1,596)	20,049	(8,183)
GM Discretionary Funds	-	333	316	1,684
Advertising Costs	1,811	(803)	4,368	982
Cash Over/Short	(19)	19	(40)	40
Currency Gain/Loss	179	(179)	313	(313)
Events Charges	1,018	(601)	5,606	(3,104)
Printing & Copying	490	284	9,186	(2,177)
Training & Conferences	-	762	2,279	1,025
Payroll Service Fees	(1,519)	2,234	3,010	1,163
Cashiering Clearing Account	(55,769)	55,769	908	(908)
Total Administrative	\$ (43,935)	\$ 55,362	\$ 75,247	\$ (14,804)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	\$ -	\$ 452	\$ 3,288	\$ 5,177
Permits & Licenses	803	(510)	2,928	(144)
Audit & Tax Services	-	-	24,260	2,580
Regulatory Compliance	214	420	1,282	2,516
Federal Income Tax	-	-	-	-
State B&O Tax	1,166	(428)	6,668	(2,770)
Property/Real Estate Tax	890	(890)	15,867	(117)
Total Regulator Compliance	\$ 3,073	\$ (956)	\$ 54,293	\$ 7,242
CC&Rs/ Mandates				
Annual General Meeting	\$ -	\$ -	\$ -	\$ -
Special General Meeting	(975)	975	-	-
Board Support	91	84	1,761	(711)
Collection Charges	-	-	-	-
Transfer Fees	-	-	250	(250)
Lien Charges	-	-	-	-
Web Site Maintenance	718	(325)	1,784	(110)
Postage	313	69	5,671	(3,379)
Postage- Views	-	1,333	5,531	2,469

Sudden Valley Community Association
Operations Income Statement
June 1, 2018 to June 30, 2018

UNAUDITED

	<u>2018 June Actuals</u>	<u>2017 MTD B / (W) Spending Plan</u>	<u>2017 YTD (6 Months) Actuals</u>	<u>2017 YTD B / (W) Spending Plan</u>
Newsletter Services	-	4,167	27,141	(2,141)
Professional Security Services	14,777	256	89,396	2,304
Total CC&Rs/ Mandates	\$ 14,924	\$ 6,559	\$ 131,534	\$ (1,818)
Insurance Premiums	\$ 9,039	\$ (191)	\$ 51,637	\$ 1,034
Utilities				
Utilities	\$ (40)	\$ 40	\$ 4,551	\$ (4,551)
Utilities- Natural Gas	543	1,151	6,795	6,702
Utilities- Water & Sewer	-	5,652	15,479	5,159
Utilities- Electricity	4,464	1,453	24,588	8,483
Utilities- Trash & Recycling Service	-	1,036	5,120	1,096
Utilities- Communications Service	4,312	(1,956)	16,708	(2,576)
Total Utilities	\$ 9,279	\$ 7,376	\$ 73,241	\$ 14,313
Maintenance & Landscaping				
Landscape R&M	\$ 4,814	\$ 2,682	\$ 15,788	\$ 5,054
Building R&M	2,025	6,155	18,599	12,090
Raw Materials	4,315	(2,536)	37,005	(26,330)
Raw Materials: Sand & Gravel	4,876	(1,808)	21,292	(3,361)
Janitorial Supplies	477	681	4,834	1,274
Equipment R&M	4,326	(509)	38,084	(9,137)
Small Tools & Equipment	701	36	2,671	743
Vehicle R&M	4,889	(3,841)	15,473	(9,455)
Vehicle Fuel	5,896	(1,137)	15,091	3,579
Other Supplies	1,897	1,271	13,815	3,071
Other R&M	-	558	7,084	(3,180)
Total Maintenance & Landscaping	\$ 34,216	\$ 1,552	\$ 189,736	\$ (25,652)
Contracted & Professional Services				
Equipment Lease & Rental	\$ 2,278	\$ 480	\$ 5,062	\$ 988
IT Support and Services	11,604	(8,401)	34,086	(9,028)
Uniform and Laundry Service	2,909	(2,395)	7,493	(4,116)
Pool Management	384	(384)	384	(384)
Safety & Security Services	221	(54)	20,602	(7,063)
Snow Removal Services (see UDR Activity)	247	(247)	7,030	470
Storm Response Tree Removal	-	-	689	1,845
ACC Consultant	18,150	(10,450)	26,690	(15,140)
Legal Services	2,159	2,008	35,359	(10,359)
Other Professional Services	6,123	(5,094)	36,035	(29,706)
Total Contracted & Professional Services	\$ 44,075	\$ (24,537)	\$ 173,430	\$ (72,493)
Other Expenses				
Vandalism	-	250	-	1,500
Total Other Expenses	\$ -	\$ 250	\$ -	\$ 1,500
Total Other Expenses	\$ 70,671	\$ 45,415	\$ 749,118	\$ (90,678)
Total Operations Expenses	\$ 236,981	\$ 62,823	\$ 1,434,698	\$ (72,549)
Net Operations Income (Loss)	\$ 80,008	\$ 70,602	\$ 150,992	\$ 15,215
Net BOD Approved UDR Activity for Operations (Expense)				
SGM Expenses	\$ (975)		\$ (8,100)	
Hazard Tree Removal	-		(31,140)	
Area Z Mitigation	(6,523)		(40,996)	
Net Operations Income (Loss) with BOD Approved UDR	\$ 72,510	\$ 70,602	\$ 70,756	\$ 15,215
Other Operating Activity- Income/(Expense)				
UDR Activity	\$ 20,664		\$ 80,020	
AR Accrual - Prior Year Reversal	-		(67,601)	
AR Accrual - Current Year	-		-	
Total Other Operating Activity	\$ 20,664		\$ 12,419	
Grand Total Operations Activity	\$ 93,174	\$ 70,602	\$ 83,175	\$ 15,215

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2018 Ops	(3,616.04)	(10,159.00)	6,542.96	(29,647.98)	(60,956.00)	31,308.02	(121,912.00)	(92,264.02)
4005 - Member Assessments 2018	146,859.15	145,134.00	1,725.15	875,064.26	870,804.00	4,260.26	1,741,607.00	866,542.74
Total Dues and Assessment Income- Ops	143,243.11	134,975.00	8,268.11	845,416.28	809,848.00	35,568.28	1,619,695.00	774,278.72
Other AR Income								
4830 - Advertising Income	3,406.00	2,417.00	989.00	17,973.00	14,500.00	3,473.00	29,000.00	11,027.00
4831 - BD Expense- Views Ads	(447.50)	0.00	(447.50)	(953.50)	0.00	(953.50)	0.00	953.50
4842 - Member Donation Income Monthly	61.20	0.00	61.20	244.80	0.00	244.80	0.00	(244.80)
Total Other AR Income	3,019.70	2,417.00	602.70	17,264.30	14,500.00	2,764.30	29,000.00	11,735.70
Investment Income								
4900 - Interest Earned - Operating Accounts	71.86	42.00	29.86	228.06	250.00	(21.94)	500.00	271.94
Total Investment Income	71.86	42.00	29.86	228.06	250.00	(21.94)	500.00	271.94
Total Common Costs Income	146,334.67	137,434.00	8,900.67	862,908.64	824,598.00	38,310.64	1,649,195.00	786,286.36
<u>Expense</u>								
Administrative								
4999 - Cashiering Clearing Account	134.38	0.00	134.38	209.42	0.00	209.42	0.00	(209.42)
5015 - Bank Charges & Fees	0.00	0.00	0.00	(4.00)	0.00	(4.00)	0.00	4.00
5121 - Currency Gain/Loss	178.76	0.00	178.76	312.98	0.00	312.98	0.00	(312.98)
Total Administrative	313.14	0.00	313.14	518.40	0.00	518.40	0.00	(518.40)
Regulatory Compliance								
6300 - Permits & Licenses	276.34	0.00	276.34	276.34	0.00	276.34	0.00	(276.34)
7110 - Regulatory Compliance	0.00	417.00	(417.00)	0.00	2,500.00	(2,500.00)	5,000.00	5,000.00
9005 - State B&O Tax	16.82	11.00	5.82	94.59	69.00	25.59	138.00	43.41
9015 - Property/Real Estate Tax	890.38	0.00	890.38	15,867.39	15,750.00	117.39	31,500.00	15,632.61
Total Regulatory Compliance	1,183.54	428.00	755.54	16,238.32	18,319.00	(2,080.68)	36,638.00	20,399.68

Income Statement Report
Sudden Valley Community Association
Common Costs

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5216 - Postage- Views	0.00	1,333.00	(1,333.00)	5,531.45	8,000.00	(2,468.55)	16,000.00	10,468.55
5225 - Newsletter Services	0.00	4,167.00	(4,167.00)	27,141.25	25,000.00	2,141.25	50,000.00	22,858.75
Total CC&Rs/ Mandates	0.00	5,500.00	(5,500.00)	32,672.70	33,000.00	(327.30)	66,000.00	33,327.30
Insurance								
5400 - Insurance Premiums	8,705.85	8,423.00	282.85	49,639.55	50,540.00	(900.45)	101,080.00	51,440.45
Total Insurance	8,705.85	8,423.00	282.85	49,639.55	50,540.00	(900.45)	101,080.00	51,440.45
Contracted & Professional Services								
7020 - Legal Services	2,159.00	4,167.00	(2,008.00)	35,358.80	25,000.00	10,358.80	50,000.00	14,641.20
Total Contracted & Professional Services	2,159.00	4,167.00	(2,008.00)	35,358.80	25,000.00	10,358.80	50,000.00	14,641.20
Total Common Costs Expense	12,361.53	18,518.00	(6,156.47)	134,427.77	126,859.00	7,568.77	253,718.00	119,290.23
Total Common Costs Income / (Loss)	133,973.14	118,916.00	15,057.14	728,480.87	697,739.00	30,741.87	1,395,477.00	666,996.13

Income Statement Report
Sudden Valley Community Association
ACC / Security

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4805 - Compliance Fees & Fines - ACC	237.66	14,123.00	(13,885.34)	(9,615.37)	14,123.00	(23,738.37)	14,123.00	23,738.37
4806 - BD Expense- ACC Fines	25.00	0.00	25.00	23,538.00	0.00	23,538.00	0.00	(23,538.00)
4811 - BD Expense- Sec Fines	0.00	0.00	0.00	200.00	0.00	200.00	0.00	(200.00)
Total Other AR Income	262.66	14,123.00	(13,860.34)	14,122.63	14,123.00	(0.37)	14,123.00	0.37
Other Income								
4295 - Security House Checks	135.00	47.00	88.00	615.00	278.00	337.00	555.00	(60.00)
4350 - New Home Construction Fee	24,500.00	9,800.00	14,700.00	74,704.00	54,404.00	20,300.00	74,704.00	0.00
Total Other Income	24,635.00	9,847.00	14,788.00	75,319.00	54,682.00	20,637.00	75,259.00	(60.00)
Total ACC / Security Income	24,897.66	23,970.00	927.66	89,441.63	68,805.00	20,636.63	89,382.00	(59.63)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	0.00	0.00	1,389.92	0.00	1,389.92	0.00	(1,389.92)
Total Administrative	0.00	0.00	0.00	1,389.92	0.00	1,389.92	0.00	(1,389.92)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	0.00	344.00	(344.00)	2,800.00	7,815.00	(5,015.00)	20,000.00	17,200.00
6300 - Permits & Licenses	0.00	17.00	(17.00)	63.75	100.00	(36.25)	200.00	136.25
9005 - State B&O Tax	2.04	38.00	(35.96)	318.62	230.00	88.62	460.00	141.38
Total Regulatory Compliance	2.04	399.00	(396.96)	3,182.37	8,145.00	(4,962.63)	20,660.00	17,477.63
CC&Rs/ Mandates								
5215 - Postage	23.42	0.00	23.42	83.59	0.00	83.59	0.00	(83.59)
7097 - Professional Security Services	14,777.00	15,033.00	(256.00)	89,395.60	91,700.00	(2,304.40)	185,618.00	96,222.40
Total CC&Rs/ Mandates	14,800.42	15,033.00	(232.58)	89,479.19	91,700.00	(2,220.81)	185,618.00	96,138.81
Payroll & Benefits								
5300 - Salaries	9,654.77	10,754.00	(1,099.23)	48,538.73	44,448.00	4,090.73	91,801.00	43,262.27
5335 - Payroll Taxes- Employer	781.75	984.00	(202.25)	4,007.77	4,063.00	(55.23)	8,596.00	4,588.23

Income Statement Report
Sudden Valley Community Association
ACC / Security

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	368.90	539.00	(170.10)	3,314.16	3,233.00	81.16	6,465.00	3,150.84
5398 - Payroll 12.31 Budget Estimate	0.00	0.00	0.00	0.00	0.00	0.00	2,347.00	2,347.00
Total Payroll & Benefits	10,805.42	12,277.00	(1,471.58)	55,860.66	51,744.00	4,116.66	109,209.00	53,348.34
Utilities								
6050 - Utilities- Communications Service	0.00	150.00	(150.00)	580.81	900.00	(319.19)	1,800.00	1,219.19
Total Utilities	0.00	150.00	(150.00)	580.81	900.00	(319.19)	1,800.00	1,219.19
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	77.00	(77.00)	0.00	461.00	(461.00)	922.00	922.00
6765 - Small Tools & Equipment	0.00	21.00	(21.00)	0.00	125.00	(125.00)	250.00	250.00
6775 - Vehicle R&M	0.00	57.00	(57.00)	1,606.46	1,161.00	445.46	1,500.00	(106.46)
6785 - Vehicle Fuel	521.83	467.00	54.83	2,833.27	2,800.00	33.27	5,600.00	2,766.73
6795 - Other Supplies	2,734.24	68.00	2,666.24	2,734.24	96.00	2,638.24	500.00	(2,234.24)
6796 - Other R&M	0.00	83.00	(83.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
Total Maintenance & Landscaping	3,256.07	773.00	2,483.07	7,173.97	5,143.00	2,030.97	9,772.00	2,598.03
Contracted & Professional Services								
6440 - Safety & Security Services	62.80	0.00	62.80	17,633.55	12,539.00	5,094.55	12,539.00	(5,094.55)
6450 - Storm Response Tree Removal	0.00	0.00	0.00	688.82	2,534.00	(1,845.18)	5,068.00	4,379.18
6460 - ACC Consultant	18,150.00	7,700.00	10,450.00	26,690.00	11,550.00	15,140.00	27,500.00	810.00
7095 - Other Professional Services	0.00	0.00	0.00	1,211.93	0.00	1,211.93	0.00	(1,211.93)
Total Contracted & Professional Services	18,212.80	7,700.00	10,512.80	46,224.30	26,623.00	19,601.30	45,107.00	(1,117.30)
Other Expenses								
9120 - Vandalism	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00	3,000.00
Total Other Expenses	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00	3,000.00
Total ACC / Security Expense	47,076.75	36,582.00	10,494.75	203,891.22	185,755.00	18,136.22	375,166.00	171,274.78
Total ACC / Security Income / (Loss)	(22,179.09)	(12,612.00)	(9,567.09)	(114,449.59)	(116,950.00)	2,500.41	(285,784.00)	(171,334.41)

Income Statement Report
Sudden Valley Community Association
Accounting

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	5,375.00	1,667.00	3,708.00	21,000.00	10,000.00	11,000.00	20,000.00	(1,000.00)
4241 - BD Expense- Title Fees	0.00	0.00	0.00	(47.94)	0.00	(47.94)	0.00	47.94
4705 - NSF Service Fees	162.00	43.00	119.00	729.00	258.00	471.00	515.00	(214.00)
4706 - BD Expense- NSF Fees	(48.04)	0.00	(48.04)	(205.77)	0.00	(205.77)	0.00	205.77
Total Other AR Income	5,488.96	1,710.00	3,778.96	21,475.29	10,258.00	11,217.29	20,515.00	(960.29)
Other Income								
4835 - Miscellaneous Income	0.00	0.00	0.00	0.02	0.00	0.02	0.00	(0.02)
Total Other Income	0.00	0.00	0.00	0.02	0.00	0.02	0.00	(0.02)
Total Accounting Income	5,488.96	1,710.00	3,778.96	21,475.31	10,258.00	11,217.31	20,515.00	(960.31)
<u>Expense</u>								
Administrative								
4999 - Cashiering Clearing Account	(55,903.80)	0.00	(55,903.80)	698.22	0.00	698.22	0.00	(698.22)
5015 - Bank Charges & Fees	130.00	257.00	(127.00)	(53.12)	1,540.00	(1,593.12)	3,080.00	3,133.12
5120 - Cash Over/Short	1.00	0.00	1.00	(34.20)	0.00	(34.20)	0.00	34.20
5210 - Printing & Copying	57.46	358.00	(300.54)	5,983.83	2,150.00	3,833.83	4,300.00	(1,683.83)
5227 - Training & Conferences	0.00	0.00	0.00	4.00	0.00	4.00	0.00	(4.00)
5399 - Payroll Service Fees	(1,518.97)	692.00	(2,210.97)	3,010.15	4,150.00	(1,139.85)	8,300.00	5,289.85
Total Administrative	(57,234.31)	1,307.00	(58,541.31)	9,608.88	7,840.00	1,768.88	15,680.00	6,071.12
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	0.00	0.00	24,260.00	26,840.00	(2,580.00)	26,840.00	2,580.00
9005 - State B&O Tax	543.31	26.00	517.31	1,892.46	155.00	1,737.46	310.00	(1,582.46)
Total Regulatory Compliance	543.31	26.00	517.31	26,152.46	26,995.00	(842.54)	27,150.00	997.54
CC&Rs/ Mandates								
5040 - Transfer Fees	0.00	0.00	0.00	250.00	0.00	250.00	0.00	(250.00)

Income Statement Report

Sudden Valley Community Association

Accounting

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5215 - Postage	181.61	235.00	(53.39)	4,276.60	1,409.00	2,867.60	3,800.00	(476.60)
Total CC&Rs/ Mandates	181.61	235.00	(53.39)	4,526.60	1,409.00	3,117.60	3,800.00	(726.60)
Payroll & Benefits								
5300 - Salaries	16,317.74	21,364.00	(5,046.26)	79,611.16	88,310.00	(8,698.84)	179,757.00	100,145.84
5335 - Payroll Taxes- Employer	1,230.04	1,942.00	(711.96)	6,217.37	8,024.00	(1,806.63)	16,758.00	10,540.63
5385 - Payroll Benefits - Medical	1,971.49	1,714.00	257.49	8,061.18	10,283.00	(2,221.82)	20,566.00	12,504.82
5398 - Payroll 12.31 Budget Estimate	0.00	0.00	0.00	0.00	0.00	0.00	4,661.00	4,661.00
Total Payroll & Benefits	19,519.27	25,020.00	(5,500.73)	93,889.71	106,617.00	(12,727.29)	221,742.00	127,852.29
Utilities								
6050 - Utilities- Communications Service	90.00	60.00	30.00	390.00	360.00	30.00	720.00	330.00
Total Utilities	90.00	60.00	30.00	390.00	360.00	30.00	720.00	330.00
Contracted & Professional Services								
5125 - IT Support and Services	750.00	775.00	(25.00)	4,799.00	4,650.00	149.00	9,299.00	4,500.00
7095 - Other Professional Services	3,952.00	0.00	3,952.00	18,867.00	0.00	18,867.00	0.00	(18,867.00)
Total Contracted & Professional Services	4,702.00	775.00	3,927.00	23,666.00	4,650.00	19,016.00	9,299.00	(14,367.00)
Total Accounting Expense	(32,198.12)	27,423.00	(59,621.12)	158,233.65	147,871.00	10,362.65	278,391.00	120,157.35
Total Accounting Income / (Loss)	37,687.08	(25,713.00)	63,400.08	(136,758.34)	(137,613.00)	854.66	(257,876.00)	(121,117.66)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4245 - Photocopy Income	19.00	0.00	19.00	187.55	0.00	187.55	0.00	(187.55)
4255 - Maps and Signs	115.20	125.00	(9.80)	854.77	750.00	104.77	1,500.00	645.23
4835 - Miscellaneous Income	0.00	0.00	0.00	142.88	0.00	142.88	0.00	(142.88)
4840 - Non-Taxable Income	8.00	0.00	8.00	38.00	0.00	38.00	0.00	(38.00)
4870 - Member Donation Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
Total Other Income	142.20	125.00	17.20	1,323.20	750.00	573.20	1,500.00	176.80
Total SVCA Operations- Admin Income	142.20	125.00	17.20	1,323.20	750.00	573.20	1,500.00	176.80
<u>Expense</u>								
Administrative								
5000 - General Administrative	70.00	0.00	70.00	290.00	0.00	290.00	0.00	(290.00)
5015 - Bank Charges & Fees	329.32	292.00	37.32	420.83	1,750.00	(1,329.17)	3,500.00	3,079.17
5045 - Dues & Subscriptions	0.00	115.00	(115.00)	932.42	690.00	242.42	1,380.00	447.58
5090 - Office Supplies	1,681.55	1,500.00	181.55	14,079.94	9,000.00	5,079.94	18,000.00	3,920.06
5100 - GM Discretionary Funds	0.00	333.00	(333.00)	316.25	2,000.00	(1,683.75)	4,000.00	3,683.75
5107 - Advertising Costs	0.00	8.00	(8.00)	0.00	50.00	(50.00)	100.00	100.00
5120 - Cash Over/Short	(20.40)	0.00	(20.40)	(17.26)	0.00	(17.26)	0.00	17.26
5205 - Events Charges	692.25	417.00	275.25	5,280.64	2,502.00	2,778.64	10,000.00	4,719.36
5210 - Printing & Copying	432.49	416.00	16.49	2,438.04	2,500.00	(61.96)	5,000.00	2,561.96
5227 - Training & Conferences	0.00	208.00	(208.00)	519.50	1,250.00	(730.50)	2,500.00	1,980.50
Total Administrative	3,185.21	3,289.00	(103.79)	24,260.36	19,742.00	4,518.36	44,480.00	20,219.64
Regulatory Compliance								
9005 - State B&O Tax	7.59	6.00	1.59	18.84	35.00	(16.16)	70.00	51.16
Total Regulatory Compliance	7.59	6.00	1.59	18.84	35.00	(16.16)	70.00	51.16
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
5007 - Special General Meeting	(974.78)	0.00	(974.78)	0.00	0.00	0.00	0.00	0.00

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5020 - Board Support	157.86	175.00	(17.14)	1,828.55	1,050.00	778.55	2,100.00	271.45
5115 - Web Site Maintenance	718.41	393.00	325.41	1,619.00	1,674.00	(55.00)	4,000.00	2,381.00
5215 - Postage	100.51	83.00	17.51	650.27	500.00	150.27	1,000.00	349.73
Total CC&Rs/ Mandates	2.00	651.00	(649.00)	4,097.82	3,224.00	873.82	22,100.00	18,002.18
Payroll & Benefits								
5300 - Salaries	24,808.51	25,728.00	(919.49)	122,158.03	120,425.00	1,733.03	249,251.00	127,092.97
5335 - Payroll Taxes- Employer	1,883.43	2,308.00	(424.57)	9,993.14	10,829.00	(835.86)	23,011.00	13,017.86
5385 - Payroll Benefits - Medical	37.41	431.00	(393.59)	4,817.37	4,741.00	76.37	9,684.00	4,866.63
5398 - Payroll 12.31 Budget Estimate	0.00	0.00	0.00	0.00	0.00	0.00	6,588.00	6,588.00
Total Payroll & Benefits	26,729.35	28,467.00	(1,737.65)	136,968.54	135,995.00	973.54	288,534.00	151,565.46
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	8.00	(8.00)	0.00	50.00	(50.00)	100.00	100.00
6050 - Utilities- Communications Service	180.00	120.00	60.00	780.00	720.00	60.00	1,440.00	660.00
Total Utilities	180.00	128.00	52.00	780.00	770.00	10.00	1,540.00	760.00
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	9.42	0.00	9.42	0.00	(9.42)
6795 - Other Supplies	0.00	0.00	0.00	37.94	0.00	37.94	0.00	(37.94)
Total Maintenance & Landscaping	0.00	0.00	0.00	47.36	0.00	47.36	0.00	(47.36)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	331.57	425.00	(93.43)	2,149.35	2,550.00	(400.65)	5,100.00	2,950.65
5125 - IT Support and Services	2,814.20	1,748.00	1,066.20	19,592.37	14,723.00	4,869.37	25,000.00	5,407.63
6440 - Safety & Security Services	0.00	0.00	0.00	108.34	0.00	108.34	0.00	(108.34)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted & Professional Services								
7095 - Other Professional Services	2,170.88	0.00	2,170.88	8,491.80	0.00	8,491.80	0.00	(8,491.80)
Total Contracted & Professional Services	5,316.65	2,173.00	3,143.65	30,341.86	17,273.00	13,068.86	30,100.00	(241.86)
Total SVCA Operations- Admin Expense	35,420.80	34,714.00	706.80	196,514.78	177,039.00	19,475.78	386,824.00	190,309.22
Total SVCA Operations- Admin Income / (Loss)	(35,278.60)	(34,589.00)	(689.60)	(195,191.58)	(176,289.00)	(18,902.58)	(385,324.00)	(190,132.42)

Income Statement Report

Sudden Valley Community Association

Facilities

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Rental Income								
4410 - Area Z Storage Rental Income	0.00	0.00	0.00	8,831.50	9,500.00	(668.50)	19,000.00	10,168.50
4412 - BD Expense- Area Z	125.00	0.00	125.00	(1,665.27)	0.00	(1,665.27)	0.00	1,665.27
Total Rental Income	125.00	0.00	125.00	7,166.23	9,500.00	(2,333.77)	19,000.00	11,833.77
Rental Income - Other								
4400 - Facility Rentals	120.00	0.00	120.00	810.00	0.00	810.00	0.00	(810.00)
4430 - Lease Income - Restaurant	2,252.00	2,186.00	66.00	13,512.00	13,116.00	396.00	26,232.00	12,720.00
4435 - Lease Income - Barn 8	650.00	751.00	(101.00)	4,405.00	4,506.00	(101.00)	9,012.00	4,607.00
4439 - Lease Income- Library	281.00	281.00	0.00	1,686.00	1,686.00	0.00	3,372.00	1,686.00
Total Rental Income - Other	3,303.00	3,218.00	85.00	20,413.00	19,308.00	1,105.00	38,616.00	18,203.00
Other Income								
4870 - Member Donation Income	2,200.00	0.00	2,200.00	2,200.00	0.00	2,200.00	0.00	(2,200.00)
Total Other Income	2,200.00	0.00	2,200.00	2,200.00	0.00	2,200.00	0.00	(2,200.00)
Total Facilities Income	5,628.00	3,218.00	2,410.00	29,779.23	28,808.00	971.23	57,616.00	27,836.77
<u>Expense</u>								
Administrative								
5210 - Printing & Copying	0.00	0.00	0.00	441.17	0.00	441.17	0.00	(441.17)
Total Administrative	0.00	0.00	0.00	441.17	0.00	441.17	0.00	(441.17)
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	69.10	0.00	69.10	0.00	(69.10)
7110 - Regulatory Compliance	73.42	75.00	(1.58)	440.52	448.00	(7.48)	895.00	454.48
9005 - State B&O Tax	51.46	73.00	(21.54)	455.62	433.00	22.62	865.00	409.38
Total Regulatory Compliance	124.88	148.00	(23.12)	965.24	881.00	84.24	1,760.00	794.76
Payroll & Benefits								
5300 - Salaries	11,870.28	6,115.00	5,755.28	27,628.12	29,103.00	(1,474.88)	55,517.00	27,888.88
5335 - Payroll Taxes- Employer	1,147.50	695.00	452.50	2,938.35	3,445.00	(506.65)	6,650.00	3,711.65

Income Statement Report

Sudden Valley Community Association

Facilities

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	461.78	566.00	(104.22)	1,249.73	3,391.00	(2,141.27)	6,781.00	5,531.27
5398 - Payroll 12.31 Budget Estimate	0.00	0.00	0.00	0.00	0.00	0.00	1,643.00	1,643.00
Total Payroll & Benefits	13,479.56	7,376.00	6,103.56	31,816.20	35,939.00	(4,122.80)	70,591.00	38,774.80
Utilities								
6000 - Utilities	(39.91)	0.00	(39.91)	4,550.82	0.00	4,550.82	0.00	(4,550.82)
6005 - Utilities- Natural Gas	247.72	618.00	(370.28)	3,719.40	6,361.00	(2,641.60)	9,635.00	5,915.60
6023 - Utilities- Water & Sewer	0.00	2,618.00	(2,618.00)	7,724.11	8,788.00	(1,063.89)	17,652.00	9,927.89
6033 - Utilities- Electricity	1,380.38	2,430.00	(1,049.62)	12,012.71	14,984.00	(2,971.29)	24,218.00	12,205.29
6035 - Utilities- Trash & Recycling Service	0.00	681.00	(681.00)	3,837.21	4,083.00	(245.79)	8,165.00	4,327.79
6050 - Utilities- Communications Service	3,140.03	964.00	2,176.03	9,812.24	5,784.00	4,028.24	11,568.00	1,755.76
Total Utilities	4,728.22	7,311.00	(2,582.78)	41,656.49	40,000.00	1,656.49	71,238.00	29,581.51
Maintenance & Landscaping								
6515 - Building R&M	1,825.15	8,180.00	(6,354.85)	15,999.81	26,596.00	(10,596.19)	58,976.00	42,976.19
6610 - Raw Materials	0.00	0.00	0.00	664.02	0.00	664.02	0.00	(664.02)
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	699.39	0.00	699.39	0.00	(699.39)
6635 - Janitorial Supplies	133.64	917.00	(783.36)	4,195.95	5,500.00	(1,304.05)	11,000.00	6,804.05
6675 - Equipment R&M	0.00	0.00	0.00	2,755.90	0.00	2,755.90	0.00	(2,755.90)
6775 - Vehicle R&M	0.00	75.00	(75.00)	0.00	450.00	(450.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	98.00	(98.00)	0.00	588.00	(588.00)	1,175.00	1,175.00
6795 - Other Supplies	0.00	0.00	0.00	31.74	0.00	31.74	0.00	(31.74)
6796 - Other R&M	0.00	0.00	0.00	871.40	0.00	871.40	0.00	(871.40)
Total Maintenance & Landscaping	1,958.79	9,270.00	(7,311.21)	25,218.21	33,134.00	(7,915.79)	72,051.00	46,832.79
Contracted & Professional Services								
5125 - IT Support and Services	8,040.00	0.00	8,040.00	8,040.00	0.00	8,040.00	0.00	(8,040.00)

Income Statement Report
Sudden Valley Community Association
Facilities

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted & Professional Services								
7095 - Other Professional Services	0.00	0.00	0.00	2,663.94	0.00	2,663.94	0.00	(2,663.94)
Total Contracted & Professional Services	8,040.00	0.00	8,040.00	10,703.94	0.00	10,703.94	0.00	(10,703.94)
Total Facilities Expense	28,331.45	24,105.00	4,226.45	110,801.25	109,954.00	847.25	215,640.00	104,838.75
Total Facilities Income / (Loss)	(22,703.45)	(20,887.00)	(1,816.45)	(81,022.02)	(81,146.00)	123.98	(158,024.00)	(77,001.98)

Income Statement Report

Sudden Valley Community Association

Maintenance

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	397.20	193.00	204.20	1,024.21	1,154.00	(129.79)	2,307.00	1,282.79
Total Other Income	397.20	193.00	204.20	1,024.21	1,154.00	(129.79)	2,307.00	1,282.79
Total Maintenance Income	397.20	193.00	204.20	1,024.21	1,154.00	(129.79)	2,307.00	1,282.79
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	380.00	209.00	171.00	1,234.50	1,255.00	(20.50)	2,510.00	1,275.50
9005 - State B&O Tax	14.30	0.00	14.30	30.61	0.00	30.61	0.00	(30.61)
Total Regulatory Compliance	394.30	209.00	185.30	1,265.11	1,255.00	10.11	2,510.00	1,244.89
Payroll & Benefits								
5300 - Salaries	8,926.19	9,520.00	(593.81)	79,575.98	74,659.00	4,916.98	152,710.00	73,134.02
5335 - Payroll Taxes- Employer	742.05	1,192.00	(449.95)	9,023.38	9,220.00	(196.62)	20,016.00	10,992.62
5385 - Payroll Benefits - Medical	176.31	1,083.00	(906.69)	9,928.75	10,979.00	(1,050.25)	21,317.00	11,388.25
5398 - Payroll 12.31 Budget Estimate	0.00	0.00	0.00	0.00	0.00	0.00	5,316.00	5,316.00
Total Payroll & Benefits	9,844.55	11,795.00	(1,950.45)	98,528.11	94,858.00	3,670.11	199,359.00	100,830.89
Utilities								
6050 - Utilities- Communications Service	49.85	230.00	(180.15)	605.99	1,380.00	(774.01)	2,760.00	2,154.01
Total Utilities	49.85	230.00	(180.15)	605.99	1,380.00	(774.01)	2,760.00	2,154.01
Maintenance & Landscaping								
6610 - Raw Materials	0.00	46.00	(46.00)	0.00	275.00	(275.00)	550.00	550.00
6621 - Raw Materials: Sand & Gravel	886.99	83.00	803.99	886.99	500.00	386.99	1,000.00	113.01
6635 - Janitorial Supplies	343.13	0.00	343.13	371.00	0.00	371.00	0.00	(371.00)
6675 - Equipment R&M	554.45	644.00	(89.55)	9,124.14	3,862.00	5,262.14	7,724.00	(1,400.14)
6765 - Small Tools & Equipment	0.00	250.00	(250.00)	692.28	1,581.00	(888.72)	3,910.00	3,217.72
6775 - Vehicle R&M	1,262.95	583.00	679.95	9,272.63	3,500.00	5,772.63	7,000.00	(2,272.63)
6785 - Vehicle Fuel	1,579.75	716.00	863.75	5,422.98	4,295.00	1,127.98	8,590.00	3,167.02

Income Statement Report
Sudden Valley Community Association
Maintenance

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6795 - Other Supplies	313.18	208.00	105.18	1,433.15	1,250.00	183.15	2,500.00	1,066.85
6796 - Other R&M	0.00	250.00	(250.00)	5,233.23	1,500.00	3,733.23	3,000.00	(2,233.23)
Total Maintenance & Landscaping	4,940.45	2,780.00	2,160.45	32,436.40	16,763.00	15,673.40	34,274.00	1,837.60
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	83.00	(83.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
5125 - IT Support and Services	0.00	670.00	(670.00)	0.00	4,020.00	(4,020.00)	8,040.00	8,040.00
6408 - Uniform and Laundry Service	70.28	172.00	(101.72)	1,374.92	1,027.00	347.92	2,053.00	678.08
6440 - Safety & Security Services	0.00	117.00	(117.00)	2,077.76	700.00	1,377.76	1,400.00	(677.76)
6442 - Snow Removal Services	246.74	0.00	246.74	7,030.14	7,500.00	(469.86)	15,000.00	7,969.86
Total Contracted & Professional Services	317.02	1,042.00	(724.98)	10,482.82	13,747.00	(3,264.18)	27,493.00	17,010.18
Total Maintenance Expense	15,546.17	16,056.00	(509.83)	143,318.43	128,003.00	15,315.43	266,396.00	123,077.57
Total Maintenance Income / (Loss)	(15,148.97)	(15,863.00)	714.03	(142,294.22)	(126,849.00)	(15,445.22)	(264,089.00)	(121,794.78)

Income Statement Report
Sudden Valley Community Association
Golf

June 1, 2018 to June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 13,685	\$ 5,500	\$ 8,185	\$ 247,355	\$ 218,000	\$ 29,355	\$ 245,000	\$ (2,355)
4151 - BD Expense- Golf	(10,071)	-	(10,071)	(10,360)	-	(10,360)	-	10,360
4154 - Golf Course Daily Greens Fees	64,223	62,000	2,223	129,772	140,000	(10,228)	397,230	267,458
4170 - Driving Range Fees	2,773	4,700	(1,927)	6,362	11,000	(4,638)	23,000	16,638
4174 - Golf Cart Rental	22,868	19,000	3,868	47,260	44,300	2,960	110,000	62,740
4176 - Golf Club Storage	204	-	204	1,144	1,120	24	1,520	376
4178 - Trail Fees	645	500	145	12,393	12,950	(557)	13,250	857
Total Golf Income	94,328	91,700	2,628	433,926	427,370	6,556	790,000	356,074
Other AR Income								
4830 - Advertising Income	-	-	-	1,300	-	1,300	-	(1,300)
Total Other AR Income	-	-	-	1,300	-	1,300	-	(1,300)
Total Golf Pro Income	94,328	91,700	2,628	435,226	427,370	7,856	790,000	354,774
Expense								
Administrative								
5107 - Advertising Costs	1,811	1,000	811	4,368	5,300	(932)	7,000	2,632
5015 - Bank Charges & Fees	1,722	1,500	222	8,084	5,520	2,564	12,845	4,761
5120 - Cash Over/Short	-	-	-	11	-	11	-	(11)
5045 - Dues & Subscriptions	2,587	1,372	1,215	19,582	13,895	5,687	17,270	(2,312)
5000 - General Administrative	-	400	(400)	-	800	(800)	1,600	1,600
5090 - Office Supplies	151	25	126	574	150	424	300	(274)
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	-	-	-	110	2,250	(2,140)	2,980	2,870
5227 - Training & Conferences	-	300	(300)	1,756	1,800	(44)	3,600	1,844
Total Administrative	6,271	4,597	1,674	34,484	29,715	4,769	45,595	11,110
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	108	(108)	488	650	(162)	1,300	812
6300 - Permits & Licenses	285	67	218	466	400	66	800	334
9005 - State B&O Tax	492	432	60	2,093	2,014	79	3,541	1,448
Total Regulatory Compliance	777	607	170	3,047	3,064	(17)	5,641	2,594
CC&Rs/ Mandates								
5215 - Postage	8	64	(56)	660	383	277	765	105
5115 - Web Site Maintenance	-	-	-	165	-	165	-	(165)
CC&Rs/ Mandates Total	8	64	(56)	825	383	442	765	(60)
Payroll & Benefits								
5300 - Salaries	56,105	65,972	(9,867)	205,164	212,917	(7,753)	438,719	233,555
5335 - Payroll Taxes- Employer	5,932	7,147	(1,215)	20,664	22,730	(2,066)	47,860	27,196
5385 - Payroll Benefits - Medical	3,274	3,449	(175)	22,012	20,694	1,318	43,974	21,962
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	8,890	8,890
Total Payroll & Benefits	65,310	76,568	(11,258)	247,839	256,341	(8,502)	539,443	291,603

Income Statement Report
Sudden Valley Community Association
Golf

June 1, 2018 to June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	333	342	(9)	1,997	2,048	(51)	4,095	2,098
Total Insurance	333	342	(9)	1,997	2,048	(51)	4,095	2,098
Utilities								
6050 - Utilities- Communications Service	636	619	17	3,535	3,713	(178)	7,425	3,890
6033 - Utilities- Electricity	2,661	2,031	630	8,609	9,666	(1,057)	20,463	11,854
6005 - Utilities- Natural Gas	241	194	47	2,004	1,844	160	3,100	1,096
6023 - Utilities- Water & Sewer	-	1,876	(1,876)	4,982	5,406	(424)	10,897	5,915
6035 - Utilities- Trash & Recycling Service	-	222	(222)	1,283	1,333	(50)	2,666	1,383
Total Utilities	3,538	4,942	(1,404)	20,413	21,962	(1,549)	44,551	24,138
Maintenance & Landscaping								
6515 - Building R&M	-	-	-	-	-	-	-	-
6675 - Equipment R&M	2,722	2,929	(207)	21,921	19,474	2,447	38,000	16,079
6635 - Janitorial Supplies	-	20	(20)	-	120	(120)	240	240
6110 - Landscape R&M	1,653	4,449	(2,796)	12,330	17,498	(5,168)	39,000	26,670
6796 - Other R&M	-	183	(183)	-	1,100	(1,100)	2,200	2,200
6795 - Other Supplies	(262)	1,316	(1,578)	7,301	10,800	(3,499)	17,800	10,499
6610 - Raw Materials	4,315	1,733	2,582	36,341	10,400	25,941	20,800	(15,541)
6621 - Raw Materials: Sand & Gravel	-	2,485	(2,485)	15,716	16,514	(798)	32,300	16,584
6765 - Small Tools & Equipment	701	258	443	1,979	1,500	479	2,750	771
6785 - Vehicle Fuel	3,126	2,978	148	6,377	10,468	(4,091)	20,000	13,623
6775 - Vehicle R&M	3,626	83	3,543	4,437	500	3,937	1,000	(3,437)
Total Maintenance & Landscaping	15,880	16,434	(554)	106,402	88,374	18,028	174,090	67,688
Contracted & Professional Services								
5085 - Equipment Lease & Rental	1,680	2,250	(570)	2,646	3,000	(354)	3,900	1,254
6440 - Safety & Security Services	-	50	(50)	624	300	324	600	(24)
6408 - Uniform and Laundry Service	1,285	342	943	4,564	2,350	2,214	4,400	(164)
7095 - Other Professional Services	-	100	(100)	-	600	(600)	1,200	1,200
Total Contracted & Professional Services	2,965	2,742	223	7,834	6,250	1,584	10,100	2,266
Total Golf Expense	95,081	106,296	(11,215)	422,840	408,137	14,703	824,280	401,437
Total Golf Income / (Loss)	\$ (753)	\$ (14,596)	\$ 13,843	\$ 12,385	\$ 19,233	\$ (6,848)	\$ (34,280)	\$ (46,663)

Income Statement Report

Sudden Valley Community Association

Marina

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	0.00	877.00	(877.00)	8,295.00	4,386.00	3,909.00	4,386.00	(3,909.00)
4420 - Marina Dry Slip Income	2,250.00	6,111.00	(3,861.00)	39,310.03	30,554.00	8,756.03	30,554.00	(8,756.03)
4425 - Marina Wet/Dry Combo Income	(850.00)	13,212.00	(14,062.00)	59,740.00	66,060.00	(6,320.00)	66,060.00	6,320.00
4426 - BD Expense- Marina	6,962.09	0.00	6,962.09	140.42	0.00	140.42	0.00	(140.42)
Total Marina Income	8,362.09	20,200.00	(11,837.91)	107,485.45	101,000.00	6,485.45	101,000.00	(6,485.45)
Rental Income - Other								
4400 - Facility Rentals	100.00	1,200.00	(1,100.00)	600.00	1,200.00	(600.00)	1,200.00	600.00
4411 - Picnic Shelter Rentals	605.00	100.00	505.00	1,405.00	598.00	807.00	1,195.00	(210.00)
Total Rental Income - Other	705.00	1,300.00	(595.00)	2,005.00	1,798.00	207.00	2,395.00	390.00
Other Income								
4220 - Gate & Access Fees	550.00	167.00	383.00	1,675.00	1,000.00	675.00	2,000.00	325.00
Total Other Income	550.00	167.00	383.00	1,675.00	1,000.00	675.00	2,000.00	325.00
Total Marina Income	9,617.09	21,667.00	(12,049.91)	111,165.45	103,798.00	7,367.45	105,395.00	(5,770.45)
<u>Expense</u>								
Administrative								
5210 - Printing & Copying	0.00	0.00	0.00	103.80	0.00	103.80	0.00	(103.80)
Total Administrative	0.00	0.00	0.00	103.80	0.00	103.80	0.00	(103.80)
Regulatory Compliance								
6300 - Permits & Licenses	(138.17)	0.00	(138.17)	(138.17)	0.00	(138.17)	0.00	138.17
7110 - Regulatory Compliance	140.66	142.00	(1.34)	841.20	850.00	(8.80)	1,700.00	858.80
9005 - State B&O Tax	38.63	152.00	(113.37)	1,751.14	910.00	841.14	1,820.00	68.86
Total Regulatory Compliance	41.12	294.00	(252.88)	2,454.17	1,760.00	694.17	3,520.00	1,065.83
Utilities								
6023 - Utilities- Water & Sewer	0.00	162.00	(162.00)	671.88	468.00	203.88	1,587.00	915.12
6033 - Utilities- Electricity	92.06	291.00	(198.94)	1,142.11	1,431.00	(288.89)	1,914.00	771.89

Income Statement Report
Sudden Valley Community Association
Marina

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	156.88	173.00	(16.12)	943.45	1,035.00	(91.55)	2,069.00	1,125.55
Total Utilities	248.94	626.00	(377.06)	2,757.44	2,934.00	(176.56)	5,570.00	2,812.56
Maintenance & Landscaping								
6515 - Building R&M	0.00	0.00	0.00	55.75	0.00	55.75	0.00	(55.75)
6621 - Raw Materials: Sand & Gravel	0.00	83.00	(83.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
6785 - Vehicle Fuel	28.52	0.00	28.52	(211.06)	0.00	(211.06)	0.00	211.06
6795 - Other Supplies	557.84	0.00	557.84	557.84	0.00	557.84	0.00	(557.84)
6796 - Other R&M	0.00	42.00	(42.00)	426.12	250.00	176.12	500.00	73.88
Total Maintenance & Landscaping	586.36	125.00	461.36	828.65	750.00	78.65	1,500.00	671.35
Total Marina Expense	876.42	1,045.00	(168.58)	6,144.06	5,444.00	700.06	10,590.00	4,445.94
Total Marina Income / (Loss)	8,740.67	20,622.00	(11,881.33)	105,021.39	98,354.00	6,667.39	94,805.00	(10,216.39)

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

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Special Ops Assmt Incom- Rec/Pools/Parks								
4010 - Recreation Special Assmt 062018 to0	31,426.88	31,390.00	36.88	31,426.88	31,390.00	36.88	219,731.00	188,304.12
4011 - BD Expense- Rec SA 062018 to 0520	(1,709.63)	(2,197.00)	487.37	(1,709.63)	(2,197.00)	487.37	(15,382.00)	(13,672.37)
Total Special Ops Assmt Incom- Rec/Pools	29,717.25	29,193.00	524.25	29,717.25	29,193.00	524.25	204,349.00	174,631.75
Other Income								
4510 - Health Club Membership	0.00	0.00	0.00	2,920.00	3,192.00	(272.00)	3,792.00	872.00
4840 - Non-Taxable Income	439.00	0.00	439.00	711.00	0.00	711.00	0.00	(711.00)
Total Other Income	439.00	0.00	439.00	3,631.00	3,192.00	439.00	3,792.00	161.00
Total Pool/Health Club/Parks Income	30,156.25	29,193.00	963.25	33,348.25	32,385.00	963.25	208,141.00	174,792.75
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	0.00	42.00	(42.00)	0.00	42.00	(42.00)	292.00	292.00
5090 - Office Supplies	3,203.71	1,915.00	1,288.71	4,005.19	2,716.00	1,289.19	14,207.00	10,201.81
5205 - Events Charges	325.50	0.00	325.50	325.50	0.00	325.50	0.00	(325.50)
5210 - Printing & Copying	0.00	0.00	0.00	109.68	109.00	0.68	109.00	(0.68)
5227 - Training & Conferences	0.00	254.00	(254.00)	0.00	254.00	(254.00)	1,779.00	1,779.00
5399 - Payroll Service Fees	0.00	23.00	(23.00)	0.00	23.00	(23.00)	162.00	162.00
Total Administrative	3,529.21	2,234.00	1,295.21	4,440.37	3,144.00	1,296.37	16,549.00	12,108.63
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	957.00	1,029.00	(72.00)	1,029.00	72.00
9005 - State B&O Tax	0.00	0.00	0.00	13.76	52.00	(38.24)	52.00	38.24
Total Regulatory Compliance	0.00	0.00	0.00	970.76	1,081.00	(110.24)	1,081.00	110.24
Payroll & Benefits								
5300 - Salaries	17,082.19	19,494.00	(2,411.81)	17,130.19	19,494.00	(2,363.81)	132,020.00	114,889.81
5335 - Payroll Taxes- Employer	1,685.50	2,290.00	(604.50)	1,692.12	2,290.00	(597.88)	16,270.00	14,577.88
5385 - Payroll Benefits - Medical	1,854.87	431.00	1,423.87	1,854.87	431.00	1,423.87	9,401.00	7,546.13

Income Statement Report
Sudden Valley Community Association
Pool/Health Club/Parks
June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5398 - Payroll 12.31 Budget Estimate	0.00	0.00	0.00	0.00	0.00	0.00	4,211.00	4,211.00
Total Payroll & Benefits	20,622.56	22,215.00	(1,592.44)	20,677.18	22,215.00	(1,537.82)	161,902.00	141,224.82
Insurance								
5400 - Insurance Premiums	0.00	83.00	(83.00)	0.00	83.00	(83.00)	583.00	583.00
Total Insurance	0.00	83.00	(83.00)	0.00	83.00	(83.00)	583.00	583.00
Utilities								
6005 - Utilities- Natural Gas	54.48	882.00	(827.52)	1,071.71	5,292.00	(4,220.29)	10,581.00	9,509.29
6023 - Utilities- Water & Sewer	0.00	996.00	(996.00)	2,100.85	5,976.00	(3,875.15)	11,949.00	9,848.15
6033 - Utilities- Electricity	330.10	1,165.00	(834.90)	2,823.62	6,990.00	(4,166.38)	13,983.00	11,159.38
6035 - Utilities- Trash & Recycling Service	0.00	125.00	(125.00)	0.00	750.00	(750.00)	1,500.00	1,500.00
6050 - Utilities- Communications Service	60.00	40.00	20.00	60.00	240.00	(180.00)	480.00	420.00
Total Utilities	444.58	3,208.00	(2,763.42)	6,056.18	19,248.00	(13,191.82)	38,493.00	32,436.82
Maintenance & Landscaping								
6110 - Landscape R&M	3,161.32	3,047.00	114.32	3,458.32	3,344.00	114.32	21,628.00	18,169.68
6515 - Building R&M	200.00	0.00	200.00	2,543.08	4,093.00	(1,549.92)	4,093.00	1,549.92
6621 - Raw Materials: Sand & Gravel	3,989.34	417.00	3,572.34	3,989.34	417.00	3,572.34	2,917.00	(1,072.34)
6635 - Janitorial Supplies	0.00	221.00	(221.00)	267.36	488.00	(220.64)	1,813.00	1,545.64
6675 - Equipment R&M	1,049.85	167.00	882.85	4,283.14	5,150.00	(866.86)	6,150.00	1,866.86
6765 - Small Tools & Equipment	0.00	208.00	(208.00)	0.00	208.00	(208.00)	1,458.00	1,458.00
6775 - Vehicle R&M	0.00	250.00	(250.00)	157.14	407.00	(249.86)	1,907.00	1,749.86
6785 - Vehicle Fuel	639.93	500.00	139.93	658.62	519.00	139.62	3,519.00	2,860.38
6795 - Other Supplies	(1,445.65)	1,576.00	(3,021.65)	1,718.52	4,740.00	(3,021.48)	14,198.00	12,479.48
6796 - Other R&M	0.00	0.00	0.00	553.74	554.00	(0.26)	554.00	0.26
Total Maintenance & Landscaping	7,594.79	6,386.00	1,208.79	17,629.26	19,920.00	(2,290.74)	58,237.00	40,607.74
Contracted & Professional Services								
5085 - Equipment Lease & Rental	266.32	0.00	266.32	266.32	0.00	266.32	0.00	(266.32)

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

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted & Professional Services								
5125 - IT Support and Services	0.00	10.00	(10.00)	1,654.91	1,665.00	(10.09)	1,725.00	70.09
6408 - Uniform and Laundry Service	1,554.11	0.00	1,554.11	1,554.11	0.00	1,554.11	0.00	(1,554.11)
6438 - Pool Management	384.36	0.00	384.36	384.36	0.00	384.36	16,596.00	16,211.64
6440 - Safety & Security Services	158.06	0.00	158.06	158.06	0.00	158.06	0.00	(158.06)
7095 - Other Professional Services	0.00	929.00	(929.00)	4,800.00	5,729.00	(929.00)	11,300.00	6,500.00
Total Contracted & Professional Services	2,362.85	939.00	1,423.85	8,817.76	7,394.00	1,423.76	29,621.00	20,803.24
Total Pool/Health Club/Parks Expense	34,553.99	35,065.00	(511.01)	58,591.51	73,085.00	(14,493.49)	306,466.00	247,874.49
Total Pool/Health Club/Parks Income / (Los	(4,397.74)	(5,872.00)	1,474.26	(25,243.26)	(40,700.00)	15,456.74	(98,325.00)	(73,081.74)

Income Statement Report

Sudden Valley Community Association

UDR Activity

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	0.00	0.00	0.00	(11,334.93)	0.00	(11,334.93)	0.00	11,334.93
4001 - BD Expense- 2017 Ops & prior	4,939.06	0.00	4,939.06	43,077.89	0.00	43,077.89	0.00	(43,077.89)
4002 - Member Assessments 2016	0.00	0.00	0.00	(643.82)	0.00	(643.82)	0.00	643.82
4081 - BD Expense- Ops 2014 & Prior	11,660.95	0.00	11,660.95	34,282.03	0.00	34,282.03	0.00	(34,282.03)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(67,600.71)	0.00	(67,600.71)	0.00	67,600.71
Total Dues and Assessments Income- UDR	16,600.01	0.00	16,600.01	(2,219.54)	0.00	(2,219.54)	0.00	2,219.54
Collections Income								
4710 - Late Fees & Interest	2,196.30	0.00	2,196.30	18,453.29	0.00	18,453.29	0.00	(18,453.29)
4711 - BD Expense- Late Fee & Int	3,551.25	0.00	3,551.25	6,575.36	0.00	6,575.36	0.00	(6,575.36)
4715 - Lien Fees	0.00	0.00	0.00	1,166.46	0.00	1,166.46	0.00	(1,166.46)
4720 - Legal Fees/ Reimbursements	470.00	0.00	470.00	1,943.50	0.00	1,943.50	0.00	(1,943.50)
4721 - BD Expense- Legal	614.72	0.00	614.72	2,078.66	0.00	2,078.66	0.00	(2,078.66)
Total Collections Income	6,832.27	0.00	6,832.27	30,217.27	0.00	30,217.27	0.00	(30,217.27)
Investment Income								
4910 - Interest Earned - Reserve Accounts	10.00	0.00	10.00	69.72	0.00	69.72	0.00	(69.72)
Total Investment Income	10.00	0.00	10.00	69.72	0.00	69.72	0.00	(69.72)
Total UDR Activity Income	23,442.28	0.00	23,442.28	28,067.45	0.00	28,067.45	0.00	(28,067.45)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	70.34	0.00	70.34	332.58	0.00	332.58	0.00	(332.58)
Total Regulatory Compliance	70.34	0.00	70.34	332.58	0.00	332.58	0.00	(332.58)
CC&Rs/ Mandates								
5007 - Special General Meeting	974.78	0.00	974.78	8,100.34	0.00	8,100.34	13,580.00	5,479.66
5025 - Collection Charges	438.51	0.00	438.51	1,540.90	0.00	1,540.90	0.00	(1,540.90)

Income Statement Report
Sudden Valley Community Association
UDR Activity

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
CC&Rs/ Mandates								
5065 - Lien Charges	0.00	0.00	0.00	3,579.00	0.00	3,579.00	0.00	(3,579.00)
Total CC&Rs/ Mandates	1,413.29	0.00	1,413.29	13,220.24	0.00	13,220.24	13,580.00	359.76
Contracted & Professional Services								
7020 - Legal Services	2,007.50	0.00	2,007.50	9,645.08	0.00	9,645.08	0.00	(9,645.08)
Total Contracted & Professional Services	2,007.50	0.00	2,007.50	9,645.08	0.00	9,645.08	0.00	(9,645.08)
Reserve Expenses/Transfers								
9618.01 - Hazard Tree Removal - UDR	0.00	0.00	0.00	31,139.50	0.00	31,139.50	34,254.00	3,114.50
9890 - UDR Legal Expenses	261.00	0.00	261.00	551.00	0.00	551.00	0.00	(551.00)
9902 - UDR - Area Z Mitigation	6,523.41	0.00	6,523.41	40,995.56	0.00	40,995.56	96,409.37	55,413.81
Total Reserve Expenses/Transfers	6,784.41	0.00	6,784.41	72,686.06	0.00	72,686.06	130,663.37	57,977.31
Reserve Capital Projects								
9699 - UDR Project Budget Adj	0.00	0.00	0.00	0.00	0.00	0.00	(144,243.37)	(144,243.37)
Total Reserve Capital Projects	0.00	0.00	0.00	0.00	0.00	0.00	(144,243.37)	(144,243.37)
Total UDR Activity Expense	10,275.54	0.00	10,275.54	95,883.96	0.00	95,883.96	0.00	(95,883.96)
Total UDR Activity Income / (Loss)	13,166.74	0.00	13,166.74	(67,816.51)	0.00	(67,816.51)	0.00	67,816.51

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- Capital								
4030 - Special Assessments	0.00	0.00	0.00	(244.50)	0.00	(244.50)	0.00	244.50
4032 - BD Expense- CRRRF SA 16/17	95.04	0.00	95.04	442.35	0.00	442.35	0.00	(442.35)
4041 - BD Expense- MR&R	123.96	0.00	123.96	411.56	0.00	411.56	0.00	(411.56)
4043 - Caital Rep& Repl Assmt 2018	34,939.45	0.00	34,939.45	207,903.44	0.00	207,903.44	0.00	(207,903.44)
4045 - Capital Rep& Repl Assessment	0.00	0.00	0.00	(150.00)	0.00	(150.00)	0.00	150.00
4046 - BD Expense- CRRRF 17 & Prior	1,606.81	0.00	1,606.81	9,090.28	0.00	9,090.28	0.00	(9,090.28)
4049 - BD Expense - CRRRF 2018	(323.30)	0.00	(323.30)	(5,059.49)	0.00	(5,059.49)	0.00	5,059.49
4050 - Roads Capital Assessment	0.00	0.00	0.00	(208.20)	0.00	(208.20)	0.00	208.20
4051 - BD Expense- Roads 17 & Prior	2,667.96	0.00	2,667.96	15,317.24	0.00	15,317.24	0.00	(15,317.24)
4053 - BD Expense - Roads 2018	(548.54)	0.00	(548.54)	(8,244.15)	0.00	(8,244.15)	0.00	8,244.15
4055 - Roads Capital Assmt 2018	55,068.65	0.00	55,068.65	327,680.08	0.00	327,680.08	0.00	(327,680.08)
4061 - BD Expense- Mailbox	73.25	0.00	73.25	211.13	0.00	211.13	0.00	(211.13)
4071 - BD Expense- Mbr Density	2.83	0.00	2.83	8.15	0.00	8.15	0.00	(8.15)
4995 - BD Expense- 60day accrual CAP	0.00	0.00	0.00	(9,093.99)	0.00	(9,093.99)	0.00	9,093.99
Total Dues and Assessments Income- Capital	93,706.11	0.00	93,706.11	538,063.90	0.00	538,063.90	0.00	(538,063.90)
Collections Income								
4720 - Legal Fees/ Reimbursements	1,200.00	0.00	1,200.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
Total Collections Income	1,200.00	0.00	1,200.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
Other AR Income								
4242 - Title Transfer Fee: Capital	30,392.74	0.00	30,392.74	113,578.76	0.00	113,578.76	0.00	(113,578.76)
4343 - BD Expense- Title Transfer Fee: Capil	68.67	0.00	68.67	(178.20)	0.00	(178.20)	0.00	178.20
Total Other AR Income	30,461.41	0.00	30,461.41	113,400.56	0.00	113,400.56	0.00	(113,400.56)
Other Income								
4360 - Storm Water Mitigation Revenue	2,000.00	0.00	2,000.00	3,000.00	0.00	3,000.00	0.00	(3,000.00)
4922 - Capital Gain (Loss) on Lots	0.00	0.00	0.00	96,096.24	0.00	96,096.24	0.00	(96,096.24)
Total Other Income	2,000.00	0.00	2,000.00	99,096.24	0.00	99,096.24	0.00	(99,096.24)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4910 - Interest Earned - Reserve Accounts	217.33	0.00	217.33	1,650.93	0.00	1,650.93	0.00	(1,650.93)
Total Investment Income	217.33	0.00	217.33	1,650.93	0.00	1,650.93	0.00	(1,650.93)
Total SVCA Reserves Income	127,584.85	0.00	127,584.85	753,411.63	0.00	753,411.63	0.00	(753,411.63)
<u>Expense</u>								
Administrative								
5017 - Capital Lease Interest Expense	0.00	0.00	0.00	766.49	0.00	766.49	0.00	(766.49)
8002 - CRRRF Loan Interest Expense	0.00	0.00	0.00	33.89	0.00	33.89	0.00	(33.89)
Total Administrative	0.00	0.00	0.00	800.38	0.00	800.38	0.00	(800.38)
Regulatory Compliance								
9005 - State B&O Tax	30.24	0.00	30.24	45.35	0.00	45.35	0.00	(45.35)
9015 - Property/Real Estate Tax	10.00	0.00	10.00	497.09	0.00	497.09	0.00	(497.09)
Total Regulatory Compliance	40.24	0.00	40.24	542.44	0.00	542.44	0.00	(542.44)
CC&Rs/ Mandates								
5040 - Transfer Fees	0.00	0.00	0.00	(250.00)	0.00	(250.00)	0.00	250.00
Total CC&Rs/ Mandates	0.00	0.00	0.00	(250.00)	0.00	(250.00)	0.00	250.00
Depreciation Expense								
6320 - Depr - Buildings	571.31	0.00	571.31	3,427.86	0.00	3,427.86	0.00	(3,427.86)
6325 - Depr - Land Improvement	5,322.09	0.00	5,322.09	31,932.54	0.00	31,932.54	0.00	(31,932.54)
6326 - Depr - Mailboxes	2,146.37	0.00	2,146.37	12,878.22	0.00	12,878.22	0.00	(12,878.22)
6327 - Depr - Roads and Bridges	27,652.13	0.00	27,652.13	165,912.78	0.00	165,912.78	0.00	(165,912.78)
6328 - Depr - Building Improvements	13,400.05	0.00	13,400.05	80,400.30	0.00	80,400.30	0.00	(80,400.30)
6330 - Depr - Furniture & Fixtures	65.68	0.00	65.68	394.08	0.00	394.08	0.00	(394.08)
6335 - Depr - Communication Equipment	371.95	0.00	371.95	2,231.70	0.00	2,231.70	0.00	(2,231.70)
6337 - Depr - Computers	929.84	0.00	929.84	5,579.04	0.00	5,579.04	0.00	(5,579.04)
6340 - Depr - Machinery & Equipment	16,736.09	0.00	16,736.09	100,416.54	0.00	100,416.54	0.00	(100,416.54)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6350 - Depr - Vehicles	4,640.47	0.00	4,640.47	27,842.82	0.00	27,842.82	0.00	(27,842.82)
6360 - Amortization	(610.76)	0.00	(610.76)	(3,664.56)	0.00	(3,664.56)	0.00	3,664.56
Total Depreciation Expense	71,225.22	0.00	71,225.22	427,351.32	0.00	427,351.32	0.00	(427,351.32)
Contracted & Professional Services								
7020 - Legal Services	55.00	0.00	55.00	55.00	0.00	55.00	0.00	(55.00)
Total Contracted & Professional Services	55.00	0.00	55.00	55.00	0.00	55.00	0.00	(55.00)
Reserve Expenses/Transfers								
9717.08 - CRRRF Loan Interest- Capitalize	0.00	0.00	0.00	33.15	0.00	33.15	0.00	(33.15)
Total Reserve Expenses/Transfers	0.00	0.00	0.00	33.15	0.00	33.15	0.00	(33.15)
Reserve Capital Projects								
9518.01 - Auction for SVCA Owned Lots	0.00	0.00	0.00	8,281.03	0.00	8,281.03	8,281.03	0.00
9717.01 - Maint Building Roof	0.00	0.00	0.00	16,267.02	0.00	16,267.02	17,473.00	1,205.98
9717.02 - Marina Standpipe & Gangways	3,495.50	0.00	3,495.50	64,907.13	0.00	64,907.13	248,979.00	184,071.87
9717.03 - Marina Soft Armoring A&E/ Constr	2,450.00	0.00	2,450.00	79,289.57	0.00	79,289.57	467,757.00	388,467.43
9717.05 - Demo Barn 6/ Sprung Structure In:	63,166.30	0.00	63,166.30	207,565.76	0.00	207,565.76	398,971.00	191,405.24
9717.06 - (2) Pools Liner/Deck/ADA Constr	22,542.89	0.00	22,542.89	27,037.84	0.00	27,037.84	606,471.00	579,433.16
9717.07 - CRRRF Project Manager	0.00	0.00	0.00	13,437.46	0.00	13,437.46	80,000.00	66,562.54
9718.01 - Salt/Sand Spreader	0.00	0.00	0.00	6,422.47	0.00	6,422.47	6,745.00	322.53
9718.02 - 2018 Barn 8 Stairs	1,866.00	0.00	1,866.00	7,068.00	0.00	7,068.00	25,000.00	17,932.00
9718.03 - Replacement of ADA Door Opener	0.00	0.00	0.00	0.00	0.00	0.00	5,121.00	5,121.00
9718.04 - Clubhouse HVAC Capital Repair	0.00	0.00	0.00	0.00	0.00	0.00	6,967.72	6,967.72
9810 - RDS- Polo Park Culvert 29.1/29.2 De:	2,000.00	0.00	2,000.00	24,912.65	0.00	24,912.65	26,564.00	1,651.35
9818.01 - Mailbox Replacement - Gate 13	0.00	0.00	0.00	0.00	0.00	0.00	2,755.00	2,755.00
9832 - RDS- SV Drive Culvert 166 Design	2,000.00	0.00	2,000.00	15,170.00	0.00	15,170.00	16,107.00	937.00
9834 - RDS- Louise View Culvert 225 Desigr	450.00	0.00	450.00	17,442.50	0.00	17,442.50	21,035.00	3,592.50
9854 - CRRRF Golf Carts - Capital Lease	(900.38)	0.00	(900.38)	0.00	0.00	0.00	32,160.00	32,160.00

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

June 01, 2018 thru June 30, 2018

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Capital Projects								
9870 - RDS- SV Drive Culvert 130 & 133 Des	7,000.00	0.00	7,000.00	41,964.57	0.00	41,964.57	46,758.00	4,793.43
9874 - 2017 Ditches, Culverts, & Swales	0.00	0.00	0.00	325.00	0.00	325.00	0.00	(325.00)
9881 - Roads & Culverts Plan Consolidation	0.00	0.00	0.00	36,275.00	0.00	36,275.00	36,685.00	410.00
9882 - CRRRF-Pool Reno. Design & Permitti	0.00	0.00	0.00	75,757.89	0.00	75,757.89	76,310.00	552.11
9884 - CRRRF- Maintenance Software	124.80	0.00	124.80	38,097.56	0.00	38,097.56	49,785.00	11,687.44
9888 - RDS- Culvert 447 Design	10,876.63	0.00	10,876.63	35,334.57	0.00	35,334.57	37,840.00	2,505.43
9892 - CRRRF- (2) 1 Ton Trucks & Snow Plo	0.00	0.00	0.00	45,661.77	0.00	45,661.77	103,067.00	57,405.23
9893 - RDS- On Call Roads Engineering 201	0.00	0.00	0.00	3,750.00	0.00	3,750.00	0.00	(3,750.00)
9901 - RDS- Windward Dr Retaining Wall Cc	0.00	0.00	0.00	0.00	0.00	0.00	55,400.00	55,400.00
9903 - CRRRF- Clubhouse Retaining Wall	0.00	0.00	0.00	22,440.50	0.00	22,440.50	0.00	(22,440.50)
9917.01 - Gate 28 Slope Hazard Eval	0.00	0.00	0.00	15,375.77	0.00	15,375.77	26,325.00	10,949.23
9918.01 - 2018 On-Call Engineering	6,997.30	0.00	6,997.30	23,313.90	0.00	23,313.90	21,855.00	(1,458.90)
9918.02 - 2018 Roads Surfacing	6,810.76	0.00	6,810.76	20,518.76	0.00	20,518.76	220,000.00	199,481.24
9918.03 - 2018 Roads Culvert Construction	2,691.00	0.00	2,691.00	2,691.00	0.00	2,691.00	350,216.00	347,525.00
9918.04 - 2018 Ditches, Culverts, & Swales	33,051.71	0.00	33,051.71	56,725.59	0.00	56,725.59	138,607.00	81,881.41
9918.05 - 2018 Roads & Ditch Repair	57,057.12	0.00	57,057.12	57,057.12	0.00	57,057.12	82,757.00	25,699.88
9918.06 - 124 Grandview Lane Road Work	0.00	0.00	0.00	0.00	0.00	0.00	7,387.00	7,387.00
9918.07 - Southern Court 2018 Landslide	0.00	0.00	0.00	0.00	0.00	0.00	32,320.00	32,320.00
9918.08 - Clubhouse retaining wall	558.75	0.00	558.75	558.75	0.00	558.75	138,769.00	138,210.25
9999 - Reserve Cap Project Budget Adj	0.00	0.00	0.00	0.00	0.00	0.00	(3,394,467.75)	(3,394,467.75)
Total Reserve Capital Projects	222,238.38	0.00	222,238.38	963,649.18	0.00	963,649.18	0.00	(963,649.18)
Total SVCA Reserves Expense	293,558.84	0.00	293,558.84	1,392,181.47	0.00	1,392,181.47	0.00	(1,392,181.47)
Total SVCA Reserves Income / (Loss)	(165,973.99)	0.00	(165,973.99)	(638,769.84)	0.00	(638,769.84)	0.00	638,769.84
Total Association Net Income / (Loss)	(72,867.57)	9,406.00	(82,273.57)	(555,657.84)	135,779.00	(691,436.84)	6,580.00	562,237.84