

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

	<u>Unaudited</u> <u>Oct 31, 2018</u>	<u>Audited</u> <u>Dec 31, 2017</u>	<u>Inc / (Dec)</u>
OPERATIONS			
Current Assets			
Operating Cash	\$ 475,503	\$ 297,571	\$177,932
Building Completion Deposit Fund	220,725	125,000	\$95,725
Member Receivables - Operations	24	67,625	-\$67,601
Other Receivables	9,626	10,371	-\$745
Prepaid Expenses	82,229	66,797	\$15,432
Inventory	2,081	7,393	-\$5,312
Total Current Assets	790,188	574,757	\$215,431
Current Liabilities			
Accounts Payable	(61,903)	(80,821)	\$18,918
Prepaid Assessments	(169,021)	(100,578)	-\$68,443
Building Completion Deposits	(221,450)	(125,000)	-\$96,450
Other Refundable Deposits	(4,813)	(4,953)	\$140
Prepaid Golf Memberships	(12,863)	(50,018)	\$37,155
Total Current Liabilities	(470,050)	(361,370)	-\$108,680
Operating Reserve Funds			
Emergency Operating Cash	351,933	351,609	\$324
Undesignated Reserves Cash	206,357	189,730	\$16,627
Total Operating Reserve Funds	558,290	541,339	\$16,951
Net Operating Assets	\$ 878,428	\$ 754,726	\$123,702
CAPITAL			
Capital Current Assets			
CRRRF Reserve Cash Fund	514,745	1,195,964	-\$681,219
Roads Reserve Cash Fund	780,062	1,091,292	-\$311,230
Board Density Reduction Cash Fund	126,681	85,191	\$41,490
Mailbox Cash Fund	2,794	5,272	-\$2,478
Capital Reserve Holding Cash Fund	299,291	87,364	\$211,927
Mitigation Assignment of Savings Cash	34,811	38,134	-\$3,323
LWWSD Assignment of Savings Cash	135,932	-	\$135,932
Member Receivables - Capital	-	9,094	-\$9,094
Total Capital Current Assets	1,894,316	2,512,311	-\$617,995
Capital Fixed Assets			
Fixed Assets	10,681,843	9,370,813	\$1,311,030
Lots Held for Sale	149,589	149,589	\$0
Total Capital Assets	10,831,432	9,520,402	\$1,311,030
Long Term Liabilities			
CRRRF Loan	(295,195)	(2,870)	-\$292,325
Capital Lease	(13,244)	(38,968)	\$25,724
Total Long Term Liabilities	(308,439)	(41,838)	-\$266,601
NET ASSETS	\$ 13,295,737	\$ 12,745,601	\$550,136
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	\$72,892	\$185,228	-\$112,336
Current Year Net Income: Capital	477,244	251,410	\$225,834
Retained Earnings	4,724,898	4,539,670	\$185,228
Capital	8,020,703	7,769,293	\$251,410
TOTAL MEMBER EQUITY	\$ 13,295,737	\$ 12,745,601	\$550,136

* 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 October 31, 2018, and December 31, 2017, the balance of receivables written off under GAAP policy were respectively, \$603,350 and \$639,381.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - October 2018			Year to Date - 10 Months Ending 10/31/2018			
	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	146,100		89,443	1,459,916			893,676
Bad Debt Reserve	2,528		1,968	(39,588)			(18,538)
Net Current Year Assessment Income	<u>148,628</u>	<u>13,653</u>	<u>91,411</u>	<u>1,420,328</u>	<u>70,581</u>	97.3%	<u>875,138</u>
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	31,459			157,292			
Bad Debt Reserve	492			(4,020)			
Net Special Ops Assmt Income	<u>31,951</u>	<u>2,758</u>		<u>153,272</u>	<u>7,309</u>		
Bad Debt Recoveries - Prior Years			3,315				30,347
Golf Income	33,711	11,711	0	755,856	(12,144)		0
Marina Income	560	560	0	114,505	13,505		0
Rec Center & Pools Income	571	471	0	9,715	6,123		0
Legal & Collections Income	0	0	0	0	0		1,200
Other Income	7,773	3,114	21,409	218,079	82,686		291,762
Rental Income - Other	7,399	4,081	0	40,027	5,651		0
Rental Income- Area Z	3,524	(1,227)	0	16,493	(2,507)		0
Investment Income	0	(42)	28	535	118		2,798
Total Revenue	<u>234,117</u>	<u>35,079</u>	<u>116,163</u>	<u>2,728,810</u>	<u>171,322</u>		<u>1,201,245</u>
EXPENSES							
Salaries & Benefits	126,591	3,526	0	1,254,098	(4,076)		0
Contracted & Professional Services	40,112	(29,530)	500	329,894	(156,620)		555
CC&Rs/ Mandates	32,078	(9,847)	0	230,474	2,378		(250)
Maintenance & Landscaping	34,318	(1,275)	0	329,154	(31,674)		0
Utilities	15,738	(590)	0	128,166	13,056		0
Administrative	6,084	4,867	74	110,893	(6,215)		1,176
Regulatory Compliance	15,894	3,597	629	93,244	(1,593)		1,141
Insurance Premiums	8,867	(20)	0	87,074	987		0
Other Expenses	0	250	0	0	2,500		0
Capital Lease Interest Expense	0	0	0	0	0		0
Depreciation Expense	0	0	71,225	0	0		712,252
Reserve Expense/ Transfers	0	0	0	0	0		33
Total Expenses	<u>279,682</u>	<u>(29,022)</u>	<u>72,428</u>	<u>2,562,997</u>	<u>(181,257)</u>		<u>714,907</u>
Net Income (Loss)	<u>(45,565)</u>	<u>6,057</u>	<u>43,735</u>	<u>165,813</u>	<u>(9,935)</u>		<u>486,338</u>
Net UDR Activity for Operations							
SGM Expenses	0			(13,580)			
Hazard Tree Removal	0			(37,392)			
Area Z Mitigation	(14,244)			(69,511)			
GM Recruiting Expense	(20,000)			(20,000)			
Net Income (Loss) with Board Approved UDR	<u>(79,809)</u>	<u>6,057</u>	<u>43,735</u>	<u>25,330</u>	<u>(9,935)</u>		<u>486,338</u>
Other Activity							
Net Other UDR Activity*	14,970			115,163			
AR Accrual - Prior Year Reversal	0		0	(67,601)			(9,094)
AR Accrual - Current Year	0		0	0			0
Total Other Activity	<u>14,970</u>		<u>0</u>	<u>47,562</u>			<u>(9,094)</u>
Grand Total Activity	<u>(64,839)</u>	<u>6,057</u>	<u>43,735</u>	<u>72,892</u>	<u>(9,935)</u>		<u>477,244</u>

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

Sudden Valley Community Association										
Reserve Cash Balance & Activity										
10 Months Actual, 2 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	354,097	557,027		11	276		911,411	-	106,575	106,575
Transfer Fees Received, ¼ of 1%			211,830				211,830			-
Storm Water Mitigation Plan Fee		5,000					5,000			-
Investment Income	979	989	97	74	1	69	2,209	324	123	447
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)		(3,258)	(115)		73,766	73,766
LWWSA Assingment of Savings	(135,798)					135,798				
2018 Expenditures	(925,497)	(877,389)	-	(32,341)	(2,755)		(1,837,982)		(163,837)	(163,837)
Net Available Cash at 10/31/2018	514,745	780,062	299,291	126,681	2,794	170,743	\$ 1,894,316	351,933	206,357	\$ 558,290
2 Month Outlook										
Outlook - 2018 Dues (95% collections)	65,760	103,644					\$ 169,404			\$ -
Outlook - Prior Year Collections	99	97		2	59		257		8,742	8,742
Anticipated CRRRF Loan Funding	1,622,129						1,622,129			-
Anticipated CRRRF Interest Expense	(4,783)									
Obligated Expenses	(1,200,067)	(312,543)		(44,400)		(170,743)	(1,727,753)		(39,623)	(39,623)
Net Usable Cash Balance 12/31/2018	997,883	571,260	299,291	82,283	2,853	-	\$ 1,958,353	351,933	175,476	\$ 527,409
Board Recommended Carryover Balance*	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2018, After Recommendation	\$ 397,883	\$ 71,260	\$ 299,291	\$ 82,283	\$ 2,853	\$ -	\$ 858,353	\$ 351,933	\$ 175,476	\$ 527,409
Net Current Year Cash Increase (Decrease)	(198,081)	(520,032)	211,927	(2,908)	(2,419)	(38,134)	\$ (544,864)	324	(14,254)	\$ (13,930)
*Note, when mitigation period has ended unspent funds will be returned to the source account, Roads										

Sudden Valley Community Association
Operations - By Department
October 1, 2018 to October 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	(66)	(113)	8,791	(428)	17,336	2,818	(26,193)	2,277
Accounting	4,187	2,477	15,930	1,196	7,357	(4,959)	(19,103)	(1,286)
Administration	419	294	22,890	(67)	13,291	(6,212)	(35,762)	(5,985)
Common Costs	3,501	1,042	-	-	35,178	(910)	(31,677)	132
Facilities	7,522	(447)	4,883	244	9,835	5,466	(7,196)	5,263
Maintenance	97	(96)	16,848	4,867	2,214	1,124	(18,965)	5,895
Subtotal	15,660	3,157	69,342	5,812	85,211	(2,673)	(138,896)	6,296
Golf	33,711	11,711	43,519	(4,049)	34,266	(10,037)	(44,074)	(2,375)
Marina	760	493	3,268	(3,268)	4,141	(3,218)	(6,649)	(5,993)
Subtotal	50,131	15,361	116,129	(1,505)	123,618	(15,928)	(189,619)	(2,072)
Rec/ Pools/ Parks								
Special Assmt Earned	31,459						31,459	
Curr Yr Bad Debts Activity	492						492	
Net Special Assmt Dues	31,951	2,758					31,951	2,758
Rec/ Pools/ Parks	3,407	3,307	10,462	5,031	29,470	(16,620)	(36,525)	(8,282)
Subtotal Rec/ Pools/ Parks	35,358	6,065	10,462	5,031	29,470	(16,620)	(4,574)	(5,524)
Subtotal Operations before Ops Dues	85,489	21,426	126,591	3,526	153,088	(32,548)	(194,193)	(7,596)
Ops Dues Earned	146,100						146,100	
Curr Yr Bad Debts Activity	2,528						2,528	
Net Ops Dues	148,628	13,653					148,628	13,653
Net Operations	234,117	35,079	126,591	3,526	153,088	(32,548)	(45,565)	6,057
Net BOD Approved UDR Activity for Operations								
SGM Expenses	-		-		-		-	
Hazard Tree Removal	-		-		-		-	
Area Z Mitigation	-		-		14,244		(14,244)	
GM Recruiting Expense	-		-		20,000		(20,000)	
Net Operations with Board Approved UDR	234,117	35,079	126,591	3,526	187,332	(32,548)	(79,809)	6,057
Other Operating Activity								
UDR Activity	17,279				2,309		14,970	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Total Other Operating Activity	17,279				2,309		14,970	
Grand Total Operations Activity	251,396	35,079	126,591	3,526	189,641	(32,548)	(64,839)	6,057

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2018 to October 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	136,872	47,582	88,158	(2,963)	258,853	(33,214)	(210,139)	11,405
Accounting	38,916	21,820	153,873	21,251	84,703	(33,844)	(199,658)	9,227
Administration	3,657	2,407	228,292	(2,972)	108,489	(24,120)	(333,124)	(24,685)
Common Costs	30,968	6,384	-	-	231,818	(15,136)	(200,850)	(8,752)
Facilities	51,999	819	52,425	4,022	136,538	(7,779)	(136,964)	(2,938)
Maintenance	2,073	150	184,343	(42,942)	64,573	(19,758)	(246,843)	(62,550)
Subtotal	264,485	79,162	707,091	(23,604)	884,974	(133,851)	(1,327,578)	(78,293)
Golf	757,156	(10,844)	449,847	(251)	292,733	(40,024)	14,576	(51,119)
Marina	120,730	15,867	3,268	(3,268)	15,840	(6,820)	101,622	5,779
Subtotal	1,142,371	84,185	1,160,206	(27,123)	1,193,547	(180,695)	(1,211,380)	(123,633)
Rec/ Pools/ Parks								
Special Assmt Earned	157,292						157,292	
Curr Yr Bad Debts Activity	(4,020)						(4,020)	
Net Special Assmt Dues	153,272	7,309					153,272	7,309
Rec/ Pools/ Parks	12,839	9,247	93,892	23,047	115,354	3,514	(196,407)	35,808
Subtotal Rec/ Pools/ Parks	166,111	16,556	93,892	23,047	115,354	3,514	(43,135)	43,117
Subtotal Operations before Ops Dues	1,308,482	100,741	1,254,098	(4,076)	1,308,901	(177,181)	(1,254,515)	(80,516)
Ops Dues Earned	1,459,916						1,459,916	
Curr Yr Bad Debts Activity	(39,588)						(39,588)	
Net Ops Dues	1,420,328	70,581					1,420,328	70,581
Net Operations	2,728,810	171,322	1,254,098	(4,076)	1,308,901	(177,181)	165,813	(9,935)
Net BOD Approved UDR Activity for Operations								
SGM Expenses	-		-		13,580		(13,580)	
Hazard Tree Removal	-		-		37,392		(37,392)	
Area Z Mitigation	-		-		69,511		(69,511)	
GM Recruiting Expense	-		-		20,000		(20,000)	
Net Operations with Board Approved UDR	2,728,810	171,322	1,254,098	(4,076)	1,449,384	(177,181)	25,330	(9,935)
Other Operating Activity								
UDR Activity	139,793				24,630		115,163	
AR Accrual - Prior Year Reversal	(67,601)				-		(67,601)	
AR Accrual - Current Year	-				-		-	
Total Other Operating Activity	72,192				24,630		47,562	
Grand Total Operations Activity	2,801,002	171,322	1,254,098	(4,076)	1,474,014	(177,181)	72,892	(9,935)

* Excludes Depreciation

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

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

UNAUDITED

	2018 October Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (10 Months) Actuals	2017 YTD B / (W) Spending Plan
REVENUE				
Dues and Assessment Income- Ops	148,628	13,653	1,420,327	70,581
Special Ops Assmt Income- Rec/ Pools/ Parks	31,951	2,758	153,273	7,309
Golf Income	33,711	11,711	755,856	(12,144)
Marina Income	560	560	114,505	13,505
Rental Income - Area Z	3,524	(1,227)	16,493	(2,507)
Rental Income - Other	7,399	4,081	40,027	5,651
Rec Center and Pools Income	571	471	9,715	6,123
Other AR Income	7,526	3,399	85,405	30,019
Other Income	247	(285)	132,674	52,667
Investment Income	-	(42)	535	118
Total Revenue	234,117	35,079	2,728,810	171,322
EXPENSES				
Salaries & Benefits				
ACC / Security	8,791	(428)	88,158	(2,963)
Accounting	15,930	1,196	153,873	21,251
Administration	22,890	(67)	228,292	(2,972)
Facilities	4,883	244	52,425	4,022
Maintenance	16,848	4,867	184,343	(42,942)
Golf	43,519	(4,049)	449,847	(251)
Marina	3,268	(3,268)	3,268	(3,268)
Rec/ Pools/ Parks	10,462	5,031	93,892	23,047
Total Salaries & Benefits	126,591	3,526	1,254,098	(4,076)
Other Expenses				
Administrative				
General Administrative	-	400	400	1,200
Bank Charges & Fees	1,706	285	17,362	452
Dues & Subscriptions	2,462	(1,385)	26,230	(8,535)
Office Supplies	(1,407)	4,847	23,380	2,246
GM Discretionary Funds	-	333	3,353	(20)
Advertising Costs	184	24	9,336	(2,453)
Cash Over/Short	-	-	(9)	9
Currency Gain/Loss	20	(20)	549	(549)
Events Charges	211	1,039	10,329	(2,827)
Printing & Copying	1,498	(723)	8,512	2,327
Training & Conferences	675	87	4,252	2,101
Payroll Service Fees	735	(20)	6,289	744
Cashiering Clearing Account	-	-	910	(910)
Total Administrative	6,084	4,867	110,893	(6,215)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	35	2,372	20,523	(4,038)
Permits & Licenses	25	268	3,438	517
Audit & Tax Services	-	-	24,260	2,580
Regulatory Compliance	216	418	2,523	3,807
State B&O Tax	752	(345)	11,766	(5,225)
Property/Real Estate Tax	14,866	884	30,734	766
Total Regulator Compliance	15,894	3,597	93,244	(1,593)
CC&Rs/ Mandates				
Annual General Meeting	9,061	(9,061)	9,061	5,939
Special General Meeting	225	(225)	3,151	(3,151)
Board Support	385	(210)	4,489	(2,739)
Transfer Fees	-	-	250	(250)
Web Site Maintenance	668	(276)	4,497	(1,253)
Postage	358	22	3,725	93
Postage- Views	888	445	9,102	4,231

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

UNAUDITED

	2018 October Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (10 Months) Actuals	2017 YTD B / (W) Spending Plan
Newsletter Services	5,228	(1,061)	45,259	(3,592)
Professional Security Services	15,265	519	150,940	3,100
Total CC&Rs/ Mandates	32,078	(9,847)	230,474	2,378
Insurance Premiums	8,867	(20)	87,074	987
Utilities				
Utilities	(2,401)	2,401	1,442	(1,447)
Utilities- Natural Gas	2,233	(769)	10,938	8,438
Utilities- Water & Sewer	9,637	(3,278)	35,119	596
Utilities- Electricity	3,601	335	42,483	9,743
Utilities- Trash & Recycling Service	1,811	(776)	10,207	152
Utilities- Communications Service	857	1,497	27,977	(4,426)
Total Utilities	15,738	(590)	128,166	13,056
Maintenance & Landscaping				
Landscape R&M	7,515	(761)	40,839	7,761
Building R&M	2,775	3,998	33,142	20,510
Raw Materials	(663)	2,441	44,965	(27,174)
Raw Materials: Sand & Gravel	7,912	(2,836)	30,680	5,371
Janitorial Supplies	54	1,104	7,300	3,439
Equipment R&M	10,148	(6,332)	64,658	(21,392)
Small Tools & Equipment	-	436	5,511	1,980
Vehicle R&M	933	115	21,026	(10,816)
Vehicle Fuel	6,067	(3,389)	36,328	(1,944)
Other Supplies	1,151	1,817	29,936	(777)
Other R&M	(1,574)	2,132	14,769	(8,632)
Total Maintenance & Landscaping	34,318	(1,275)	329,154	(31,674)
Contracted & Professional Services				
Equipment Lease & Rental	507	151	7,095	1,588
IT Support and Services	2,884	319	46,711	(8,841)
Uniform and Laundry Service	1,163	(650)	10,910	(5,482)
Pool Management	14,388	(14,388)	24,496	(7,900)
Safety & Security Services	326	(159)	22,590	(8,384)
Snow Removal Services	-	-	9,445	(1,945)
Storm Response Tree Removal	-	845	689	2,690
ACC Consultant	1,100	(1,100)	46,440	(18,940)
Legal Services	5,057	(890)	60,274	(18,607)
Other Professional Services	14,687	(13,658)	101,244	(90,799)
Total Contracted & Professional Services	40,112	(29,530)	329,894	(156,620)
Other Expenses				
Vandalism	-	250	-	2,500
Total Other Expenses	-	250	-	2,500
Total Other Expenses	153,091	(32,548)	1,308,899	(177,181)
Total Operations Expenses	279,682	(29,022)	2,562,997	(181,257)
Net Operations Income (Loss)	(45,565)	6,057	165,813	(9,935)
Net BOD Approved UDR Activity for Operations (Expense)				
SGM Expenses	-		(13,580)	
Hazard Tree Removal	-		(37,392)	
Area Z Mitigation	(14,244)		(69,511)	
GM recruiting expense	(20,000)		(20,000)	
Net Operations Income (Loss) with BOD Approved UDR	(79,809)	6,057	25,330	(9,935)
Other Operating Activity- Income/(Expense)				
UDR Activity	14,970		115,163	
AR Accrual - Prior Year Reversal	-		(67,601)	
AR Accrual - Current Year	-		-	
Total Other Operating Activity	14,970		47,562	
Grand Total Operations Activity	(64,839)	6,057	72,892	(9,935)

* Excludes Depreciation

Income Statement Report Sudden Valley Community Association Common Costs

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2018 Ops	2,527.78	(10,159.00)	12,686.78	(39,588.42)	(101,593.00)	62,004.58	(121,912.00)	(82,323.58)
4005 - Member Assessments 2018	146,099.90	145,134.00	965.90	1,459,915.82	1,451,339.00	8,576.82	1,741,607.00	281,691.18
Total Dues and Assessment Income- Ops	148,627.68	134,975.00	13,652.68	1,420,327.40	1,349,746.00	70,581.40	1,619,695.00	199,367.60
Rental Income - Other								
4430 - Lease Income - Restaurant	77.00	0.00	77.00	77.00	0.00	77.00	0.00	(77.00)
Total Rental Income - Other	77.00	0.00	77.00	77.00	0.00	77.00	0.00	(77.00)
Other AR Income								
4830 - Advertising Income	2,849.00	2,417.00	432.00	29,982.00	24,167.00	5,815.00	29,000.00	(982.00)
4831 - BD Expense- Views Ads	174.50	0.00	174.50	(333.00)	0.00	(333.00)	0.00	333.00
4842 - Member Donation Income Monthly	61.20	0.00	61.20	367.20	0.00	367.20	0.00	(367.20)
Total Other AR Income	3,084.70	2,417.00	667.70	30,016.20	24,167.00	5,849.20	29,000.00	(1,016.20)
Other Income								
4870 - Member Donation Income	214.00	0.00	214.00	214.00	0.00	214.00	0.00	(214.00)
4920 - Capital Gain (Loss) on Fixed Assets	125.00	0.00	125.00	125.00	0.00	125.00	0.00	(125.00)
Total Other Income	339.00	0.00	339.00	339.00	0.00	339.00	0.00	(339.00)
Investment Income								
4900 - Interest Earned - Operating Accounts	0.00	42.00	(42.00)	535.37	417.00	118.37	500.00	(35.37)
Total Investment Income	0.00	42.00	(42.00)	535.37	417.00	118.37	500.00	(35.37)
Total Common Costs Income	152,128.38	137,434.00	14,694.38	1,451,294.97	1,374,330.00	76,964.97	1,649,195.00	197,900.03
<u>Expense</u>								
Administrative								
4999 - Cashiering Clearing Account	0.00	0.00	0.00	909.64	0.00	909.64	0.00	(909.64)
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

Income Statement Report Sudden Valley Community Association Common Costs

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5121 - Currency Gain/Loss	20.39	0.00	20.39	549.30	0.00	549.30	0.00	(549.30)
Total Administrative	20.39	0.00	20.39	1,454.43	0.00	1,454.43	0.00	(1,454.43)
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	417.00	(417.00)	375.00	4,167.00	(3,792.00)	5,000.00	4,625.00
9005 - State B&O Tax	13.71	11.00	2.71	160.85	115.00	45.85	138.00	(22.85)
9015 - Property/Real Estate Tax	14,866.44	15,750.00	(883.56)	30,733.83	31,500.00	(766.17)	31,500.00	766.17
Total Regulatory Compliance	14,880.15	16,178.00	(1,297.85)	31,269.68	35,782.00	(4,512.32)	36,638.00	5,368.32
CC&Rs/ Mandates								
5216 - Postage- Views	888.47	1,333.00	(444.53)	9,101.82	13,333.00	(4,231.18)	16,000.00	6,898.18
5225 - Newsletter Services	5,227.50	4,167.00	1,060.50	45,259.25	41,667.00	3,592.25	50,000.00	4,740.75
Total CC&Rs/ Mandates	6,115.97	5,500.00	615.97	54,361.07	55,000.00	(638.93)	66,000.00	11,638.93
Insurance								
5400 - Insurance Premiums	8,604.91	8,423.00	181.91	83,958.25	84,233.00	(274.75)	101,080.00	17,121.75
Total Insurance	8,604.91	8,423.00	181.91	83,958.25	84,233.00	(274.75)	101,080.00	17,121.75
Utilities								
6000 - Utilities	(820.27)	0.00	(820.27)	(820.27)	0.00	(820.27)	0.00	820.27
6023 - Utilities- Water & Sewer	(207.39)	0.00	(207.39)	(207.39)	0.00	(207.39)	0.00	207.39
Total Utilities	(1,027.66)	0.00	(1,027.66)	(1,027.66)	0.00	(1,027.66)	0.00	1,027.66
Contracted & Professional Services								
6438 - Pool Management	1,027.66	0.00	1,027.66	1,027.66	0.00	1,027.66	0.00	(1,027.66)
7020 - Legal Services	5,057.00	4,167.00	890.00	60,274.30	41,667.00	18,607.30	50,000.00	(10,274.30)
7095 - Other Professional Services	500.00	0.00	500.00	500.00	0.00	500.00	0.00	(500.00)
Total Contracted & Professional Services	6,584.66	4,167.00	2,417.66	61,801.96	41,667.00	20,134.96	50,000.00	(11,801.96)
Total Common Costs Expense	35,178.42	34,268.00	910.42	231,817.73	216,682.00	15,135.73	253,718.00	21,900.27
Total Common Costs Income / (Loss)	116,949.96	103,166.00	13,783.96	1,219,477.24	1,157,648.00	61,829.24	1,395,477.00	175,999.76

Income Statement Report Sudden Valley Community Association ACC / Security

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4805 - Compliance Fees & Fines - ACC	(450.00)	0.00	(450.00)	(8,565.37)	14,123.00	(22,688.37)	14,123.00	22,688.37
4806 - BD Expense- ACC Fines	703.80	0.00	703.80	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	253.80	0.00	253.80	15,172.63	14,123.00	1,049.63	14,123.00	(1,049.63)
Other Income								
4295 - Security House Checks	180.00	47.00	133.00	1,050.00	463.00	587.00	555.00	(495.00)
4350 - New Home Construction Fee	(500.00)	0.00	(500.00)	112,604.00	74,704.00	37,900.00	74,704.00	(37,900.00)
4870 - Member Donation Income	0.00	0.00	0.00	8,045.18	0.00	8,045.18	0.00	(8,045.18)
Total Other Income	(320.00)	47.00	(367.00)	121,699.18	75,167.00	46,532.18	75,259.00	(46,440.18)
Total ACC / Security Income	(66.20)	47.00	(113.20)	136,871.81	89,290.00	47,581.81	89,382.00	(47,489.81)
Expense								
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	35.00	2,299.00	(2,264.00)	20,035.00	15,402.00	4,633.00	20,000.00	(35.00)
6300 - Permits & Licenses	0.00	17.00	(17.00)	63.75	167.00	(103.25)	200.00	136.25
9005 - State B&O Tax	(4.50)	38.00	(42.50)	340.50	383.00	(42.50)	460.00	119.50
Total Regulatory Compliance	30.50	2,354.00	(2,323.50)	20,439.25	15,952.00	4,487.25	20,660.00	220.75
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	15,265.40	15,784.00	(518.60)	150,935.70	154,040.00	(3,104.30)	185,618.00	34,682.30
Total CC&Rs/ Mandates	15,265.40	15,784.00	(518.60)	151,019.29	154,040.00	(3,020.71)	185,618.00	34,598.71
Payroll & Benefits								
5300 - Salaries	7,581.67	7,169.00	412.67	76,818.54	73,124.00	3,694.54	91,801.00	14,982.46

Income Statement Report Sudden Valley Community Association ACC / Security

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5335 - Payroll Taxes- Employer	619.17	655.00	(35.83)	6,185.80	6,683.00	(497.20)	8,596.00	2,410.20
5385 - Payroll Benefits - Medical	590.28	539.00	51.28	5,153.92	5,388.00	(234.08)	6,465.00	1,311.08
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	8,791.12	8,363.00	428.12	88,158.26	85,195.00	2,963.26	109,209.00	21,050.74
Utilities								
6050 - Utilities- Communications Service	0.00	150.00	(150.00)	1,189.92	1,500.00	(310.08)	1,800.00	610.08
Total Utilities	0.00	150.00	(150.00)	1,189.92	1,500.00	(310.08)	1,800.00	610.08
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	76.00	(76.00)	0.00	768.00	(768.00)	922.00	922.00
6765 - Small Tools & Equipment	0.00	20.00	(20.00)	0.00	208.00	(208.00)	250.00	250.00
6775 - Vehicle R&M	58.30	57.00	1.30	1,866.69	1,387.00	479.69	1,500.00	(366.69)
6785 - Vehicle Fuel	751.98	467.00	284.98	5,189.30	4,667.00	522.30	5,600.00	410.70
6795 - Other Supplies	0.00	68.00	(68.00)	2,734.24	366.00	2,368.24	500.00	(2,234.24)
6796 - Other R&M	0.00	83.00	(83.00)	0.00	833.00	(833.00)	1,000.00	1,000.00
Total Maintenance & Landscaping	810.28	771.00	39.28	9,790.23	8,229.00	1,561.23	9,772.00	(18.23)
Contracted & Professional Services								
6440 - Safety & Security Services	130.20	0.00	130.20	18,638.00	12,539.00	6,099.00	12,539.00	(6,099.00)
6450 - Storm Response Tree Removal	0.00	845.00	(845.00)	688.82	3,379.00	(2,690.18)	5,068.00	4,379.18
6460 - ACC Consultant	1,100.00	0.00	1,100.00	46,440.00	27,500.00	18,940.00	27,500.00	(18,940.00)
7095 - Other Professional Services	0.00	0.00	0.00	9,257.11	0.00	9,257.11	0.00	(9,257.11)
Total Contracted & Professional Services	1,230.20	845.00	385.20	75,023.93	43,418.00	31,605.93	45,107.00	(29,916.93)

Income Statement Report
Sudden Valley Community Association
ACC / Security

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Other Expenses								
9120 - Vandalism	0.00	250.00	(250.00)	0.00	2,500.00	(2,500.00)	3,000.00	3,000.00
Total Other Expenses	0.00	250.00	(250.00)	0.00	2,500.00	(2,500.00)	3,000.00	3,000.00
Total ACC / Security Expense	26,127.50	28,517.00	(2,389.50)	347,010.80	310,834.00	36,176.80	375,166.00	28,155.20
Total ACC / Security Income / (Loss)	(26,193.70)	(28,470.00)	2,276.30	(210,138.99)	(221,544.00)	11,405.01	(285,784.00)	(75,645.01)

Income Statement Report Sudden Valley Community Association Accounting

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	3,798.96	1,667.00	2,131.96	37,423.96	16,667.00	20,756.96	20,000.00	(17,423.96)
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	27.00	43.00	(16.00)	1,215.00	429.00	786.00	515.00	(700.00)
4706 - BD Expense- NSF Fees	361.78	0.00	361.78	325.38	0.00	325.38	0.00	(325.38)
Total Other AR Income	4,187.74	1,710.00	2,477.74	38,916.40	17,096.00	21,820.40	20,515.00	(18,401.40)
Other Income								
4835 - Miscellaneous Income	(0.01)	0.00	(0.01)	0.01	0.00	0.01	0.00	(0.01)
Total Other Income	(0.01)	0.00	(0.01)	0.01	0.00	0.01	0.00	(0.01)
Total Accounting Income	4,187.73	1,710.00	2,477.73	38,916.41	17,096.00	21,820.41	20,515.00	(18,401.41)
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	40.00	257.00	(217.00)	292.56	2,567.00	(2,274.44)	3,080.00	2,787.44
5120 - Cash Over/Short	0.00	0.00	0.00	(30.95)	0.00	(30.95)	0.00	30.95
5210 - Printing & Copying	70.84	358.00	(287.16)	2,843.62	3,583.00	(739.38)	4,300.00	1,456.38
5399 - Payroll Service Fees	734.82	692.00	42.82	6,289.37	6,917.00	(627.63)	8,300.00	2,010.63
Total Administrative	845.66	1,307.00	(461.34)	9,394.60	13,067.00	(3,672.40)	15,680.00	6,285.40
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	377.07	25.00	352.07	4,624.81	258.00	4,366.81	310.00	(4,314.81)
Total Regulatory Compliance	377.07	25.00	352.07	28,884.81	27,098.00	1,786.81	27,150.00	(1,734.81)
CC&Rs/ Mandates								
5040 - Transfer Fees	0.00	0.00	0.00	250.00	0.00	250.00	0.00	(250.00)
5215 - Postage	194.63	234.00	(39.37)	1,912.65	2,348.00	(435.35)	3,800.00	1,887.35
7097 - Professional Security Services	0.00	0.00	0.00	4.00	0.00	4.00	0.00	(4.00)
Total CC&Rs/ Mandates	194.63	234.00	(39.37)	2,166.65	2,348.00	(181.35)	3,800.00	1,633.35

Income Statement Report Sudden Valley Community Association Accounting

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5300 - Salaries	13,257.66	14,129.00	(871.34)	129,624.20	144,826.00	(15,201.80)	179,757.00	50,132.80
5335 - Payroll Taxes- Employer	1,025.16	1,284.00	(258.84)	10,095.41	13,160.00	(3,064.59)	16,758.00	6,662.59
5385 - Payroll Benefits - Medical	1,647.37	1,713.00	(65.63)	14,153.36	17,138.00	(2,984.64)	20,566.00	6,412.64
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	15,930.19	17,126.00	(1,195.81)	153,872.97	175,124.00	(21,251.03)	221,742.00	67,869.03
Utilities								
6050 - Utilities- Communications Service	60.00	60.00	0.00	630.00	600.00	30.00	720.00	90.00
Total Utilities	60.00	60.00	0.00	630.00	600.00	30.00	720.00	90.00
Contracted & Professional Services								
5125 - IT Support and Services	750.00	775.00	(25.00)	7,799.00	7,749.00	50.00	9,299.00	1,500.00
7095 - Other Professional Services	5,129.32	0.00	5,129.32	35,827.70	0.00	35,827.70	0.00	(35,827.70)
Total Contracted & Professional Services	5,879.32	775.00	5,104.32	43,626.70	7,749.00	35,877.70	9,299.00	(34,327.70)
Total Accounting Expense	23,286.87	19,527.00	3,759.87	238,575.73	225,986.00	12,589.73	278,391.00	39,815.27
Total Accounting Income / (Loss)	(19,099.14)	(17,817.00)	(1,282.14)	(199,659.32)	(208,890.00)	9,230.68	(257,876.00)	(58,216.68)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4245 - Photocopy Income	32.00	0.00	32.00	293.00	0.00	293.00	0.00	(293.00)
4255 - Maps and Signs	85.70	125.00	(39.30)	1,336.75	1,250.00	86.75	1,500.00	163.25
4835 - Miscellaneous Income	0.00	0.00	0.00	1,045.02	0.00	1,045.02	0.00	(1,045.02)
4840 - Non-Taxable Income	21.00	0.00	21.00	159.60	0.00	159.60	0.00	(159.60)
4870 - Member Donation Income	280.00	0.00	280.00	823.00	0.00	823.00	0.00	(823.00)
Total Other Income	418.70	125.00	293.70	3,657.37	1,250.00	2,407.37	1,500.00	(2,157.37)
Total SVCA Operations- Admin Income	418.70	125.00	293.70	3,657.37	1,250.00	2,407.37	1,500.00	(2,157.37)
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	360.00	0.00	360.00	0.00	(360.00)
5015 - Bank Charges & Fees	133.42	292.00	(158.58)	894.24	2,917.00	(2,022.76)	3,500.00	2,605.76
5045 - Dues & Subscriptions	589.00	115.00	474.00	1,521.42	1,150.00	371.42	1,380.00	(141.42)
5090 - Office Supplies	(2,187.85)	1,500.00	(3,687.85)	15,962.67	15,000.00	962.67	18,000.00	2,037.33
5100 - GM Discretionary Funds	0.00	333.00	(333.00)	3,352.72	3,333.00	19.72	4,000.00	647.28
5107 - Advertising Costs	0.00	8.00	(8.00)	0.00	83.00	(83.00)	100.00	100.00
5120 - Cash Over/Short	0.05	0.00	0.05	(32.61)	0.00	(32.61)	0.00	32.61
5205 - Events Charges	210.89	1,250.00	(1,039.11)	10,003.81	7,502.00	2,501.81	10,000.00	(3.81)
5210 - Printing & Copying	1,259.03	417.00	842.03	4,735.59	4,167.00	568.59	5,000.00	264.41
5227 - Training & Conferences	0.00	208.00	(208.00)	1,261.34	2,083.00	(821.66)	2,500.00	1,238.66
Total Administrative	4.54	4,123.00	(4,118.46)	38,059.18	36,235.00	1,824.18	44,480.00	6,420.82
Regulatory Compliance								
6300 - Permits & Licenses	25.00	0.00	25.00	162.50	0.00	162.50	0.00	(162.50)
9005 - State B&O Tax	0.59	5.00	(4.41)	15.80	58.00	(42.20)	70.00	54.20
Total Regulatory Compliance	25.59	5.00	20.59	178.30	58.00	120.30	70.00	(108.30)
CC&Rs/ Mandates								
5003 - Annual General Meeting	9,061.10	0.00	9,061.10	9,061.10	15,000.00	(5,938.90)	15,000.00	5,938.90

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5007 - Special General Meeting	225.00	0.00	225.00	3,150.85	0.00	3,150.85	0.00	(3,150.85)
5020 - Board Support	384.62	175.00	209.62	4,488.61	1,750.00	2,738.61	2,100.00	(2,388.61)
5115 - Web Site Maintenance	667.95	392.00	275.95	4,331.69	3,244.00	1,087.69	4,000.00	(331.69)
5215 - Postage	160.30	83.00	77.30	1,000.24	833.00	167.24	1,000.00	(0.24)
Total CC&Rs/ Mandates	10,498.97	650.00	9,848.97	22,032.49	20,827.00	1,205.49	22,100.00	67.51
Payroll & Benefits								
5300 - Salaries	20,047.59	20,148.00	(100.41)	202,978.10	199,425.00	3,553.10	249,251.00	46,272.90
5335 - Payroll Taxes- Employer	1,585.93	1,813.00	(227.07)	16,505.61	17,935.00	(1,429.39)	23,011.00	6,505.39
5385 - Payroll Benefits - Medical	1,256.51	862.00	394.51	8,808.60	7,960.00	848.60	9,684.00	875.40
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	22,890.03	22,823.00	67.03	228,292.31	225,320.00	2,972.31	288,534.00	60,241.69
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	8.00	(8.00)	0.00	83.00	(83.00)	100.00	100.00
6050 - Utilities- Communications Service	120.00	120.00	0.00	1,594.58	1,200.00	394.58	1,440.00	(154.58)
Total Utilities	120.00	128.00	(8.00)	1,594.58	1,283.00	311.58	1,540.00	(54.58)
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	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	0.00	0.00	0.00	79.93	0.00	79.93	0.00	(79.93)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	507.48	425.00	82.48	3,408.44	4,250.00	(841.56)	5,100.00	1,691.56
5125 - IT Support and Services	2,133.95	1,748.00	385.95	29,216.67	21,716.00	7,500.67	25,000.00	(4,216.67)
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

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted & Professional Services								
7095 - Other Professional Services	0.00	0.00	0.00	13,811.48	0.00	13,811.48	0.00	(13,811.48)
Total Contracted & Professional Services	2,641.43	2,173.00	468.43	46,544.93	25,966.00	20,578.93	30,100.00	(16,444.93)
Total SVCA Operations- Admin Expense	36,180.56	29,902.00	6,278.56	336,781.72	309,689.00	27,092.72	386,824.00	50,042.28
Total SVCA Operations- Admin Income / (Loss)	(35,761.86)	(29,777.00)	(5,984.86)	(333,124.35)	(308,439.00)	(24,685.35)	(385,324.00)	(52,199.65)

Income Statement Report Sudden Valley Community Association Facilities

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Rental Income								
4410 - Area Z Storage Rental Income	5,140.00	4,750.00	390.00	18,664.20	19,000.00	(335.80)	19,000.00	335.80
4412 - BD Expense- Area Z	(1,616.50)	0.00	(1,616.50)	(2,170.85)	0.00	(2,170.85)	0.00	2,170.85
Total Rental Income	3,523.50	4,750.00	(1,226.50)	16,493.35	19,000.00	(2,506.65)	19,000.00	2,506.65
Rental Income - Other								
4400 - Facility Rentals	400.00	0.00	400.00	1,480.00	0.00	1,480.00	0.00	(1,480.00)
4430 - Lease Income - Restaurant	4,658.00	2,186.00	2,472.00	23,800.00	21,860.00	1,940.00	26,232.00	2,432.00
4435 - Lease Income - Barn 8	(1,622.00)	751.00	(2,373.00)	4,935.00	7,510.00	(2,575.00)	9,012.00	4,077.00
4439 - Lease Income- Library	562.00	281.00	281.00	3,091.00	2,810.00	281.00	3,372.00	281.00
Total Rental Income - Other	3,998.00	3,218.00	780.00	33,306.00	32,180.00	1,126.00	38,616.00	5,310.00
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	7,521.50	7,968.00	(446.50)	51,999.35	51,180.00	819.35	57,616.00	5,616.65
<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)	734.20	746.00	(11.80)	895.00	160.80
9005 - State B&O Tax	188.08	72.00	116.08	853.58	721.00	132.58	865.00	11.42
Total Regulatory Compliance	261.50	147.00	114.50	1,656.88	1,467.00	189.88	1,760.00	103.12
Payroll & Benefits								
5300 - Salaries	4,049.43	4,095.00	(45.57)	44,530.20	45,483.00	(952.80)	55,517.00	10,986.80
5335 - Payroll Taxes- Employer	403.12	467.00	(63.88)	4,687.99	5,313.00	(625.01)	6,650.00	1,962.01

Income Statement Report Sudden Valley Community Association Facilities

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	430.94	565.00	(134.06)	3,206.62	5,651.00	(2,444.38)	6,781.00	3,574.38
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	4,883.49	5,127.00	(243.51)	52,424.81	56,447.00	(4,022.19)	70,591.00	18,166.19
Utilities								
6000 - Utilities	(1,580.99)	0.00	(1,580.99)	28.48	0.00	28.48	0.00	(28.48)
6005 - Utilities- Natural Gas	518.82	384.00	134.82	4,882.85	7,907.00	(3,024.15)	9,635.00	4,752.15
6023 - Utilities- Water & Sewer	2,863.07	3,219.00	(355.93)	14,216.22	15,161.00	(944.78)	17,652.00	3,435.78
6033 - Utilities- Electricity	1,476.32	1,374.00	102.32	15,269.38	20,625.00	(5,355.62)	24,218.00	8,948.62
6035 - Utilities- Trash & Recycling Service	1,344.64	680.00	664.64	7,753.31	6,804.00	949.31	8,165.00	411.69
6050 - Utilities- Communications Service	376.72	964.00	(587.28)	14,898.58	9,640.00	5,258.58	11,568.00	(3,330.58)
Total Utilities	4,998.58	6,621.00	(1,622.42)	57,048.82	60,137.00	(3,088.18)	71,238.00	14,189.18
Maintenance & Landscaping								
6515 - Building R&M	2,106.31	6,773.00	(4,666.69)	28,230.78	49,559.00	(21,328.22)	58,976.00	30,745.22
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	54.18	917.00	(862.82)	6,204.87	9,167.00	(2,962.13)	11,000.00	4,795.13
6675 - Equipment R&M	0.00	0.00	0.00	(90.00)	0.00	(90.00)	0.00	90.00
6775 - Vehicle R&M	0.00	75.00	(75.00)	0.00	750.00	(750.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	98.00	(98.00)	68.67	979.00	(910.33)	1,175.00	1,106.33
6795 - Other Supplies	124.66	0.00	124.66	3,253.19	0.00	3,253.19	0.00	(3,253.19)
6796 - Other R&M	493.64	0.00	493.64	4,739.72	0.00	4,739.72	0.00	(4,739.72)
Total Maintenance & Landscaping	2,778.79	7,863.00	(5,084.21)	43,770.64	60,455.00	(16,684.36)	72,051.00	28,280.36
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	6,700.00	1,340.00	8,040.00	0.00
6440 - Safety & Security Services	195.30	0.00	195.30	542.50	0.00	542.50	0.00	(542.50)

Income Statement Report Sudden Valley Community Association Facilities

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted & Professional Services								
7095 - Other Professional Services	1,601.00	0.00	1,601.00	24,809.36	0.00	24,809.36	0.00	(24,809.36)
Total Contracted & Professional Services	1,796.30	670.00	1,126.30	33,620.13	6,700.00	26,920.13	8,040.00	(25,580.13)
Total Facilities Expense	14,718.66	20,428.00	(5,709.34)	188,962.45	185,206.00	3,756.45	223,680.00	34,717.55
Total Facilities Income / (Loss)	(7,197.16)	(12,460.00)	5,262.84	(136,963.10)	(134,026.00)	(2,937.10)	(166,064.00)	(29,100.90)

Income Statement Report Sudden Valley Community Association Maintenance

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	97.00	193.00	(96.00)	2,073.21	1,923.00	150.21	2,307.00	233.79
Total Other Income	97.00	193.00	(96.00)	2,073.21	1,923.00	150.21	2,307.00	233.79
Total Maintenance Income	97.00	193.00	(96.00)	2,073.21	1,923.00	150.21	2,307.00	233.79
Expense								
Administrative								
5090 - Office Supplies	383.48	0.00	383.48	383.48	0.00	383.48	0.00	(383.48)
Total Administrative	383.48	0.00	383.48	383.48	0.00	383.48	0.00	(383.48)
Regulatory Compliance								
6300 - Permits & Licenses	0.00	209.00	(209.00)	1,446.50	2,092.00	(645.50)	2,510.00	1,063.50
9005 - State B&O Tax	0.00	0.00	0.00	64.88	0.00	64.88	0.00	(64.88)
Total Regulatory Compliance	0.00	209.00	(209.00)	1,511.38	2,092.00	(580.62)	2,510.00	998.62
Payroll & Benefits								
5300 - Salaries	12,933.45	17,168.00	(4,234.55)	146,390.91	111,003.00	35,387.91	152,710.00	6,319.09
5335 - Payroll Taxes- Employer	1,107.09	2,184.00	(1,076.91)	16,131.97	13,804.00	2,327.97	20,016.00	3,884.03
5385 - Payroll Benefits - Medical	2,807.86	2,363.00	444.86	21,819.70	16,594.00	5,225.70	21,317.00	(502.70)
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	16,848.40	21,715.00	(4,866.60)	184,342.58	141,401.00	42,941.58	199,359.00	15,016.42
Utilities								
6050 - Utilities- Communications Service	120.00	230.00	(110.00)	1,085.99	2,300.00	(1,214.01)	2,760.00	1,674.01
Total Utilities	120.00	230.00	(110.00)	1,085.99	2,300.00	(1,214.01)	2,760.00	1,674.01
Maintenance & Landscaping								
6610 - Raw Materials	0.00	45.00	(45.00)	0.00	458.00	(458.00)	550.00	550.00
6621 - Raw Materials: Sand & Gravel	0.00	83.00	(83.00)	886.99	833.00	53.99	1,000.00	113.01
6675 - Equipment R&M	1,089.60	644.00	445.60	11,714.08	6,437.00	5,277.08	7,724.00	(3,990.08)
6765 - Small Tools & Equipment	0.00	0.00	0.00	1,933.94	3,910.00	(1,976.06)	3,910.00	1,976.06

Income Statement Report Sudden Valley Community Association Maintenance

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6775 - Vehicle R&M	816.58	583.00	233.58	13,013.91	5,833.00	7,180.91	7,000.00	(6,013.91)
6785 - Vehicle Fuel	1,822.28	715.00	1,107.28	10,808.39	7,158.00	3,650.39	8,590.00	(2,218.39)
6795 - Other Supplies	50.00	208.00	(158.00)	1,746.19	2,083.00	(336.81)	2,500.00	753.81
6796 - Other R&M	(2,067.47)	250.00	(2,317.47)	8,091.70	2,500.00	5,591.70	3,000.00	(5,091.70)
Total Maintenance & Landscaping	1,710.99	2,528.00	(817.01)	48,195.20	29,212.00	18,983.20	34,274.00	(13,921.20)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	83.00	(83.00)	0.00	833.00	(833.00)	1,000.00	1,000.00
6408 - Uniform and Laundry Service	0.00	171.00	(171.00)	1,874.60	1,711.00	163.60	2,053.00	178.40
6440 - Safety & Security Services	0.00	117.00	(117.00)	2,077.76	1,167.00	910.76	1,400.00	(677.76)
6442 - Snow Removal Services	0.00	0.00	0.00	9,444.84	7,500.00	1,944.84	15,000.00	5,555.16
Total Contracted & Professional Services	0.00	371.00	(371.00)	13,397.20	11,211.00	2,186.20	19,453.00	6,055.80
Total Maintenance Expense	19,062.87	25,053.00	(5,990.13)	248,915.83	186,216.00	62,699.83	258,356.00	9,440.17
Total Maintenance Income / (Loss)	(18,965.87)	(24,860.00)	5,894.13	(246,842.62)	(184,293.00)	(62,549.62)	(256,049.00)	(9,206.38)

Income Statement Report
Sudden Valley Community Association
Golf
 October 1, 2018 to October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 6,002	\$ 4,500	\$ 1,502	\$ 273,945	\$ 236,000	\$ 37,945	\$ 245,000	\$ (28,945)
4151 - BD Expense- Golf	2,666	-	2,666	(1,525)	-	(1,525)	-	1,525
4154 - Golf Course Daily Greens Fees	16,251	13,000	3,251	336,652	386,430	(49,778)	397,230	60,578
4170 - Driving Range Fees	1,011	700	311	16,476	22,700	(6,224)	23,000	6,524
4174 - Golf Cart Rental	7,422	3,800	3,622	114,177	108,100	6,077	110,000	(4,177)
4176 - Golf Club Storage	-	-	-	1,144	1,520	(376)	1,520	376
4178 - Trail Fees	358	-	358	14,988	13,250	1,738	13,250	(1,738)
Total Golf Income	33,711	22,000	11,711	755,856	768,000	(12,144)	790,000	34,143
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	33,711	22,000	11,711	757,156	768,000	(10,844)	790,000	32,843
Expense								
Administrative								
5107 - Advertising Costs	184	200	(16)	9,336	6,800	2,536	7,000	(2,336)
5015 - Bank Charges & Fees	1,524	1,400	124	16,047	12,120	3,927	12,845	(3,202)
5120 - Cash Over/Short	-	-	-	55	-	55	-	(55)
5045 - Dues & Subscriptions	1,873	962	911	24,708	16,545	8,163	17,270	(7,438)
5000 - General Administrative	-	400	(400)	-	1,600	(1,600)	1,600	1,600
5090 - Office Supplies	80	25	55	778	250	528	300	(478)
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	168	-	168	278	2,980	(2,702)	2,980	2,702
5227 - Training & Conferences	675	300	375	2,506	3,000	(494)	3,600	1,094
Total Administrative	4,504	3,287	1,217	53,707	43,295	10,412	45,595	(8,113)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	108	(108)	488	1,083	(595)	1,300	812
6300 - Permits & Licenses	-	67	(67)	466	667	(201)	800	334
9005 - State B&O Tax	166	104	62	3,634	3,437	197	3,541	(93)
Total Regulatory Compliance	166	279	(113)	4,588	5,187	(599)	5,641	1,053
CC&Rs/ Mandates								
5215 - Postage	4	63	(59)	728	637	91	765	37
5115 - Web Site Maintenance	-	-	-	165	-	165	-	(165)
CC&Rs/ Mandates Total	4	63	(59)	893	637	256	765	(128)
Payroll & Benefits								
5300 - Salaries	36,657	32,165	4,492	375,727	373,279	2,448	438,719	62,992
5335 - Payroll Taxes- Employer	3,486	3,425	61	37,881	40,103	(2,222)	47,860	9,979
5385 - Payroll Benefits - Medical	3,376	3,880	(504)	36,238	36,214	24	43,974	7,736
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	8,890	8,890
Total Payroll & Benefits	43,519	39,470	4,049	449,847	449,596	251	539,443	89,597

Income Statement Report
Sudden Valley Community Association
Golf

October 1, 2018 to October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	262	341	(79)	3,116	3,412	(296)	4,095	979
Total Insurance	262	341	(79)	3,116	3,412	(296)	4,095	979
Utilities								
6050 - Utilities- Communications Service	120	618	(498)	5,834	6,187	(353)	7,425	1,591
6033 - Utilities- Electricity	1,129	1,308	(179)	17,067	18,276	(1,209)	20,463	3,396
6005 - Utilities- Natural Gas	437	198	239	2,989	2,649	340	3,100	111
6023 - Utilities- Water & Sewer	1,763	1,901	(138)	9,124	9,157	(33)	10,897	1,773
6035 - Utilities- Trash & Recycling Service	466	222	244	2,454	2,222	232	2,666	212
Total Utilities	3,916	4,247	(331)	37,468	38,491	(1,023)	44,551	7,083
Maintenance & Landscaping								
6515 - Building R&M	194	194	194	194	194	194	194	194
6675 - Equipment R&M	8,437	2,929	5,508	45,882	30,243	15,639	38,000	(7,882)
6635 - Janitorial Supplies	-	20	(20)	251	200	51	240	(11)
6110 - Landscape R&M	5,454	3,707	1,747	29,417	33,068	(3,651)	39,000	9,583
6796 - Other R&M	-	183	(183)	367	1,833	(1,466)	2,200	1,833
6795 - Other Supplies	707	1,116	(409)	12,616	15,666	(3,050)	17,800	5,184
6610 - Raw Materials	(663)	1,733	(2,396)	44,423	17,333	27,090	20,800	(23,623)
6621 - Raw Materials: Sand & Gravel	7,912	4,493	3,419	24,441	32,300	(7,859)	32,300	7,859
6765 - Small Tools & Equipment	-	208	(208)	3,140	2,333	807	2,750	(390)
6785 - Vehicle Fuel	2,795	898	1,897	16,895	19,061	(2,166)	20,000	3,105
6775 - Vehicle R&M	-	83	(83)	5,122	833	4,289	1,000	(4,122)
Total Maintenance & Landscaping	24,836	15,564	9,466	182,750	153,064	29,880	174,284	(8,270)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	150	(150)	3,192	3,600	(408)	3,900	708
6440 - Safety & Security Services	-	50	(50)	624	500	124	600	(24)
6408 - Uniform and Laundry Service	580	342	238	6,395	3,717	2,678	4,400	(1,995)
7095 - Other Professional Services	-	100	(100)	-	1,000	(1,000)	1,200	1,200
Total Contracted & Professional Services	580	642	(62)	10,212	8,817	1,395	10,100	(111)
Total Golf Expense	77,785	63,893	14,086	742,580	702,499	40,275	824,474	82,090
Total Golf Income / (Loss)	\$ (44,075)	\$ (41,893)	\$ (2,376)	\$ 14,576	\$ 65,501	\$ (51,119)	\$ (34,474)	\$ (49,247)

Income Statement Report Sudden Valley Community Association Marina

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
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	560.00	0.00	560.00	41,980.03	30,554.00	11,426.03	30,554.00	(11,426.03)
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	0.00	0.00	0.00	2,035.00	0.00	2,035.00	0.00	(2,035.00)
Total Marina Income	560.00	0.00	560.00	114,505.03	101,000.00	13,505.03	101,000.00	(13,505.03)
Rental Income - Other								
4400 - Facility Rentals	200.00	0.00	200.00	1,100.00	1,200.00	(100.00)	1,200.00	100.00
4411 - Picnic Shelter Rentals	0.00	100.00	(100.00)	2,420.00	996.00	1,424.00	1,195.00	(1,225.00)
Total Rental Income - Other	200.00	100.00	100.00	3,520.00	2,196.00	1,324.00	2,395.00	(1,125.00)
Other Income								
4220 - Marina Gate & Access Cards	0.00	167.00	(167.00)	2,705.00	1,667.00	1,038.00	2,000.00	(705.00)
Total Other Income	0.00	167.00	(167.00)	2,705.00	1,667.00	1,038.00	2,000.00	(705.00)
Total Marina Income	760.00	267.00	493.00	120,730.03	104,863.00	15,867.03	105,395.00	(15,335.03)
<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	273.17	0.00	273.17	0.00	(273.17)
7110 - Regulatory Compliance	142.61	142.00	0.61	1,413.59	1,417.00	(3.41)	1,700.00	286.41
9005 - State B&O Tax	8.40	152.00	(143.60)	1,846.28	1,517.00	329.28	1,820.00	(26.28)
Total Regulatory Compliance	151.01	294.00	(142.99)	3,533.04	2,934.00	599.04	3,520.00	(13.04)
Payroll & Benefits								
5300 - Salaries	2,478.00	0.00	2,478.00	2,478.00	0.00	2,478.00	0.00	(2,478.00)
5335 - Payroll Taxes- Employer	359.00	0.00	359.00	359.00	0.00	359.00	0.00	(359.00)

Income Statement Report Sudden Valley Community Association Marina

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	431.00	0.00	431.00	431.00	0.00	431.00	0.00	(431.00)
Total Payroll & Benefits	3,268.00	0.00	3,268.00	3,268.00	0.00	3,268.00	0.00	(3,268.00)
Utilities								
6023 - Utilities- Water & Sewer	297.58	243.00	54.58	1,898.72	1,437.00	461.72	1,587.00	(311.72)
6033 - Utilities- Electricity	120.10	89.00	31.10	1,470.99	1,675.00	(204.01)	1,914.00	443.01
6050 - Utilities- Communications Service	0.00	172.00	(172.00)	1,573.36	1,724.00	(150.64)	2,069.00	495.64
Total Utilities	417.68	504.00	(86.32)	4,943.07	4,836.00	107.07	5,570.00	626.93
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	833.00	(833.00)	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	417.00	9.12	500.00	73.88
Total Maintenance & Landscaping	0.00	125.00	(125.00)	828.65	1,250.00	(421.35)	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	3,572.00	0.00	3,572.00	6,188.00	0.00	6,188.00	0.00	(6,188.00)
Total Contracted & Professional Services	3,572.00	0.00	3,572.00	6,431.04	0.00	6,431.04	0.00	(6,431.04)
Total Marina Expense	7,408.69	923.00	6,485.69	19,107.60	9,020.00	10,087.60	10,590.00	(8,517.60)
Total Marina Income / (Loss)	(6,648.69)	(656.00)	(5,992.69)	101,622.43	95,843.00	5,779.43	94,805.00	(6,817.43)

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

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Ops Assmt Incom- Rec/Pools/Parks								
4010 - Recreation Special Assmt 062018 to0	31,459.43	31,390.00	69.43	157,292.23	156,951.00	341.23	219,731.00	62,438.77
4011 - BD Expense- Rec SA 062018 to 0520	491.90	(2,197.00)	2,688.90	(4,019.67)	(10,987.00)	6,967.33	(15,382.00)	(11,362.33)
Total Special Ops Assmt Incom- Rec/Pools	31,951.33	29,193.00	2,758.33	153,272.56	145,964.00	7,308.56	204,349.00	51,076.44
Rental Income - Other								
4435 - Lease Income - Barn 8	3,124.00	0.00	3,124.00	3,124.00	0.00	3,124.00	0.00	(3,124.00)
Total Rental Income - Other	3,124.00	0.00	3,124.00	3,124.00	0.00	3,124.00	0.00	(3,124.00)
Rec Center and Pools Income								
4223 - Gym and Pool Access Cards	491.00	0.00	491.00	3,028.00	0.00	3,028.00	0.00	(3,028.00)
4227 - Main Pool & Gym Fees	8.00	0.00	8.00	3,691.00	0.00	3,691.00	0.00	(3,691.00)
4250 - Adult Center Quiet Pool Fees	0.00	0.00	0.00	12.00	0.00	12.00	0.00	(12.00)
4502 - Instructor & Trainer Fees	72.00	0.00	72.00	72.00	0.00	72.00	0.00	(72.00)
4510 - Health Club Membership	0.00	100.00	(100.00)	2,912.00	3,592.00	(680.00)	3,792.00	880.00
Total Rec Center and Pools Income	571.00	100.00	471.00	9,715.00	3,592.00	6,123.00	3,792.00	(5,923.00)
Other Income								
4220 - Marina Gate & Access Cards	(288.00)	0.00	(288.00)	0.00	0.00	0.00	0.00	0.00
Total Other Income	(288.00)	0.00	(288.00)	0.00	0.00	0.00	0.00	0.00
Total Pool/Health Club/Parks Income	35,358.33	29,293.00	6,065.33	166,111.56	149,556.00	16,555.56	208,141.00	42,029.44
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	40.00	0.00	40.00	0.00	(40.00)
5015 - Bank Charges & Fees	8.48	42.00	(33.52)	132.44	210.00	(77.56)	292.00	159.56
5090 - Office Supplies	317.82	1,915.00	(1,597.18)	4,865.99	10,376.00	(5,510.01)	14,207.00	9,341.01
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)	485.00	1,270.00	(785.00)	1,779.00	1,294.00

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

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5399 - Payroll Service Fees	0.00	23.00	(23.00)	0.00	116.00	(116.00)	162.00	162.00
Total Administrative	326.30	2,234.00	(1,907.70)	5,958.61	12,081.00	(6,122.39)	16,549.00	10,590.39
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	3.42	0.00	3.42	225.26	52.00	173.26	52.00	(173.26)
Total Regulatory Compliance	3.42	0.00	3.42	1,182.26	1,081.00	101.26	1,081.00	(101.26)
Payroll & Benefits								
5300 - Salaries	9,004.89	12,476.00	(3,471.11)	79,534.69	98,554.00	(19,019.31)	132,020.00	52,485.31
5335 - Payroll Taxes- Employer	1,016.32	1,560.00	(543.68)	9,061.52	11,897.00	(2,835.48)	16,270.00	7,208.48
5385 - Payroll Benefits - Medical	440.90	1,457.00	(1,016.10)	5,295.90	6,488.00	(1,192.10)	9,401.00	4,105.10
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	10,462.11	15,493.00	(5,030.89)	93,892.11	116,939.00	(23,046.89)	161,902.00	68,009.89
Insurance								
5400 - Insurance Premiums	0.00	83.00	(83.00)	0.00	416.00	(416.00)	583.00	583.00
Total Insurance	0.00	83.00	(83.00)	0.00	416.00	(416.00)	583.00	583.00
Utilities								
6000 - Utilities	0.00	0.00	0.00	2,238.76	0.00	2,238.76	0.00	(2,238.76)
6005 - Utilities- Natural Gas	1,276.70	882.00	394.70	3,065.79	8,820.00	(5,754.21)	10,581.00	7,515.21
6023 - Utilities- Water & Sewer	4,920.31	996.00	3,924.31	10,087.22	9,960.00	127.22	11,949.00	1,861.78
6033 - Utilities- Electricity	875.12	1,165.00	(289.88)	8,675.98	11,650.00	(2,974.02)	13,983.00	5,307.02
6035 - Utilities- Trash & Recycling Service	0.00	125.00	(125.00)	0.00	1,250.00	(1,250.00)	1,500.00	1,500.00
6050 - Utilities- Communications Service	60.00	40.00	20.00	1,170.63	400.00	770.63	480.00	(690.63)
Total Utilities	7,132.13	3,208.00	3,924.13	25,238.38	32,080.00	(6,841.62)	38,493.00	13,254.62
Maintenance & Landscaping								
6110 - Landscape R&M	2,060.81	3,047.00	(986.19)	11,421.21	15,532.00	(4,110.79)	21,628.00	10,206.79
6515 - Building R&M	474.33	0.00	474.33	4,661.38	4,093.00	568.38	4,093.00	(568.38)

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

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6610 - Raw Materials	0.00	0.00	0.00	542.67	0.00	542.67	0.00	(542.67)
6621 - Raw Materials: Sand & Gravel	0.00	417.00	(417.00)	3,989.34	2,085.00	1,904.34	2,917.00	(1,072.34)
6635 - Janitorial Supplies	0.00	221.00	(221.00)	843.76	1,372.00	(528.24)	1,813.00	969.24
6675 - Equipment R&M	621.24	167.00	454.24	7,151.08	5,818.00	1,333.08	6,150.00	(1,001.08)
6765 - Small Tools & Equipment	0.00	208.00	(208.00)	436.66	1,040.00	(603.34)	1,458.00	1,021.34
6775 - Vehicle R&M	58.31	250.00	(191.69)	1,023.09	1,407.00	(383.91)	1,907.00	883.91
6785 - Vehicle Fuel	697.48	500.00	197.48	3,535.40	2,519.00	1,016.40	3,519.00	(16.40)
6795 - Other Supplies	268.67	1,576.00	(1,307.33)	8,990.13	11,044.00	(2,053.87)	14,198.00	5,207.87
6796 - Other R&M	0.00	0.00	0.00	1,143.73	554.00	589.73	554.00	(589.73)
Total Maintenance & Landscaping	4,180.84	6,386.00	(2,205.16)	43,738.45	45,464.00	(1,725.55)	58,237.00	14,498.55
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	1,705.00	(50.09)	1,725.00	70.09
6408 - Uniform and Laundry Service	582.89	0.00	582.89	2,396.86	0.00	2,396.86	0.00	(2,396.86)
6438 - Pool Management	13,360.28	0.00	13,360.28	23,468.57	16,596.00	6,872.57	16,596.00	(6,872.57)
6440 - Safety & Security Services	0.00	0.00	0.00	599.06	0.00	599.06	0.00	(599.06)
7095 - Other Professional Services	3,884.18	929.00	2,955.18	10,850.32	9,445.00	1,405.32	11,300.00	449.68
Total Contracted & Professional Services	17,827.35	939.00	16,888.35	39,236.04	27,746.00	11,490.04	29,621.00	(9,615.04)
Total Pool/Health Club/Parks Expense	39,932.15	28,343.00	11,589.15	209,245.85	235,807.00	(26,561.15)	306,466.00	97,220.15
Total Pool/Health Club/Parks Income / (Loss)	(4,573.82)	950.00	(5,523.82)	(43,134.29)	(86,251.00)	43,116.71	(98,325.00)	(55,190.71)

Income Statement Report Sudden Valley Community Association UDR Activity

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4004 - Member Assessments 2017	0.00	0.00	0.00	(461.16)	0.00	(461.16)	0.00	461.16
Total Dues and Assessment Income- Ops	0.00	0.00	0.00	(461.16)	0.00	(461.16)	0.00	461.16
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	0.00	0.00	0.00	(12,164.59)	0.00	(12,164.59)	0.00	12,164.59
4001 - BD Expense- 2017 Ops & prior	3,833.41	0.00	3,833.41	49,825.79	0.00	49,825.79	0.00	(49,825.79)
4002 - Member Assessments 2016	0.00	0.00	0.00	(1,035.26)	0.00	(1,035.26)	0.00	1,035.26
4081 - BD Expense- Ops 2014 & Prior	1,909.45	0.00	1,909.45	55,540.66	0.00	55,540.66	0.00	(55,540.66)
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	5,742.86	0.00	5,742.86	24,565.89	0.00	24,565.89	0.00	(24,565.89)
Collections Income								
4710 - Late Fees & Interest	(3,878.19)	0.00	(3,878.19)	29,770.40	0.00	29,770.40	0.00	(29,770.40)
4711 - BD Expense- Late Fee & Int	12,649.97	0.00	12,649.97	9,918.03	0.00	9,918.03	0.00	(9,918.03)
4715 - Lien Fees	550.00	0.00	550.00	1,441.46	0.00	1,441.46	0.00	(1,441.46)
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	1,854.50	0.00	1,854.50	0.00	(1,854.50)
4721 - BD Expense- Legal	2,213.73	0.00	2,213.73	4,979.45	0.00	4,979.45	0.00	(4,979.45)
Total Collections Income	11,535.51	0.00	11,535.51	47,963.84	0.00	47,963.84	0.00	(47,963.84)
Investment Income								
4910 - Interest Earned - Reserve Accounts	0.81	0.00	0.81	123.05	0.00	123.05	0.00	(123.05)
Total Investment Income	0.81	0.00	0.81	123.05	0.00	123.05	0.00	(123.05)
Total UDR Activity Income	17,279.18	0.00	17,279.18	72,191.62	0.00	72,191.62	0.00	(72,191.62)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	(49.92)	0.00	(49.92)	508.15	0.00	508.15	0.00	(508.15)
Total Regulatory Compliance	(49.92)	0.00	(49.92)	508.15	0.00	508.15	0.00	(508.15)

Income Statement Report Sudden Valley Community Association UDR Activity

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5007 - Special General Meeting	0.00	0.00	0.00	13,580.00	13,580.00	0.00	13,580.00	0.00
5025 - Collection Charges	140.58	0.00	140.58	1,922.96	0.00	1,922.96	0.00	(1,922.96)
5065 - Lien Charges	648.00	0.00	648.00	5,923.00	0.00	5,923.00	0.00	(5,923.00)
Total CC&Rs/ Mandates	788.58	0.00	788.58	21,425.96	13,580.00	7,845.96	13,580.00	(7,845.96)
Contracted & Professional Services								
7020 - Legal Services	1,570.00	0.00	1,570.00	16,276.06	0.00	16,276.06	0.00	(16,276.06)
Total Contracted & Professional Services	1,570.00	0.00	1,570.00	16,276.06	0.00	16,276.06	0.00	(16,276.06)
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	6,252.02	0.00	6,252.02	8,597.00	2,344.98
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	20,000.00	0.00	20,000.00	20,000.00	0.00	20,000.00	32,725.00	12,725.00
9902 - UDR - Area Z Mitigation	14,243.98	0.00	14,243.98	69,511.34	0.00	69,511.34	96,409.37	26,898.03
Total Reserve UDR Projects	34,243.98	0.00	34,243.98	126,902.86	34,254.00	92,648.86	(13,580.00)	(140,482.86)
Total UDR Activity Expense	36,552.64	0.00	36,552.64	165,113.03	47,834.00	117,279.03	0.00	(165,113.03)
Total UDR Activity Income / (Loss)	(19,273.46)	0.00	(19,273.46)	(92,921.41)	(47,834.00)	(45,087.41)	0.00	92,921.41

Income Statement Report Sudden Valley Community Association SVCA Reserves

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4030 - Special Assessments	0.00	0.00	0.00	(489.00)	0.00	(489.00)	0.00	489.00
4031 - CRRRF Special Assessment 16/17	0.00	0.00	0.00	(31.68)	0.00	(31.68)	0.00	31.68
4032 - BD Expense- CRRRF SA 16/17	58.08	0.00	58.08	540.03	0.00	540.03	0.00	(540.03)
4041 - BD Expense- MR&R	38.70	0.00	38.70	619.16	0.00	619.16	0.00	(619.16)
4042 - Caital Rep& Repl Assmt 2017	0.00	0.00	0.00	(131.64)	0.00	(131.64)	0.00	131.64
4043 - Caital Rep& Repl Assmt 2018	34,720.04	0.00	34,720.04	346,906.04	0.00	346,906.04	0.00	(346,906.04)
4045 - Capital Rep& Repl Assessment	0.00	0.00	0.00	(425.00)	0.00	(425.00)	0.00	425.00
4046 - BD Expense- CRRRF 17 & Prior	1,234.33	0.00	1,234.33	11,616.83	0.00	11,616.83	0.00	(11,616.83)
4048 - Capital Rep& Repl Assmt 2016	0.00	0.00	0.00	(150.00)	0.00	(150.00)	0.00	150.00
4049 - BD Expense - CRRRF 2018	712.72	0.00	712.72	(7,117.48)	0.00	(7,117.48)	0.00	7,117.48
4050 - Roads Capital Assessment	0.00	0.00	0.00	(589.90)	0.00	(589.90)	0.00	589.90
4051 - BD Expense- Roads 17 & Prior	1,973.94	0.00	1,973.94	19,469.23	0.00	19,469.23	0.00	(19,469.23)
4052 - Roads Capital Assmt 2016	0.00	0.00	0.00	(232.28)	0.00	(232.28)	0.00	232.28
4053 - BD Expense - Roads 2018	1,254.91	0.00	1,254.91	(11,420.64)	0.00	(11,420.64)	0.00	11,420.64
4054 - Roads Capital Assmt 2017	0.00	0.00	0.00	(207.48)	0.00	(207.48)	0.00	207.48
4055 - Roads Capital Assmt 2018	54,722.86	0.00	54,722.86	546,769.80	0.00	546,769.80	0.00	(546,769.80)
4061 - BD Expense- Mailbox	10.35	0.00	10.35	346.33	0.00	346.33	0.00	(346.33)
4071 - BD Expense- Mbr Density	0.42	0.00	0.42	13.37	0.00	13.37	0.00	(13.37)
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	94,726.35	0.00	94,726.35	896,391.70	0.00	896,391.70	0.00	(896,391.70)
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	21,311.98	0.00	21,311.98	212,791.71	0.00	212,791.71	0.00	(212,791.71)

Income Statement Report Sudden Valley Community Association SVCA Reserves

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4343 - BD Expense- Title Transfer Fee: Capit	96.81	0.00	96.81	(17.80)	0.00	(17.80)	0.00	17.80
Total Other AR Income	21,408.79	0.00	21,408.79	212,773.91	0.00	212,773.91	0.00	(212,773.91)
Other Income								
4360 - Storm Water Mitigation Revenue	0.00	0.00	0.00	5,000.00	0.00	5,000.00	0.00	(5,000.00)
4922 - Capital Gain (Loss) on Lots	0.00	0.00	0.00	73,988.01	0.00	73,988.01	0.00	(73,988.01)
Total Other Income	0.00	0.00	0.00	78,988.01	0.00	78,988.01	0.00	(78,988.01)
Investment Income								
4910 - Interest Earned - Reserve Accounts	28.08	0.00	28.08	2,797.92	0.00	2,797.92	0.00	(2,797.92)
Total Investment Income	28.08	0.00	28.08	2,797.92	0.00	2,797.92	0.00	(2,797.92)
Total SVCA Reserves Income	116,163.22	0.00	116,163.22	1,192,151.54	0.00	1,192,151.54	0.00	(1,192,151.54)
<u>Expense</u>								
Administrative								
5017 - Capital Lease Interest Expense	62.13	0.00	62.13	1,076.12	0.00	1,076.12	0.00	(1,076.12)
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	90.25	0.00	90.25	0.00	(90.25)
Total Administrative	73.55	0.00	73.55	1,176.37	0.00	1,176.37	0.00	(1,176.37)
Regulatory Compliance								
9005 - State B&O Tax	0.00	0.00	0.00	75.69	0.00	75.69	0.00	(75.69)
9015 - Property/Real Estate Tax	628.63	0.00	628.63	1,065.32	0.00	1,065.32	0.00	(1,065.32)
Total Regulatory Compliance	628.63	0.00	628.63	1,141.01	0.00	1,141.01	0.00	(1,141.01)
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	5,713.10	0.00	5,713.10	0.00	(5,713.10)

Income Statement Report Sudden Valley Community Association SVCA Reserves

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6325 - Depr - Land Improvement	5,322.09	0.00	5,322.09	53,220.90	0.00	53,220.90	0.00	(53,220.90)
6326 - Depr - Mailboxes	2,146.37	0.00	2,146.37	21,463.70	0.00	21,463.70	0.00	(21,463.70)
6327 - Depr - Roads and Bridges	27,652.13	0.00	27,652.13	276,521.30	0.00	276,521.30	0.00	(276,521.30)
6328 - Depr - Building Improvements	13,400.05	0.00	13,400.05	134,000.50	0.00	134,000.50	0.00	(134,000.50)
6330 - Depr - Furniture & Fixtures	65.68	0.00	65.68	656.80	0.00	656.80	0.00	(656.80)
6335 - Depr - Communication Equipment	371.95	0.00	371.95	3,719.50	0.00	3,719.50	0.00	(3,719.50)
6337 - Depr - Computers	929.84	0.00	929.84	9,298.40	0.00	9,298.40	0.00	(9,298.40)
6340 - Depr - Machinery & Equipment	16,736.09	0.00	16,736.09	167,360.90	0.00	167,360.90	0.00	(167,360.90)
6350 - Depr - Vehicles	4,640.47	0.00	4,640.47	46,404.70	0.00	46,404.70	0.00	(46,404.70)
6360 - Amortization	(610.76)	0.00	(610.76)	(6,107.60)	0.00	(6,107.60)	0.00	6,107.60
Total Depreciation Expense	71,225.22	0.00	71,225.22	712,252.20	0.00	712,252.20	0.00	(712,252.20)
Contracted & Professional Services								
7020 - Legal Services	500.00	0.00	500.00	555.00	0.00	555.00	0.00	(555.00)
Total Contracted & Professional Services	500.00	0.00	500.00	555.00	0.00	555.00	0.00	(555.00)
Reserve Expenses/Transfers								
9717.08 - CRRRF Loan Interest- Capitalize	0.00	0.00	0.00	33.15	0.00	33.15	0.00	(33.15)
9999 - Reserve Cap Project Budget Adj	0.00	0.00	0.00	0.00	0.00	0.00	(4,150,227.59)	(4,150,227.59)
Total Reserve Expenses/Transfers	0.00	0.00	0.00	33.15	0.00	33.15	(4,150,227.59)	(4,150,260.74)
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
9518.02 - Purchase Buildable SVCA Lots	0.00	0.00	0.00	0.00	0.00	0.00	44,400.00	44,400.00
Total Reserve Board Density Projects	0.00	0.00	0.00	8,281.03	0.00	8,281.03	52,681.03	44,400.00
Reserve CRRRF Capital Proejects								
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	2,648.00	0.00	2,648.00	32,647.45	0.00	32,647.45	30,000.00	(2,647.45)

Income Statement Report Sudden Valley Community Association SVCA Reserves

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve CRRRF Capital Proejcts								
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	10,662.62	0.00	10,662.62	13,105.25	0.00	13,105.25	13,530.00	424.75
9718.06 - Clubhouse HVAC Replacement	0.00	0.00	0.00	47,650.65	0.00	47,650.65	118,741.00	71,090.35
9718.07 - Maint Building Heater	0.00	0.00	0.00	0.00	0.00	0.00	7,509.00	7,509.00
9718.08 - Golf Cart Life Extension	0.00	0.00	0.00	0.00	0.00	0.00	20,478.00	20,478.00
9718.09 - Golf Sales Office	0.00	0.00	0.00	0.00	0.00	0.00	14,861.00	14,861.00
9854 - CRRRF Golf Carts - Capital Lease	0.00	0.00	0.00	0.00	0.00	0.00	32,160.00	32,160.00
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	119.04	0.00	119.04	45,566.68	0.00	45,566.68	49,785.00	4,218.32
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
Total Reserve CRRRF Capital Proejcts	13,429.66	0.00	13,429.66	295,469.45	0.00	295,469.45	502,747.72	207,278.27
Reserve CRRRF Capital Loan Projects								
9717.02 - Marina Standpipe & Gangways	146,328.71	0.00	146,328.71	211,774.01	0.00	211,774.01	248,989.30	37,215.29
9717.03 - Marina Soft Armoring A&E/ Constr	12,763.82	0.00	12,763.82	92,053.39	0.00	92,053.39	428,627.30	336,573.91
9717.05 - Demo Barn 6/ Sprung Structure In:	44,750.45	0.00	44,750.45	264,289.50	0.00	264,289.50	647,745.68	383,456.18
9717.06 - (2) Pools Liner/Deck/ADA Constr	31,548.56	0.00	31,548.56	595,247.30	0.00	595,247.30	645,834.67	50,587.37
9717.07 - CRRRF Project Manager	4,965.00	0.00	4,965.00	32,824.96	0.00	32,824.96	82,203.00	49,378.04
9717.071 - PNW Recomendated 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	240,356.54	0.00	240,356.54	1,196,189.16	0.00	1,196,189.16	2,272,476.00	1,076,286.84
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

Income Statement Report Sudden Valley Community Association SVCA Reserves

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Roads Capital Projects								
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 Desigr	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 Des	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	4,149.50	0.00	4,149.50	21,085.00	0.00	21,085.00	21,855.00	770.00
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
9918.03 - 2018 Roads Culvert Construction	68,535.37	0.00	68,535.37	332,707.68	0.00	332,707.68	350,216.00	17,508.32
9918.04 - 2018 Ditches, Culverts, & Swales	17,335.87	0.00	17,335.87	103,651.54	0.00	103,651.54	138,607.00	34,955.46
9918.05 - 2018 Roads & Ditch Repair	0.00	0.00	0.00	75,925.17	0.00	75,925.17	82,757.00	6,831.83
9918.06 - 124 Grandview Lane Road Work	35.00	0.00	35.00	6,191.82	0.00	6,191.82	7,387.00	1,195.18
9918.07 - Southern Court 2018 Landslide	35.00	0.00	35.00	35.00	0.00	35.00	32,320.00	32,285.00
9918.08 - Clubhouse retaining wall	128,372.30	0.00	128,372.30	153,258.48	0.00	153,258.48	153,246.84	(11.64)
9918.09 - 30 Fairway Lane Design	0.00	0.00	0.00	0.00	0.00	0.00	36,465.00	36,465.00
9918.10 - Windward Drainage Design	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
Total Reserve Roads Capital Projects	218,463.04	0.00	218,463.04	913,864.01	0.00	913,864.01	1,319,567.84	405,703.83
Total SVCA Reserves Expense	544,676.64	0.00	544,676.64	3,131,467.28	0.00	3,131,467.28	0.00	(3,131,467.28)
Total SVCA Reserves Income / (Loss)	(428,513.42)	0.00	(428,513.42)	(1,939,315.74)	0.00	(1,939,315.74)	0.00	1,939,315.74
Total Association Net Income / (Loss)	(493,351.82)	(51,623.00)	(441,728.82)	(1,866,424.01)	127,909.00	(1,994,333.01)	6,580.00	1,873,004.01

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		Avail.						
	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	83	195	278	385	2,260	2,645	22	75	4	12	7	11	32	40	5	23	468	2,455	2,923	70	161	231	538	2,616	3,154	773	1	0	774	705	8	1,487	4,641	
Sep	95	231	326	357	2,171	2,528	28	112	12	25	0	9	38	43	6	25	452	2,402	2,854	84	214	298	536	2,616	3,152	773	0	1	774	707	8	1,489	4,641	
Oct	116	324	440	355	2,142	2,497	21	72	6	15	0	2	34	43	2	18	471	2,466	2,937	63	150	213	534	2,616	3,150	773	0	1	774	709	8	1,491	4,641	
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser
 CTB = Covenant to Bind