

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

	<u>Unaudited</u>	<u>Audited</u>	<u>Inc / (Dec)</u>
	<u>Jul 31, 2018</u>	<u>Dec 31, 2017</u>	
OPERATIONS			
Current Assets			
Operating Cash	\$ 638,423	\$ 297,571	\$ 340,852
Building Completion Deposit Fund	205,000	125,000	80,000
Member Receivables - Operations	(0)	67,625	(67,625)
Other Receivables	3,036	10,371	(7,335)
Prepaid Expenses	85,670	66,797	18,873
Inventory	3,902	7,393	(3,491)
Total Current Assets	936,031	574,757	361,274
Current Liabilities			
Accounts Payable	(88,347)	(80,821)	(7,526)
Prepaid Assessments	(231,986)	(100,578)	(131,408)
Building Completion Deposits	(205,000)	(125,000)	(80,000)
Other Refundable Deposits	(5,713)	(4,953)	(760)
Prepaid Golf Memberships	(2,487)	(50,018)	47,531
Total Current Liabilities	(533,533)	(361,370)	(172,163)
Operating Reserve Funds			
Emergency Operating Cash	351,814	351,609	205
Undesignated Reserves Cash	225,448	189,730	35,718
Total Operating Reserve Funds	577,262	541,339	35,923
Net Operating Assets	\$ 979,760	\$ 754,726	\$ 225,034
CAPITAL			
Capital Current Assets			
CRRRF Reserve Cash Fund	896,834	1,195,964	(299,130)
Roads Reserve Cash Fund	1,129,058	1,091,292	37,766
Board Density Reduction Cash Fund	128,428	85,191	43,237
Mailbox Cash Fund	2,738	5,272	(2,534)
Capital Reserve Holding Cash Fund	236,429	87,364	149,065
Mitigation Assignment of Savings Cash	35,025	38,134	(3,109)
Member Receivables - Capital	-	9,094	(9,094)
Total Capital Current Assets	2,428,512	2,512,311	(83,799)
Capital Fixed Assets			
Fixed Assets	9,745,046	9,370,813	374,233
Lots Held for Sale	149,589	149,589	-
Total Capital Assets	9,894,635	9,520,402	374,233
Long Term Liabilities			
CRRRF Loan	(2,871)	(2,870)	-
Capital Lease	(21,067)	(38,968)	17,901
Total Long Term Liabilities	(23,938)	(41,837)	17,901
NET ASSETS	\$ 13,278,969	\$ 12,745,601	\$ 533,368
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	\$175,343	\$185,228	(\$9,885)
Current Year Net Income: Capital	358,025	251,410	106,615
Retained Earnings	4,724,898	4,539,670	185,228
Capital	8,020,703	7,769,293	251,410
TOTAL MEMBER EQUITY	\$ 13,278,969	\$ 12,745,601	\$ 533,368

* 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 July 31, 2018, and December 31, 2017, the balance of receivables written off under GAAP policy were respectively, \$631,408 and \$639,381.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - July 2018			Year to Date - 7 Months Ending 07/31/2018			
	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	\$ 146,706		\$ 89,876	\$ 1,021,770			\$ 625,460
Bad Debt Reserve	(3,695)		(2,173)	(33,343)			(15,477)
Net Current Year Assessment Income	<u>\$ 143,011</u>	<u>\$ 8,037</u>	<u>\$ 87,703</u>	<u>\$ 988,427</u>	<u>\$ 43,605</u>	96.7%	<u>\$ 609,983</u>
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	\$ 31,480			\$ 62,907			
Bad Debt Reserve	(1,014)			(2,724)			
Net Special Ops Assmt Income	<u>\$ 30,466</u>	<u>\$ 1,274</u>		<u>\$ 60,183</u>	<u>\$ 1,798</u>		
Bad Debt Recoveries - Prior Years			973				25,852
Golf Income	118,939	(28,291)	-	552,864	(21,736)		-
Marina Income	5,040	5,040	-	112,525	11,525		-
Legal & Collections Income	-	-	-	-	-		1,200
Other Income	31,449	16,893	15,584	170,783	56,568		228,081
Rental Income - Other	3,878	561	-	26,296	1,873		-
Rental Income- Area Z	3,392	(1,358)	-	10,558	(3,692)		-
Investment Income	22	(20)	231	250	(42)		1,882
Total Revenue	<u>\$ 336,197</u>	<u>\$ 2,136</u>	<u>\$ 104,491</u>	<u>\$ 1,921,886</u>	<u>\$ 89,899</u>		<u>\$ 866,998</u>
EXPENSES							
Salaries & Benefits	\$ 138,025	\$ (1,494)	\$ -	\$ 823,606	\$ 16,634		\$ -
Contracted & Professional Services	45,665	(22,697)	-	219,093	(95,188)		55
CC&Rs/ Mandates	18,764	8,424	-	150,365	6,539		(250)
Maintenance & Landscaping	30,287	1,406	-	220,021	(24,244)		-
Utilities	1,583	8,594	-	74,824	22,907		-
Administrative	(14,775)	26,456	114	65,000	7,124		914
Regulatory Compliance	1,766	430	8	56,062	7,669		550
Insurance Premiums	8,938	(90)	-	60,473	1,046		-
Other Expenses	-	250	-	-	1,750		-
Capital Lease Interest Expense	-	-	-	-	-		-
Depreciation Expense	-	-	71,225	-	-		498,577
Reserve Expense/ Transfers	-	-	-	-	-		33
Total Expenses	<u>\$ 230,253</u>	<u>\$ 21,279</u>	<u>\$ 71,347</u>	<u>\$ 1,669,444</u>	<u>\$ (55,763)</u>		<u>\$ 499,879</u>
Net Income (Loss)	<u>\$ 105,944</u>	<u>\$ 23,415</u>	<u>\$ 33,144</u>	<u>\$ 252,442</u>	<u>\$ 34,136</u>		<u>\$ 367,119</u>
Net UDR Activity for Operations							
SGM Expenses	\$ (8,406)			\$ (16,506)			
Hazard Tree Removal	-			(31,140)			
Area Z Mitigation	(10,784)			(51,780)			
Net Income (Loss) with Board Approved UDR	<u>\$ 86,754</u>	<u>\$ 23,415</u>	<u>\$ 33,144</u>	<u>\$ 153,016</u>	<u>\$ 34,136</u>		<u>\$ 367,119</u>
Other Activity							
Net Other UDR Activity*	\$ 9,907			\$ 89,928			
AR Accrual - Prior Year Reversal	-		-	(67,601)			(9,094)
AR Accrual - Current Year	-		-	-			-
Total Other Activity	<u>\$ 9,907</u>		<u>\$ -</u>	<u>\$ 22,327</u>			<u>\$ (9,094)</u>
Grand Total Activity	<u><u>\$ 96,661</u></u>	<u><u>\$ 23,415</u></u>	<u><u>\$ 33,144</u></u>	<u><u>\$ 175,343</u></u>	<u><u>\$ 34,136</u></u>		<u><u>\$ 358,025</u></u>

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

Sudden Valley Community Association										
Reserve Cash Balance & Activity										
7 Months Actual, 5 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	248,466	390,846		9	221		639,542	-	78,625	78,625
Transfer Fees Received, ¼ of 1%			149,019				149,019			-
Storm Water Mitigation Plan Fee		3,500					3,500			-
Investment Income	722	697	46	50	-	34	1,549	205	80	285
Sale of Assets	-			97,546			97,546			-
Legal Settlement Income				1,200			1,200			-
CRRRF Loan Funding Received	-						-			-
Interfund Transfer	25,000	3,143	-	(25,000)		(3,143)	-		73,766	73,766
2018 Expenditures	(573,318)	(360,420)	-	(30,568)	(2,755)		(967,061)		(116,753)	(116,753)
Net Available Cash at 07/31/2018	896,834	1,129,058	236,429	128,428	2,738	35,025	\$ 2,428,512	351,814	225,448	\$ 577,262
5 Month Outlook										
Outlook - 2018 Dues (96% collections)	166,130	261,840					\$ 427,970			\$ -
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	(135,798)					135,798	-			-
Obligated Expenses	(1,453,432)	(891,524)				(35,025)	(2,379,981)		(58,340)	(58,340)
Net Usable Cash Balance 12/31/2018	596,084	499,591	236,429	128,433	2,869	135,798	\$ 1,599,204	351,814	186,535	\$ 538,349
Board Recommended Carryover Balance*	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2018, After Recommendation	\$ (3,916)	\$ (409)	\$ 236,429	\$ 128,433	\$ 2,869	\$ 135,798	\$ 499,204	\$ 351,814	\$ 186,535	\$ 538,349
Net Current Year Cash Increase (Decrease)	(599,880)	(591,701)	149,065	43,242	(2,403)	97,664	\$ (904,013)	205	(3,195)	\$ (2,990)
*Note, when mitigation period has ended unspent funds will be returned to the source account, Roads.										

Sudden Valley Community Association
Operations - By Department
July 1, 2018 to July 31, 2018
CURRENT MONTH

Whole \$

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	\$ 17,590	\$ 7,744	\$ 7,778	\$ 584	\$ 20,702	\$ 4,307	\$ (10,890)	\$ 12,635
Accounting	6,183	4,474	13,820	3,307	247	2,153	(7,886)	9,934
Administration	2,347	2,222	22,741	(1,885)	12,591	(510)	(32,985)	(173)
Common Costs	2,622	163	-	-	3,554	14,965	(932)	15,128
Facilities	6,625	(1,343)	6,777	(1,650)	13,054	(1,005)	(13,206)	(3,998)
Maintenance	432	240	14,877	(6,435)	5,333	(1,328)	(19,778)	(7,523)
Subtotal	<u>35,799</u>	<u>13,500</u>	<u>65,993</u>	<u>(6,079)</u>	<u>55,481</u>	<u>18,582</u>	<u>(85,677)</u>	<u>26,003</u>
Golf	118,939	(28,291)	54,968	(3,307)	22,494	(580)	41,477	(32,178)
Marina	6,305	6,039	-	-	3,377	(2,738)	2,928	3,301
Subtotal	<u>161,043</u>	<u>(8,752)</u>	<u>120,961</u>	<u>(9,386)</u>	<u>81,352</u>	<u>15,264</u>	<u>(41,272)</u>	<u>(2,874)</u>
Rec/ Pools/ Parks								
Special Assmt Earned	31,480						31,480	
Curr Yr Bad Debts Activity	(1,014)						(1,014)	
Net Special Assmt Dues	<u>30,466</u>	<u>1,274</u>					<u>30,466</u>	<u>1,274</u>
Rec/ Pools/ Parks	1,677	1,577	17,064	7,892	10,874	7,509	(26,261)	16,978
Subtotal Rec/ Pools/ Parks	<u>32,143</u>	<u>2,851</u>	<u>17,064</u>	<u>7,892</u>	<u>10,874</u>	<u>7,509</u>	<u>4,205</u>	<u>18,252</u>
Subtotal Operations before Ops Dues	<u>\$ 193,186</u>	<u>\$ (5,901)</u>	<u>\$ 138,025</u>	<u>\$ (1,494)</u>	<u>\$ 92,226</u>	<u>\$ 22,773</u>	<u>\$ (37,067)</u>	<u>\$ 15,378</u>
Ops Dues Earned	146,706						146,706	
Curr Yr Bad Debts Activity	(3,695)						(3,695)	
Net Ops Dues	<u>143,011</u>	<u>8,037</u>					<u>143,011</u>	<u>8,037</u>
Net Operations	<u>\$ 336,197</u>	<u>\$ 2,136</u>	<u>\$ 138,025</u>	<u>\$ (1,494)</u>	<u>\$ 92,226</u>	<u>\$ 22,773</u>	<u>\$ 105,944</u>	<u>\$ 23,415</u>
Net BOD Approved UDR Activity for Operations								
SGM Expenses	-		-		8,406		(8,406)	
Hazard Tree Removal					-		-	
Area Z Mitigation					10,784		(10,784)	
Net Operations with Board Approved UDR	<u>\$ 336,197</u>	<u>\$ 2,136</u>	<u>\$ 138,025</u>	<u>\$ (1,494)</u>	<u>\$ 111,416</u>	<u>\$ 22,773</u>	<u>\$ 86,754</u>	<u>\$ 23,415</u>
Other Operating Activity								
UDR Activity	15,311				5,404		9,907	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Total Other Operating Activity	<u>\$ 15,311</u>				<u>\$ 5,404</u>		<u>\$ 9,907</u>	
Grand Total Operations Activity	<u>\$ 351,508</u>	<u>\$ 2,136</u>	<u>\$ 138,025</u>	<u>\$ (1,494)</u>	<u>\$ 116,820</u>	<u>\$ 22,773</u>	<u>\$ 96,661</u>	<u>\$ 23,415</u>

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2018 to July 31, 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	\$ 107,032	\$ 28,381	\$ 63,639	\$ (3,533)	\$ 168,733	\$ (9,713)	\$ (125,340)	\$ 15,135
Accounting	27,658	15,691	107,711	16,033	64,594	(20,931)	(144,642)	10,793
Administration	3,670	2,795	159,710	(2,859)	72,137	(19,012)	(228,177)	(19,076)
Common Costs	20,114	2,905	-	-	142,411	2,967	(122,297)	5,872
Facilities	36,404	(372)	38,593	2,473	88,739	1,345	(90,928)	3,446
Maintenance	1,456	110	113,405	(10,105)	50,123	(16,993)	(162,072)	(26,988)
Subtotal	<u>196,334</u>	<u>49,510</u>	<u>483,058</u>	<u>2,009</u>	<u>586,737</u>	<u>(62,337)</u>	<u>(873,456)</u>	<u>(10,818)</u>
Golf	554,164	(20,436)	302,807	5,195	197,495	(23,785)	53,862	(39,026)
Marina	117,470	13,406	-	-	9,523	(3,440)	107,947	9,966
Subtotal	<u>867,968</u>	<u>42,480</u>	<u>785,865</u>	<u>7,204</u>	<u>793,755</u>	<u>(89,562)</u>	<u>(711,647)</u>	<u>(39,878)</u>
Rec/ Pools/ Parks								
Special Assmt Earned	62,907						62,907	
Curr Yr Bad Debts Activity	(2,724)						(2,724)	
Net Special Assmt Dues	<u>60,183</u>	<u>1,798</u>					<u>60,183</u>	<u>1,798</u>
Rec/ Pools/ Parks	5,308	2,016	37,741	9,430	52,088	17,165	(84,521)	28,611
Subtotal Rec/ Pools/ Parks	<u>65,491</u>	<u>3,814</u>	<u>37,741</u>	<u>9,430</u>	<u>52,088</u>	<u>17,165</u>	<u>(24,338)</u>	<u>30,409</u>
Subtotal Operations before Ops Dues	<u>\$ 933,459</u>	<u>\$ 46,294</u>	<u>\$ 823,606</u>	<u>\$ 16,634</u>	<u>\$ 845,843</u>	<u>\$ (72,397)</u>	<u>\$ (735,985)</u>	<u>\$ (9,469)</u>
Ops Dues Earned	1,021,770						1,021,770	
Curr Yr Bad Debts Activity	(33,343)						(33,343)	
Net Ops Dues	<u>988,427</u>	<u>43,605</u>					<u>988,427</u>	<u>43,605</u>
Net Operations	<u>\$ 1,921,886</u>	<u>\$ 89,899</u>	<u>\$ 823,606</u>	<u>\$ 16,634</u>	<u>\$ 845,843</u>	<u>\$ (72,397)</u>	<u>\$ 252,442</u>	<u>\$ 34,136</u>
Net BOD Approved UDR Activity for Operations								
SGM Expenses	-		-		16,506		(16,506)	
Hazard Tree Removal					31,140		(31,140)	
Area Z Mitigation					51,780		(51,780)	
Net Operations with Board Approved UDR	<u>\$ 1,921,886</u>	<u>\$ 89,899</u>	<u>\$ 823,606</u>	<u>\$ 16,634</u>	<u>\$ 945,269</u>	<u>\$ (72,397)</u>	<u>\$ 153,016</u>	<u>\$ 34,136</u>
Other Operating Activity								
UDR Activity	110,980				21,052		89,928	
AR Accrual - Prior Year Reversal	(67,601)				-		(67,601)	
AR Accrual - Current Year	-				-		-	
Total Other Operating Activity	<u>\$ 43,379</u>				<u>\$ 21,052</u>		<u>\$ 22,327</u>	
Grand Total Operations Activity	<u>\$ 1,965,265</u>	<u>\$ 89,899</u>	<u>\$ 823,606</u>	<u>\$ 16,634</u>	<u>\$ 966,321</u>	<u>\$ (72,397)</u>	<u>\$ 175,343</u>	<u>\$ 34,136</u>

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

Sudden Valley Community Association
Operations Income Statement
July 1, 2018 to July 31, 2018

UNAUDITED

	<u>2018 July Actuals</u>	<u>2017 MTD B / (W) Spending Plan</u>	<u>2017 YTD (7 Months) Actuals</u>	<u>2017 YTD B / (W) Spending Plan</u>
REVENUE				
Dues and Assessment Income- Ops	\$ 143,011	\$ 8,037	\$ 988,427	\$ 43,605
Special Ops Assmt Income- Rec/ Pools/ Parks	30,466	1,274	60,183	1,798
Golf Income	118,939	(28,291)	552,864	(21,736)
Marina Income	5,040	5,040	112,525	11,525
Rental Income - Area Z	3,392	(1,358)	10,558	(3,692)
Rental Income - Other	3,878	561	26,296	1,873
Other AR Income	8,783	4,657	62,945	19,938
Other Income	22,666	12,236	107,838	36,630
Investment Income	22	(20)	250	(42)
Total Revenue	\$ 336,197	\$ 2,136	\$ 1,921,886	\$ 89,899
EXPENSES				
Salaries & Benefits				
ACC / Security	\$ 7,777	\$ 585	\$ 63,639	\$ (3,533)
Accounting	13,821	3,306	107,711	16,033
Administration	22,741	(1,885)	159,710	(2,859)
Facilities	6,777	(1,650)	38,593	2,473
Maintenance	14,877	(6,435)	113,405	(10,105)
Golf	54,968	(3,307)	302,807	5,195
Marina	-	-	-	-
Rec/ Pools/ Parks	17,064	7,892	37,741	9,430
Total Salaries & Benefits	\$ 138,025	\$ (1,494)	\$ 823,606	\$ 16,634
Other Expenses				
Administrative				
General Administrative	\$ 70	\$ (70)	\$ 360	\$ 442
Bank Charges & Fees	1,963	128	10,410	533
Dues & Subscriptions	363	714	20,878	(5,216)
Office Supplies	941	2,499	20,989	(5,683)
GM Discretionary Funds	1,600	(1,267)	1,916	417
Advertising Costs	2,247	(1,739)	6,615	(757)
Cash Over/Short	3	(3)	(38)	38
Currency Gain/Loss	392	(392)	705	(705)
Events Charges	1,236	14	6,842	(3,090)
Printing & Copying	(4,727)	6,232	4,460	4,054
Training & Conferences	448	314	2,727	1,339
Payroll Service Fees	564	151	3,574	1,314
Cashiering Clearing Account	(19,875)	19,875	(14,438)	14,438
Total Administrative	\$ (14,775)	\$ 26,456	\$ 65,000	\$ 7,124
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	\$ -	\$ 452	\$ 3,288	\$ 5,629
Permits & Licenses	106	187	3,034	43
Audit & Tax Services	-	-	24,260	2,580
Regulatory Compliance	216	417	1,500	2,931
Federal Income Tax	-	-	-	-
State B&O Tax	1,444	(626)	8,113	(3,397)
Property/Real Estate Tax	-	-	15,867	(117)
Total Regulator Compliance	\$ 1,766	\$ 430	\$ 56,062	\$ 7,669
CC&Rs/ Mandates				
Annual General Meeting	\$ -	\$ 5,000	\$ -	\$ 5,000
Special General Meeting	-	-	-	-
Board Support	65	110	1,894	(669)
Collection Charges	-	-	-	-
Transfer Fees	-	-	250	(250)
Lien Charges	-	-	-	-
Web Site Maintenance	675	(282)	2,459	(392)
Postage	(2,884)	3,265	2,786	(113)
Postage- Views	894	439	6,426	2,907

Sudden Valley Community Association
Operations Income Statement
July 1, 2018 to July 31, 2018

UNAUDITED

	<u>2018 July Actuals</u>	<u>2017 MTD B / (W) Spending Plan</u>	<u>2017 YTD (7 Months) Actuals</u>	<u>2017 YTD B / (W) Spending Plan</u>
Newsletter Services	4,270	(103)	31,411	(2,244)
Professional Security Services	15,744	(5)	105,139	2,300
Total CC&Rs/ Mandates	\$ 18,764	\$ 8,424	\$ 150,365	\$ 6,539
Insurance Premiums	\$ 8,938	\$ (90)	\$ 60,473	\$ 1,046
Utilities				
Utilities	\$ (4,183)	\$ 4,183	\$ 368	\$ (368)
Utilities- Natural Gas	369	1,031	7,164	7,733
Utilities- Water & Sewer	-	996	15,479	6,155
Utilities- Electricity	-	4,392	24,588	12,875
Utilities- Trash & Recycling Service	882	153	6,002	1,249
Utilities- Communications Service	4,515	(2,161)	21,223	(4,737)
Total Utilities	\$ 1,583	\$ 8,594	\$ 74,824	\$ 22,907
Maintenance & Landscaping				
Landscape R&M	\$ 7,246	\$ 250	\$ 23,034	\$ 5,304
Building R&M	5,315	1,457	23,913	13,548
Raw Materials	642	1,137	37,647	(25,193)
Raw Materials: Sand & Gravel	664	(81)	21,956	(3,442)
Janitorial Supplies	1,137	21	5,971	1,295
Equipment R&M	3,813	(470)	41,897	(9,607)
Small Tools & Equipment	910	192	3,581	935
Vehicle R&M	1,772	(725)	17,245	(10,180)
Vehicle Fuel	4,712	(24)	19,803	3,555
Other Supplies	984	2,183	14,798	5,255
Other R&M	3,092	(2,534)	10,176	(5,714)
Total Maintenance & Landscaping	\$ 30,287	\$ 1,406	\$ 220,021	\$ (24,244)
Contracted & Professional Services				
Equipment Lease & Rental	\$ 774	\$ (116)	\$ 5,836	\$ 872
IT Support and Services	3,096	106	37,183	(8,923)
Uniform and Laundry Service	721	(208)	8,214	(4,324)
Pool Management	4,234	1,298	4,618	914
Safety & Security Services	404	(237)	21,005	(7,299)
Snow Removal Services (see UDR Activity)	-	-	7,030	470
Storm Response Tree Removal	-	-	689	1,845
ACC Consultant	3,850	3,850	30,540	(11,290)
Legal Services	8,559	(4,392)	43,917	(14,750)
Other Professional Services	24,027	(22,998)	60,061	(52,703)
Total Contracted & Professional Services	\$ 45,665	\$ (22,697)	\$ 219,093	\$ (95,188)
Other Expenses				
Vandalism	-	250	-	1,750
Total Other Expenses	\$ -	\$ 250	\$ -	\$ 1,750
Total Other Expenses	\$ 92,228	\$ 22,773	\$ 845,838	\$ (72,397)
Total Operations Expenses	\$ 230,253	\$ 21,279	\$ 1,669,444	\$ (55,763)
Net Operations Income (Loss)	\$ 105,944	\$ 23,415	\$ 252,442	\$ 34,136
Net BOD Approved UDR Activity for Operations (Expense)				
SGM Expenses	\$ (8,406)		\$ (16,506)	
Hazard Tree Removal	-		(31,140)	
Area Z Mitigation	(10,784)		(51,780)	
Net Operations Income (Loss) with BOD Approved UDR	\$ 86,754	\$ 23,415	\$ 153,016	\$ 34,136
Other Operating Activity- Income/(Expense)				
UDR Activity	\$ 9,907		\$ 89,928	
AR Accrual - Prior Year Reversal	-		(67,601)	
AR Accrual - Current Year	-		-	
Total Other Operating Activity	\$ 9,907		\$ 22,327	
Grand Total Operations Activity	\$ 96,661	\$ 23,415	\$ 175,343	\$ 34,136

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2018 Ops	(3,694.97)	(10,159.00)	6,464.03	(33,342.95)	(71,115.00)	37,772.05	(121,912.00)	(88,569.05)
4005 - Member Assessments 2018	146,705.58	145,133.00	1,572.58	1,021,769.84	1,015,937.00	5,832.84	1,741,607.00	719,837.16
Total Dues and Assessment Income- Ops	143,010.61	134,974.00	8,036.61	988,426.89	944,822.00	43,604.89	1,619,695.00	631,268.11
Other AR Income								
4830 - Advertising Income	2,579.00	2,417.00	162.00	20,552.00	16,917.00	3,635.00	29,000.00	8,448.00
4831 - BD Expense- Views Ads	21.00	0.00	21.00	(932.50)	0.00	(932.50)	0.00	932.50
4842 - Member Donation Income Monthly	0.00	0.00	0.00	244.80	0.00	244.80	0.00	(244.80)
Total Other AR Income	2,600.00	2,417.00	183.00	19,864.30	16,917.00	2,947.30	29,000.00	9,135.70
Investment Income								
4900 - Interest Earned - Operating Accounts	22.10	42.00	(19.90)	250.16	292.00	(41.84)	500.00	249.84
Total Investment Income	22.10	42.00	(19.90)	250.16	292.00	(41.84)	500.00	249.84
Total Common Costs Income	145,632.71	137,433.00	8,199.71	1,008,541.35	962,031.00	46,510.35	1,649,195.00	640,653.65
<u>Expense</u>								
Administrative								
4999 - Cashiering Clearing Account	(19,177.13)	0.00	(19,177.13)	(14,438.07)	0.00	(14,438.07)	0.00	14,438.07
5015 - Bank Charges & Fees	0.00	0.00	0.00	(4.00)	0.00	(4.00)	0.00	4.00
5120 - Cash Over/Short	(0.51)	0.00	(0.51)	(0.51)	0.00	(0.51)	0.00	0.51
5121 - Currency Gain/Loss	392.25	0.00	392.25	705.23	0.00	705.23	0.00	(705.23)
Total Administrative	(18,785.39)	0.00	(18,785.39)	(13,737.35)	0.00	(13,737.35)	0.00	13,737.35
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	276.34	0.00	276.34	0.00	(276.34)
7110 - Regulatory Compliance	0.00	417.00	(417.00)	0.00	2,917.00	(2,917.00)	5,000.00	5,000.00
9005 - State B&O Tax	12.81	12.00	0.81	107.40	81.00	26.40	138.00	30.60
9015 - Property/Real Estate Tax	0.00	0.00	0.00	15,867.39	15,750.00	117.39	31,500.00	15,632.61
Total Regulatory Compliance	12.81	429.00	(416.19)	16,251.13	18,748.00	(2,496.87)	36,638.00	20,386.87

Income Statement Report
Sudden Valley Community Association
Common Costs

July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5216 - Postage- Views	894.07	1,333.00	(438.93)	6,425.52	9,333.00	(2,907.48)	16,000.00	9,574.48
5225 - Newsletter Services	4,269.50	4,167.00	102.50	31,410.75	29,167.00	2,243.75	50,000.00	18,589.25
Total CC&Rs/ Mandates	5,163.57	5,500.00	(336.43)	37,836.27	38,500.00	(663.73)	66,000.00	28,163.73
Insurance								
5400 - Insurance Premiums	8,604.91	8,423.00	181.91	58,143.52	58,963.00	(819.48)	101,080.00	42,936.48
Total Insurance	8,604.91	8,423.00	181.91	58,143.52	58,963.00	(819.48)	101,080.00	42,936.48
Contracted & Professional Services								
7020 - Legal Services	8,558.50	4,167.00	4,391.50	43,917.30	29,167.00	14,750.30	50,000.00	6,082.70
Total Contracted & Professional Services	8,558.50	4,167.00	4,391.50	43,917.30	29,167.00	14,750.30	50,000.00	6,082.70
Total Common Costs Expense	3,554.40	18,519.00	(14,964.60)	142,410.87	145,378.00	(2,967.13)	253,718.00	111,307.13
Total Common Costs Income / (Loss)	142,078.31	118,914.00	23,164.31	866,130.48	816,653.00	49,477.48	1,395,477.00	529,346.52

Income Statement Report
Sudden Valley Community Association
ACC / Security

July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4805 - Compliance Fees & Fines - ACC	0.00	0.00	0.00	(9,615.37)	14,123.00	(23,738.37)	14,123.00	23,738.37
4806 - BD Expense- ACC Fines	0.00	0.00	0.00	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	0.00	0.00	0.00	14,122.63	14,123.00	(0.37)	14,123.00	0.37
Other Income								
4295 - Security House Checks	90.00	46.00	44.00	705.00	324.00	381.00	555.00	(150.00)
4350 - New Home Construction Fee	17,500.00	9,800.00	7,700.00	92,204.00	64,204.00	28,000.00	74,704.00	(17,500.00)
Total Other Income	17,590.00	9,846.00	7,744.00	92,909.00	64,528.00	28,381.00	75,259.00	(17,650.00)
Total ACC / Security Income	17,590.00	9,846.00	7,744.00	107,031.63	78,651.00	28,380.63	89,382.00	(17,649.63)
<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	8,159.00	(5,359.00)	20,000.00	17,200.00
6300 - Permits & Licenses	0.00	17.00	(17.00)	63.75	117.00	(53.25)	200.00	136.25
9005 - State B&O Tax	1.36	38.00	(36.64)	319.98	268.00	51.98	460.00	140.02
Total Regulatory Compliance	1.36	399.00	(397.64)	3,183.73	8,544.00	(5,360.27)	20,660.00	17,476.27
CC&Rs/ Mandates								
5215 - Postage	0.00	0.00	0.00	83.59	0.00	83.59	0.00	(83.59)
7097 - Professional Security Services	15,743.78	15,739.00	4.78	105,139.38	107,439.00	(2,299.62)	185,618.00	80,478.62
Total CC&Rs/ Mandates	15,743.78	15,739.00	4.78	105,222.97	107,439.00	(2,216.03)	185,618.00	80,395.03
Payroll & Benefits								
5300 - Salaries	6,798.18	7,169.00	(370.82)	55,336.91	51,617.00	3,719.91	91,801.00	36,464.09
5335 - Payroll Taxes- Employer	543.65	655.00	(111.35)	4,551.42	4,718.00	(166.58)	8,596.00	4,044.58

Income Statement Report
Sudden Valley Community Association
ACC / Security

July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	436.64	538.00	(101.36)	3,750.80	3,771.00	(20.20)	6,465.00	2,714.20
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	7,778.47	8,362.00	(583.53)	63,639.13	60,106.00	3,533.13	109,209.00	45,569.87
Utilities								
6050 - Utilities- Communications Service	118.40	150.00	(31.60)	699.21	1,050.00	(350.79)	1,800.00	1,100.79
Total Utilities	118.40	150.00	(31.60)	699.21	1,050.00	(350.79)	1,800.00	1,100.79
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	77.00	(77.00)	0.00	538.00	(538.00)	922.00	922.00
6765 - Small Tools & Equipment	0.00	21.00	(21.00)	0.00	146.00	(146.00)	250.00	250.00
6775 - Vehicle R&M	0.00	56.00	(56.00)	1,606.46	1,217.00	389.46	1,500.00	(106.46)
6785 - Vehicle Fuel	585.10	467.00	118.10	3,418.37	3,267.00	151.37	5,600.00	2,181.63
6795 - Other Supplies	0.00	67.00	(67.00)	2,734.24	163.00	2,571.24	500.00	(2,234.24)
6796 - Other R&M	0.00	83.00	(83.00)	0.00	583.00	(583.00)	1,000.00	1,000.00
Total Maintenance & Landscaping	585.10	771.00	(185.90)	7,759.07	5,914.00	1,845.07	9,772.00	2,012.93
Contracted & Professional Services								
6440 - Safety & Security Services	403.63	0.00	403.63	18,037.18	12,539.00	5,498.18	12,539.00	(5,498.18)
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	3,850.00	7,700.00	(3,850.00)	30,540.00	19,250.00	11,290.00	27,500.00	(3,040.00)
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	4,253.63	7,700.00	(3,446.37)	50,477.93	34,323.00	16,154.93	45,107.00	(5,370.93)
Other Expenses								
9120 - Vandalism	0.00	250.00	(250.00)	0.00	1,750.00	(1,750.00)	3,000.00	3,000.00
Total Other Expenses	0.00	250.00	(250.00)	0.00	1,750.00	(1,750.00)	3,000.00	3,000.00
Total ACC / Security Expense	28,480.74	33,371.00	(4,890.26)	232,371.96	219,126.00	13,245.96	375,166.00	142,794.04
Total ACC / Security Income / (Loss)	(10,890.74)	(23,525.00)	12,634.26	(125,340.33)	(140,475.00)	15,134.67	(285,784.00)	(160,443.67)

Income Statement Report

Sudden Valley Community Association

Accounting

July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	6,000.00	1,667.00	4,333.00	27,000.00	11,667.00	15,333.00	20,000.00	(7,000.00)
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	81.00	42.00	39.00	810.00	300.00	510.00	515.00	(295.00)
4706 - BD Expense- NSF Fees	102.04	0.00	102.04	(103.73)	0.00	(103.73)	0.00	103.73
Total Other AR Income	6,183.04	1,709.00	4,474.04	27,658.33	11,967.00	15,691.33	20,515.00	(7,143.33)
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	6,183.04	1,709.00	4,474.04	27,658.35	11,967.00	15,691.35	20,515.00	(7,143.35)
<u>Expense</u>								
Administrative								
4999 - Cashiering Clearing Account	(698.22)	0.00	(698.22)	0.00	0.00	0.00	0.00	0.00
5015 - Bank Charges & Fees	40.00	257.00	(217.00)	(13.12)	1,797.00	(1,810.12)	3,080.00	3,093.12
5120 - Cash Over/Short	3.25	0.00	3.25	(30.95)	0.00	(30.95)	0.00	30.95
5210 - Printing & Copying	(5,237.70)	358.00	(5,595.70)	746.13	2,508.00	(1,761.87)	4,300.00	3,553.87
5227 - Training & Conferences	0.00	0.00	0.00	4.00	0.00	4.00	0.00	(4.00)
5399 - Payroll Service Fees	563.86	692.00	(128.14)	3,574.01	4,842.00	(1,267.99)	8,300.00	4,725.99
Total Administrative	(5,328.81)	1,307.00	(6,635.81)	4,280.07	9,147.00	(4,866.93)	15,680.00	11,399.93
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	628.57	26.00	602.57	2,521.03	181.00	2,340.03	310.00	(2,211.03)
Total Regulatory Compliance	628.57	26.00	602.57	26,781.03	27,021.00	(239.97)	27,150.00	368.97
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

July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5215 - Postage	(2,999.56)	235.00	(3,234.56)	1,277.04	1,644.00	(366.96)	3,800.00	2,522.96
Total CC&Rs/ Mandates	(2,999.56)	235.00	(3,234.56)	1,527.04	1,644.00	(116.96)	3,800.00	2,272.96
Payroll & Benefits								
5300 - Salaries	11,479.77	14,129.00	(2,649.23)	91,090.93	102,439.00	(11,348.07)	179,757.00	88,666.07
5335 - Payroll Taxes- Employer	886.52	1,284.00	(397.48)	7,103.89	9,308.00	(2,204.11)	16,758.00	9,654.11
5385 - Payroll Benefits - Medical	1,455.15	1,714.00	(258.85)	9,516.33	11,997.00	(2,480.67)	20,566.00	11,049.67
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	13,821.44	17,127.00	(3,305.56)	107,711.15	123,744.00	(16,032.85)	221,742.00	114,030.85
Utilities								
6050 - Utilities- Communications Service	60.00	60.00	0.00	450.00	420.00	30.00	720.00	270.00
Total Utilities	60.00	60.00	0.00	450.00	420.00	30.00	720.00	270.00
Contracted & Professional Services								
5125 - IT Support and Services	750.00	774.00	(24.00)	5,549.00	5,424.00	125.00	9,299.00	3,750.00
7095 - Other Professional Services	7,136.50	0.00	7,136.50	26,003.50	0.00	26,003.50	0.00	(26,003.50)
Total Contracted & Professional Services	7,886.50	774.00	7,112.50	31,552.50	5,424.00	26,128.50	9,299.00	(22,253.50)
Total Accounting Expense	14,068.14	19,529.00	(5,460.86)	172,301.79	167,400.00	4,901.79	278,391.00	106,089.21
Total Accounting Income / (Loss)	(7,885.10)	(17,820.00)	9,934.90	(144,643.44)	(155,433.00)	10,789.56	(257,876.00)	(113,232.56)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	8.00	0.00	8.00	195.55	0.00	195.55	0.00	(195.55)
4255 - Maps and Signs	121.65	125.00	(3.35)	976.42	875.00	101.42	1,500.00	523.58
4835 - Miscellaneous Income	52.14	0.00	52.14	195.02	0.00	195.02	0.00	(195.02)
4840 - Non-Taxable Income	2,165.19	0.00	2,165.19	2,203.19	0.00	2,203.19	0.00	(2,203.19)
4870 - Member Donation Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
Total Other Income	2,346.98	125.00	2,221.98	3,670.18	875.00	2,795.18	1,500.00	(2,170.18)
Total SVCA Operations- Admin Income	2,346.98	125.00	2,221.98	3,670.18	875.00	2,795.18	1,500.00	(2,170.18)
Expense								
Administrative								
5000 - General Administrative	70.00	0.00	70.00	360.00	0.00	360.00	0.00	(360.00)
5015 - Bank Charges & Fees	0.00	292.00	(292.00)	420.83	2,042.00	(1,621.17)	3,500.00	3,079.17
5045 - Dues & Subscriptions	0.00	115.00	(115.00)	932.42	805.00	127.42	1,380.00	447.58
5090 - Office Supplies	940.65	1,500.00	(559.35)	15,020.59	10,500.00	4,520.59	18,000.00	2,979.41
5100 - GM Discretionary Funds	1,600.00	333.00	1,267.00	1,916.25	2,333.00	(416.75)	4,000.00	2,083.75
5107 - Advertising Costs	0.00	8.00	(8.00)	0.00	58.00	(58.00)	100.00	100.00
5120 - Cash Over/Short	(0.10)	0.00	(0.10)	(17.36)	0.00	(17.36)	0.00	17.36
5205 - Events Charges	1,235.70	1,250.00	(14.30)	6,516.34	3,752.00	2,764.34	10,000.00	3,483.66
5210 - Printing & Copying	511.14	417.00	94.14	2,949.18	2,917.00	32.18	5,000.00	2,050.82
5227 - Training & Conferences	48.00	208.00	(160.00)	567.50	1,458.00	(890.50)	2,500.00	1,932.50
Total Administrative	4,405.39	4,123.00	282.39	28,665.75	23,865.00	4,800.75	44,480.00	15,814.25
Regulatory Compliance								
9005 - State B&O Tax	45.84	6.00	39.84	64.68	41.00	23.68	70.00	5.32
Total Regulatory Compliance	45.84	6.00	39.84	64.68	41.00	23.68	70.00	5.32
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	5,000.00	(5,000.00)	0.00	5,000.00	(5,000.00)	15,000.00	15,000.00
5020 - Board Support	65.10	175.00	(109.90)	1,893.65	1,225.00	668.65	2,100.00	206.35

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5115 - Web Site Maintenance	675.00	393.00	282.00	2,294.00	2,067.00	227.00	4,000.00	1,706.00
5215 - Postage	57.33	83.00	(25.67)	707.60	583.00	124.60	1,000.00	292.40
Total CC&Rs/ Mandates	797.43	5,651.00	(4,853.57)	4,895.25	8,875.00	(3,979.75)	22,100.00	17,204.75
Payroll & Benefits								
5300 - Salaries	20,141.34	18,556.00	1,585.34	142,299.37	138,981.00	3,318.37	249,251.00	106,951.63
5335 - Payroll Taxes- Employer	1,632.79	1,667.00	(34.21)	11,625.93	12,496.00	(870.07)	23,011.00	11,385.07
5385 - Payroll Benefits - Medical	967.12	633.00	334.12	5,784.49	5,374.00	410.49	9,684.00	3,899.51
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	22,741.25	20,856.00	1,885.25	159,709.79	156,851.00	2,858.79	288,534.00	128,824.21
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	8.00	(8.00)	0.00	58.00	(58.00)	100.00	100.00
6050 - Utilities- Communications Service	428.54	120.00	308.54	1,208.54	840.00	368.54	1,440.00	231.46
Total Utilities	428.54	128.00	300.54	1,208.54	898.00	310.54	1,540.00	331.46
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	0.00	425.00	(425.00)	2,149.35	2,975.00	(825.65)	5,100.00	2,950.65
5125 - IT Support and Services	2,346.45	1,748.00	598.45	21,938.82	16,471.00	5,467.82	25,000.00	3,061.18
6440 - Safety & Security Services	0.00	0.00	0.00	108.34	0.00	108.34	0.00	(108.34)
7095 - Other Professional Services	4,567.04	0.00	4,567.04	13,058.84	0.00	13,058.84	0.00	(13,058.84)
Total Contracted & Professional Services	6,913.49	2,173.00	4,740.49	37,255.35	19,446.00	17,809.35	30,100.00	(7,155.35)
Total SVCA Operations- Admin Expense	35,331.94	32,937.00	2,394.94	231,846.72	209,976.00	21,870.72	386,824.00	154,977.28
Total SVCA Operations- Admin Income / (Loss)	(32,984.96)	(32,812.00)	(172.96)	(228,176.54)	(209,101.00)	(19,075.54)	(385,324.00)	(157,147.46)

Income Statement Report

Sudden Valley Community Association

Facilities

July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Rental Income								
4410 - Area Z Storage Rental Income	4,871.00	4,750.00	121.00	13,702.50	14,250.00	(547.50)	19,000.00	5,297.50
4412 - BD Expense- Area Z	(1,479.08)	0.00	(1,479.08)	(3,144.35)	0.00	(3,144.35)	0.00	3,144.35
Total Rental Income	3,391.92	4,750.00	(1,358.08)	10,558.15	14,250.00	(3,691.85)	19,000.00	8,441.85
Rental Income - Other								
4400 - Facility Rentals	50.00	0.00	50.00	860.00	0.00	860.00	0.00	(860.00)
4430 - Lease Income - Restaurant	2,252.00	2,186.00	66.00	15,764.00	15,302.00	462.00	26,232.00	10,468.00
4435 - Lease Income - Barn 8	650.00	751.00	(101.00)	5,055.00	5,257.00	(202.00)	9,012.00	3,957.00
4439 - Lease Income- Library	281.00	281.00	0.00	1,967.00	1,967.00	0.00	3,372.00	1,405.00
Total Rental Income - Other	3,233.00	3,218.00	15.00	23,646.00	22,526.00	1,120.00	38,616.00	14,970.00
Other Income								
4870 - Member Donation Income	0.00	0.00	0.00	2,200.00	0.00	2,200.00	0.00	(2,200.00)
Total Other Income	0.00	0.00	0.00	2,200.00	0.00	2,200.00	0.00	(2,200.00)
Total Facilities Income	6,624.92	7,968.00	(1,343.08)	36,404.15	36,776.00	(371.85)	57,616.00	21,211.85
<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	74.00	(0.58)	513.94	522.00	(8.06)	895.00	381.06
9005 - State B&O Tax	123.89	72.00	51.89	579.51	505.00	74.51	865.00	285.49
Total Regulatory Compliance	197.31	146.00	51.31	1,162.55	1,027.00	135.55	1,760.00	597.45
Payroll & Benefits								
5300 - Salaries	4,753.98	4,095.00	658.98	32,382.10	33,198.00	(815.90)	55,517.00	23,134.90
5335 - Payroll Taxes- Employer	496.89	467.00	29.89	3,435.24	3,912.00	(476.76)	6,650.00	3,214.76

Income Statement Report

Sudden Valley Community Association

Facilities

July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	1,525.95	565.00	960.95	2,775.68	3,956.00	(1,180.32)	6,781.00	4,005.32
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	6,776.82	5,127.00	1,649.82	38,593.02	41,066.00	(2,472.98)	70,591.00	31,997.98
Utilities								
6000 - Utilities	(4,182.57)	0.00	(4,182.57)	368.25	0.00	368.25	0.00	(368.25)
6005 - Utilities- Natural Gas	183.54	328.00	(144.46)	3,785.96	6,689.00	(2,903.04)	9,635.00	5,849.04
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	6,237.56	8,788.00	(2,550.44)	17,652.00	11,414.44
6033 - Utilities- Electricity	0.00	1,400.00	(1,400.00)	10,316.59	16,384.00	(6,067.41)	24,218.00	13,901.41
6035 - Utilities- Trash & Recycling Service	651.83	680.00	(28.17)	4,489.04	4,763.00	(273.96)	8,165.00	3,675.96
6050 - Utilities- Communications Service	2,471.39	964.00	1,507.39	12,283.63	6,748.00	5,535.63	11,568.00	(715.63)
Total Utilities	(875.81)	3,372.00	(4,247.81)	37,481.03	43,372.00	(5,890.97)	71,238.00	33,756.97
Maintenance & Landscaping								
6515 - Building R&M	4,463.72	6,772.00	(2,308.28)	20,463.53	33,368.00	(12,904.47)	58,976.00	38,512.47
6610 - Raw Materials	(664.02)	0.00	(664.02)	0.00	0.00	0.00	0.00	0.00
6621 - Raw Materials: Sand & Gravel	664.02	0.00	664.02	1,363.41	0.00	1,363.41	0.00	(1,363.41)
6635 - Janitorial Supplies	885.52	917.00	(31.48)	5,081.47	6,417.00	(1,335.53)	11,000.00	5,918.53
6675 - Equipment R&M	(2,755.90)	0.00	(2,755.90)	0.00	0.00	0.00	0.00	0.00
6775 - Vehicle R&M	0.00	75.00	(75.00)	0.00	525.00	(525.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	97.00	(97.00)	0.00	685.00	(685.00)	1,175.00	1,175.00
6795 - Other Supplies	434.66	0.00	434.66	466.40	0.00	466.40	0.00	(466.40)
6796 - Other R&M	617.27	0.00	617.27	1,488.67	0.00	1,488.67	0.00	(1,488.67)
Total Maintenance & Landscaping	3,645.27	7,861.00	(4,215.73)	28,863.48	40,995.00	(12,131.52)	72,051.00	43,187.52
Contracted & Professional Services								
5085 - Equipment Lease & Rental	228.27	0.00	228.27	228.27	0.00	228.27	0.00	(228.27)
5125 - IT Support and Services	0.00	670.00	(670.00)	8,040.00	4,690.00	3,350.00	8,040.00	0.00
6438 - Pool Management	651.70	0.00	651.70	651.70	0.00	651.70	0.00	(651.70)

Income Statement Report
Sudden Valley Community Association
Facilities

July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted & Professional Services								
7095 - Other Professional Services	9,207.00	0.00	9,207.00	11,870.94	0.00	11,870.94	0.00	(11,870.94)
Total Contracted & Professional Services	10,086.97	670.00	9,416.97	20,790.91	4,690.00	16,100.91	8,040.00	(12,750.91)
Total Facilities Expense	19,830.56	17,176.00	2,654.56	127,332.16	131,150.00	(3,817.84)	223,680.00	96,347.84
Total Facilities Income / (Loss)	(13,205.64)	(9,208.00)	(3,997.64)	(90,928.01)	(94,374.00)	3,445.99	(166,064.00)	(75,135.99)

Income Statement Report

Sudden Valley Community Association

Maintenance

July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	432.00	192.00	240.00	1,456.21	1,346.00	110.21	2,307.00	850.79
Total Other Income	432.00	192.00	240.00	1,456.21	1,346.00	110.21	2,307.00	850.79
Total Maintenance Income	432.00	192.00	240.00	1,456.21	1,346.00	110.21	2,307.00	850.79
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	106.00	209.00	(103.00)	1,340.50	1,464.00	(123.50)	2,510.00	1,169.50
9005 - State B&O Tax	15.55	0.00	15.55	46.16	0.00	46.16	0.00	(46.16)
Total Regulatory Compliance	121.55	209.00	(87.45)	1,386.66	1,464.00	(77.34)	2,510.00	1,123.34
Payroll & Benefits								
5300 - Salaries	12,080.24	6,525.00	5,555.24	91,656.22	81,184.00	10,472.22	152,710.00	61,053.78
5335 - Payroll Taxes- Employer	1,309.09	816.00	493.09	10,332.47	10,036.00	296.47	20,016.00	9,683.53
5385 - Payroll Benefits - Medical	1,488.04	1,101.00	387.04	11,416.79	12,080.00	(663.21)	21,317.00	9,900.21
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	14,877.37	8,442.00	6,435.37	113,405.48	103,300.00	10,105.48	199,359.00	85,953.52
Utilities								
6050 - Utilities- Communications Service	120.00	230.00	(110.00)	725.99	1,610.00	(884.01)	2,760.00	2,034.01
Total Utilities	120.00	230.00	(110.00)	725.99	1,610.00	(884.01)	2,760.00	2,034.01
Maintenance & Landscaping								
6610 - Raw Materials	0.00	46.00	(46.00)	0.00	321.00	(321.00)	550.00	550.00
6621 - Raw Materials: Sand & Gravel	0.00	83.00	(83.00)	886.99	583.00	303.99	1,000.00	113.01
6635 - Janitorial Supplies	0.00	0.00	0.00	371.00	0.00	371.00	0.00	(371.00)
6675 - Equipment R&M	211.18	644.00	(432.82)	9,335.32	4,506.00	4,829.32	7,724.00	(1,611.32)
6765 - Small Tools & Equipment	50.55	665.00	(614.45)	742.83	2,246.00	(1,503.17)	3,910.00	3,167.17
6775 - Vehicle R&M	1,504.93	583.00	921.93	10,777.56	4,083.00	6,694.56	7,000.00	(3,777.56)
6785 - Vehicle Fuel	1,083.54	716.00	367.54	6,506.52	5,011.00	1,495.52	8,590.00	2,083.48

Income Statement Report
Sudden Valley Community Association
Maintenance

July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6795 - Other Supplies	0.00	208.00	(208.00)	1,433.15	1,458.00	(24.85)	2,500.00	1,066.85
6796 - Other R&M	1,973.42	250.00	1,723.42	7,206.65	1,750.00	5,456.65	3,000.00	(4,206.65)
Total Maintenance & Landscaping	4,823.62	3,195.00	1,628.62	37,260.02	19,958.00	17,302.02	34,274.00	(2,986.02)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	83.00	(83.00)	0.00	583.00	(583.00)	1,000.00	1,000.00
6408 - Uniform and Laundry Service	267.62	171.00	96.62	1,642.54	1,198.00	444.54	2,053.00	410.46
6440 - Safety & Security Services	0.00	117.00	(117.00)	2,077.76	817.00	1,260.76	1,400.00	(677.76)
6442 - Snow Removal Services	0.00	0.00	0.00	7,030.14	7,500.00	(469.86)	15,000.00	7,969.86
Total Contracted & Professional Services	267.62	371.00	(103.38)	10,750.44	10,098.00	652.44	19,453.00	8,702.56
Total Maintenance Expense	20,210.16	12,447.00	7,763.16	163,528.59	136,430.00	27,098.59	258,356.00	94,827.41
Total Maintenance Income / (Loss)	(19,778.16)	(12,255.00)	(7,523.16)	(162,072.38)	(135,084.00)	(26,988.38)	(256,049.00)	(93,976.62)

Income Statement Report
Sudden Valley Community Association
Golf

July 1, 2018 to July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 8,235	\$ 4,500	\$ 3,735	\$ 255,590	\$ 222,500	\$ 33,090	\$ 245,000	\$ (10,590)
4151 - BD Expense- Golf	4,058	-	4,058	(6,302)	-	(6,302)	-	6,302
4154 - Golf Course Daily Greens Fees	77,722	113,430	(35,708)	207,493	253,430	(45,937)	397,230	189,737
4170 - Driving Range Fees	4,124	4,800	(676)	10,485	15,800	(5,315)	23,000	12,515
4174 - Golf Cart Rental	24,075	24,000	75	71,334	68,300	3,034	110,000	38,666
4176 - Golf Club Storage	-	300	(300)	1,144	1,420	(276)	1,520	376
4178 - Trail Fees	726	200	526	13,119	13,150	(31)	13,250	131
Total Golf Income	118,939	147,230	(28,291)	552,864	574,600	(21,736)	790,000	237,137
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	118,939	147,230	(28,291)	554,164	574,600	(20,436)	790,000	235,837
Expense								
Administrative								
5107 - Advertising Costs	2,247	500	1,747	6,615	5,800	815	7,000	385
5015 - Bank Charges & Fees	1,896	1,500	396	9,980	7,020	2,960	12,845	2,865
5120 - Cash Over/Short	-	-	-	11	-	11	-	(11)
5045 - Dues & Subscriptions	363	962	(599)	19,946	14,857	5,089	17,270	(2,676)
5000 - General Administrative	-	-	-	-	800	(800)	1,600	1,600
5090 - Office Supplies	-	25	(25)	574	175	399	300	(274)
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	-	730	(730)	110	2,980	(2,870)	2,980	2,870
5227 - Training & Conferences	-	300	(300)	1,756	2,100	(344)	3,600	1,844
Total Administrative	4,507	4,017	490	38,990	33,732	5,258	45,595	6,603
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	108	(108)	488	758	(270)	1,300	812
6300 - Permits & Licenses	-	67	(67)	466	467	(1)	800	334
9005 - State B&O Tax	541	512	29	2,634	2,526	108	3,541	907
Total Regulatory Compliance	541	687	(146)	3,588	3,751	(163)	5,641	2,053
CC&Rs/ Mandates								
5215 - Postage	58	63	(5)	718	446	272	765	47
5115 - Web Site Maintenance	-	-	-	165	-	165	-	(165)
CC&Rs/ Mandates Total	58	63	(5)	883	446	437	765	(118)
Payroll & Benefits								
5300 - Salaries	46,846	43,093	3,753	252,010	256,010	(4,000)	438,719	186,709
5335 - Payroll Taxes- Employer	4,839	4,688	151	25,502	27,418	(1,916)	47,860	22,358
5385 - Payroll Benefits - Medical	3,283	3,880	(597)	25,295	24,574	721	43,974	18,679
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	8,890	8,890
Total Payroll & Benefits	54,968	51,661	3,307	302,807	308,002	(5,195)	539,443	236,636

Income Statement Report
Sudden Valley Community Association
Golf

July 1, 2018 to July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	333	341	(8)	2,330	2,389	(59)	4,095	1,765
Total Insurance	333	341	(8)	2,330	2,389	(59)	4,095	1,765
Utilities								
6050 - Utilities- Communications Service	943	618	325	4,478	4,331	147	7,425	2,947
6033 - Utilities- Electricity	-	1,779	(1,779)	8,609	11,445	(2,836)	20,463	11,854
6005 - Utilities- Natural Gas	183	190	(7)	2,187	2,034	153	3,100	913
6023 - Utilities- Water & Sewer	-	-	-	4,982	5,406	(424)	10,897	5,915
6035 - Utilities- Trash & Recycling Service	230	222	8	1,513	1,555	(42)	2,666	1,153
Total Utilities	1,356	2,809	(1,453)	21,769	24,771	(3,002)	44,551	22,782
Maintenance & Landscaping								
6515 - Building R&M	-	-	-	-	-	-	-	-
6675 - Equipment R&M	4,999	2,455	2,544	26,919	21,929	4,990	38,000	11,081
6635 - Janitorial Supplies	251	20	231	251	140	111	240	(11)
6110 - Landscape R&M	4,150	4,449	(299)	16,480	21,947	(5,467)	39,000	22,520
6796 - Other R&M	236	183	53	236	1,283	(1,047)	2,200	1,964
6795 - Other Supplies	789	1,316	(527)	8,091	12,116	(4,025)	17,800	9,709
6610 - Raw Materials	1,306	1,733	(427)	37,647	12,133	25,514	20,800	(16,847)
6621 - Raw Materials: Sand & Gravel	-	-	-	15,716	16,514	(798)	32,300	16,584
6765 - Small Tools & Equipment	860	208	652	2,838	1,708	1,130	2,750	(88)
6785 - Vehicle Fuel	2,250	2,908	(658)	8,628	13,376	(4,748)	20,000	11,372
6775 - Vehicle R&M	101	83	18	4,538	583	3,955	1,000	(3,538)
Total Maintenance & Landscaping	14,943	13,355	1,588	121,344	101,729	19,615	174,090	52,746
Contracted & Professional Services								
5085 - Equipment Lease & Rental	546	150	396	3,192	3,150	42	3,900	708
6440 - Safety & Security Services	-	50	(50)	624	350	274	600	(24)
6408 - Uniform and Laundry Service	211	342	(131)	4,774	2,692	2,082	4,400	(374)
7095 - Other Professional Services	-	100	(100)	-	700	(700)	1,200	1,200
Total Contracted & Professional Services	757	642	115	8,590	6,892	1,698	10,100	1,510
Total Golf Expense	77,462	73,575	3,887	500,302	481,712	18,590	824,280	323,977
Total Golf Income / (Loss)	\$ 41,477	\$ 73,655	\$ (32,178)	\$ 53,862	\$ 92,888	\$ (39,026)	\$ (34,280)	\$ (88,140)

Income Statement Report
Sudden Valley Community Association
Marina

July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	660.00	0.00	660.00	8,955.00	4,386.00	4,569.00	4,386.00	(4,569.00)
4420 - Marina Dry Slip Income	1,090.00	0.00	1,090.00	40,400.03	30,554.00	9,846.03	30,554.00	(9,846.03)
4425 - Marina Wet/Dry Combo Income	1,795.00	0.00	1,795.00	61,535.00	66,060.00	(4,525.00)	66,060.00	4,525.00
4426 - BD Expense- Marina	1,494.58	0.00	1,494.58	1,635.00	0.00	1,635.00	0.00	(1,635.00)
Total Marina Income	5,039.58	0.00	5,039.58	112,525.03	101,000.00	11,525.03	101,000.00	(11,525.03)
Rental Income - Other								
4400 - Facility Rentals	100.00	0.00	100.00	700.00	1,200.00	(500.00)	1,200.00	500.00
4411 - Picnic Shelter Rentals	545.00	99.00	446.00	1,950.00	697.00	1,253.00	1,195.00	(755.00)
Total Rental Income - Other	645.00	99.00	546.00	2,650.00	1,897.00	753.00	2,395.00	(255.00)
Other Income								
4220 - Gate & Access Fees	620.00	167.00	453.00	2,295.00	1,167.00	1,128.00	2,000.00	(295.00)
Total Other Income	620.00	167.00	453.00	2,295.00	1,167.00	1,128.00	2,000.00	(295.00)
Total Marina Income	6,304.58	266.00	6,038.58	117,470.03	104,064.00	13,406.03	105,395.00	(12,075.03)
<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	0.00	0.00	0.00	(138.17)	0.00	(138.17)	0.00	138.17
7110 - Regulatory Compliance	142.61	142.00	0.61	985.76	992.00	(6.24)	1,700.00	714.24
9005 - State B&O Tax	61.76	152.00	(90.24)	1,812.90	1,062.00	750.90	1,820.00	7.10
Total Regulatory Compliance	204.37	294.00	(89.63)	2,660.49	2,054.00	606.49	3,520.00	859.51
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	671.88	468.00	203.88	1,587.00	915.12
6033 - Utilities- Electricity	0.00	48.00	(48.00)	1,142.11	1,479.00	(336.89)	1,914.00	771.89

Income Statement Report
Sudden Valley Community Association
Marina

July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	313.71	172.00	141.71	1,257.16	1,207.00	50.16	2,069.00	811.84
Total Utilities	313.71	220.00	93.71	3,071.15	3,154.00	(82.85)	5,570.00	2,498.85
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	583.00	(583.00)	1,000.00	1,000.00
6785 - Vehicle Fuel	0.00	0.00	0.00	(211.06)	0.00	(211.06)	0.00	211.06
6795 - Other Supplies	0.00	0.00	0.00	557.84	0.00	557.84	0.00	(557.84)
6796 - Other R&M	0.00	42.00	(42.00)	426.12	292.00	134.12	500.00	73.88
Total Maintenance & Landscaping	0.00	125.00	(125.00)	828.65	875.00	(46.35)	1,500.00	671.35
Contracted & Professional Services								
6408 - Uniform and Laundry Service	243.04	0.00	243.04	243.04	0.00	243.04	0.00	(243.04)
7095 - Other Professional Services	2,616.00	0.00	2,616.00	2,616.00	0.00	2,616.00	0.00	(2,616.00)
Total Contracted & Professional Services	2,859.04	0.00	2,859.04	2,859.04	0.00	2,859.04	0.00	(2,859.04)
Total Marina Expense	3,377.12	639.00	2,738.12	9,523.13	6,083.00	3,440.13	10,590.00	1,066.87
Total Marina Income / (Loss)	2,927.46	(373.00)	3,300.46	107,946.90	97,981.00	9,965.90	94,805.00	(13,141.90)

Income Statement Report
Sudden Valley Community Association
Pool/Health Club/Parks
July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 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	31,479.68	31,390.00	89.68	62,906.56	62,780.00	126.56	219,731.00	156,824.44
4011 - BD Expense- Rec SA 062018 to 0520	(1,013.89)	(2,198.00)	1,184.11	(2,723.52)	(4,395.00)	1,671.48	(15,382.00)	(12,658.48)
Total Special Ops Assmt Incom- Rec/Pools	30,465.79	29,192.00	1,273.79	60,183.04	58,385.00	1,798.04	204,349.00	144,165.96
Other Income								
4227 - Main Pool & Gym Fees	877.00	0.00	877.00	877.00	0.00	877.00	0.00	(877.00)
4510 - Health Club Membership	(8.00)	100.00	(108.00)	2,912.00	3,292.00	(380.00)	3,792.00	880.00
4840 - Non-Taxable Income	808.00	0.00	808.00	1,519.00	0.00	1,519.00	0.00	(1,519.00)
Total Other Income	1,677.00	100.00	1,577.00	5,308.00	3,292.00	2,016.00	3,792.00	(1,516.00)
Total Pool/Health Club/Parks Income	32,142.79	29,292.00	2,850.79	65,491.04	61,677.00	3,814.04	208,141.00	142,649.96
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	26.53	42.00	(15.47)	26.53	84.00	(57.47)	292.00	265.47
5090 - Office Supplies	0.00	1,915.00	(1,915.00)	4,005.19	4,631.00	(625.81)	14,207.00	10,201.81
5205 - Events Charges	0.00	0.00	0.00	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	400.00	254.00	146.00	400.00	508.00	(108.00)	1,779.00	1,379.00
5399 - Payroll Service Fees	0.00	23.00	(23.00)	0.00	46.00	(46.00)	162.00	162.00
Total Administrative	426.53	2,234.00	(1,807.47)	4,866.90	5,378.00	(511.10)	16,549.00	11,682.10
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	13.46	0.00	13.46	27.22	52.00	(24.78)	52.00	24.78
Total Regulatory Compliance	13.46	0.00	13.46	984.22	1,081.00	(96.78)	1,081.00	96.78
Payroll & Benefits								
5300 - Salaries	14,134.95	20,768.00	(6,633.05)	31,265.14	40,262.00	(8,996.86)	132,020.00	100,754.86
5335 - Payroll Taxes- Employer	1,644.56	2,502.00	(857.44)	3,336.68	4,792.00	(1,455.32)	16,270.00	12,933.32

Income Statement Report
Sudden Valley Community Association
Pool/Health Club/Parks
July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	1,284.24	1,686.00	(401.76)	3,139.11	2,117.00	1,022.11	9,401.00	6,261.89
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	17,063.75	24,956.00	(7,892.25)	37,740.93	47,171.00	(9,430.07)	161,902.00	124,161.07
Insurance								
5400 - Insurance Premiums	0.00	84.00	(84.00)	0.00	167.00	(167.00)	583.00	583.00
Total Insurance	0.00	84.00	(84.00)	0.00	167.00	(167.00)	583.00	583.00
Utilities								
6005 - Utilities- Natural Gas	2.89	882.00	(879.11)	1,191.58	6,174.00	(4,982.42)	10,581.00	9,389.42
6023 - Utilities- Water & Sewer	0.00	996.00	(996.00)	3,587.40	6,972.00	(3,384.60)	11,949.00	8,361.60
6033 - Utilities- Electricity	0.00	1,165.00	(1,165.00)	4,519.74	8,155.00	(3,635.26)	13,983.00	9,463.26
6035 - Utilities- Trash & Recycling Service	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00	1,500.00
6050 - Utilities- Communications Service	60.00	40.00	20.00	120.00	280.00	(160.00)	480.00	360.00
Total Utilities	62.89	3,208.00	(3,145.11)	9,418.72	22,456.00	(13,037.28)	38,493.00	29,074.28
Maintenance & Landscaping								
6110 - Landscape R&M	3,095.61	3,047.00	48.61	6,553.93	6,391.00	162.93	21,628.00	15,074.07
6515 - Building R&M	851.02	0.00	851.02	3,394.10	4,093.00	(698.90)	4,093.00	698.90
6621 - Raw Materials: Sand & Gravel	0.00	417.00	(417.00)	3,989.34	834.00	3,155.34	2,917.00	(1,072.34)
6635 - Janitorial Supplies	0.00	221.00	(221.00)	267.36	709.00	(441.64)	1,813.00	1,545.64
6675 - Equipment R&M	1,359.02	167.00	1,192.02	5,642.16	5,317.00	325.16	6,150.00	507.84
6765 - Small Tools & Equipment	0.00	208.00	(208.00)	0.00	416.00	(416.00)	1,458.00	1,458.00
6775 - Vehicle R&M	166.31	250.00	(83.69)	323.45	657.00	(333.55)	1,907.00	1,583.55
6785 - Vehicle Fuel	792.81	500.00	292.81	1,451.43	1,019.00	432.43	3,519.00	2,067.57
6795 - Other Supplies	(240.43)	1,576.00	(1,816.43)	1,478.09	6,316.00	(4,837.91)	14,198.00	12,719.91
6796 - Other R&M	264.49	0.00	264.49	818.23	554.00	264.23	554.00	(264.23)
Total Maintenance & Landscaping	6,288.83	6,386.00	(97.17)	23,918.09	26,306.00	(2,387.91)	58,237.00	34,318.91

Income Statement Report
Sudden Valley Community Association
Pool/Health Club/Parks
July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	266.32	0.00	266.32	0.00	(266.32)
5125 - IT Support and Services	0.00	10.00	(10.00)	1,654.91	1,675.00	(20.09)	1,725.00	70.09
6408 - Uniform and Laundry Service	0.00	0.00	0.00	1,554.11	0.00	1,554.11	0.00	(1,554.11)
6438 - Pool Management	3,581.95	5,532.00	(1,950.05)	3,966.31	5,532.00	(1,565.69)	16,596.00	12,629.69
6440 - Safety & Security Services	0.00	0.00	0.00	158.06	0.00	158.06	0.00	(158.06)
7095 - Other Professional Services	500.00	929.00	(429.00)	5,300.00	6,658.00	(1,358.00)	11,300.00	6,000.00
Total Contracted & Professional Services	4,081.95	6,471.00	(2,389.05)	12,899.71	13,865.00	(965.29)	29,621.00	16,721.29
Total Pool/Health Club/Parks Expense	27,937.41	43,339.00	(15,401.59)	89,828.57	116,424.00	(26,595.43)	306,466.00	216,637.43
Total Pool/Health Club/Parks Income / (Loss)	4,205.38	(14,047.00)	18,252.38	(24,337.53)	(54,747.00)	30,409.47	(98,325.00)	(73,987.47)

Income Statement Report

Sudden Valley Community Association

UDR Activity

July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 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	675.74	0.00	675.74	43,753.63	0.00	43,753.63	0.00	(43,753.63)
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	12,274.77	0.00	12,274.77	46,556.80	0.00	46,556.80	0.00	(46,556.80)
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	12,950.51	0.00	12,950.51	10,730.97	0.00	10,730.97	0.00	(10,730.97)
Collections Income								
4710 - Late Fees & Interest	6,245.72	0.00	6,245.72	24,699.01	0.00	24,699.01	0.00	(24,699.01)
4711 - BD Expense- Late Fee & Int	(4,066.24)	0.00	(4,066.24)	2,509.12	0.00	2,509.12	0.00	(2,509.12)
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	0.00	0.00	0.00	1,943.50	0.00	1,943.50	0.00	(1,943.50)
4721 - BD Expense- Legal	170.59	0.00	170.59	2,249.25	0.00	2,249.25	0.00	(2,249.25)
Total Collections Income	2,350.07	0.00	2,350.07	32,567.34	0.00	32,567.34	0.00	(32,567.34)
Investment Income								
4910 - Interest Earned - Reserve Accounts	10.77	0.00	10.77	80.49	0.00	80.49	0.00	(80.49)
Total Investment Income	10.77	0.00	10.77	80.49	0.00	80.49	0.00	(80.49)
Total UDR Activity Income	15,311.35	0.00	15,311.35	43,378.80	0.00	43,378.80	0.00	(43,378.80)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	94.31	0.00	94.31	426.89	0.00	426.89	0.00	(426.89)
Total Regulatory Compliance	94.31	0.00	94.31	426.89	0.00	426.89	0.00	(426.89)
CC&Rs/ Mandates								
5007 - Special General Meeting	8,405.51	0.00	8,405.51	16,505.85	13,580.00	2,925.85	13,580.00	(2,925.85)
5025 - Collection Charges	144.66	0.00	144.66	1,685.56	0.00	1,685.56	0.00	(1,685.56)

Income Statement Report
Sudden Valley Community Association
UDR Activity

July 01, 2018 thru July 31, 2018

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5065 - Lien Charges	1,190.00	0.00	1,190.00	4,769.00	0.00	4,769.00	0.00	(4,769.00)
Total CC&Rs/ Mandates	9,740.17	0.00	9,740.17	22,960.41	13,580.00	9,380.41	13,580.00	(9,380.41)
Contracted & Professional Services								
7020 - Legal Services	4,526.48	0.00	4,526.48	14,171.56	0.00	14,171.56	0.00	(14,171.56)
Total Contracted & Professional Services	4,526.48	0.00	4,526.48	14,171.56	0.00	14,171.56	0.00	(14,171.56)
Reserve Expenses/Transfers								
9618.01 - Hazard Tree Removal - UDR	0.00	0.00	0.00	31,139.50	34,254.00	(3,114.50)	34,254.00	3,114.50
9618.02 - Hazardous Tree Removal x12 - UC	0.00	0.00	0.00	0.00	0.00	0.00	8,597.00	8,597.00
9699 - UDR Project Budget Adj	0.00	0.00	0.00	0.00	0.00	0.00	(152,840.37)	(152,840.37)
9890 - UDR Legal Expenses	(551.00)	0.00	(551.00)	0.00	0.00	0.00	0.00	0.00
9902 - UDR - Area Z Mitigation	10,784.20	0.00	10,784.20	51,779.76	0.00	51,779.76	96,409.37	44,629.61
Total Reserve Expenses/Transfers	10,233.20	0.00	10,233.20	82,919.26	34,254.00	48,665.26	(13,580.00)	(96,499.26)
Total UDR Activity Expense	24,594.16	0.00	24,594.16	120,478.12	47,834.00	72,644.12	0.00	(120,478.12)
Total UDR Activity Income / (Loss)	(9,282.81)	0.00	(9,282.81)	(77,099.32)	(47,834.00)	(29,265.32)	0.00	77,099.32

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2018

	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	31	103	134	411	2,304	2,715	38	103	12	20	0	5	34	62	1	19	442	2,407	2,849	85	209	294	527	2,616	3,143	763	15	12	790	700	8	1,498	4,641		
Feb	36	120	156	412	2,303	2,715	21	69	14	37	6	13	36	44	2	30	448	2,423	2,871	79	193	272	527	2,616	3,143	763	15	12	790	700	8	1,498	4,641		
Mar	47	130	177	421	2,319	2,740	21	66	3	13	6	15	36	45	2	28	468	2,449	2,917	68	167	235	536	2,616	3,152	763	8	8	779	702	8	1,489	4,641		
Apr	53	138	191	426	2,344	2,770	13	45	6	15	5	7	36	44	2	23	479	2,482	2,961	62	134	196	541	2,616	3,157	770	4	0	774	702	8	1,484	4,641		
May	41	101	142	435	2,360	2,795	17	63	7	19	5	4	34	40	5	29	476	2,461	2,937	68	155	223	544	2,616	3,160	770	1	0	771	702	8	1,481	4,641		
Jun	66	148	214	409	2,308	2,717	18	77	10	14	2	9	33	36	5	24	475	2,456	2,931	68	160	228	543	2,616	3,159	770	1	0	771	703	8	1,482	4,641		
Jul	74	173	247	402	2,272	2,674	18	81	4	19	2	7	34	40	5	24	476	2,445	2,921	63	171	234	539	2,616	3,155	772	1	0	773	705	8	1,486	4,641		
Aug																																			
Sep																																			
Oct																																			
Nov																																			
Dec																																			

LLE = Lot Line Eraser
 CTB = Covenant to Bind