

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

	<u>Unaudited</u>	<u>Audited</u>	
	<u>Aug 31, 2018</u>	<u>Dec 31, 2017</u>	<u>Inc / (Dec)</u>
OPERATIONS			
Current Assets			
Operating Cash	\$ 581,291	\$ 297,571	\$283,720
Building Completion Deposit Fund	210,850	125,000	\$85,850
Member Receivables - Operations	44	67,625	-\$67,581
Other Receivables	4,895	10,371	-\$5,476
Prepaid Expenses	84,761	66,797	\$17,964
Inventory	5,066	7,393	-\$2,327
Total Current Assets	886,907	574,757	\$312,150
Current Liabilities			
Accounts Payable	(103,910)	(80,821)	-\$23,089
Prepaid Assessments	(212,905)	(100,578)	-\$112,327
Building Completion Deposits	(210,950)	(125,000)	-\$85,950
Other Refundable Deposits	(5,213)	(4,953)	-\$260
Prepaid Golf Memberships	(2,576)	(50,018)	\$47,442
Total Current Liabilities	(535,554)	(361,370)	-\$174,184
Operating Reserve Funds			
Emergency Operating Cash	351,843	351,609	\$234
Undesignated Reserves Cash	223,401	189,730	\$33,671
Total Operating Reserve Funds	575,244	541,339	\$33,905
Net Operating Assets	\$ 926,597	\$ 754,726	\$171,871
CAPITAL			
Capital Current Assets			
CRRRF Reserve Cash Fund	772,092	1,195,964	-\$423,872
Roads Reserve Cash Fund	953,692	1,091,292	-\$137,600
Board Density Reduction Cash Fund	128,435	85,191	\$43,244
Mailbox Cash Fund	2,744	5,272	-\$2,528
Capital Reserve Holding Cash Fund	261,805	87,364	\$174,441
Mitigation Assig. of Svs Cash (Rds)	35,032	38,134	-\$3,102
Mitigation Assig. of Svs Cash (CRRRF)	135,798	-	\$135,798
Member Receivables - Capital	-	9,094	-\$9,094
Total Capital Current Assets	2,289,598	2,512,311	-\$222,713
Capital Fixed Assets			
Fixed Assets	9,973,356	9,370,813	\$602,543
Lots Held for Sale	149,589	149,589	\$0
Total Capital Assets	10,122,945	9,520,402	\$602,543
Long Term Liabilities			
CRRRF Loan	(2,871)	(2,870)	\$0
Capital Lease	(18,470)	(38,968)	\$20,498
Total Long Term Liabilities	(21,341)	(41,838)	\$20,498
NET ASSETS	\$ 13,317,800	\$ 12,745,601	\$572,199
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	\$170,918	\$185,228	-\$14,310
Current Year Net Income: Capital	401,281	251,410	\$149,871
Retained Earnings	4,724,898	4,539,670	\$185,228
Capital	8,020,703	7,769,293	\$251,410
TOTAL MEMBER EQUITY	\$ 13,317,800	\$ 12,745,601	\$572,199

* 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 August 31, 2018, and December 31, 2017, the balance of receivables written off under GAAP policy were respectively, \$629,322 and \$639,381.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - August 2018			Year to Date - 8 Months Ending 08/31/2018			
	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	146,215		89,528	1,167,985			714,988
Bad Debt Reserve	(2,135)		(1,610)	(35,478)			(17,087)
Net Current Year Assessment Income	<u>144,080</u>	<u>9,107</u>	<u>87,918</u>	<u>1,132,507</u>	<u>52,711</u>	97.0%	<u>697,901</u>
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	31,482			94,388			
Bad Debt Reserve	(465)			(3,188)			
Net Special Ops Assmt Income	<u>31,017</u>	<u>1,824</u>		<u>91,200</u>	<u>3,622</u>		
Bad Debt Recoveries - Prior Years			578				26,430
Golf Income	105,900	5,300	0	658,764	(16,436)		0
Marina Income	1,060	1,060	0	113,585	12,585		0
Legal & Collections Income	0	0	0	0	0		1,200
Other Income	33,937	18,683	25,865	204,722	75,253		253,946
Rental Income - Other	3,854	536	0	30,150	2,409		0
Rental Income- Area Z	1,998	1,998	0	12,556	(1,694)		0
Investment Income	27	(15)	222	277	(56)		2,104
Total Revenue	<u>321,873</u>	<u>38,493</u>	<u>114,583</u>	<u>2,243,761</u>	<u>128,394</u>		<u>981,581</u>
EXPENSES							
Salaries & Benefits	148,275	(2,195)	0	971,701	14,619		0
Contracted & Professional Services	29,398	(5,879)	0	248,491	(101,068)		55
CC&Rs/ Mandates	26,913	71	0	177,278	6,610		(250)
Maintenance & Landscaping	52,921	(18,204)	0	272,940	(42,446)		0
Utilities	25,153	(8,060)	0	99,976	14,848		0
Administrative	32,354	(21,301)	94	97,833	(14,658)		1,008
Regulatory Compliance	3,052	1,403	8	59,114	9,073		558
Insurance Premiums	8,867	(19)	0	69,340	1,027		0
Other Expenses	0	250	0	0	2,000		0
Capital Lease Interest Expense	0	0	0	0	0		0
Depreciation Expense	0	0	71,225	0	0		569,802
Reserve Expense/ Transfers	0	0	0	0	0		33
Total Expenses	<u>326,933</u>	<u>(53,934)</u>	<u>71,327</u>	<u>1,996,673</u>	<u>(109,995)</u>		<u>571,206</u>
Net Income (Loss)	<u>(5,060)</u>	<u>(15,441)</u>	<u>43,256</u>	<u>247,088</u>	<u>18,399</u>		<u>410,375</u>
Net UDR Activity for Operations							
SGM Expenses	0			(16,506)			
Hazard Tree Removal	0			(31,140)			
Area Z Mitigation	(2,613)			(54,393)			
Net Income (Loss) with Board Approved UDR	<u>(7,673)</u>	<u>(15,441)</u>	<u>43,256</u>	<u>145,049</u>	<u>18,399</u>		<u>410,375</u>
Other Activity							
Net Other UDR Activity*	3,543			93,470			
AR Accrual - Prior Year Reversal	0		0	(67,601)			(9,094)
AR Accrual - Current Year	0		0	0			0
Total Other Activity	<u>3,543</u>		<u>0</u>	<u>25,869</u>			<u>(9,094)</u>
Grand Total Activity	<u>(4,130)</u>	<u>(15,441)</u>	<u>43,256</u>	<u>170,918</u>	<u>18,399</u>		<u>401,281</u>

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

Sudden Valley Community Association										
Reserve Cash Balance & Activity										
8 Months Actual, 4 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	282,995	445,415		9	227		728,646	-	83,513	83,513
Transfer Fees Received, ¼ of 1%			174,384				174,384			-
Storm Water Mitigation Plan Fee		4,000					4,000			-
Investment Income	804	780	57	57	-	41	1,739	234	91	325
Sale of Assets	-			97,546			97,546			-
Legal Settlement Income				1,200			1,200			-
CRRRF Loan Funding Received	-						-			-
Interfund Transfer	(110,798)	3,143	-	(25,000)		132,655	-		73,766	73,766
2018 Expenditures	(596,873)	(590,938)	-	(30,568)	(2,755)		(1,221,134)		(123,699)	(123,699)
Net Available Cash at 08/31/2018	772,092	953,692	261,805	128,435	2,744	170,830	\$ 2,289,598	351,843	223,401	\$ 575,244
4 Month Outlook										
Outlook - 2018 Dues (95% collections)	131,520	207,288					\$ 338,808			\$ -
Outlook - Prior Year Collections	184	180		4	109		477		16,189	16,189
Anticipated CRRRF Loan Funding	1,122,129						1,122,129			-
Obligated Expenses	(1,169,492)	(728,425)				(170,830)	(2,068,747)		(58,340)	(58,340)
Net Usable Cash Balance 12/31/2018	856,433	432,735	261,805	128,439	2,853	-	\$ 1,682,265	351,843	181,250	\$ 533,093
Board Recommended Carryover Balance*	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2018, After Recommendation	\$ 256,433	\$ (67,265)	\$ 261,805	\$ 128,439	\$ 2,853	\$ -	\$ 582,265	\$ 351,843	\$ 181,250	\$ 533,093
Net Current Year Cash Increase (Decrease)	(339,531)	(658,557)	174,441	43,248	(2,419)	(38,134)	\$ (820,952)	234	(8,480)	\$ (8,246)
*Note, when mitigation period ends unspent funds will be returned to the source funds, Roads and CRRRF.										

Sudden Valley Community Association
Operations - By Department
August 1, 2018 to August 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	21,756	11,210	8,078	285	24,369	3,288	(10,691)	14,783
Accounting	4,125	2,414	14,954	2,173	9,819	(7,416)	(20,649)	(2,829)
Administration	1,270	1,145	23,462	(639)	12,143	(59)	(34,335)	447
Common Costs	3,211	754	-	-	38,419	(19,902)	(35,208)	(19,148)
Facilities	5,282	2,064	4,439	688	22,349	(9,232)	(21,506)	(6,480)
Maintenance	30	(162)	18,727	(10,602)	5,653	(647)	(24,350)	(11,411)
Subtotal	35,674	17,425	69,660	(8,095)	112,752	(33,968)	(146,739)	(24,638)
Golf	105,900	5,300	54,864	(364)	43,388	(14,998)	7,648	(10,062)
Marina	1,875	1,609	-	-	1,511	(148)	364	1,461
Subtotal	143,449	24,334	124,524	(8,459)	157,651	(49,114)	(138,727)	(33,239)
Rec/ Pools/ Parks								
Special Assmt Earned	31,482						31,482	
Curr Yr Bad Debts Activity	(465)						(465)	
Net Special Assmt Dues	31,017	1,824					31,017	1,824
Rec/ Pools/ Parks	3,328	3,228	23,751	6,264	21,007	(2,625)	(41,430)	6,867
Subtotal Rec/ Pools/ Parks	34,345	5,052	23,751	6,264	21,007	(2,625)	(10,413)	8,691
Subtotal Operations before Ops Dues	177,794	29,386	148,275	(2,195)	178,658	(51,739)	(149,140)	(24,548)
Ops Dues Earned	146,215						146,215	
Curr Yr Bad Debts Activity	(2,135)						(2,135)	
Net Ops Dues	144,080	9,107					144,080	9,107
Net Operations	321,874	38,493	148,275	(2,195)	178,658	(51,739)	(5,060)	(15,441)
Net BOD Approved UDR Activity for Operations								
SGM Expenses	-		-		-		-	
Hazard Tree Removal					2,613		(2,613)	
Area Z Mitigation								
Net Operations with Board Approved UDR	321,874	38,493	148,275	(2,195)	181,271	(51,739)	(7,673)	(15,441)
Other Operating Activity								
UDR Activity	3,975				432		3,543	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Total Other Operating Activity	3,975				432		3,543	
Grand Total Operations Activity	325,849	38,493	148,275	(2,195)	181,703	(51,739)	(4,130)	(15,441)

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2018 to August 31, 2018
YEAR TO DATE

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	128,788	39,591	71,717	(3,248)	193,102	(6,425)	(136,031)	29,918
Accounting	31,784	18,108	122,665	18,206	74,643	(28,582)	(165,522)	7,732
Administration	4,940	3,940	183,172	(3,498)	84,280	(19,071)	(262,512)	(18,629)
Common Costs	23,325	3,659	-	-	180,769	(16,874)	(157,444)	(13,215)
Facilities	41,686	1,692	43,032	3,161	111,089	(7,888)	(112,435)	(3,035)
Maintenance	1,486	(52)	132,133	(20,708)	55,776	(17,640)	(186,423)	(38,400)
Subtotal	232,009	66,938	552,719	(6,087)	699,659	(96,480)	(1,020,367)	(35,629)
Golf	660,064	(15,136)	357,671	4,831	240,910	(38,810)	61,483	(49,115)
Marina	119,345	15,015	-	-	11,310	(3,864)	108,035	11,151
Subtotal	1,011,418	66,817	910,390	(1,256)	951,879	(139,154)	(850,849)	(73,593)
Rec/ Pools/ Parks								
Special Assmt Earned	94,388						94,388	
Curr Yr Bad Debts Activity	(3,188)						(3,188)	
Net Special Assmt Dues	91,200	3,622					91,200	3,622
Rec/ Pools/ Parks	8,636	5,244	61,311	15,875	73,095	14,540	(125,770)	35,659
Subtotal Rec/ Pools/ Parks	99,836	8,866	61,311	15,875	73,095	14,540	(34,570)	39,281
Subtotal Operations before Ops Dues	1,111,254	75,683	971,701	14,619	1,024,974	(124,614)	(885,419)	(34,312)
Ops Dues Earned	1,167,985						1,167,985	
Curr Yr Bad Debts Activity	(35,478)						(35,478)	
Net Ops Dues	1,132,507	52,711					1,132,507	52,711
Net Operations	2,243,761	128,394	971,701	14,619	1,024,974	(124,614)	247,088	18,399
Net BOD Approved UDR Activity for Operations								
SGM Expenses	-		-		16,506		(16,506)	
Hazard Tree Removal					31,140		(31,140)	
Area Z Mitigation					54,393		(54,393)	
Net Operations with Board Approved UDR	2,243,761	128,394	971,701	14,619	1,127,013	(124,614)	145,049	18,399
Other Operating Activity								
UDR Activity	114,955				21,485		93,470	
AR Accrual - Prior Year Reversal	(67,601)				-		(67,601)	
AR Accrual - Current Year	-				-		-	
Total Other Operating Activity	47,354				21,485		25,869	
Grand Total Operations Activity	2,291,115	128,394	971,701	14,619	1,148,498	(124,614)	170,918	18,399

* Excludes Depreciation

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

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

UNAUDITED

	2018 August Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (8 Months) Actuals	2017 YTD B / (W) Spending Plan
REVENUE				
Dues and Assessment Income- Ops	144,081	9,107	1,132,507	52,711
Special Ops Assmt Income- Rec/ Pools/ Parks	31,017	1,824	91,200	3,622
Golf Income	105,900	5,300	658,764	(16,436)
Marina Income	1,060	1,060	113,585	12,585
Rental Income - Area Z	1,998	1,998	12,556	(1,694)
Rental Income - Other	3,854	536	30,150	2,409
Other AR Income	8,104	3,979	71,050	23,918
Other Income	25,833	14,704	133,672	51,335
Investment Income	27	(15)	277	(56)
Total Revenue	321,874	38,493	2,243,761	128,394
EXPENSES				
Salaries & Benefits				
ACC / Security	8,078	285	71,717	(3,248)
Accounting	14,954	2,173	122,665	18,206
Administration	23,462	(639)	183,172	(3,498)
Facilities	4,439	688	43,032	3,161
Maintenance	18,727	(10,602)	132,133	(20,708)
Golf	54,864	(364)	357,671	4,831
Marina	-	-	-	-
Rec/ Pools/ Parks	23,751	6,264	61,311	15,875
Total Salaries & Benefits	148,275	(2,195)	971,701	14,619
Other Expenses				
Administrative				
General Administrative	-	400	360	840
Bank Charges & Fees	2,752	(363)	13,162	170
Dues & Subscriptions	2,890	(2,412)	23,768	(7,628)
Office Supplies	1,903	1,537	22,893	(4,147)
GM Discretionary Funds	1,536	(1,202)	3,453	(786)
Advertising Costs	763	(254)	7,378	(1,011)
Cash Over/Short	(2)	2	(13)	13
Currency Gain/Loss	(231)	231	474	(474)
Events Charges	3,277	(2,027)	10,118	(5,116)
Printing & Copying	2,407	(1,631)	6,866	2,424
Training & Conferences	390	373	3,117	1,712
Payroll Service Fees	1,253	(539)	5,064	538
Cashiering Clearing Account	15,416	(15,416)	1,193	(1,193)
Total Administrative	32,354	(21,301)	97,833	(14,658)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	-	2,754	3,288	8,383
Permits & Licenses	379	(88)	3,413	(45)
Audit & Tax Services	-	-	24,260	2,580
Regulatory Compliance	591	41	2,091	2,972
Federal Income Tax	-	-	-	-
State B&O Tax	2,083	(1,304)	10,195	(4,700)
Property/Real Estate Tax	-	-	15,867	(117)
Total Regulator Compliance	3,053	1,403	59,114	9,073
CC&Rs/ Mandates				
Annual General Meeting	-	5,000	-	10,000
Special General Meeting	-	-	-	-
Board Support	134	41	2,028	(628)
Collection Charges	-	-	-	-
Transfer Fees	-	-	250	(250)
Lien Charges	-	-	-	-
Web Site Maintenance	686	(294)	3,145	(686)
Postage	235	148	3,022	34
Postage- Views	1,788	(454)	8,213	2,454

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

UNAUDITED

	2018 August Actuals	2017 MTD		2017 YTD (8 Months) Actuals	2017 YTD	
		B / (W) Spending Plan			B / (W) Spending Plan	
Newsletter Services	8,621	(4,455)		40,032		(6,699)
Professional Security Services	15,449	85		120,588		2,385
Total CC&Rs/ Mandates	26,913	71		177,278		6,610
Insurance Premiums	8,867	(19)		69,340		1,027
Utilities						
Utilities	1,412	(1,412)		1,780		(1,780)
Utilities- Natural Gas	611	800		7,775		8,533
Utilities- Water & Sewer	7,604	(878)		23,082		5,278
Utilities- Electricity	9,768	(4,203)		34,356		8,672
Utilities- Trash & Recycling Service	2,394	(1,358)		8,396		(109)
Utilities- Communications Service	3,364	(1,009)		24,587		(5,746)
Total Utilities	25,153	(8,060)		99,976		14,848
Maintenance & Landscaping						
Landscape R&M	7,760	(1,006)		30,794		4,298
Building R&M	4,418	291		28,331		13,839
Raw Materials	7,032	(5,252)		44,679		(30,445)
Raw Materials: Sand & Gravel	-	5,102		21,956		1,660
Janitorial Supplies	919	238		6,890		1,533
Equipment R&M	8,080	(4,263)		49,976		(13,869)
Small Tools & Equipment	654	1,448		4,235		2,383
Vehicle R&M	1,921	(871)		19,166		(11,051)
Vehicle Fuel	5,664	(1,148)		25,466		2,408
Other Supplies	12,718	(9,547)		27,516		(4,292)
Other R&M	3,755	(3,196)		13,931		(8,910)
Total Maintenance & Landscaping	52,921	(18,204)		272,940		(42,446)
Contracted & Professional Services						
Equipment Lease & Rental	752	(93)		6,588		779
IT Support and Services	3,207	(3)		40,390		(8,926)
Uniform and Laundry Service	985	(473)		9,199		(4,797)
Pool Management	1,870	3,662		6,488		4,576
Safety & Security Services	292	(126)		21,297		(7,425)
Snow Removal Services (see UDR Activity)	-	-		7,030		470
Storm Response Tree Removal	-	-		689		1,845
ACC Consultant	7,650	600		38,190		(10,690)
Legal Services	3,833	334		47,750		(14,417)
Other Professional Services	10,809	(9,780)		70,870		(62,483)
Total Contracted & Professional Services	29,398	(5,879)		248,491		(101,068)
Other Expenses						
Vandalism	-	250		-		2,000
Total Other Expenses	-	250		-		2,000
Total Other Expenses	178,659	(51,739)		1,024,972		(124,614)
Total Operations Expenses	326,934	(53,934)		1,996,673		(109,995)
Net Operations Income (Loss)	(5,060)	(15,441)		247,088		18,399
Net BOD Approved UDR Activity for Operations (Expense)						
SGM Expenses	-			(16,506)		
Hazard Tree Removal	-			(31,140)		
Area Z Mitigation	(2,613)			(54,393)		
Net Operations Income (Loss) with BOD Approved UDR	(7,673)	(15,441)		145,049		18,399
Other Operating Activity- Income/(Expense)						
UDR Activity	3,543			93,470		
AR Accrual - Prior Year Reversal	-			(67,601)		
AR Accrual - Current Year	-			-		
Total Other Operating Activity	3,543			25,869		
Grand Total Operations Activity	(4,130)	(15,441)		170,918		18,399

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2018 Ops	(2,134.59)	(10,160.00)	8,025.41	(35,477.54)	(81,275.00)	45,797.46	(121,912.00)	(86,434.46)
4005 - Member Assessments 2018	146,215.19	145,134.00	1,081.19	1,167,985.03	1,161,071.00	6,914.03	1,741,607.00	573,621.97
Total Dues and Assessment Income- Ops	144,080.60	134,974.00	9,106.60	1,132,507.49	1,079,796.00	52,711.49	1,619,695.00	487,187.51
Other AR Income								
4830 - Advertising Income	2,652.00	2,416.00	236.00	23,204.00	19,333.00	3,871.00	29,000.00	5,796.00
4831 - BD Expense- Views Ads	471.00	0.00	471.00	(461.50)	0.00	(461.50)	0.00	461.50
4842 - Member Donation Income Monthly	61.20	0.00	61.20	306.00	0.00	306.00	0.00	(306.00)
Total Other AR Income	3,184.20	2,416.00	768.20	23,048.50	19,333.00	3,715.50	29,000.00	5,951.50
Investment Income								
4900 - Interest Earned - Operating Accounts	26.50	41.00	(14.50)	276.66	333.00	(56.34)	500.00	223.34
Total Investment Income	26.50	41.00	(14.50)	276.66	333.00	(56.34)	500.00	223.34
Total Common Costs Income	147,291.30	137,431.00	9,860.30	1,155,832.65	1,099,462.00	56,370.65	1,649,195.00	493,362.35
<u>Expense</u>								
Administrative								
4999 - Cashiering Clearing Account	15,415.79	0.00	15,415.79	1,192.72	0.00	1,192.72	0.00	(1,192.72)
5015 - Bank Charges & Fees	0.00	0.00	0.00	(4.00)	0.00	(4.00)	0.00	4.00
5120 - Cash Over/Short	0.00	0.00	0.00	(0.51)	0.00	(0.51)	0.00	0.51
5121 - Currency Gain/Loss	(231.03)	0.00	(231.03)	474.20	0.00	474.20	0.00	(474.20)
Total Administrative	15,184.76	0.00	15,184.76	1,662.41	0.00	1,662.41	0.00	(1,662.41)
Regulatory Compliance								
7110 - Regulatory Compliance	375.00	416.00	(41.00)	375.00	3,333.00	(2,958.00)	5,000.00	4,625.00
9005 - State B&O Tax	13.24	11.00	2.24	120.64	92.00	28.64	138.00	17.36
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	388.24	427.00	(38.76)	16,363.03	19,175.00	(2,811.97)	36,638.00	20,274.97

Income Statement Report
Sudden Valley Community Association
Common Costs

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5216 - Postage- Views	1,787.83	1,334.00	453.83	8,213.35	10,667.00	(2,453.65)	16,000.00	7,786.65
5225 - Newsletter Services	8,621.00	4,166.00	4,455.00	40,031.75	33,333.00	6,698.75	50,000.00	9,968.25
Total CC&Rs/ Mandates	10,408.83	5,500.00	4,908.83	48,245.10	44,000.00	4,245.10	66,000.00	17,754.90
Insurance								
5400 - Insurance Premiums	8,604.91	8,424.00	180.91	66,748.43	67,387.00	(638.57)	101,080.00	34,331.57
Total Insurance	8,604.91	8,424.00	180.91	66,748.43	67,387.00	(638.57)	101,080.00	34,331.57
Contracted & Professional Services								
7020 - Legal Services	3,832.50	4,166.00	(333.50)	47,749.80	33,333.00	14,416.80	50,000.00	2,250.20
Total Contracted & Professional Services	3,832.50	4,166.00	(333.50)	47,749.80	33,333.00	14,416.80	50,000.00	2,250.20
Total Common Costs Expense	38,419.24	18,517.00	19,902.24	180,768.77	163,895.00	16,873.77	253,718.00	72,949.23
Total Common Costs Income / (Loss)	108,872.06	118,914.00	(10,041.94)	975,063.88	935,567.00	39,496.88	1,395,477.00	420,413.12

Income Statement Report
Sudden Valley Community Association
ACC / Security

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4805 - Compliance Fees & Fines - ACC	1,500.00	0.00	1,500.00	(8,115.37)	14,123.00	(22,238.37)	14,123.00	22,238.37
4806 - BD Expense- ACC Fines	(703.80)	0.00	(703.80)	22,834.20	0.00	22,834.20	0.00	(22,834.20)
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	796.20	0.00	796.20	14,918.83	14,123.00	795.83	14,123.00	(795.83)
Other Income								
4295 - Security House Checks	60.00	46.00	14.00	765.00	370.00	395.00	555.00	(210.00)
4350 - New Home Construction Fee	20,900.00	10,500.00	10,400.00	113,104.00	74,704.00	38,400.00	74,704.00	(38,400.00)
Total Other Income	20,960.00	10,546.00	10,414.00	113,869.00	75,074.00	38,795.00	75,259.00	(38,610.00)
Total ACC / Security Income	21,756.20	10,546.00	11,210.20	128,787.83	89,197.00	39,590.83	89,382.00	(39,405.83)
<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	2,645.00	(2,645.00)	2,800.00	10,804.00	(8,004.00)	20,000.00	17,200.00
6300 - Permits & Licenses	0.00	16.00	(16.00)	63.75	133.00	(69.25)	200.00	136.25
9005 - State B&O Tax	23.42	39.00	(15.58)	343.40	307.00	36.40	460.00	116.60
Total Regulatory Compliance	23.42	2,700.00	(2,676.58)	3,207.15	11,244.00	(8,036.85)	20,660.00	17,452.85
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	15,448.55	15,534.00	(85.45)	120,587.93	122,973.00	(2,385.07)	185,618.00	65,030.07
Total CC&Rs/ Mandates	15,448.55	15,534.00	(85.45)	120,671.52	122,973.00	(2,301.48)	185,618.00	64,946.48
Payroll & Benefits								
5300 - Salaries	7,111.08	7,169.00	(57.92)	62,447.99	58,786.00	3,661.99	91,801.00	29,353.01
5335 - Payroll Taxes- Employer	474.49	655.00	(180.51)	5,025.91	5,373.00	(347.09)	8,596.00	3,570.09

Income Statement Report
Sudden Valley Community Association
ACC / Security

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	492.56	539.00	(46.44)	4,243.36	4,310.00	(66.64)	6,465.00	2,221.64
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	8,078.13	8,363.00	(284.87)	71,717.26	68,469.00	3,248.26	109,209.00	37,491.74
Utilities								
6050 - Utilities- Communications Service	250.58	150.00	100.58	949.79	1,200.00	(250.21)	1,800.00	850.21
Total Utilities	250.58	150.00	100.58	949.79	1,200.00	(250.21)	1,800.00	850.21
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	77.00	(77.00)	0.00	615.00	(615.00)	922.00	922.00
6765 - Small Tools & Equipment	0.00	21.00	(21.00)	0.00	167.00	(167.00)	250.00	250.00
6775 - Vehicle R&M	201.93	57.00	144.93	1,808.39	1,274.00	534.39	1,500.00	(308.39)
6785 - Vehicle Fuel	502.83	466.00	36.83	3,921.20	3,733.00	188.20	5,600.00	1,678.80
6795 - Other Supplies	0.00	68.00	(68.00)	2,734.24	231.00	2,503.24	500.00	(2,234.24)
6796 - Other R&M	0.00	84.00	(84.00)	0.00	667.00	(667.00)	1,000.00	1,000.00
Total Maintenance & Landscaping	704.76	773.00	(68.24)	8,463.83	6,687.00	1,776.83	9,772.00	1,308.17
Contracted & Professional Services								
6440 - Safety & Security Services	291.87	0.00	291.87	18,329.05	12,539.00	5,790.05	12,539.00	(5,790.05)
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	7,650.00	8,250.00	(600.00)	38,190.00	27,500.00	10,690.00	27,500.00	(10,690.00)
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	7,941.87	8,250.00	(308.13)	58,419.80	42,573.00	15,846.80	45,107.00	(13,312.80)
Other Expenses								
9120 - Vandalism	0.00	250.00	(250.00)	0.00	2,000.00	(2,000.00)	3,000.00	3,000.00
Total Other Expenses	0.00	250.00	(250.00)	0.00	2,000.00	(2,000.00)	3,000.00	3,000.00
Total ACC / Security Expense	32,447.31	36,020.00	(3,572.69)	264,819.27	255,146.00	9,673.27	375,166.00	110,346.73
Total ACC / Security Income / (Loss)	(10,691.11)	(25,474.00)	14,782.89	(136,031.44)	(165,949.00)	29,917.56	(285,784.00)	(149,752.56)

Income Statement Report
Sudden Valley Community Association
Accounting

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	3,875.00	1,666.00	2,209.00	30,875.00	13,333.00	17,542.00	20,000.00	(10,875.00)
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	189.00	43.00	146.00	999.00	343.00	656.00	515.00	(484.00)
4706 - BD Expense- NSF Fees	60.06	0.00	60.06	(43.67)	0.00	(43.67)	0.00	43.67
Total Other AR Income	4,124.06	1,709.00	2,415.06	31,782.39	13,676.00	18,106.39	20,515.00	(11,267.39)
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	4,124.06	1,709.00	2,415.06	31,782.41	13,676.00	18,106.41	20,515.00	(11,267.41)
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	195.68	256.00	(60.32)	182.56	2,053.00	(1,870.44)	3,080.00	2,897.44
5120 - Cash Over/Short	0.00	0.00	0.00	(30.95)	0.00	(30.95)	0.00	30.95
5210 - Printing & Copying	1,983.50	359.00	1,624.50	2,729.63	2,867.00	(137.37)	4,300.00	1,570.37
5227 - Training & Conferences	0.00	0.00	0.00	4.00	0.00	4.00	0.00	(4.00)
5399 - Payroll Service Fees	1,252.85	691.00	561.85	5,063.65	5,533.00	(469.35)	8,300.00	3,236.35
Total Administrative	3,432.03	1,306.00	2,126.03	7,948.89	10,453.00	(2,504.11)	15,680.00	7,731.11
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	1,422.34	26.00	1,396.34	3,943.37	207.00	3,736.37	310.00	(3,633.37)
Total Regulatory Compliance	1,422.34	26.00	1,396.34	28,203.37	27,047.00	1,156.37	27,150.00	(1,053.37)
CC&Rs/ Mandates								
5040 - Transfer Fees	0.00	0.00	0.00	250.00	0.00	250.00	0.00	(250.00)
5215 - Postage	196.56	235.00	(38.44)	1,473.60	1,879.00	(405.40)	3,800.00	2,326.40
Total CC&Rs/ Mandates	196.56	235.00	(38.44)	1,723.60	1,879.00	(155.40)	3,800.00	2,076.40

Income Statement Report
Sudden Valley Community Association
Accounting

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5300 - Salaries	12,386.90	14,129.00	(1,742.10)	103,477.83	116,568.00	(13,090.17)	179,757.00	76,279.17
5335 - Payroll Taxes- Employer	962.80	1,284.00	(321.20)	8,066.69	10,592.00	(2,525.31)	16,758.00	8,691.31
5385 - Payroll Benefits - Medical	1,603.97	1,714.00	(110.03)	11,120.30	13,711.00	(2,590.70)	20,566.00	9,445.70
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	14,953.67	17,127.00	(2,173.33)	122,664.82	140,871.00	(18,206.18)	221,742.00	99,077.18
Utilities								
6050 - Utilities- Communications Service	60.00	60.00	0.00	510.00	480.00	30.00	720.00	210.00
Total Utilities	60.00	60.00	0.00	510.00	480.00	30.00	720.00	210.00
Contracted & Professional Services								
5125 - IT Support and Services	750.00	776.00	(26.00)	6,299.00	6,200.00	99.00	9,299.00	3,000.00
7095 - Other Professional Services	3,954.48	0.00	3,954.48	29,957.98	0.00	29,957.98	0.00	(29,957.98)
Total Contracted & Professional Services	4,704.48	776.00	3,928.48	36,256.98	6,200.00	30,056.98	9,299.00	(26,957.98)
Total Accounting Expense	24,769.08	19,530.00	5,239.08	197,307.66	186,930.00	10,377.66	278,391.00	81,083.34
Total Accounting Income / (Loss)	(20,645.02)	(17,821.00)	(2,824.02)	(165,525.25)	(173,254.00)	7,728.75	(257,876.00)	(92,350.75)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	62.45	0.00	62.45	258.00	0.00	258.00	0.00	(258.00)
4255 - Maps and Signs	181.55	125.00	56.55	1,157.97	1,000.00	157.97	1,500.00	342.03
4835 - Miscellaneous Income	760.00	0.00	760.00	955.02	0.00	955.02	0.00	(955.02)
4840 - Non-Taxable Income	221.10	0.00	221.10	2,424.29	0.00	2,424.29	0.00	(2,424.29)
4870 - Member Donation Income	45.00	0.00	45.00	145.00	0.00	145.00	0.00	(145.00)
Total Other Income	1,270.10	125.00	1,145.10	4,940.28	1,000.00	3,940.28	1,500.00	(3,440.28)
Total SVCA Operations- Admin Income	1,270.10	125.00	1,145.10	4,940.28	1,000.00	3,940.28	1,500.00	(3,440.28)
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	360.00	0.00	360.00	0.00	(360.00)
5015 - Bank Charges & Fees	206.82	291.00	(84.18)	627.65	2,333.00	(1,705.35)	3,500.00	2,872.35
5045 - Dues & Subscriptions	0.00	115.00	(115.00)	932.42	920.00	12.42	1,380.00	447.58
5090 - Office Supplies	1,237.15	1,500.00	(262.85)	16,257.74	12,000.00	4,257.74	18,000.00	1,742.26
5100 - GM Discretionary Funds	1,536.47	334.00	1,202.47	3,452.72	2,667.00	785.72	4,000.00	547.28
5107 - Advertising Costs	0.00	9.00	(9.00)	0.00	67.00	(67.00)	100.00	100.00
5120 - Cash Over/Short	(5.00)	0.00	(5.00)	(22.36)	0.00	(22.36)	0.00	22.36
5205 - Events Charges	3,276.58	1,250.00	2,026.58	9,792.92	5,002.00	4,790.92	10,000.00	207.08
5210 - Printing & Copying	423.22	417.00	6.22	3,372.40	3,334.00	38.40	5,000.00	1,627.60
5227 - Training & Conferences	315.00	209.00	106.00	882.50	1,667.00	(784.50)	2,500.00	1,617.50
Total Administrative	6,990.24	4,125.00	2,865.24	35,655.99	27,990.00	7,665.99	44,480.00	8,824.01
Regulatory Compliance								
6300 - Permits & Licenses	137.50	0.00	137.50	137.50	0.00	137.50	0.00	(137.50)
9005 - State B&O Tax	17.05	6.00	11.05	81.73	47.00	34.73	70.00	(11.73)
Total Regulatory Compliance	154.55	6.00	148.55	219.23	47.00	172.23	70.00	(149.23)
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	5,000.00	(5,000.00)	0.00	10,000.00	(10,000.00)	15,000.00	15,000.00

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5020 - Board Support	133.99	175.00	(41.01)	2,027.64	1,400.00	627.64	2,100.00	72.36
5115 - Web Site Maintenance	686.35	392.00	294.35	2,980.35	2,459.00	521.35	4,000.00	1,019.65
5215 - Postage	37.79	84.00	(46.21)	745.39	667.00	78.39	1,000.00	254.61
Total CC&Rs/ Mandates	858.13	5,651.00	(4,792.87)	5,753.38	14,526.00	(8,772.62)	22,100.00	16,346.62
Payroll & Benefits								
5300 - Salaries	20,737.04	20,148.00	589.04	163,036.41	159,129.00	3,907.41	249,251.00	86,214.59
5335 - Payroll Taxes- Employer	1,690.07	1,813.00	(122.93)	13,316.00	14,309.00	(993.00)	23,011.00	9,695.00
5385 - Payroll Benefits - Medical	1,034.92	862.00	172.92	6,819.41	6,236.00	583.41	9,684.00	2,864.59
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	23,462.03	22,823.00	639.03	183,171.82	179,674.00	3,497.82	288,534.00	105,362.18
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	9.00	(9.00)	0.00	67.00	(67.00)	100.00	100.00
6050 - Utilities- Communications Service	146.04	120.00	26.04	1,354.58	960.00	394.58	1,440.00	85.42
Total Utilities	146.04	129.00	17.04	1,354.58	1,027.00	327.58	1,540.00	185.42
Maintenance & Landscaping								
6785 - Vehicle Fuel	32.57	0.00	32.57	41.99	0.00	41.99	0.00	(41.99)
6795 - Other Supplies	0.00	0.00	0.00	37.94	0.00	37.94	0.00	(37.94)
Total Maintenance & Landscaping	32.57	0.00	32.57	79.93	0.00	79.93	0.00	(79.93)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	751.61	425.00	326.61	2,900.96	3,400.00	(499.04)	5,100.00	2,199.04
5125 - IT Support and Services	2,457.45	1,748.00	709.45	24,396.27	18,219.00	6,177.27	25,000.00	603.73
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

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted & Professional Services								
7095 - Other Professional Services	752.64	0.00	752.64	13,811.48	0.00	13,811.48	0.00	(13,811.48)
Total Contracted & Professional Services	3,961.70	2,173.00	1,788.70	41,217.05	21,619.00	19,598.05	30,100.00	(11,117.05)
Total SVCA Operations- Admin Expense	35,605.26	34,907.00	698.26	267,451.98	244,883.00	22,568.98	386,824.00	119,372.02
Total SVCA Operations- Admin Income / (Loss)	(34,335.16)	(34,782.00)	446.84	(262,511.70)	(243,883.00)	(18,628.70)	(385,324.00)	(122,812.30)

Income Statement Report

Sudden Valley Community Association

Facilities

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Rental Income								
4410 - Area Z Storage Rental Income	(185.00)	0.00	(185.00)	13,517.50	14,250.00	(732.50)	19,000.00	5,482.50
4412 - BD Expense- Area Z	2,183.00	0.00	2,183.00	(961.35)	0.00	(961.35)	0.00	961.35
Total Rental Income	1,998.00	0.00	1,998.00	12,556.15	14,250.00	(1,693.85)	19,000.00	6,443.85
Rental Income - Other								
4400 - Facility Rentals	0.00	0.00	0.00	860.00	0.00	860.00	0.00	(860.00)
4430 - Lease Income - Restaurant	2,252.00	2,186.00	66.00	18,016.00	17,488.00	528.00	26,232.00	8,216.00
4435 - Lease Income - Barn 8	751.00	751.00	0.00	5,806.00	6,008.00	(202.00)	9,012.00	3,206.00
4439 - Lease Income- Library	281.00	281.00	0.00	2,248.00	2,248.00	0.00	3,372.00	1,124.00
Total Rental Income - Other	3,284.00	3,218.00	66.00	26,930.00	25,744.00	1,186.00	38,616.00	11,686.00
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	5,282.00	3,218.00	2,064.00	41,686.15	39,994.00	1,692.15	57,616.00	15,929.85
<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	75.00	(1.58)	587.36	597.00	(9.64)	895.00	307.64
9005 - State B&O Tax	48.02	72.00	(23.98)	627.53	577.00	50.53	865.00	237.47
Total Regulatory Compliance	121.44	147.00	(25.56)	1,283.99	1,174.00	109.99	1,760.00	476.01
Payroll & Benefits								
5300 - Salaries	3,993.54	4,095.00	(101.46)	36,375.64	37,293.00	(917.36)	55,517.00	19,141.36
5335 - Payroll Taxes- Employer	445.36	467.00	(21.64)	3,880.60	4,379.00	(498.40)	6,650.00	2,769.40

Income Statement Report

Sudden Valley Community Association

Facilities

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	0.00	565.00	(565.00)	2,775.68	4,521.00	(1,745.32)	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	4,438.90	5,127.00	(688.10)	43,031.92	46,193.00	(3,161.08)	70,591.00	27,559.08
Utilities								
6000 - Utilities	1,411.73	0.00	1,411.73	1,779.98	0.00	1,779.98	0.00	(1,779.98)
6005 - Utilities- Natural Gas	327.13	313.00	14.13	4,113.09	7,002.00	(2,888.91)	9,635.00	5,521.91
6023 - Utilities- Water & Sewer	2,715.59	3,154.00	(438.41)	8,953.15	11,942.00	(2,988.85)	17,652.00	8,698.85
6033 - Utilities- Electricity	2,205.43	1,391.00	814.43	12,522.02	17,775.00	(5,252.98)	24,218.00	11,695.98
6035 - Utilities- Trash & Recycling Service	1,919.63	680.00	1,239.63	6,408.67	5,443.00	965.67	8,165.00	1,756.33
6050 - Utilities- Communications Service	1,081.89	964.00	117.89	13,365.52	7,712.00	5,653.52	11,568.00	(1,797.52)
Total Utilities	9,661.40	6,502.00	3,159.40	47,142.43	49,874.00	(2,731.57)	71,238.00	24,095.57
Maintenance & Landscaping								
6515 - Building R&M	3,824.89	4,709.00	(884.11)	24,288.42	38,077.00	(13,788.58)	58,976.00	34,687.58
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	1,363.41	0.00	1,363.41	0.00	(1,363.41)
6635 - Janitorial Supplies	637.54	916.00	(278.46)	5,719.01	7,333.00	(1,613.99)	11,000.00	5,280.99
6675 - Equipment R&M	(321.89)	0.00	(321.89)	(321.89)	0.00	(321.89)	0.00	321.89
6775 - Vehicle R&M	0.00	75.00	(75.00)	0.00	600.00	(600.00)	900.00	900.00
6785 - Vehicle Fuel	68.67	98.00	(29.33)	68.67	783.00	(714.33)	1,175.00	1,106.33
6795 - Other Supplies	2,404.17	0.00	2,404.17	2,870.57	0.00	2,870.57	0.00	(2,870.57)
6796 - Other R&M	1,804.93	0.00	1,804.93	3,293.60	0.00	3,293.60	0.00	(3,293.60)
Total Maintenance & Landscaping	8,418.31	5,798.00	2,620.31	37,281.79	46,793.00	(9,511.21)	72,051.00	34,769.21
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	228.27	0.00	228.27	0.00	(228.27)
5125 - IT Support and Services	0.00	670.00	(670.00)	8,040.00	5,360.00	2,680.00	8,040.00	0.00
6438 - Pool Management	(651.70)	0.00	(651.70)	0.00	0.00	0.00	0.00	0.00

Income Statement Report
Sudden Valley Community Association
Facilities

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted & Professional Services								
7095 - Other Professional Services	4,800.00	0.00	4,800.00	16,670.94	0.00	16,670.94	0.00	(16,670.94)
Total Contracted & Professional Services	4,148.30	670.00	3,478.30	24,939.21	5,360.00	19,579.21	8,040.00	(16,899.21)
Total Facilities Expense	26,788.35	18,244.00	8,544.35	154,120.51	149,394.00	4,726.51	223,680.00	69,559.49
Total Facilities Income / (Loss)	(21,506.35)	(15,026.00)	(6,480.35)	(112,434.36)	(109,400.00)	(3,034.36)	(166,064.00)	(53,629.64)

Income Statement Report

Sudden Valley Community Association

Maintenance

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	30.00	192.00	(162.00)	1,486.21	1,538.00	(51.79)	2,307.00	820.79
Total Other Income	30.00	192.00	(162.00)	1,486.21	1,538.00	(51.79)	2,307.00	820.79
Total Maintenance Income	30.00	192.00	(162.00)	1,486.21	1,538.00	(51.79)	2,307.00	820.79
Expense								
Administrative								
5090 - Office Supplies	70.20	0.00	70.20	70.20	0.00	70.20	0.00	(70.20)
Total Administrative	70.20	0.00	70.20	70.20	0.00	70.20	0.00	(70.20)
Regulatory Compliance								
6300 - Permits & Licenses	106.00	209.00	(103.00)	1,446.50	1,673.00	(226.50)	2,510.00	1,063.50
9005 - State B&O Tax	1.08	0.00	1.08	47.24	0.00	47.24	0.00	(47.24)
Total Regulatory Compliance	107.08	209.00	(101.92)	1,493.74	1,673.00	(179.26)	2,510.00	1,016.26
Payroll & Benefits								
5300 - Salaries	14,217.06	6,257.00	7,960.06	105,873.28	87,441.00	18,432.28	152,710.00	46,836.72
5335 - Payroll Taxes- Employer	1,436.30	785.00	651.30	11,768.77	10,821.00	947.77	20,016.00	8,247.23
5385 - Payroll Benefits - Medical	3,073.82	1,083.00	1,990.82	14,490.61	13,163.00	1,327.61	21,317.00	6,826.39
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	18,727.18	8,125.00	10,602.18	132,132.66	111,425.00	20,707.66	199,359.00	67,226.34
Utilities								
6050 - Utilities- Communications Service	120.00	230.00	(110.00)	845.99	1,840.00	(994.01)	2,760.00	1,914.01
Total Utilities	120.00	230.00	(110.00)	845.99	1,840.00	(994.01)	2,760.00	1,914.01
Maintenance & Landscaping								
6610 - Raw Materials	0.00	46.00	(46.00)	0.00	367.00	(367.00)	550.00	550.00
6621 - Raw Materials: Sand & Gravel	0.00	84.00	(84.00)	886.99	667.00	219.99	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	1,008.72	643.00	365.72	10,344.04	5,149.00	5,195.04	7,724.00	(2,620.04)

Income Statement Report
Sudden Valley Community Association
Maintenance

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6765 - Small Tools & Equipment	0.00	1,664.00	(1,664.00)	742.83	3,910.00	(3,167.17)	3,910.00	3,167.17
6775 - Vehicle R&M	993.21	584.00	409.21	11,770.77	4,667.00	7,103.77	7,000.00	(4,770.77)
6785 - Vehicle Fuel	1,102.12	716.00	386.12	7,608.64	5,727.00	1,881.64	8,590.00	981.36
6795 - Other Supplies	86.70	209.00	(122.30)	1,519.85	1,667.00	(147.15)	2,500.00	980.15
6796 - Other R&M	1,950.02	250.00	1,700.02	9,156.67	2,000.00	7,156.67	3,000.00	(6,156.67)
Total Maintenance & Landscaping	5,140.77	4,196.00	944.77	42,400.79	24,154.00	18,246.79	34,274.00	(8,126.79)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	84.00	(84.00)	0.00	667.00	(667.00)	1,000.00	1,000.00
6408 - Uniform and Laundry Service	214.49	171.00	43.49	1,857.03	1,369.00	488.03	2,053.00	195.97
6440 - Safety & Security Services	0.00	116.00	(116.00)	2,077.76	933.00	1,144.76	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	214.49	371.00	(156.51)	10,964.93	10,469.00	495.93	19,453.00	8,488.07
Total Maintenance Expense	24,379.72	13,131.00	11,248.72	187,908.31	149,561.00	38,347.31	258,356.00	70,447.69
Total Maintenance Income / (Loss)	(24,349.72)	(12,939.00)	(11,410.72)	(186,422.10)	(148,023.00)	(38,399.10)	(256,049.00)	(69,626.90)

Income Statement Report
Sudden Valley Community Association
Golf

August 1, 2018 to August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 6,189	\$ 4,500	\$ 1,689	\$ 261,780	\$ 227,000	\$ 34,780	\$ 245,000	\$ (16,780)
4151 - BD Expense- Golf	4,339	-	4,339	(1,963)	-	(1,963)	-	1,963
4154 - Golf Course Daily Greens Fees	69,138	70,000	(862)	276,632	323,430	(46,798)	397,230	120,598
4170 - Driving Range Fees	2,923	3,900	(977)	13,409	19,700	(6,292)	23,000	9,592
4174 - Golf Cart Rental	22,197	22,000	197	93,531	90,300	3,231	110,000	16,469
4176 - Golf Club Storage	-	100	(100)	1,144	1,520	(376)	1,520	376
4178 - Trail Fees	1,114	100	1,014	14,233	13,250	983	13,250	(983)
Total Golf Income	105,900	100,600	5,300	658,764	675,200	(16,436)	790,000	131,235
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	105,900	100,600	5,300	660,064	675,200	(15,136)	790,000	129,935
Expense								
Administrative								
5107 - Advertising Costs	763	500	263	7,378	6,300	1,078	7,000	(378)
5015 - Bank Charges & Fees	2,273	1,800	473	12,252	8,820	3,432	12,845	593
5120 - Cash Over/Short	3	-	3	41	-	41	-	(41)
5045 - Dues & Subscriptions	2,890	363	2,527	22,836	15,220	7,616	17,270	(5,566)
5000 - General Administrative	-	400	(400)	-	1,200	(1,200)	1,600	1,600
5090 - Office Supplies	100	25	75	674	200	474	300	(374)
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	-	-	-	110	2,980	(2,870)	2,980	2,870
5227 - Training & Conferences	75	300	(225)	1,831	2,400	(569)	3,600	1,769
Total Administrative	6,103	3,388	2,715	45,121	37,120	8,001	45,595	473
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	109	(109)	488	867	(379)	1,300	812
6300 - Permits & Licenses	-	66	(66)	466	533	(67)	800	334
9005 - State B&O Tax	526	474	52	3,159	3,000	159	3,541	382
Total Regulatory Compliance	526	649	(123)	4,113	4,400	(287)	5,641	1,528
CC&Rs/ Mandates								
5215 - Postage	1	64	(63)	719	510	209	765	46
5115 - Web Site Maintenance	-	-	-	165	-	165	-	(165)
CC&Rs/ Mandates Total	1	64	(63)	884	510	374	765	(119)
Payroll & Benefits								
5300 - Salaries	46,193	45,633	560	298,203	301,643	(3,440)	438,719	140,516
5335 - Payroll Taxes- Employer	4,818	4,987	(169)	30,320	32,405	(2,085)	47,860	17,540
5385 - Payroll Benefits - Medical	3,854	3,880	(26)	29,148	28,454	694	43,974	14,826
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	8,890	8,890
Total Payroll & Benefits	54,864	54,500	364	357,671	362,502	(4,831)	539,443	181,772

Income Statement Report
Sudden Valley Community Association
Golf

August 1, 2018 to August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	262	341	(79)	2,592	2,730	(138)	4,095	1,503
Total Insurance	262	341	(79)	2,592	2,730	(138)	4,095	1,503
Utilities								
6050 - Utilities- Communications Service	618	619	(1)	5,096	4,950	146	7,425	2,329
6033 - Utilities- Electricity	5,481	2,961	2,520	14,091	14,406	(315)	20,463	6,372
6005 - Utilities- Natural Gas	179	216	(37)	2,366	2,250	116	3,100	734
6023 - Utilities- Water & Sewer	2,379	1,850	529	7,361	7,256	105	10,897	3,536
6035 - Utilities- Trash & Recycling Service	475	222	253	1,988	1,777	211	2,666	678
Total Utilities	9,132	5,868	3,264	30,901	30,639	262	44,551	13,649
Maintenance & Landscaping								
6515 - Building R&M	-	-	-	-	-	-	-	-
6675 - Equipment R&M	6,828	2,930	3,898	33,747	24,859	8,888	38,000	4,253
6635 - Janitorial Supplies	-	20	(20)	251	160	91	240	(11)
6110 - Landscape R&M	5,947	3,707	2,240	22,427	25,654	(3,227)	39,000	16,573
6796 - Other R&M	-	184	(184)	236	1,467	(1,231)	2,200	1,964
6795 - Other Supplies	3,557	1,318	2,239	11,648	13,434	(1,786)	17,800	6,152
6610 - Raw Materials	6,489	1,734	4,755	44,136	13,867	30,269	20,800	(23,336)
6621 - Raw Materials: Sand & Gravel	-	4,517	(4,517)	15,716	21,031	(5,315)	32,300	16,584
6765 - Small Tools & Equipment	217	209	8	3,055	1,917	1,138	2,750	(305)
6785 - Vehicle Fuel	3,279	2,736	543	11,906	16,112	(4,206)	20,000	8,094
6775 - Vehicle R&M	536	84	452	5,074	667	4,407	1,000	(4,074)
Total Maintenance & Landscaping	26,853	17,439	9,414	148,198	119,168	29,030	174,090	25,894
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	150	(150)	3,192	3,300	(108)	3,900	708
6440 - Safety & Security Services	-	50	(50)	624	400	224	600	(24)
6408 - Uniform and Laundry Service	511	341	170	5,285	3,033	2,252	4,400	(885)
7095 - Other Professional Services	-	100	(100)	-	800	(800)	1,200	1,200
Total Contracted & Professional Services	511	641	(130)	9,101	7,533	1,568	10,100	999
Total Golf Expense	98,252	82,890	15,362	598,581	564,602	33,979	824,280	225,699
Total Golf Income / (Loss)	\$ 7,648	\$ 17,710	\$ (10,062)	\$ 61,483	\$ 110,598	\$ (49,115)	\$ (34,280)	\$ (95,764)

Income Statement Report

Sudden Valley Community Association

Marina

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	8,955.00	4,386.00	4,569.00	4,386.00	(4,569.00)
4420 - Marina Dry Slip Income	660.00	0.00	660.00	41,060.03	30,554.00	10,506.03	30,554.00	(10,506.03)
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	61,535.00	66,060.00	(4,525.00)	66,060.00	4,525.00
4426 - BD Expense- Marina	400.00	0.00	400.00	2,035.00	0.00	2,035.00	0.00	(2,035.00)
Total Marina Income	1,060.00	0.00	1,060.00	113,585.03	101,000.00	12,585.03	101,000.00	(12,585.03)
Rental Income - Other								
4400 - Facility Rentals	100.00	0.00	100.00	800.00	1,200.00	(400.00)	1,200.00	400.00
4411 - Picnic Shelter Rentals	470.00	100.00	370.00	2,420.00	797.00	1,623.00	1,195.00	(1,225.00)
Total Rental Income - Other	570.00	100.00	470.00	3,220.00	1,997.00	1,223.00	2,395.00	(825.00)
Other Income								
4220 - Gate & Access Fees	245.00	166.00	79.00	2,540.00	1,333.00	1,207.00	2,000.00	(540.00)
Total Other Income	245.00	166.00	79.00	2,540.00	1,333.00	1,207.00	2,000.00	(540.00)
Total Marina Income	1,875.00	266.00	1,609.00	119,345.03	104,330.00	15,015.03	105,395.00	(13,950.03)
Expense								
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	135.00	0.00	135.00	273.17	0.00	273.17	0.00	(273.17)
7110 - Regulatory Compliance	142.61	141.00	1.61	1,128.37	1,133.00	(4.63)	1,700.00	571.63
9005 - State B&O Tax	16.96	151.00	(134.04)	1,829.86	1,213.00	616.86	1,820.00	(9.86)
Total Regulatory Compliance	294.57	292.00	2.57	3,231.40	2,346.00	885.40	3,520.00	288.60
Utilities								
6023 - Utilities- Water & Sewer	929.26	726.00	203.26	1,601.14	1,194.00	407.14	1,587.00	(14.14)
6033 - Utilities- Electricity	129.85	48.00	81.85	1,271.96	1,527.00	(255.04)	1,914.00	642.04

Income Statement Report
Sudden Valley Community Association
Marina

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	156.89	172.00	(15.11)	1,414.05	1,379.00	35.05	2,069.00	654.95
Total Utilities	1,216.00	946.00	270.00	4,287.15	4,100.00	187.15	5,570.00	1,282.85
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	84.00	(84.00)	0.00	667.00	(667.00)	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	41.00	(41.00)	426.12	333.00	93.12	500.00	73.88
Total Maintenance & Landscaping	0.00	125.00	(125.00)	828.65	1,000.00	(171.35)	1,500.00	671.35
Contracted & Professional Services								
6408 - Uniform and Laundry Service	0.00	0.00	0.00	243.04	0.00	243.04	0.00	(243.04)
7095 - Other Professional Services	0.00	0.00	0.00	2,616.00	0.00	2,616.00	0.00	(2,616.00)
Total Contracted & Professional Services	0.00	0.00	0.00	2,859.04	0.00	2,859.04	0.00	(2,859.04)
Total Marina Expense	1,510.57	1,363.00	147.57	11,310.04	7,446.00	3,864.04	10,590.00	(720.04)
Total Marina Income / (Loss)	364.43	(1,097.00)	1,461.43	108,034.99	96,884.00	11,150.99	94,805.00	(13,229.99)

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

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Ops Assmt Incom- Rec/Pool/Parks								
4010 - Recreation Special Assmt 062018 to0	31,481.52	31,390.00	91.52	94,388.08	94,170.00	218.08	219,731.00	125,342.92
4011 - BD Expense- Rec SA 062018 to 0520	(464.64)	(2,197.00)	1,732.36	(3,188.16)	(6,592.00)	3,403.84	(15,382.00)	(12,193.84)
Total Special Ops Assmt Incom- Rec/Pool/Parks	31,016.88	29,193.00	1,823.88	91,199.92	87,578.00	3,621.92	204,349.00	113,149.08
Other Income								
4220 - Gate & Access Fees	288.00	0.00	288.00	288.00	0.00	288.00	0.00	(288.00)
4227 - Main Pool & Gym Fees	2,432.00	0.00	2,432.00	3,309.00	0.00	3,309.00	0.00	(3,309.00)
4510 - Health Club Membership	0.00	100.00	(100.00)	2,912.00	3,392.00	(480.00)	3,792.00	880.00
4840 - Non-Taxable Income	608.00	0.00	608.00	2,127.00	0.00	2,127.00	0.00	(2,127.00)
Total Other Income	3,328.00	100.00	3,228.00	8,636.00	3,392.00	5,244.00	3,792.00	(4,844.00)
Total Pool/Health Club/Parks Income	34,344.88	29,293.00	5,051.88	99,835.92	90,970.00	8,865.92	208,141.00	108,305.08
Expense								
Administrative								
5015 - Bank Charges & Fees	77.03	42.00	35.03	103.56	126.00	(22.44)	292.00	188.44
5090 - Office Supplies	495.95	1,915.00	(1,419.05)	4,501.14	6,546.00	(2,044.86)	14,207.00	9,705.86
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	0.00	254.00	(254.00)	400.00	762.00	(362.00)	1,779.00	1,379.00
5399 - Payroll Service Fees	0.00	23.00	(23.00)	0.00	69.00	(69.00)	162.00	162.00
Total Administrative	572.98	2,234.00	(1,661.02)	5,439.88	7,612.00	(2,172.12)	16,549.00	11,109.12
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	15.13	0.00	15.13	42.35	52.00	(9.65)	52.00	9.65
Total Regulatory Compliance	15.13	0.00	15.13	999.35	1,081.00	(81.65)	1,081.00	81.65
Payroll & Benefits								
5300 - Salaries	20,429.65	25,458.00	(5,028.35)	51,513.50	65,720.00	(14,206.50)	132,020.00	80,506.50

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

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5335 - Payroll Taxes- Employer	2,459.13	3,100.00	(640.87)	5,795.81	7,892.00	(2,096.19)	16,270.00	10,474.19
5385 - Payroll Benefits - Medical	862.60	1,457.00	(594.40)	4,001.71	3,574.00	427.71	9,401.00	5,399.29
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	23,751.38	30,015.00	(6,263.62)	61,311.02	77,186.00	(15,874.98)	161,902.00	100,590.98
Insurance								
5400 - Insurance Premiums	0.00	83.00	(83.00)	0.00	250.00	(250.00)	583.00	583.00
Total Insurance	0.00	83.00	(83.00)	0.00	250.00	(250.00)	583.00	583.00
Utilities								
6005 - Utilities- Natural Gas	104.29	882.00	(777.71)	1,295.87	7,056.00	(5,760.13)	10,581.00	9,285.13
6023 - Utilities- Water & Sewer	1,579.51	996.00	583.51	5,166.91	7,968.00	(2,801.09)	11,949.00	6,782.09
6033 - Utilities- Electricity	1,951.35	1,165.00	786.35	6,471.09	9,320.00	(2,848.91)	13,983.00	7,511.91
6035 - Utilities- Trash & Recycling Service	0.00	125.00	(125.00)	0.00	1,000.00	(1,000.00)	1,500.00	1,500.00
6050 - Utilities- Communications Service	930.63	40.00	890.63	1,050.63	320.00	730.63	480.00	(570.63)
Total Utilities	4,565.78	3,208.00	1,357.78	13,984.50	25,664.00	(11,679.50)	38,493.00	24,508.50
Maintenance & Landscaping								
6110 - Landscape R&M	1,812.65	3,047.00	(1,234.35)	8,366.58	9,438.00	(1,071.42)	21,628.00	13,261.42
6515 - Building R&M	592.95	0.00	592.95	3,987.05	4,093.00	(105.95)	4,093.00	105.95
6610 - Raw Materials	542.67	0.00	542.67	542.67	0.00	542.67	0.00	(542.67)
6621 - Raw Materials: Sand & Gravel	0.00	417.00	(417.00)	3,989.34	1,251.00	2,738.34	2,917.00	(1,072.34)
6635 - Janitorial Supplies	281.39	221.00	60.39	548.75	930.00	(381.25)	1,813.00	1,264.25
6675 - Equipment R&M	564.84	167.00	397.84	6,207.00	5,484.00	723.00	6,150.00	(57.00)
6765 - Small Tools & Equipment	436.66	208.00	228.66	436.66	624.00	(187.34)	1,458.00	1,021.34
6775 - Vehicle R&M	189.88	250.00	(60.12)	513.33	907.00	(393.67)	1,907.00	1,393.67
6785 - Vehicle Fuel	679.14	500.00	179.14	2,130.57	1,519.00	611.57	3,519.00	1,388.43
6795 - Other Supplies	6,670.09	1,576.00	5,094.09	8,148.18	7,892.00	256.18	14,198.00	6,049.82

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

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6796 - Other R&M	0.00	0.00	0.00	818.23	554.00	264.23	554.00	(264.23)
Total Maintenance & Landscaping	11,770.27	6,386.00	5,384.27	35,688.36	32,692.00	2,996.36	58,237.00	22,548.64
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	1,685.00	(30.09)	1,725.00	70.09
6408 - Uniform and Laundry Service	259.86	0.00	259.86	1,813.97	0.00	1,813.97	0.00	(1,813.97)
6438 - Pool Management	2,521.34	5,532.00	(3,010.66)	6,487.65	11,064.00	(4,576.35)	16,596.00	10,108.35
6440 - Safety & Security Services	0.00	0.00	0.00	158.06	0.00	158.06	0.00	(158.06)
7095 - Other Professional Services	1,302.00	929.00	373.00	6,602.00	7,587.00	(985.00)	11,300.00	4,698.00
Total Contracted & Professional Services	4,083.20	6,471.00	(2,387.80)	16,982.91	20,336.00	(3,353.09)	29,621.00	12,638.09
Total Pool/Health Club/Parks Expense	44,758.74	48,397.00	(3,638.26)	134,406.02	164,821.00	(30,414.98)	306,466.00	172,059.98
Total Pool/Health Club/Parks Income / (Loss)	(10,413.86)	(19,104.00)	8,690.14	(34,570.10)	(73,851.00)	39,280.90	(98,325.00)	(63,754.90)

Income Statement Report

Sudden Valley Community Association

UDR Activity

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 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	507.95	0.00	507.95	44,261.58	0.00	44,261.58	0.00	(44,261.58)
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	922.31	0.00	922.31	47,479.11	0.00	47,479.11	0.00	(47,479.11)
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	1,430.26	0.00	1,430.26	12,161.23	0.00	12,161.23	0.00	(12,161.23)
Collections Income								
4710 - Late Fees & Interest	5,061.25	0.00	5,061.25	29,760.26	0.00	29,760.26	0.00	(29,760.26)
4711 - BD Expense- Late Fee & Int	(2,657.88)	0.00	(2,657.88)	(148.76)	0.00	(148.76)	0.00	148.76
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	130.98	0.00	130.98	2,380.23	0.00	2,380.23	0.00	(2,380.23)
Total Collections Income	2,534.35	0.00	2,534.35	35,101.69	0.00	35,101.69	0.00	(35,101.69)
Investment Income								
4910 - Interest Earned - Reserve Accounts	10.45	0.00	10.45	90.94	0.00	90.94	0.00	(90.94)
Total Investment Income	10.45	0.00	10.45	90.94	0.00	90.94	0.00	(90.94)
Total UDR Activity Income	3,975.06	0.00	3,975.06	47,353.86	0.00	47,353.86	0.00	(47,353.86)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	75.97	0.00	75.97	502.86	0.00	502.86	0.00	(502.86)
Total Regulatory Compliance	75.97	0.00	75.97	502.86	0.00	502.86	0.00	(502.86)
CC&Rs/ Mandates								
5007 - Special General Meeting	0.00	0.00	0.00	16,505.85	13,580.00	2,925.85	13,580.00	(2,925.85)
5025 - Collection Charges	70.14	0.00	70.14	1,755.70	0.00	1,755.70	0.00	(1,755.70)

Income Statement Report
Sudden Valley Community Association
UDR Activity

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5065 - Lien Charges	110.00	0.00	110.00	4,879.00	0.00	4,879.00	0.00	(4,879.00)
Total CC&Rs/ Mandates	180.14	0.00	180.14	23,140.55	13,580.00	9,560.55	13,580.00	(9,560.55)
Contracted & Professional Services								
7020 - Legal Services	176.00	0.00	176.00	14,347.56	0.00	14,347.56	0.00	(14,347.56)
Total Contracted & Professional Services	176.00	0.00	176.00	14,347.56	0.00	14,347.56	0.00	(14,347.56)
Reserve UDR Projects								
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	(185,565.37)	(185,565.37)
9895 - UDR - GM Recruiting Expenses	0.00	0.00	0.00	0.00	0.00	0.00	32,725.00	32,725.00
9902 - UDR - Area Z Mitigation	2,613.28	0.00	2,613.28	54,393.04	0.00	54,393.04	96,409.37	42,016.33
Total Reserve UDR Projects	2,613.28	0.00	2,613.28	85,532.54	34,254.00	51,278.54	(13,580.00)	(99,112.54)
Total UDR Activity Expense	3,045.39	0.00	3,045.39	123,523.51	47,834.00	75,689.51	0.00	(123,523.51)
Total UDR Activity Income / (Loss)	929.67	0.00	929.67	(76,169.65)	(47,834.00)	(28,335.65)	0.00	76,169.65

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 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	0.00	0.00	0.00	442.35	0.00	442.35	0.00	(442.35)
4041 - BD Expense- MR&R	8.14	0.00	8.14	515.18	0.00	515.18	0.00	(515.18)
4043 - Caital Rep& Repl Assmt 2018	34,752.95	0.00	34,752.95	277,542.75	0.00	277,542.75	0.00	(277,542.75)
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	195.34	0.00	195.34	9,571.06	0.00	9,571.06	0.00	(9,571.06)
4049 - BD Expense - CRRRF 2018	(650.88)	0.00	(650.88)	(6,576.86)	0.00	(6,576.86)	0.00	6,576.86
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	368.97	0.00	368.97	16,196.62	0.00	16,196.62	0.00	(16,196.62)
4053 - BD Expense - Roads 2018	(958.91)	0.00	(958.91)	(10,510.13)	0.00	(10,510.13)	0.00	10,510.13
4055 - Roads Capital Assmt 2018	54,774.69	0.00	54,774.69	437,445.11	0.00	437,445.11	0.00	(437,445.11)
4061 - BD Expense- Mailbox	5.94	0.00	5.94	297.32	0.00	297.32	0.00	(297.32)
4071 - BD Expense- Mbr Density	0.23	0.00	0.23	11.48	0.00	11.48	0.00	(11.48)
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	88,496.47	0.00	88,496.47	715,238.19	0.00	715,238.19	0.00	(715,238.19)
Collections Income								
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
Total Collections Income	0.00	0.00	0.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
Other AR Income								
4242 - Title Transfer Fee: Capital	25,375.74	0.00	25,375.74	174,499.05	0.00	174,499.05	0.00	(174,499.05)
4343 - BD Expense- Title Transfer Fee: Capital	(10.46)	0.00	(10.46)	(114.61)	0.00	(114.61)	0.00	114.61
Total Other AR Income	25,365.28	0.00	25,365.28	174,384.44	0.00	174,384.44	0.00	(174,384.44)
Other Income								
4360 - Storm Water Mitigation Revenue	500.00	0.00	500.00	4,000.00	0.00	4,000.00	0.00	(4,000.00)
4922 - Capital Gain (Loss) on Lots	0.00	0.00	0.00	75,561.74	0.00	75,561.74	0.00	(75,561.74)
Total Other Income	500.00	0.00	500.00	79,561.74	0.00	79,561.74	0.00	(79,561.74)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

August 01, 2018 thru August 31, 2018

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4910 - Interest Earned - Reserve Accounts	221.83	0.00	221.83	2,103.62	0.00	2,103.62	0.00	(2,103.62)
Total Investment Income	221.83	0.00	221.83	2,103.62	0.00	2,103.62	0.00	(2,103.62)
Total SVCA Reserves Income	114,583.58	0.00	114,583.58	972,487.99	0.00	972,487.99	0.00	(972,487.99)
<u>Expense</u>								
Administrative								
5017 - Capital Lease Interest Expense	82.51	0.00	82.51	941.65	0.00	941.65	0.00	(941.65)
5399 - Payroll Service Fees	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
8002 - CRRRF Loan Interest Expense	11.42	0.00	11.42	56.36	0.00	56.36	0.00	(56.36)
Total Administrative	93.93	0.00	93.93	1,008.01	0.00	1,008.01	0.00	(1,008.01)
Regulatory Compliance								
9005 - State B&O Tax	7.51	0.00	7.51	60.41	0.00	60.41	0.00	(60.41)
9015 - Property/Real Estate Tax	0.00	0.00	0.00	497.09	0.00	497.09	0.00	(497.09)
Total Regulatory Compliance	7.51	0.00	7.51	557.50	0.00	557.50	0.00	(557.50)
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	4,570.48	0.00	4,570.48	0.00	(4,570.48)
6325 - Depr - Land Improvement	5,322.09	0.00	5,322.09	42,576.72	0.00	42,576.72	0.00	(42,576.72)
6326 - Depr - Mailboxes	2,146.37	0.00	2,146.37	17,170.96	0.00	17,170.96	0.00	(17,170.96)
6327 - Depr - Roads and Bridges	27,652.13	0.00	27,652.13	221,217.04	0.00	221,217.04	0.00	(221,217.04)
6328 - Depr - Building Improvements	13,400.05	0.00	13,400.05	107,200.40	0.00	107,200.40	0.00	(107,200.40)
6330 - Depr - Furniture & Fixtures	65.68	0.00	65.68	525.44	0.00	525.44	0.00	(525.44)
6335 - Depr - Communication Equipment	371.95	0.00	371.95	2,975.60	0.00	2,975.60	0.00	(2,975.60)
6337 - Depr - Computers	929.84	0.00	929.84	7,438.72	0.00	7,438.72	0.00	(7,438.72)

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	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6340 - Depr - Machinery & Equipment	16,736.09	0.00	16,736.09	133,888.72	0.00	133,888.72	0.00	(133,888.72)
6350 - Depr - Vehicles	4,640.47	0.00	4,640.47	37,123.76	0.00	37,123.76	0.00	(37,123.76)
6360 - Amortization	(610.76)	0.00	(610.76)	(4,886.08)	0.00	(4,886.08)	0.00	4,886.08
Total Depreciation Expense	71,225.22	0.00	71,225.22	569,801.76	0.00	569,801.76	0.00	(569,801.76)
Contracted & Professional Services								
7020 - Legal Services	0.00	0.00	0.00	55.00	0.00	55.00	0.00	(55.00)
Total Contracted & Professional Services	0.00	0.00	0.00	55.00	0.00	55.00	0.00	(55.00)
Reserve Board Density 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
Total Reserve Board Density Projects	0.00	0.00	0.00	8,281.03	0.00	8,281.03	8,281.03	0.00
Reserve CRRRF Capital Proejcts								
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
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	8,750.00	0.00	8,750.00	16,344.45	0.00	16,344.45	30,000.00	13,655.55
9718.03 - Replacement of ADA Door Opener	0.00	0.00	0.00	4,893.35	0.00	4,893.35	5,121.00	227.65
9718.04 - Clubhouse HVAC Capital Repair	0.00	0.00	0.00	6,967.72	0.00	6,967.72	6,967.72	0.00
9718.05 - Rebuild Bunkers on 18th Green	0.00	0.00	0.00	0.00	0.00	0.00	13,530.00	13,530.00
9718.06 - Clubhouse HVAC Replacement	0.00	0.00	0.00	0.00	0.00	0.00	118,741.00	118,741.00
9718.07 - Maint Building Heater	0.00	0.00	0.00	0.00	0.00	0.00	7,509.00	7,509.00
9854 - CRRRF Golf Carts - Capital Lease	2,680.00	0.00	2,680.00	2,680.00	0.00	2,680.00	32,160.00	29,480.00
9882 - CRRRF-Pool Reno. Design & Permitti	0.00	0.00	0.00	76,287.09	0.00	76,287.09	76,310.00	22.91
9884 - CRRRF- Maintenance Software	255.15	0.00	255.15	45,321.72	0.00	45,321.72	49,785.00	4,463.28
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
9903 - CRRRF- Clubhouse Retaining Wall	0.00	0.00	0.00	873.98	0.00	873.98	0.00	(873.98)
Total Reserve CRRRF Capital Proejcts	11,685.15	0.00	11,685.15	221,719.57	0.00	221,719.57	467,408.72	245,689.15

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Loan Projects								
9717.02 - Marina Standpipe & Gangways	0.00	0.00	0.00	64,907.13	0.00	64,907.13	248,989.30	184,082.17
9717.03 - Marina Soft Armoring A&E/ Constr	0.00	0.00	0.00	79,289.57	0.00	79,289.57	428,627.30	349,337.73
9717.05 - Demo Barn 6/ Sprung Structure In:	11,973.29	0.00	11,973.29	219,539.05	0.00	219,539.05	647,745.68	428,206.63
9717.06 - (2) Pools Liner/Deck/ADA Constr	0.00	0.00	0.00	271,143.40	0.00	271,143.40	645,834.67	374,691.27
9717.07 - CRRRF Project Manager	0.00	0.00	0.00	23,029.96	0.00	23,029.96	82,203.00	59,173.04
9717.071 - PNW Recomend Contingency	0.00	0.00	0.00	0.00	0.00	0.00	107,637.30	107,637.30
9717.072 - SVCA Mgmt Contingency	0.00	0.00	0.00	0.00	0.00	0.00	111,438.75	111,438.75
Total Reserve CRRRF Capital Loan Project	11,973.29	0.00	11,973.29	657,909.11	0.00	657,909.11	2,272,476.00	1,614,566.89
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)
9999 - Reserve Cap Project Budget Adj	0.00	0.00	0.00	0.00	0.00	0.00	(4,060,488.59)	(4,060,488.59)
Total Reserve Expenses/Transfers	0.00	0.00	0.00	33.15	0.00	33.15	(4,060,488.59)	(4,060,521.74)
Reserve Mailbox Capital Projects								
9818.01 - Mailbox Replacement - Gate 13	0.00	0.00	0.00	2,755.90	0.00	2,755.90	2,755.00	(0.90)
Total Reserve Mailbox Capital Projects	0.00	0.00	0.00	2,755.90	0.00	2,755.90	2,755.00	(0.90)
Reserve Roads Capital Projects								
9810 - RDS- Polo Park Culvert 29.1/29.2 De:	0.00	0.00	0.00	25,297.65	0.00	25,297.65	26,564.00	1,266.35
9832 - RDS- SV Drive Culvert 166 Design	0.00	0.00	0.00	15,170.00	0.00	15,170.00	16,107.00	937.00
9834 - RDS- Louise View Culvert 225 Desig	0.00	0.00	0.00	19,740.00	0.00	19,740.00	21,035.00	1,295.00
9870 - RDS- SV Drive Culvert 130 & 133 De:	0.00	0.00	0.00	43,464.57	0.00	43,464.57	46,758.00	3,293.43
9881 - Roads & Culverts Plan Consolidation	0.00	0.00	0.00	36,275.00	0.00	36,275.00	36,685.00	410.00
9888 - RDS- Culvert 447 Design	0.00	0.00	0.00	37,334.57	0.00	37,334.57	37,840.00	505.43
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
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	0.00	0.00	0.00	16,935.50	0.00	16,935.50	21,855.00	4,919.50
9918.02 - 2018 Roads Surfacing	0.00	0.00	0.00	28,351.76	0.00	28,351.76	220,000.00	191,648.24

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Roads Capital Projects								
9918.03 - 2018 Roads Culvert Construction	256,792.81	0.00	256,792.81	264,172.31	0.00	264,172.31	350,216.00	86,043.69
9918.04 - 2018 Ditches, Culverts, & Swales	19,083.06	0.00	19,083.06	92,783.51	0.00	92,783.51	138,607.00	45,823.49
9918.05 - 2018 Roads & Ditch Repair	0.00	0.00	0.00	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	0.00	0.00	0.00	22,999.25	0.00	22,999.25	153,246.84	130,247.59
9918.09 - 30 Fairway Lane Design	0.00	0.00	0.00	0.00	0.00	0.00	36,465.00	36,465.00
Total Reserve Roads Capital Projects	275,875.87	0.00	275,875.87	674,957.01	0.00	674,957.01	1,309,567.84	634,610.83
Total SVCA Reserves Expense	370,860.97	0.00	370,860.97	2,136,828.04	0.00	2,136,828.04	0.00	(2,136,828.04)
Total SVCA Reserves Income / (Loss)	(256,277.39)	0.00	(256,277.39)	(1,164,340.05)	0.00	(1,164,340.05)	0.00	1,164,340.05
Total Association Net Income / (Loss)	(260,404.23)	10,381.00	(270,785.23)	(993,422.80)	180,855.00	(1,174,277.80)	6,580.00	1,000,002.80