

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

	<u>Unaudited</u>	<u>Audited</u>	<u>Inc / (Dec)</u>
OPERATIONS	Dec 31, 2018	Dec 31, 2017	Inc / (Dec)
Current Assets			
Operating Cash	\$ 347,318	\$ 297,571	\$ 49,747
Building Completion Deposit Fund	210,750	125,000	85,750
Member Receivables - Operations	48,727	67,625	(18,898)
Other Receivables	11,262	10,371	891
Prepaid Expenses	57,817	66,797	(8,980)
Inventory	12,538	7,393	5,145
Total Current Assets	688,412	574,757	113,655
Current Liabilities			
Accounts Payable	(143,718)	(55,792)	(87,926)
Accrued Payroll & Vacation Liability	(68,280)	(25,029)	(43,251)
Prepaid Assessments	(140,942)	(100,578)	(40,364)
Building Completion Deposits	(210,750)	(125,000)	(85,750)
Other Refundable Deposits	(4,993)	(4,953)	(40)
Prepaid Golf Memberships	(58,358)	(50,018)	(8,340)
Total Current Liabilities	(627,041)	(361,370)	(265,671)
Operating Reserve Funds			
Emergency Operating Cash	352,243	351,609	634
Undesignated Reserves Cash	254,736	189,730	65,006
Total Operating Reserve Funds	606,979	541,339	65,640
Net Operating Assets	\$ 668,350	\$ 754,726	\$ (86,376)
CAPITAL			
Capital Current Assets			
CRRRF Reserve Cash Fund	1,708,514	1,195,964	512,550
Roads Reserve Cash Fund	898,015	1,091,292	(193,277)
Board Density Reduction Cash Fund	115,167	85,191	29,976
Mailbox Cash Fund	2,843	5,272	(2,429)
Capital Reserve Holding Cash Fund	312,800	87,364	225,436
Mitigation Assignment of Savings Cash	45,745	38,134	7,611
LWWSA Assignment of Savings Cash	136,275	-	136,275
Member Receivables - Capital	2,193	9,094	(6,901)
Total Capital Current Assets	3,221,552	2,512,311	709,241
Capital Fixed Assets			
Fixed Assets	10,766,401	9,370,813	1,395,588
Lots Held for Sale	74,256	149,589	(75,333)
Total Capital Assets	10,840,657	9,520,402	1,320,255
Long Term Liabilities			
CRRRF Loan	(1,625,000)	(2,870)	(1,622,130)
Capital Lease	(7,977)	(38,968)	30,991
Total Long Term Liabilities	(1,632,977)	(41,838)	(1,591,139)
NET ASSETS	\$ 13,097,582	\$ 12,745,601	\$ 351,981
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	(\$85,301)	\$185,228	(\$270,529)
Current Year Net Income: Capital	437,282	251,410	185,872
Retained Earnings	4,724,898	4,539,670	185,228
Capital	8,020,703	7,769,293	251,410
TOTAL MEMBER EQUITY	\$ 13,097,582	\$ 12,745,601	\$ 351,981

* 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 December 31, 2018, and December 31, 2017, the balance of receivables written off under GAAP policy were respectively, \$525,711 and \$639,381.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - December 2018			Year to Date - 12 Months Ending 12/31/2018			
	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	146,619		89,825	1,752,558			1,072,887
Bad Debt Reserve	(4,304)		(1,878)	(46,835)			(21,809)
Net Current Year Assessment Income	<u>142,315</u>	<u>7,340</u>	<u>87,947</u>	<u>1,705,723</u>	<u>86,028</u>	97.3%	<u>1,051,078</u>
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	31,448			220,185			
Bad Debt Reserve	(440)			(5,055)			
Net Special Ops Assmt Income	<u>31,008</u>	<u>1,815</u>		<u>215,130</u>	<u>10,782</u>		
Bad Debt Recoveries - Prior Years			3,731				34,574
Golf Income	13,181	2,981	0	797,525	7,525		0
Marina Income	0	0	0	114,605	13,605		0
Rec Center & Pools Income	299	199	0	10,123	6,331		0
Legal & Collections Income	0	0	0	0	0		1,200
New Home Construction Fee Income	700	700	0	113,304	38,600		0
Title Transfer Fee Income	875	(792)	5,372	39,549	19,549		226,050
Storm Water Mitigation Income	0	0	(500)	0	0		4,500
Capital Gain (Loss) on Lot Sales	0	0	(45,143)	0	0		28,970
Rental Income - Other	80	(3,238)	0	43,958	2,947		0
Rental Income- Area Z	472	472	0	17,564	(1,436)		0
Other Income	7,000	4,010	0	77,834	27,834		0
Investment Income	17	(25)	944	761	261		4,946
Total Revenue	<u>195,947</u>	<u>13,462</u>	<u>52,351</u>	<u>3,136,076</u>	<u>212,026</u>		<u>1,351,318</u>
EXPENSES							
Salaries & Benefits	162,510	(913)	0	1,581,477	9,303		0
Contracted & Professional Services	49,537	(39,587)	0	332,551	(180,831)		0
CC&Rs/ Mandates	35,681	(8,318)	894	348,709	(20,426)		1,199
Maintenance & Landscaping	34,991	(9,823)	0	380,192	(30,268)		0
Utilities	14,561	1,315	0	151,248	15,424		0
Administrative	16,150	(7,527)	32	137,230	(14,926)		1,170
Regulatory Compliance	4,941	(1,254)	6,535	100,695	(1,666)		7,674
Insurance Premiums	8,382	465	0	104,323	1,435		0
Other Expenses	516	(266)	0	516	2,484		0
Interest Expense	0	0	0	0	0		2,535
Depreciation Expense	0	0	72,447	0	0		869,361
Capital Loss on Fixed Assets	0	0	25,196	0	0		25,196
Reserve Expense/ Transfers	0	0	(162)	0	0		0
Total Expenses	<u>327,269</u>	<u>(65,908)</u>	<u>104,942</u>	<u>3,136,941</u>	<u>(219,471)</u>		<u>907,135</u>
Net Income (Loss)	<u>(131,322)</u>	<u>(52,446)</u>	<u>(52,591)</u>	<u>(865)</u>	<u>(7,445)</u>		<u>444,183</u>
Net UDR Activity for Operations							
SGM Expenses	0			(13,580)			
Hazard Tree Removal	0			(37,392)			
Area Z Mitigation	(10,785)			(80,296)			
GM Recruiting Expense	(2,573)			(28,573)			
Net Income (Loss) with Board Approved UDR	<u>(144,680)</u>	<u>(52,446)</u>	<u>(52,591)</u>	<u>(160,706)</u>	<u>(7,445)</u>		<u>444,183</u>
Other Activity							
Net Other UDR Activity*	9,972			127,678			
AR Accrual - Prior Year Reversal	0		0	(67,601)			(9,094)
AR Accrual - Current Year	48,703		2,193	48,703			2,193
Vacation Liability Accrual	(33,375)			(33,375)			
Total Other Activity	<u>25,300</u>		<u>2,193</u>	<u>75,405</u>			<u>(6,901)</u>
Grand Total Activity	<u>(119,380)</u>	<u>(52,446)</u>	<u>(50,398)</u>	<u>(85,301)</u>	<u>(7,445)</u>		<u>437,282</u>

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

Sudden Valley Community Association										
Reserve Cash Balance & Activity										
12 Months Actual, 0 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	423,323	666,595		13	326		1,090,257	-	164,345	164,345
Dues Received, deed-in-lieu	551	786					1,337		3,615	3,615
Transfer Fees Received, ¼ of 1%			225,106				225,106			-
Storm Water Mitigation Plan Fee		4,500					4,500			-
Investment Income	1,411	1,828	330	162	-	581	4,312	634	297	931
Sale of Assets	-			95,847			95,847			-
Legal Settlement Income				1,200			1,200			-
CRRRF Loan Funding Received	1,622,129						1,622,129			-
Interfund Transfer	25,000			(25,000)			-		85,636	85,636
Roads Mitigation Cash Activity		(7,507)				7,507	-			-
LWWSD Assignment of Savings	(135,798)					135,798	-			-
2018 Expenditures	(1,424,066)	(859,479)	-	(42,246)	(2,755)		(2,328,546)		(188,887)	(188,887)
Net Available Cash at 12/31/2018	1,708,514	898,015	312,800	115,167	2,843	182,020	\$ 3,219,359	352,243	254,736	\$ 606,979
Anticipated CRRRF Interest Expense	-									
Obligated Expenses**	(991,199)	(291,452)				(182,020)	(1,464,671)		(33,623)	(33,623)
Net Usable Cash Balance 12/31/2018	717,315	606,563	312,800	115,167	2,843	-	\$ 1,754,688	352,243	221,113	\$ 573,356
Board Recommended Carryover Balance*	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2018, After Recommendation	\$ 117,315	\$ 106,563	\$ 312,800	\$ 115,167	\$ 2,843	\$ -	\$ 654,688	\$ 352,243	\$ 221,113	\$ 573,356
Net Current Year Cash Increase (Decrease)	(478,649)	(484,729)	225,436	29,976	(2,429)	(38,134)	\$ (748,529)	634	31,383	\$ 32,017
*Note, when mitigation period has ended unspent funds will be returned to the source account, Roads and CRRRF for the LWWSD Assignment of Savings.										
**Note, Obligated Expenses do not include CRRRF Loan Payments of \$203,604 annually over the next 10 years (2019 to 2028).										

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

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	3,549	3,503	10,640	1,098	58,479	(38,314)	(65,570)	(33,713)
Accounting	1,017	(693)	22,143	(357)	16,581	(13,195)	(37,706)	(14,245)
Administration	321	196	31,444	(2,034)	22,392	(15,556)	(53,515)	(17,394)
Common Costs	3,665	1,206	-	-	15,726	2,792	(12,061)	3,998
Facilities	552	(2,666)	6,437	332	15,455	(1,306)	(21,340)	(3,640)
Maintenance	40	(152)	21,737	5,280	1,493	5,597	(23,190)	10,725
Subtotal	<u>9,144</u>	<u>1,394</u>	<u>92,401</u>	<u>4,319</u>	<u>130,126</u>	<u>(59,982)</u>	<u>(213,382)</u>	<u>(54,269)</u>
Golf	13,181	2,981	45,520	(3,062)	13,111	2,771	(45,450)	2,690
Marina	-	(267)	-	-	804	90	(804)	(177)
Subtotal	<u>22,325</u>	<u>4,108</u>	<u>137,921</u>	<u>1,257</u>	<u>144,041</u>	<u>(57,121)</u>	<u>(259,636)</u>	<u>(51,756)</u>
Rec/ Pools/ Parks								
Special Assmt Earned	31,448						31,448	
Curr Yr Bad Debts Activity	(440)						(440)	
Net Special Assmt Dues	<u>31,008</u>	<u>1,815</u>					<u>31,008</u>	<u>1,815</u>
Rec/ Pools/ Parks	299	199	24,589	(2,170)	20,719	(7,874)	(45,009)	(9,845)
Subtotal Rec/ Pools/ Parks	<u>31,307</u>	<u>2,014</u>	<u>24,589</u>	<u>(2,170)</u>	<u>20,719</u>	<u>(7,874)</u>	<u>(14,001)</u>	<u>(8,030)</u>
Subtotal Operations before Ops Dues	<u>53,632</u>	<u>6,122</u>	<u>162,510</u>	<u>(913)</u>	<u>164,760</u>	<u>(64,995)</u>	<u>(273,637)</u>	<u>(59,786)</u>
Ops Dues Earned	146,619						146,619	
Curr Yr Bad Debts Activity	(4,304)						(4,304)	
Net Ops Dues	<u>142,315</u>	<u>7,340</u>					<u>142,315</u>	<u>7,340</u>
Net Operations	<u>195,947</u>	<u>13,462</u>	<u>162,510</u>	<u>(913)</u>	<u>164,760</u>	<u>(64,995)</u>	<u>(131,322)</u>	<u>(52,446)</u>
Net BOD Approved UDR Activity for Operations								
SGM Expenses	-		-		-		-	
Hazard Tree Removal	-		-		-		-	
Area Z Mitigation	-		-		10,785		(10,785)	
GM Recruiting Expense	-		-		2,573		(2,573)	
Net Operations with Board Approved UDR	<u>195,947</u>	<u>13,462</u>	<u>162,510</u>	<u>(913)</u>	<u>178,118</u>	<u>(64,995)</u>	<u>(144,680)</u>	<u>(52,446)</u>
Other Operating Activity								
UDR Activity	12,185				2,213		9,972	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	48,703				-		48,703	
Vacation Liability Accrual	-				33,375		(33,375)	
Total Other Operating Activity	<u>60,888</u>				<u>35,588</u>		<u>25,300</u>	
Grand Total Operations Activity	<u>256,835</u>	<u>13,462</u>	<u>162,510</u>	<u>(913)</u>	<u>213,706</u>	<u>(64,995)</u>	<u>(119,380)</u>	<u>(52,446)</u>

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2018 to December 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	140,631	51,249	110,106	(897)	335,266	(69,309)	(304,741)	(18,957)
Accounting	41,385	20,869	196,458	25,284	106,123	(49,475)	(261,197)	(3,322)
Administration	4,107	2,607	292,443	(3,909)	140,721	(42,431)	(429,057)	(43,733)
Common Costs	36,958	7,458	-	-	264,976	(11,258)	(228,018)	(3,800)
Facilities	54,927	(2,689)	66,270	4,321	161,043	(7,954)	(172,386)	(6,322)
Maintenance	2,113	(194)	231,054	(31,695)	79,903	(20,906)	(308,844)	(52,795)
Subtotal	280,121	79,300	896,331	(6,896)	1,088,032	(201,333)	(1,704,243)	(128,929)
Golf	798,825	8,825	543,439	(3,996)	307,110	(22,273)	(51,724)	(17,444)
Marina	121,100	15,705	3,268	(3,268)	19,391	(8,801)	98,441	3,636
Subtotal	1,200,046	103,830	1,443,038	(14,160)	1,414,533	(232,407)	(1,657,526)	(142,737)
Rec/ Pools/ Parks								
Special Assmt Earned	220,185						220,185	
Curr Yr Bad Debts Activity	(5,055)						(5,055)	
Net Special Assmt Dues	215,130	10,782					215,130	10,782
Rec/ Pools/ Parks	15,178	11,386	138,439	23,463	140,931	3,633	(264,192)	38,482
Subtotal Rec/ Pools/ Parks	230,308	22,168	138,439	23,463	140,931	3,633	(49,062)	49,264
Subtotal Operations before Ops Dues	1,430,354	125,998	1,581,477	9,303	1,555,464	(228,774)	(1,706,588)	(93,473)
Ops Dues Earned	1,752,558						1,752,558	
Curr Yr Bad Debts Activity	(46,835)						(46,835)	
Net Ops Dues	1,705,723	86,028					1,705,723	86,028
Net Operations	3,136,077	212,026	1,581,477	9,303	1,555,464	(228,774)	(865)	(7,445)
Net BOD Approved UDR Activity for Operations								
SGM Expenses	-		-		13,580		(13,580)	
Hazard Tree Removal					37,392		(37,392)	
Area Z Mitigation					80,296		(80,296)	
GM Recruiting Expense					28,573		(28,573)	
Net Operations with Board Approved UDR	3,136,077	212,026	1,581,477	9,303	1,715,305	(228,774)	(160,706)	(7,445)
Other Operating Activity								
UDR Activity	156,494				28,816		127,678	
AR Accrual - Prior Year Reversal	(67,601)				-		(67,601)	
AR Accrual - Current Year	48,703				-		48,703	
Vacation Liability Accrual	-				33,375		(33,375)	
Total Other Operating Activity	137,596				62,191		75,405	
Grand Total Operations Activity	3,273,673	212,026	1,581,477	9,303	1,777,496	(228,774)	(85,301)	(7,445)

* Excludes Depreciation

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

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

UNAUDITED

	<u>2018 December</u> <u>Actuals</u>	<u>2018 MTD</u> <u>B / (W) Spending</u> <u>Plan</u>	<u>2018 YTD</u> <u>(12 Months)</u> <u>Actuals</u>	<u>2018 YTD</u> <u>B / (W) Spending</u> <u>Plan</u>
REVENUE				
Dues and Assessment Income- Ops	142,315	7,340	1,705,723	86,028
Special Ops Assmt Income- Rec/ Pools/ Parks	31,008	1,815	215,131	10,782
Golf Income	13,181	2,981	797,525	7,525
Marina Income	-	-	114,605	13,605
Rental Income - Area Z	472	472	17,564	(1,436)
Rental Income - Other	80	(3,238)	43,958	2,947
Rec Center and Pools Income	299	199	10,123	6,331
Other AR Income	7,680	3,553	96,379	32,741
Other Income	895	365	134,308	53,242
Investment Income	17	(25)	761	261
Total Revenue	<u>195,947</u>	<u>13,462</u>	<u>3,136,077</u>	<u>212,026</u>
EXPENSES				
Salaries & Benefits				
ACC / Security	10,640	1,098	110,106	(897)
Accounting	22,143	(357)	196,458	25,284
Administration	31,444	(2,034)	292,443	(3,909)
Facilities	6,437	332	66,270	4,321
Maintenance	21,737	5,280	231,054	(31,695)
Golf	45,520	(3,062)	543,439	(3,996)
Marina	-	-	3,268	(3,268)
Rec/ Pools/ Parks	24,589	(2,170)	138,439	23,463
Total Salaries & Benefits	<u>162,510</u>	<u>(913)</u>	<u>1,581,477</u>	<u>9,303</u>
Other Expenses				
Administrative				
General Administrative	217	(217)	617	983
Bank Charges & Fees	2,561	(1,697)	21,607	(1,890)
Dues & Subscriptions	1,441	(964)	27,771	(9,121)
Office Supplies	3,261	180	30,765	1,742
GM Discretionary Funds	2,870	(2,537)	6,223	(2,223)
Advertising Costs	204	(196)	9,540	(2,440)
Cash Over/Short	(1)	1	(11)	11
Currency Gain/Loss	92	(92)	1,350	(1,350)
Events Charges	2,150	(902)	13,144	(3,144)
Printing & Copying	3,828	(3,054)	12,849	(460)
Training & Conferences	1,580	(817)	5,832	2,047
Payroll Service Fees	513	202	7,365	1,097
Cashiering Clearing Account	(2,566)	2,566	178	(178)
Total Administrative	<u>16,150</u>	<u>(7,527)</u>	<u>137,230</u>	<u>(14,926)</u>
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	-	2,407	22,151	(851)
Permits & Licenses	401	(108)	4,170	369
Audit & Tax Services	2,000	(2,000)	26,260	580
Regulatory Compliance	2,282	(1,648)	5,021	2,574
State B&O Tax	258	95	12,360	(5,104)
Property/Real Estate Tax	-	-	30,734	766
Total Regulator Compliance	<u>4,941</u>	<u>(1,254)</u>	<u>100,696</u>	<u>(1,666)</u>
CC&Rs/ Mandates				
Annual General Meeting	276	(276)	10,236	4,764
Special General Meeting	(225)	225	2,926	(2,926)
Board Support	966	(791)	6,166	(4,066)
Collection Charges	4	(4)	4	(4)
Transfer Fees	219	(219)	613	(613)
Web Site Maintenance	1,480	(1,117)	5,977	(1,977)
Postage	2,878	(1,514)	6,743	(1,178)
Postage- Views	889	444	10,881	5,119
Newsletter Services	4,260	(93)	53,871	(3,871)
Legal Services	4,689	(522)	64,963	(14,963)
Professional Security Services	20,245	(4,451)	186,329	(711)
Total CC&Rs/ Mandates	<u>35,681</u>	<u>(8,318)</u>	<u>348,709</u>	<u>(20,426)</u>
Insurance Premiums	<u>8,382</u>	<u>465</u>	<u>104,323</u>	<u>1,435</u>

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

UNAUDITED

	2018 December Actuals	2018 MTD B / (W) Spending Plan	2018 YTD (12 Months) Actuals	2018 YTD B / (W) Spending Plan
Utilities				
Utilities	(833)	833	-	-
Utilities- Natural Gas	1,271	1,264	12,385	10,931
Utilities- Water & Sewer	5,710	(336)	40,829	1,256
Utilities- Electricity	4,803	(225)	51,252	9,326
Utilities- Trash & Recycling Service	2,840	(1,805)	13,562	(1,131)
Utilities- Communications Service	770	1,584	33,220	(4,958)
Total Utilities	<u>14,561</u>	<u>1,315</u>	<u>151,248</u>	<u>15,424</u>
Maintenance & Landscaping				
Landscape R&M	4,188	344	47,639	12,989
Building R&M	4,515	194	41,171	21,898
Raw Materials	761	1,018	45,598	(24,248)
Raw Materials: Sand & Gravel	76	505	27,516	9,701
Janitorial Supplies	6,865	(5,708)	14,165	(1,112)
Equipment R&M	5,221	17	71,892	(19,096)
Small Tools & Equipment	722	(283)	6,626	1,742
Vehicle R&M	3,669	(2,621)	25,362	(13,055)
Vehicle Fuel	2,516	(308)	40,557	(1,673)
Other Supplies	4,289	(1,370)	36,627	(1,629)
Other R&M	2,169	(1,611)	23,039	(15,785)
Total Maintenance & Landscaping	<u>34,991</u>	<u>(9,823)</u>	<u>380,192</u>	<u>(30,268)</u>
Contracted & Professional Services				
Equipment Lease & Rental	524	134	7,873	2,127
IT Support and Services	5,260	(2,269)	52,720	(8,656)
Uniform and Laundry Service	1,290	(777)	12,200	(5,747)
Pool Management	2,703	(2,703)	27,314	(10,718)
Safety & Security Services	1,793	(1,626)	24,383	(9,844)
Snow Removal Services	(7,603)	11,353	8,258	6,742
Storm Response Tree Removal	3,925	(3,080)	4,614	454
ACC Consultant	30,870	(30,870)	77,860	(50,360)
Other Professional Services	10,775	(9,749)	117,329	(104,829)
Total Contracted & Professional Services	<u>49,537</u>	<u>(39,587)</u>	<u>332,551</u>	<u>(180,831)</u>
Other Expenses				
Vandalism	516	(266)	516	2,484
Total Other Expenses	<u>516</u>	<u>(266)</u>	<u>516</u>	<u>2,484</u>
Total Other Expenses	<u>164,759</u>	<u>(64,995)</u>	<u>1,555,465</u>	<u>(228,774)</u>
Total Operations Expenses	<u>327,269</u>	<u>(65,908)</u>	<u>3,136,942</u>	<u>(219,471)</u>
Net Operations Income (Loss)	<u>(131,322)</u>	<u>(52,446)</u>	<u>(865)</u>	<u>(7,445)</u>
Net BOD Approved UDR Activity for Operations (Expense)				
SGM Expenses	-		(13,580)	
Hazard Tree Removal	-		(37,392)	
Area Z Mitigation	(10,785)		(80,296)	
GM recruiting expense	(2,573)		(28,573)	
Net Operations Income (Loss) with BOD Approved UDR	<u>(144,680)</u>	<u>(52,446)</u>	<u>(160,706)</u>	<u>(7,445)</u>
Other Operating Activity- Income/(Expense)				
UDR Activity	9,972		127,678	
AR Accrual - Prior Year Reversal	-		(67,601)	
AR Accrual - Current Year	48,703		48,703	
Vacation Liability Accrual	(33,375)		(33,375)	
Total Other Operating Activity	<u>25,300</u>		<u>75,405</u>	
Grand Total Operations Activity	<u>(119,380)</u>	<u>(52,446)</u>	<u>(85,301)</u>	<u>(7,445)</u>

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2019 Ops	(4,303.56)	(10,159.00)	5,855.44	(46,834.64)	(121,912.00)	75,077.36	(121,912.00)	(75,077.36)
Total Dues and Assessment Income- Ops	(4,303.56)	(10,159.00)	5,855.44	(46,834.64)	(121,912.00)	75,077.36	(121,912.00)	(75,077.36)
Dues and Assessments Income- UDR								
4005 - Member Assessments 2018	146,618.73	145,134.00	1,484.73	1,752,557.59	1,741,607.00	10,950.59	1,741,607.00	(10,950.59)
Total Dues and Assessments Income- UDR	146,618.73	145,134.00	1,484.73	1,752,557.59	1,741,607.00	10,950.59	1,741,607.00	(10,950.59)
Other AR Income								
4830 - Advertising Income	2,721.00	2,417.00	304.00	35,442.00	29,000.00	6,442.00	29,000.00	(6,442.00)
4831 - BD Expense- Views Ads	1,138.00	0.00	1,138.00	29.00	0.00	29.00	0.00	(29.00)
4842 - Member Donation Income Monthly	0.00	0.00	0.00	367.20	0.00	367.20	0.00	(367.20)
Total Other AR Income	3,859.00	2,417.00	1,442.00	35,838.20	29,000.00	6,838.20	29,000.00	(6,838.20)
Other Income								
4870 - Member Donation Income	(210.62)	0.00	(210.62)	358.38	0.00	358.38	0.00	(358.38)
Total Other Income	(210.62)	0.00	(210.62)	358.38	0.00	358.38	0.00	(358.38)
Investment Income								
4900 - Interest Earned - Operating Accounts	16.53	42.00	(25.47)	761.18	500.00	261.18	500.00	(261.18)
Total Investment Income	16.53	42.00	(25.47)	761.18	500.00	261.18	500.00	(261.18)
Total Common Costs Income	145,980.08	137,434.00	8,546.08	1,742,680.71	1,649,195.00	93,485.71	1,649,195.00	(93,485.71)
<u>Expense</u>								
Administrative								
4999 - Cashiering Clearing Account	(2,565.98)	0.00	(2,565.98)	178.27	0.00	178.27	0.00	(178.27)
5015 - Bank Charges & Fees	4.00	0.00	4.00	0.00	0.00	0.00	0.00	0.00
5120 - Cash Over/Short	0.60	0.00	0.60	0.00	0.00	0.00	0.00	0.00
5121 - Currency Gain/Loss	0.00	0.00	0.00	1,258.74	0.00	1,258.74	0.00	(1,258.74)
Total Administrative	(2,561.38)	0.00	(2,561.38)	1,437.01	0.00	1,437.01	0.00	(1,437.01)

Income Statement Report Sudden Valley Community Association Common Costs

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Regulatory Compliance								
7110 - Regulatory Compliance	1,625.00	417.00	1,208.00	2,000.00	5,000.00	(3,000.00)	5,000.00	3,000.00
9005 - State B&O Tax	13.17	11.00	2.17	187.57	138.00	49.57	138.00	(49.57)
9015 - Property/Real Estate Tax	0.00	0.00	0.00	30,733.83	31,500.00	(766.17)	31,500.00	766.17
Total Regulatory Compliance	1,638.17	428.00	1,210.17	32,921.40	36,638.00	(3,716.60)	36,638.00	3,716.60
CC&Rs/ Mandates								
5040 - Transfer Fees	218.76	0.00	218.76	218.76	0.00	218.76	0.00	(218.76)
5216 - Postage- Views	889.26	1,333.00	(443.74)	10,881.05	16,000.00	(5,118.95)	16,000.00	5,118.95
5225 - Newsletter Services	4,259.50	4,167.00	92.50	53,871.14	50,000.00	3,871.14	50,000.00	(3,871.14)
7020 - Legal Services	4,689.00	4,167.00	522.00	64,963.30	50,000.00	14,963.30	50,000.00	(14,963.30)
Total CC&Rs/ Mandates	10,056.52	9,667.00	389.52	129,934.25	116,000.00	13,934.25	116,000.00	(13,934.25)
Insurance								
5400 - Insurance Premiums	8,120.02	8,423.00	(302.98)	100,683.18	101,080.00	(396.82)	101,080.00	396.82
Total Insurance	8,120.02	8,423.00	(302.98)	100,683.18	101,080.00	(396.82)	101,080.00	396.82
Contracted & Professional Services								
6438 - Pool Management	(1,027.66)	0.00	(1,027.66)	0.00	0.00	0.00	0.00	0.00
7095 - Other Professional Services	(500.00)	0.00	(500.00)	0.00	0.00	0.00	0.00	0.00
Total Contracted & Professional Services	(1,527.66)	0.00	(1,527.66)	0.00	0.00	0.00	0.00	0.00
Total Common Costs Expense	15,725.67	18,518.00	(2,792.33)	264,975.84	253,718.00	11,257.84	253,718.00	(11,257.84)
Total Common Costs Income / (Loss)	130,254.41	118,916.00	11,338.41	1,477,704.87	1,395,477.00	82,227.87	1,395,477.00	(82,227.87)

Income Statement Report

Sudden Valley Community Association

ACC / Security

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4805 - Compliance Fees & Fines - ACC	5,600.00	0.00	5,600.00	(2,865.37)	14,123.00	(16,988.37)	14,123.00	16,988.37
4806 - BD Expense- ACC Fines	(2,796.08)	0.00	(2,796.08)	20,641.92	0.00	20,641.92	0.00	(20,641.92)
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	2,803.92	0.00	2,803.92	17,976.55	14,123.00	3,853.55	14,123.00	(3,853.55)
Other Income								
4295 - Security House Checks	45.00	46.00	(1.00)	1,305.00	555.00	750.00	555.00	(750.00)
4350 - New Home Construction Fee	700.00	0.00	700.00	113,304.00	74,704.00	38,600.00	74,704.00	(38,600.00)
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	745.00	46.00	699.00	122,654.18	75,259.00	47,395.18	75,259.00	(47,395.18)
Total ACC / Security Income	3,548.92	46.00	3,502.92	140,630.73	89,382.00	51,248.73	89,382.00	(51,248.73)
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	0.00	2,299.00	(2,299.00)	21,662.50	20,000.00	1,662.50	20,000.00	(1,662.50)
6300 - Permits & Licenses	137.50	17.00	120.50	201.25	200.00	1.25	200.00	(1.25)
9005 - State B&O Tax	84.88	38.00	46.88	430.03	460.00	(29.97)	460.00	29.97
Total Regulatory Compliance	222.38	2,354.00	(2,131.62)	22,293.78	20,660.00	1,633.78	20,660.00	(1,633.78)
CC&Rs/ Mandates								
5215 - Postage	0.00	0.00	0.00	84.06	0.00	84.06	0.00	(84.06)
7097 - Professional Security Services	20,230.92	15,794.00	4,436.92	186,310.04	185,618.00	692.04	185,618.00	(692.04)
Total CC&Rs/ Mandates	20,230.92	15,794.00	4,436.92	186,394.10	185,618.00	776.10	185,618.00	(776.10)
Payroll & Benefits								
5300 - Salaries	9,233.96	7,923.00	1,310.96	96,885.51	91,801.00	5,084.51	91,801.00	(5,084.51)

Income Statement Report
Sudden Valley Community Association
ACC / Security

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5335 - Payroll Taxes- Employer	487.51	929.00	(441.49)	7,554.82	8,596.00	(1,041.18)	8,596.00	1,041.18
5385 - Payroll Benefits - Medical	918.70	539.00	379.70	5,665.54	6,465.00	(799.46)	6,465.00	799.46
5398 - Payroll 12.31 Budget Estimate	0.00	2,347.00	(2,347.00)	0.00	2,347.00	(2,347.00)	2,347.00	2,347.00
Total Payroll & Benefits	10,640.17	11,738.00	(1,097.83)	110,105.87	109,209.00	896.87	109,209.00	(896.87)
Utilities								
6050 - Utilities- Communications Service	123.78	150.00	(26.22)	1,440.54	1,800.00	(359.46)	1,800.00	359.46
Total Utilities	123.78	150.00	(26.22)	1,440.54	1,800.00	(359.46)	1,800.00	359.46
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	77.00	(77.00)	0.00	922.00	(922.00)	922.00	922.00
6765 - Small Tools & Equipment	0.00	21.00	(21.00)	0.00	250.00	(250.00)	250.00	250.00
6775 - Vehicle R&M	119.56	57.00	62.56	2,147.91	1,500.00	647.91	1,500.00	(647.91)
6785 - Vehicle Fuel	791.38	467.00	324.38	6,300.75	5,600.00	700.75	5,600.00	(700.75)
6795 - Other Supplies	1,736.00	67.00	1,669.00	4,470.24	500.00	3,970.24	500.00	(3,970.24)
6796 - Other R&M	0.00	83.00	(83.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
Total Maintenance & Landscaping	2,646.94	772.00	1,874.94	12,918.90	9,772.00	3,146.90	9,772.00	(3,146.90)
Contracted & Professional Services								
6440 - Safety & Security Services	459.82	0.00	459.82	19,097.82	12,539.00	6,558.82	12,539.00	(6,558.82)
6450 - Storm Response Tree Removal	3,924.93	845.00	3,079.93	4,613.75	5,068.00	(454.25)	5,068.00	454.25
6460 - ACC Consultant	30,870.00	0.00	30,870.00	77,860.00	27,500.00	50,360.00	27,500.00	(50,360.00)
7095 - Other Professional Services	(516.33)	0.00	(516.33)	8,740.78	0.00	8,740.78	0.00	(8,740.78)
Total Contracted & Professional Services	34,738.42	845.00	33,893.42	110,312.35	45,107.00	65,205.35	45,107.00	(65,205.35)

Income Statement Report
Sudden Valley Community Association
ACC / Security

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Other Expenses								
9120 - Vandalism & Towing	516.33	250.00	266.33	516.33	3,000.00	(2,483.67)	3,000.00	2,483.67
Total Other Expenses	516.33	250.00	266.33	516.33	3,000.00	(2,483.67)	3,000.00	2,483.67
Total ACC / Security Expense	69,118.94	31,903.00	37,215.94	445,371.79	375,166.00	70,205.79	375,166.00	(70,205.79)
Total ACC / Security Income / (Loss)	(65,570.02)	(31,857.00)	(33,713.02)	(304,741.06)	(285,784.00)	(18,957.06)	(285,784.00)	18,957.06

Income Statement Report

Sudden Valley Community Association

Accounting

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4240 - Title & Recording Fees	875.00	1,667.00	(792.00)	39,548.96	20,000.00	19,548.96	20,000.00	(19,548.96)
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	216.00	43.00	173.00	1,512.00	515.00	997.00	515.00	(997.00)
4706 - BD Expense- NSF Fees	(74.04)	0.00	(74.04)	251.33	0.00	251.33	0.00	(251.33)
Total Other AR Income	1,016.96	1,710.00	(693.04)	41,264.35	20,515.00	20,749.35	20,515.00	(20,749.35)
Other Income								
4835 - Miscellaneous Income	0.00	0.00	0.00	0.01	0.00	0.01	0.00	(0.01)
4840 - Non-Taxable Income	0.00	0.00	0.00	120.00	0.00	120.00	0.00	(120.00)
Total Other Income	0.00	0.00	0.00	120.01	0.00	120.01	0.00	(120.01)
Total Accounting Income	1,016.96	1,710.00	(693.04)	41,384.36	20,515.00	20,869.36	20,515.00	(20,869.36)
Expense								
Administrative								
5015 - Bank Charges & Fees	1,492.04	257.00	1,235.04	1,814.60	3,080.00	(1,265.40)	3,080.00	1,265.40
5120 - Cash Over/Short	(0.69)	0.00	(0.69)	(32.96)	0.00	(32.96)	0.00	32.96
5210 - Printing & Copying	3,543.43	358.00	3,185.43	6,387.05	4,300.00	2,087.05	4,300.00	(2,087.05)
5399 - Payroll Service Fees	512.82	692.00	(179.18)	7,365.23	8,300.00	(934.77)	8,300.00	934.77
Total Administrative	5,547.60	1,307.00	4,240.60	15,533.92	15,680.00	(146.08)	15,680.00	146.08
Regulatory Compliance								
7000 - Audit & Tax Services	2,000.00	0.00	2,000.00	26,260.00	26,840.00	(580.00)	26,840.00	580.00
9005 - State B&O Tax	97.18	26.00	71.18	4,860.51	310.00	4,550.51	310.00	(4,550.51)
Total Regulatory Compliance	2,097.18	26.00	2,071.18	31,120.51	27,150.00	3,970.51	27,150.00	(3,970.51)
CC&Rs/ Mandates								
5025 - Collection Charges	4.00	0.00	4.00	4.00	0.00	4.00	0.00	(4.00)
5040 - Transfer Fees	0.00	0.00	0.00	250.00	0.00	250.00	0.00	(250.00)
5215 - Postage	2,671.66	1,217.00	1,454.66	4,686.43	3,800.00	886.43	3,800.00	(886.43)

Income Statement Report

Sudden Valley Community Association

Accounting

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
7097 - Professional Security Services	14.49	0.00	14.49	18.49	0.00	18.49	0.00	(18.49)
Total CC&Rs/ Mandates	2,690.15	1,217.00	1,473.15	4,958.92	3,800.00	1,158.92	3,800.00	(1,158.92)
Payroll & Benefits								
5300 - Salaries	16,391.91	13,739.00	2,652.91	165,746.99	179,757.00	(14,010.01)	179,757.00	14,010.01
5335 - Payroll Taxes- Employer	1,221.38	1,672.00	(450.62)	12,832.09	16,758.00	(3,925.91)	16,758.00	3,925.91
5385 - Payroll Benefits - Medical	4,529.27	1,714.00	2,815.27	17,878.72	20,566.00	(2,687.28)	20,566.00	2,687.28
5398 - Payroll 12.31 Budget Estimate	0.00	4,661.00	(4,661.00)	0.00	4,661.00	(4,661.00)	4,661.00	4,661.00
Total Payroll & Benefits	22,142.56	21,786.00	356.56	196,457.80	221,742.00	(25,284.20)	221,742.00	25,284.20
Utilities								
6050 - Utilities- Communications Service	60.00	60.00	0.00	750.00	720.00	30.00	720.00	(30.00)
Total Utilities	60.00	60.00	0.00	750.00	720.00	30.00	720.00	(30.00)
Contracted & Professional Services								
5125 - IT Support and Services	750.00	775.00	(25.00)	9,299.00	9,299.00	0.00	9,299.00	0.00
7095 - Other Professional Services	5,435.74	0.00	5,435.74	44,460.53	0.00	44,460.53	0.00	(44,460.53)
Total Contracted & Professional Services	6,185.74	775.00	5,410.74	53,759.53	9,299.00	44,460.53	9,299.00	(44,460.53)
Total Accounting Expense	38,723.23	25,171.00	13,552.23	302,580.68	278,391.00	24,189.68	278,391.00	(24,189.68)
Total Accounting Income / (Loss)	(37,706.27)	(23,461.00)	(14,245.27)	(261,196.32)	(257,876.00)	(3,320.32)	(257,876.00)	3,320.32

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	2.00	0.00	2.00	295.10	0.00	295.10	0.00	(295.10)
4255 - Maps and Signs	46.08	125.00	(78.92)	1,428.91	1,500.00	(71.09)	1,500.00	71.09
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	(10.00)	0.00	(10.00)	232.60	0.00	232.60	0.00	(232.60)
4870 - Member Donation Income	282.81	0.00	282.81	1,105.81	0.00	1,105.81	0.00	(1,105.81)
Total Other Income	320.89	125.00	195.89	4,107.44	1,500.00	2,607.44	1,500.00	(2,607.44)
Total SVCA Operations- Admin Income	320.89	125.00	195.89	4,107.44	1,500.00	2,607.44	1,500.00	(2,607.44)
Expense								
Administrative								
5000 - General Administrative	148.70	0.00	148.70	508.70	0.00	508.70	0.00	(508.70)
5015 - Bank Charges & Fees	97.54	292.00	(194.46)	1,472.31	3,500.00	(2,027.69)	3,500.00	2,027.69
5045 - Dues & Subscriptions	0.00	115.00	(115.00)	1,521.42	1,380.00	141.42	1,380.00	(141.42)
5090 - Office Supplies	3,442.70	1,500.00	1,942.70	23,443.38	18,000.00	5,443.38	18,000.00	(5,443.38)
5100 - GM Discretionary Funds	2,502.23	333.00	2,169.23	5,854.95	4,000.00	1,854.95	4,000.00	(1,854.95)
5107 - Advertising Costs	0.00	8.00	(8.00)	0.00	100.00	(100.00)	100.00	100.00
5120 - Cash Over/Short	(0.41)	0.00	(0.41)	(33.02)	0.00	(33.02)	0.00	33.02
5205 - Events Charges	2,149.91	1,248.00	901.91	12,818.45	10,000.00	2,818.45	10,000.00	(2,818.45)
5210 - Printing & Copying	725.92	416.00	309.92	5,970.43	5,000.00	970.43	5,000.00	(970.43)
5227 - Training & Conferences	1,193.83	208.00	985.83	2,455.17	2,500.00	(44.83)	2,500.00	44.83
Total Administrative	10,260.42	4,120.00	6,140.42	54,011.79	44,480.00	9,531.79	44,480.00	(9,531.79)
Regulatory Compliance								
6300 - Permits & Licenses	(162.50)	0.00	(162.50)	0.00	0.00	0.00	0.00	0.00
9005 - State B&O Tax	0.47	6.00	(5.53)	17.73	70.00	(52.27)	70.00	52.27
Total Regulatory Compliance	(162.03)	6.00	(168.03)	17.73	70.00	(52.27)	70.00	52.27
CC&Rs/ Mandates								
5003 - Annual General Meeting	275.96	0.00	275.96	10,236.46	15,000.00	(4,763.54)	15,000.00	4,763.54

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 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)	2,925.85	0.00	2,925.85	0.00	(2,925.85)
5020 - Board Support	965.53	175.00	790.53	6,166.35	2,100.00	4,066.35	2,100.00	(4,066.35)
5115 - Web Site Maintenance	1,452.36	363.00	1,089.36	5,784.05	4,000.00	1,784.05	4,000.00	(1,784.05)
5215 - Postage	32.81	83.00	(50.19)	1,066.94	1,000.00	66.94	1,000.00	(66.94)
Total CC&Rs/ Mandates	2,501.66	621.00	1,880.66	26,179.65	22,100.00	4,079.65	22,100.00	(4,079.65)
Payroll & Benefits								
5300 - Salaries	26,624.07	19,603.00	7,021.07	259,908.71	249,251.00	10,657.71	249,251.00	(10,657.71)
5335 - Payroll Taxes- Employer	1,885.47	2,357.00	(471.53)	20,790.59	23,011.00	(2,220.41)	23,011.00	2,220.41
5385 - Payroll Benefits - Medical	2,934.50	862.00	2,072.50	11,744.06	9,684.00	2,060.06	9,684.00	(2,060.06)
5398 - Payroll 12.31 Budget Estimate	0.00	6,588.00	(6,588.00)	0.00	6,588.00	(6,588.00)	6,588.00	6,588.00
Total Payroll & Benefits	31,444.04	29,410.00	2,034.04	292,443.36	288,534.00	3,909.36	288,534.00	(3,909.36)
Utilities								
6035 - Utilities- Trash & Recycling Service	50.00	8.00	42.00	50.00	100.00	(50.00)	100.00	50.00
6050 - Utilities- Communications Service	120.00	120.00	0.00	1,834.58	1,440.00	394.58	1,440.00	(394.58)
Total Utilities	170.00	128.00	42.00	1,884.58	1,540.00	344.58	1,540.00	(344.58)
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	55.73	0.00	55.73	0.00	(55.73)
6795 - Other Supplies	68.60	0.00	68.60	106.54	0.00	106.54	0.00	(106.54)
Total Maintenance & Landscaping	68.60	0.00	68.60	162.27	0.00	162.27	0.00	(162.27)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	523.87	425.00	98.87	4,186.05	5,100.00	(913.95)	5,100.00	913.95
5125 - IT Support and Services	4,509.73	1,536.00	2,973.73	33,726.40	25,000.00	8,726.40	25,000.00	(8,726.40)
6440 - Safety & Security Services	(108.34)	0.00	(108.34)	0.00	0.00	0.00	0.00	0.00

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted & Professional Services								
7095 - Other Professional Services	4,627.75	0.00	4,627.75	20,552.48	0.00	20,552.48	0.00	(20,552.48)
Total Contracted & Professional Services	9,553.01	1,961.00	7,592.01	58,464.93	30,100.00	28,364.93	30,100.00	(28,364.93)
Total SVCA Operations- Admin Expense	53,835.70	36,246.00	17,589.70	433,164.31	386,824.00	46,340.31	386,824.00	(46,340.31)
Total SVCA Operations- Admin Income / (Loss)	(53,514.81)	(36,121.00)	(17,393.81)	(429,056.87)	(385,324.00)	(43,732.87)	(385,324.00)	43,732.87

Income Statement Report

Sudden Valley Community Association

Facilities

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Rental Income								
4410 - Area Z Storage Rental Income	29.00	0.00	29.00	18,347.20	19,000.00	(652.80)	19,000.00	652.80
4412 - BD Expense- Area Z	443.00	0.00	443.00	(783.35)	0.00	(783.35)	0.00	783.35
Total Rental Income	472.00	0.00	472.00	17,563.85	19,000.00	(1,436.15)	19,000.00	1,436.15
Rental Income - Other								
4400 - Facility Rentals	80.00	0.00	80.00	1,830.00	0.00	1,830.00	0.00	(1,830.00)
4430 - Lease Income - Restaurant	0.00	2,186.00	(2,186.00)	26,206.00	26,232.00	(26.00)	26,232.00	26.00
4435 - Lease Income - Barn 8	0.00	751.00	(751.00)	3,755.00	9,012.00	(5,257.00)	9,012.00	5,257.00
4439 - Lease Income- Library	0.00	281.00	(281.00)	3,372.00	3,372.00	0.00	3,372.00	0.00
Total Rental Income - Other	80.00	3,218.00	(3,138.00)	35,163.00	38,616.00	(3,453.00)	38,616.00	3,453.00
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	552.00	3,218.00	(2,666.00)	54,926.85	57,616.00	(2,689.15)	57,616.00	2,689.15
<u>Expense</u>								
Administrative								
5210 - Printing & Copying	(441.17)	0.00	(441.17)	0.00	0.00	0.00	0.00	0.00
Total Administrative	(441.17)	0.00	(441.17)	0.00	0.00	0.00	0.00	0.00
Regulatory Compliance								
6300 - Permits & Licenses	68.75	0.00	68.75	137.85	0.00	137.85	0.00	(137.85)
7110 - Regulatory Compliance	514.59	75.00	439.59	1,322.21	895.00	427.21	895.00	(427.21)
9005 - State B&O Tax	1.64	72.00	(70.36)	906.00	865.00	41.00	865.00	(41.00)
Total Regulatory Compliance	584.98	147.00	437.98	2,366.06	1,760.00	606.06	1,760.00	(606.06)
Payroll & Benefits								
5300 - Salaries	5,353.13	3,919.00	1,434.13	56,190.87	55,517.00	673.87	55,517.00	(673.87)
5335 - Payroll Taxes- Employer	426.84	642.00	(215.16)	5,733.42	6,650.00	(916.58)	6,650.00	916.58

Income Statement Report

Sudden Valley Community Association

Facilities

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	656.74	565.00	91.74	4,346.01	6,781.00	(2,434.99)	6,781.00	2,434.99
5398 - Payroll 12.31 Budget Estimate	0.00	1,643.00	(1,643.00)	0.00	1,643.00	(1,643.00)	1,643.00	1,643.00
Total Payroll & Benefits	6,436.71	6,769.00	(332.29)	66,270.30	70,591.00	(4,320.70)	70,591.00	4,320.70
Utilities								
6000 - Utilities	1,405.63	0.00	1,405.63	0.00	0.00	0.00	0.00	0.00
6005 - Utilities- Natural Gas	801.76	1,381.00	(579.24)	5,861.08	9,635.00	(3,773.92)	9,635.00	3,773.92
6023 - Utilities- Water & Sewer	2,197.12	2,491.00	(293.88)	16,205.95	17,652.00	(1,446.05)	17,652.00	1,446.05
6033 - Utilities- Electricity	2,028.25	2,017.00	11.25	19,040.47	24,218.00	(5,177.53)	24,218.00	5,177.53
6035 - Utilities- Trash & Recycling Service	(2.00)	680.00	(682.00)	8,265.55	8,165.00	100.55	8,165.00	(100.55)
6050 - Utilities- Communications Service	(2,864.87)	964.00	(3,828.87)	14,572.23	11,568.00	3,004.23	11,568.00	(3,004.23)
Total Utilities	3,565.89	7,533.00	(3,967.11)	63,945.28	71,238.00	(7,292.72)	71,238.00	7,292.72
Maintenance & Landscaping								
6515 - Building R&M	2,583.36	4,709.00	(2,125.64)	34,128.12	58,976.00	(24,847.88)	58,976.00	24,847.88
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	6,371.81	917.00	5,454.81	12,576.68	11,000.00	1,576.68	11,000.00	(1,576.68)
6675 - Equipment R&M	514.92	0.00	514.92	424.92	0.00	424.92	0.00	(424.92)
6775 - Vehicle R&M	394.92	75.00	319.92	394.92	900.00	(505.08)	900.00	505.08
6785 - Vehicle Fuel	0.00	98.00	(98.00)	68.67	1,175.00	(1,106.33)	1,175.00	1,106.33
6795 - Other Supplies	994.58	0.00	994.58	4,247.77	0.00	4,247.77	0.00	(4,247.77)
6796 - Other R&M	571.84	0.00	571.84	7,593.06	0.00	7,593.06	0.00	(7,593.06)
Total Maintenance & Landscaping	11,431.43	5,799.00	5,632.43	60,797.55	72,051.00	(11,253.45)	72,051.00	11,253.45
Contracted & Professional Services								
5085 - Equipment Lease & Rental	(228.27)	0.00	(228.27)	0.00	0.00	0.00	0.00	0.00
5125 - IT Support and Services	0.00	670.00	(670.00)	8,040.00	8,040.00	0.00	8,040.00	0.00
6440 - Safety & Security Services	542.50	0.00	542.50	1,085.00	0.00	1,085.00	0.00	(1,085.00)

Income Statement Report
Sudden Valley Community Association
Facilities

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted & Professional Services								
7095 - Other Professional Services	0.00	0.00	0.00	24,809.36	0.00	24,809.36	0.00	(24,809.36)
Total Contracted & Professional Services	314.23	670.00	(355.77)	33,934.36	8,040.00	25,894.36	8,040.00	(25,894.36)
Total Facilities Expense	21,892.07	20,918.00	974.07	227,313.55	223,680.00	3,633.55	223,680.00	(3,633.55)
Total Facilities Income / (Loss)	(21,340.07)	(17,700.00)	(3,640.07)	(172,386.70)	(166,064.00)	(6,322.70)	(166,064.00)	6,322.70

Income Statement Report

Sudden Valley Community Association

Maintenance

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	40.00	192.00	(152.00)	2,113.21	2,307.00	(193.79)	2,307.00	193.79
Total Other Income	40.00	192.00	(152.00)	2,113.21	2,307.00	(193.79)	2,307.00	193.79
Total Maintenance Income	40.00	192.00	(152.00)	2,113.21	2,307.00	(193.79)	2,307.00	193.79
Expense								
Administrative								
5000 - General Administrative	67.89	0.00	67.89	67.89	0.00	67.89	0.00	(67.89)
5090 - Office Supplies	(383.48)	0.00	(383.48)	0.00	0.00	0.00	0.00	0.00
5100 - GM Discretionary Funds	367.64	0.00	367.64	367.64	0.00	367.64	0.00	(367.64)
Total Administrative	52.05	0.00	52.05	435.53	0.00	435.53	0.00	(435.53)
Regulatory Compliance								
6300 - Permits & Licenses	106.00	209.00	(103.00)	1,764.50	2,510.00	(745.50)	2,510.00	745.50
9005 - State B&O Tax	1.44	0.00	1.44	66.32	0.00	66.32	0.00	(66.32)
Total Regulatory Compliance	107.44	209.00	(101.56)	1,830.82	2,510.00	(679.18)	2,510.00	679.18
CC&Rs/ Mandates								
5115 - Web Site Maintenance	27.95	0.00	27.95	27.95	0.00	27.95	0.00	(27.95)
Total CC&Rs/ Mandates	27.95	0.00	27.95	27.95	0.00	27.95	0.00	(27.95)
Payroll & Benefits								
5300 - Salaries	19,646.07	16,356.00	3,290.07	189,692.60	152,710.00	36,982.60	152,710.00	(36,982.60)
5335 - Payroll Taxes- Employer	2,279.26	2,985.00	(705.74)	21,016.20	20,016.00	1,000.20	20,016.00	(1,000.20)
5385 - Payroll Benefits - Medical	(188.17)	2,360.00	(2,548.17)	20,344.99	21,317.00	(972.01)	21,317.00	972.01
5398 - Payroll 12.31 Budget Estimate	0.00	5,316.00	(5,316.00)	0.00	5,316.00	(5,316.00)	5,316.00	5,316.00
Total Payroll & Benefits	21,737.16	27,017.00	(5,279.84)	231,053.79	199,359.00	31,694.79	199,359.00	(31,694.79)
Utilities								
6050 - Utilities- Communications Service	120.00	230.00	(110.00)	1,325.99	2,760.00	(1,434.01)	2,760.00	1,434.01
Total Utilities	120.00	230.00	(110.00)	1,325.99	2,760.00	(1,434.01)	2,760.00	1,434.01

Income Statement Report
Sudden Valley Community Association
Golf

December 1, 2018 to December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 5,893	\$ 4,500	\$ 1,393	\$ 285,917	\$ 245,000	\$ 40,917	\$ 245,000	\$ (40,917)
4151 - BD Expense- Golf	208	-	208	1,114	-	1,114	-	(1,114)
4154 - Golf Course Daily Greens Fees	5,163	4,800	363	357,044	397,230	(40,186)	397,230	40,186
4170 - Driving Range Fees	149	100	49	17,354	23,000	(5,646)	23,000	5,646
4174 - Golf Cart Rental	1,535	800	735	119,384	110,000	9,384	110,000	(9,384)
4176 - Golf Club Storage	-	-	-	1,144	1,520	(376)	1,520	376
4178 - Trail Fees	234	-	234	15,567	13,250	2,317	13,250	(2,317)
Total Golf Income	13,181	10,200	2,981	797,525	790,000	7,525	790,000	(7,524)
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	13,181	10,200	2,981	798,825	790,000	8,825	790,000	(8,824)
Expense								
Administrative								
5107 - Advertising Costs	204	-	204	9,540	7,000	2,540	7,000	(2,540)
5015 - Bank Charges & Fees	959	275	684	18,173	12,845	5,328	12,845	(5,328)
5120 - Cash Over/Short	-	-	-	55	-	55	-	(55)
5040 - Transfer Fees	-	-	-	144	-	144	-	(144)
5045 - Dues & Subscriptions	1,441	362	1,079	26,250	17,270	8,980	17,270	(8,980)
5000 - General Administrative	-	-	-	-	1,600	(1,600)	1,600	1,600
5090 - Office Supplies	-	25	(25)	864	300	564	300	(564)
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	-	-	-	278	2,980	(2,702)	2,980	2,702
5227 - Training & Conferences	146	300	(154)	2,652	3,600	(948)	3,600	948
Total Administrative	2,751	962	1,789	57,955	45,595	12,360	45,595	(12,361)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	108	(108)	488	1,300	(812)	1,300	812
6300 - Permits & Licenses	33	67	(34)	618	800	(182)	800	182
9005 - State B&O Tax	61	48	13	3,815	3,541	274	3,541	(274)
Total Regulatory Compliance	94	223	(129)	4,921	5,641	(720)	5,641	720
CC&Rs/ Mandates								
5215 - Postage	174	64	110	905	765	140	765	(140)
5115 - Web Site Maintenance	-	-	-	165	-	165	-	(165)
CC&Rs/ Mandates Total	174	64	110	1,070	765	305	765	(305)
Payroll & Benefits								
5300 - Salaries	33,086	26,043	7,043	453,583	438,719	14,864	438,719	(14,864)
5335 - Payroll Taxes- Employer	2,536	3,645	(1,109)	44,743	47,860	(3,117)	47,860	3,117
5385 - Payroll Benefits - Medical	9,898	3,880	6,018	45,114	43,974	1,140	43,974	(1,140)
5398 - Payroll 12.31 Budget Estimate	-	8,890	(8,890)	-	8,890	(8,890)	8,890	8,890

Income Statement Report
Sudden Valley Community Association
Golf

December 1, 2018 to December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Payroll & Benefits	45,520	42,458	3,062	543,439	539,443	3,996	539,443	(3,997)
Insurance								
5400 - Insurance Premiums	262	341	(79)	3,640	4,095	(455)	4,095	455
Total Insurance	262	341	(79)	3,640	4,095	(455)	4,095	455
Utilities								
6050 - Utilities- Communications Service	120	618	(498)	7,081	7,425	(344)	7,425	344
6033 - Utilities- Electricity	1,316	1,240	76	19,510	20,463	(953)	20,463	953
6005 - Utilities- Natural Gas	341	275	66	3,330	3,100	230	3,100	(230)
6023 - Utilities- Water & Sewer	1,644	1,740	(96)	10,768	10,897	(129)	10,897	129
6035 - Utilities- Trash & Recycling Service	239	222	17	2,693	2,666	27	2,666	(27)
Total Utilities	3,659	4,095	(436)	43,381	44,551	(1,170)	44,551	1,169
Maintenance & Landscaping								
6515 - Building R&M	-	-	-	-	-	-	-	-
6675 - Equipment R&M	3,916	4,352	(436)	51,237	38,000	13,237	38,000	(13,237)
6635 - Janitorial Supplies	-	20	(20)	251	240	11	240	(11)
6110 - Landscape R&M	(61)	1,483	(1,544)	30,058	39,000	(8,943)	39,000	8,943
6796 - Other R&M	-	183	(183)	367	2,200	(1,833)	2,200	1,833
6795 - Other Supplies	952	1,066	(114)	13,662	17,800	(4,138)	17,800	4,138
6610 - Raw Materials	761	1,733	(972)	45,056	20,800	24,256	20,800	(24,256)
6621 - Raw Materials: Sand & Gravel	-	-	-	19,088	32,300	(13,212)	32,300	13,212
6765 - Small Tools & Equipment	-	208	(208)	3,140	2,750	390	2,750	(390)
6785 - Vehicle Fuel	(423)	427	(850)	16,732	20,000	(3,268)	20,000	3,268
6775 - Vehicle R&M	-	83	(83)	5,122	1,000	4,122	1,000	(4,122)
Total Maintenance & Landscaping	5,146	9,555	(4,409)	184,712	174,090	10,622	174,090	(10,622)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	150	(150)	3,192	3,900	(708)	3,900	708
6440 - Safety & Security Services	-	50	(50)	624	600	24	600	(24)
6408 - Uniform and Laundry Service	934	342	592	7,329	4,400	2,929	4,400	(2,929)
7095 - Other Professional Services	-	100	(100)	-	1,200	(1,200)	1,200	1,200
Total Contracted & Professional Services	934	642	292	11,145	10,100	1,045	10,100	(1,045)
Total Golf Expense	58,540	58,340	200	850,264	824,280	25,984	824,280	(25,986)
Total Golf Income / (Loss)	\$ (45,358)	\$ (48,140)	\$ 2,782	\$ (51,439)	\$ (34,280)	\$ (17,159)	\$ (34,280)	\$ 17,162

Income Statement Report
Sudden Valley Community Association
Maintenance

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6110 - Landscape R&M	84.94	0.00	84.94	84.94	0.00	84.94	0.00	(84.94)
6610 - Raw Materials	0.00	46.00	(46.00)	0.00	550.00	(550.00)	550.00	550.00
6621 - Raw Materials: Sand & Gravel	75.92	83.00	(7.08)	962.91	1,000.00	(37.09)	1,000.00	37.09
6675 - Equipment R&M	714.99	644.00	70.99	12,429.07	7,724.00	4,705.07	7,724.00	(4,705.07)
6765 - Small Tools & Equipment	684.69	0.00	684.69	3,011.70	3,910.00	(898.30)	3,910.00	898.30
6775 - Vehicle R&M	3,092.66	583.00	2,509.66	16,538.27	7,000.00	9,538.27	7,000.00	(9,538.27)
6785 - Vehicle Fuel	1,749.72	716.00	1,033.72	13,580.37	8,590.00	4,990.37	8,590.00	(4,990.37)
6795 - Other Supplies	(259.88)	208.00	(467.88)	2,908.07	2,500.00	408.07	2,500.00	(408.07)
6796 - Other R&M	1,442.78	250.00	1,192.78	13,353.91	3,000.00	10,353.91	3,000.00	(10,353.91)
Total Maintenance & Landscaping	7,585.82	2,530.00	5,055.82	62,869.24	34,274.00	28,595.24	34,274.00	(28,595.24)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	228.27	83.00	145.27	228.27	1,000.00	(771.73)	1,000.00	771.73
6408 - Uniform and Laundry Service	356.81	171.00	185.81	2,231.41	2,053.00	178.41	2,053.00	(178.41)
6440 - Safety & Security Services	617.68	117.00	500.68	2,695.44	1,400.00	1,295.44	1,400.00	(1,295.44)
6442 - Snow Removal Services	(7,602.75)	3,750.00	(11,352.75)	8,258.07	15,000.00	(6,741.93)	15,000.00	6,741.93
Total Contracted & Professional Services	(6,399.99)	4,121.00	(10,520.99)	13,413.19	19,453.00	(6,039.81)	19,453.00	6,039.81
Total Maintenance Expense	23,230.43	34,107.00	(10,876.57)	310,956.51	258,356.00	52,600.51	258,356.00	(52,600.51)
Total Maintenance Income / (Loss)	(23,190.43)	(33,915.00)	10,724.57	(308,843.30)	(256,049.00)	(52,794.30)	(256,049.00)	52,794.30

Income Statement Report
Sudden Valley Community Association
Marina

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 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	(300.00)	0.00	(300.00)	41,780.03	30,554.00	11,226.03	30,554.00	(11,226.03)
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	300.00	0.00	300.00	2,335.00	0.00	2,335.00	0.00	(2,335.00)
Total Marina Income	0.00	0.00	0.00	114,605.03	101,000.00	13,605.03	101,000.00	(13,605.03)
Rental Income - Other								
4400 - Facility Rentals	0.00	0.00	0.00	1,200.00	1,200.00	0.00	1,200.00	0.00
4411 - Picnic Shelter Rentals	0.00	100.00	(100.00)	2,540.00	1,195.00	1,345.00	1,195.00	(1,345.00)
Total Rental Income - Other	0.00	100.00	(100.00)	3,740.00	2,395.00	1,345.00	2,395.00	(1,345.00)
Other Income								
4220 - Marina Gate & Access Cards	0.00	167.00	(167.00)	2,755.00	2,000.00	755.00	2,000.00	(755.00)
Total Other Income	0.00	167.00	(167.00)	2,755.00	2,000.00	755.00	2,000.00	(755.00)
Total Marina Income	0.00	267.00	(267.00)	121,100.03	105,395.00	15,705.03	105,395.00	(15,705.03)
<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	160.00	0.00	160.00	433.17	0.00	433.17	0.00	(433.17)
7110 - Regulatory Compliance	142.61	142.00	0.61	1,698.81	1,700.00	(1.19)	1,700.00	1.19
9005 - State B&O Tax	(4.51)	152.00	(156.51)	1,845.07	1,820.00	25.07	1,820.00	(25.07)
Total Regulatory Compliance	298.10	294.00	4.10	3,977.05	3,520.00	457.05	3,520.00	(457.05)
Payroll & Benefits								
5300 - Salaries	0.00	0.00	0.00	2,478.00	0.00	2,478.00	0.00	(2,478.00)
5335 - Payroll Taxes- Employer	0.00	0.00	0.00	359.00	0.00	359.00	0.00	(359.00)

Income Statement Report

Sudden Valley Community Association

Marina

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	0.00	0.00	0.00	431.00	0.00	431.00	0.00	(431.00)
Total Payroll & Benefits	0.00	0.00	0.00	3,268.00	0.00	3,268.00	0.00	(3,268.00)
Utilities								
6023 - Utilities- Water & Sewer	244.30	150.00	94.30	2,143.02	1,587.00	556.02	1,587.00	(556.02)
6033 - Utilities- Electricity	261.75	153.00	108.75	1,900.40	1,914.00	(13.60)	1,914.00	13.60
6050 - Utilities- Communications Service	0.00	172.00	(172.00)	1,894.52	2,069.00	(174.48)	2,069.00	174.48
Total Utilities	506.05	475.00	31.05	5,937.94	5,570.00	367.94	5,570.00	(367.94)
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)	2,112.42	1,000.00	1,112.42	1,000.00	(1,112.42)
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	500.00	(73.88)	500.00	73.88
Total Maintenance & Landscaping	0.00	125.00	(125.00)	2,941.07	1,500.00	1,441.07	1,500.00	(1,441.07)
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	6,188.00	0.00	6,188.00	0.00	(6,188.00)
Total Contracted & Professional Services	0.00	0.00	0.00	6,431.04	0.00	6,431.04	0.00	(6,431.04)
Total Marina Expense	804.15	894.00	(89.85)	22,658.90	10,590.00	12,068.90	10,590.00	(12,068.90)
Total Marina Income / (Loss)	(804.15)	(627.00)	(177.15)	98,441.13	94,805.00	3,636.13	94,805.00	(3,636.13)

Income Statement Report
Sudden Valley Community Association
Recreation Community Center

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Special Ops Assmt Incom- Rec/Pools/Parks								
4010 - Recreation Special Assmt 062018 to0	31,448.40	31,390.00	58.40	220,185.35	219,731.00	454.35	219,731.00	(454.35)
4011 - BD Expense- Rec SA 062018 to 0520	(439.96)	(2,197.00)	1,757.04	(5,054.53)	(15,382.00)	10,327.47	(15,382.00)	(10,327.47)
Total Special Ops Assmt Incom- Rec/Pools	31,008.44	29,193.00	1,815.44	215,130.82	204,349.00	10,781.82	204,349.00	(10,781.82)
Rental Income - Other								
4435 - Lease Income - Barn 8	0.00	0.00	0.00	5,055.00	0.00	5,055.00	0.00	(5,055.00)
Total Rental Income - Other	0.00	0.00	0.00	5,055.00	0.00	5,055.00	0.00	(5,055.00)
Rec Center and Pools Income								
4223 - Gym and Pool Access Cards	126.00	0.00	126.00	3,266.00	0.00	3,266.00	0.00	(3,266.00)
4227 - Main Pool & Gym Fees	69.00	0.00	69.00	3,557.00	0.00	3,557.00	0.00	(3,557.00)
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	104.00	0.00	104.00	376.00	0.00	376.00	0.00	(376.00)
4510 - Health Club Membership	0.00	100.00	(100.00)	2,912.00	3,792.00	(880.00)	3,792.00	880.00
Total Rec Center and Pools Income	299.00	100.00	199.00	10,123.00	3,792.00	6,331.00	3,792.00	(6,331.00)
Total Recreation Community Center Incom	31,307.44	29,293.00	2,014.44	230,308.82	208,141.00	22,167.82	208,141.00	(22,167.82)
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	40.00	0.00	40.00	0.00	(40.00)
5015 - Bank Charges & Fees	8.46	40.00	(31.54)	147.43	292.00	(144.57)	292.00	144.57
5090 - Office Supplies	201.52	1,916.00	(1,714.48)	5,067.51	14,207.00	(9,139.49)	14,207.00	9,139.49
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	240.00	255.00	(15.00)	725.00	1,779.00	(1,054.00)	1,779.00	1,054.00
5399 - Payroll Service Fees	0.00	23.00	(23.00)	0.00	162.00	(162.00)	162.00	162.00
Total Administrative	449.98	2,234.00	(1,784.02)	6,415.12	16,549.00	(10,133.88)	16,549.00	10,133.88

Income Statement Report
Sudden Valley Community Association
Recreation Community Center

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	58.00	0.00	58.00	1,015.00	1,029.00	(14.00)	1,029.00	14.00
9005 - State B&O Tax	2.71	0.00	2.71	231.99	52.00	179.99	52.00	(179.99)
Total Regulatory Compliance	60.71	0.00	60.71	1,246.99	1,081.00	165.99	1,081.00	(165.99)
Payroll & Benefits								
5300 - Salaries	17,971.06	14,724.00	3,247.06	115,616.63	132,020.00	(16,403.37)	132,020.00	16,403.37
5335 - Payroll Taxes- Employer	2,013.83	2,028.00	(14.17)	13,189.19	16,270.00	(3,080.81)	16,270.00	3,080.81
5385 - Payroll Benefits - Medical	4,604.38	1,456.00	3,148.38	9,633.58	9,401.00	232.58	9,401.00	(232.58)
5398 - Payroll 12.31 Budget Estimate	0.00	4,211.00	(4,211.00)	0.00	4,211.00	(4,211.00)	4,211.00	4,211.00
Total Payroll & Benefits	24,589.27	22,419.00	2,170.27	138,439.40	161,902.00	(23,462.60)	161,902.00	23,462.60
Insurance								
5400 - Insurance Premiums	0.00	83.00	(83.00)	0.00	583.00	(583.00)	583.00	583.00
Total Insurance	0.00	83.00	(83.00)	0.00	583.00	(583.00)	583.00	583.00
Utilities								
6000 - Utilities	(2,238.76)	0.00	(2,238.76)	0.00	0.00	0.00	0.00	0.00
6005 - Utilities- Natural Gas	128.38	879.00	(750.62)	3,194.17	10,581.00	(7,386.83)	10,581.00	7,386.83
6023 - Utilities- Water & Sewer	1,624.63	993.00	631.63	11,711.85	11,949.00	(237.15)	11,949.00	237.15
6033 - Utilities- Electricity	1,197.23	1,168.00	29.23	10,800.81	13,983.00	(3,182.19)	13,983.00	3,182.19
6035 - Utilities- Trash & Recycling Service	2,553.45	125.00	2,428.45	2,553.45	1,500.00	1,053.45	1,500.00	(1,053.45)
6050 - Utilities- Communications Service	3,091.06	40.00	3,051.06	4,321.69	480.00	3,841.69	480.00	(3,841.69)
Total Utilities	6,355.99	3,205.00	3,150.99	32,581.97	38,493.00	(5,911.03)	38,493.00	5,911.03
Maintenance & Landscaping								
6110 - Landscape R&M	4,164.19	3,049.00	1,115.19	17,496.25	21,628.00	(4,131.75)	21,628.00	4,131.75
6515 - Building R&M	1,931.37	0.00	1,931.37	6,792.75	4,093.00	2,699.75	4,093.00	(2,699.75)
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	415.00	(415.00)	3,989.34	2,917.00	1,072.34	2,917.00	(1,072.34)
6635 - Janitorial Supplies	493.02	220.00	273.02	1,336.78	1,813.00	(476.22)	1,813.00	476.22

Income Statement Report
Sudden Valley Community Association
Recreation Community Center

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6675 - Equipment R&M	74.32	165.00	(90.68)	7,801.52	6,150.00	1,651.52	6,150.00	(1,651.52)
6765 - Small Tools & Equipment	36.91	210.00	(173.09)	473.57	1,458.00	(984.43)	1,458.00	984.43
6775 - Vehicle R&M	62.04	250.00	(187.96)	1,159.37	1,907.00	(747.63)	1,907.00	747.63
6785 - Vehicle Fuel	397.84	500.00	(102.16)	4,030.81	3,519.00	511.81	3,519.00	(511.81)
6795 - Other Supplies	797.29	1,578.00	(780.71)	10,674.62	14,198.00	(3,523.38)	14,198.00	3,523.38
6796 - Other R&M	154.65	0.00	154.65	1,298.38	554.00	744.38	554.00	(744.38)
Total Maintenance & Landscaping	8,111.63	6,387.00	1,724.63	55,596.06	58,237.00	(2,640.94)	58,237.00	2,640.94
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	1,725.00	(70.09)	1,725.00	70.09
6408 - Uniform and Laundry Service	0.00	0.00	0.00	2,396.86	0.00	2,396.86	0.00	(2,396.86)
6438 - Pool Management	3,730.92	0.00	3,730.92	27,313.96	16,596.00	10,717.96	16,596.00	(10,717.96)
6440 - Safety & Security Services	281.30	0.00	281.30	880.36	0.00	880.36	0.00	(880.36)
7095 - Other Professional Services	1,728.00	926.00	802.00	12,578.32	11,300.00	1,278.32	11,300.00	(1,278.32)
Total Contracted & Professional Services	5,740.22	936.00	4,804.22	45,090.73	29,621.00	15,469.73	29,621.00	(15,469.73)
Total Recreation Community Center Expen	45,307.80	35,264.00	10,043.80	279,370.27	306,466.00	(27,095.73)	306,466.00	27,095.73
Total Recreation Community Center Incom	(14,000.36)	(5,971.00)	(8,029.36)	(49,061.45)	(98,325.00)	49,263.55	(98,325.00)	(49,263.55)

Income Statement Report

Sudden Valley Community Association

UDR Activity

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	(28,457.11)	0.00	(28,457.11)	(40,621.70)	0.00	(40,621.70)	0.00	40,621.70
4001 - BD Expense- 2018 Ops & prior	1,526.15	0.00	1,526.15	52,221.82	0.00	52,221.82	0.00	(52,221.82)
4002 - Member Assessments 2016	(112.20)	0.00	(112.20)	(1,147.46)	0.00	(1,147.46)	0.00	1,147.46
4004 - Member Assessments 2017	31.14	0.00	31.14	(430.02)	0.00	(430.02)	0.00	430.02
4081 - BD Expense- Ops 2014 & Prior	32,754.16	0.00	32,754.16	90,974.36	0.00	90,974.36	0.00	(90,974.36)
4993 - BD Expense- 60day accrual OPS	48,703.44	0.00	48,703.44	(18,897.27)	0.00	(18,897.27)	0.00	18,897.27
Total Dues and Assessments Income- UDR	54,445.58	0.00	54,445.58	82,099.73	0.00	82,099.73	0.00	(82,099.73)
Collections Income								
4710 - Late Fees & Interest	6,874.92	0.00	6,874.92	39,749.21	0.00	39,749.21	0.00	(39,749.21)
4711 - BD Expense- Late Fee & Int	(835.12)	0.00	(835.12)	7,655.05	0.00	7,655.05	0.00	(7,655.05)
4715 - Lien Fees	275.00	0.00	275.00	4,466.46	0.00	4,466.46	0.00	(4,466.46)
4720 - Legal Fees/ Reimbursements	29.00	0.00	29.00	1,883.50	0.00	1,883.50	0.00	(1,883.50)
4721 - BD Expense- Legal	40.12	0.00	40.12	1,445.03	0.00	1,445.03	0.00	(1,445.03)
Total Collections Income	6,383.92	0.00	6,383.92	55,199.25	0.00	55,199.25	0.00	(55,199.25)
Investment Income								
4910 - Interest Earned - Reserve Accounts	58.24	0.00	58.24	297.13	0.00	297.13	0.00	(297.13)
Total Investment Income	58.24	0.00	58.24	297.13	0.00	297.13	0.00	(297.13)
Total UDR Activity Income	60,887.74	0.00	60,887.74	137,596.11	0.00	137,596.11	0.00	(137,596.11)
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	105.00	0.00	105.00	0.00	(105.00)
9005 - State B&O Tax	71.86	0.00	71.86	667.82	0.00	667.82	0.00	(667.82)
Total Regulatory Compliance	71.86	0.00	71.86	772.82	0.00	772.82	0.00	(772.82)
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

Income Statement Report
Sudden Valley Community Association
UDR Activity

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5025 - Collection Charges	88.84	0.00	88.84	2,108.70	0.00	2,108.70	0.00	(2,108.70)
5065 - Lien Charges	322.00	0.00	322.00	7,928.00	0.00	7,928.00	0.00	(7,928.00)
7020 - Legal Services	1,730.60	0.00	1,730.60	18,006.66	0.00	18,006.66	0.00	(18,006.66)
Total CC&Rs/ Mandates	2,141.44	0.00	2,141.44	41,623.36	13,580.00	28,043.36	13,580.00	(28,043.36)
Payroll & Benefits								
5391 - Accrued Vacation Liability	33,374.69	0.00	33,374.69	33,374.69	0.00	33,374.69	0.00	(33,374.69)
Total Payroll & Benefits	33,374.69	0.00	33,374.69	33,374.69	0.00	33,374.69	0.00	(33,374.69)
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	8,597.00	(8,597.00)	6,252.02	8,597.00	(2,344.98)	8,597.00	2,344.98
9699 - UDR Project Budget Adj	0.00	(185,565.37)	185,565.37	0.00	(185,565.37)	185,565.37	(185,565.37)	(185,565.37)
9895 - UDR - GM Recruiting Expenses	2,573.01	32,725.00	(30,151.99)	28,573.01	32,725.00	(4,151.99)	32,725.00	4,151.99
9902 - UDR - Area Z Mitigation	10,785.15	96,409.37	(85,624.22)	80,296.49	96,409.37	(16,112.88)	96,409.37	16,112.88
Total Reserve UDR Projects	13,358.16	(47,834.00)	61,192.16	146,261.02	(13,580.00)	159,841.02	(13,580.00)	(159,841.02)
Total UDR Activity Expense	48,946.15	(47,834.00)	96,780.15	222,031.89	0.00	222,031.89	0.00	(222,031.89)
Total UDR Activity Income / (Loss)	11,941.59	47,834.00	(35,892.41)	(84,435.78)	0.00	(84,435.78)	0.00	84,435.78

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4030 - Special Assessments	(244.50)	0.00	(244.50)	(733.50)	0.00	(733.50)	0.00	733.50
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	52.80	0.00	52.80	598.11	0.00	598.11	0.00	(598.11)
4041 - BD Expense- MR&R	266.63	0.00	266.63	900.66	0.00	900.66	0.00	(900.66)
4042 - Caital Rep& Repl Assmt 2017	32.91	0.00	32.91	(98.73)	0.00	(98.73)	0.00	98.73
4043 - Caital Rep& Repl Assmt 2018	34,736.52	0.00	34,736.52	416,340.66	0.00	416,340.66	0.00	(416,340.66)
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 18 & Prior	1,247.52	0.00	1,247.52	13,038.91	0.00	13,038.91	0.00	(13,038.91)
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 2019	(637.96)	0.00	(637.96)	(8,292.49)	0.00	(8,292.49)	0.00	8,292.49
4050 - Roads Capital Assessment	0.00	0.00	0.00	(589.90)	0.00	(589.90)	0.00	589.90
4051 - BD Expense- Roads 18 & Prior	2,101.86	0.00	2,101.86	21,855.23	0.00	21,855.23	0.00	(21,855.23)
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 2019	(1,239.99)	0.00	(1,239.99)	(13,517.09)	0.00	(13,517.09)	0.00	13,517.09
4054 - Roads Capital Assmt 2017	51.87	0.00	51.87	(155.61)	0.00	(155.61)	0.00	155.61
4055 - Roads Capital Assmt 2018	55,087.94	0.00	55,087.94	656,546.02	0.00	656,546.02	0.00	(656,546.02)
4061 - BD Expense- Mailbox 2006 SA	213.08	0.00	213.08	577.46	0.00	577.46	0.00	(577.46)
4071 - BD Expense- Mbr Density	8.22	0.00	8.22	22.29	0.00	22.29	0.00	(22.29)
4995 - BD Expense- 60day accrual CAP	2,193.06	0.00	2,193.06	(6,900.93)	0.00	(6,900.93)	0.00	6,900.93
Total Dues and Assessments Income- Cap	93,869.96	0.00	93,869.96	1,078,752.13	0.00	1,078,752.13	0.00	(1,078,752.13)
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	5,372.25	0.00	5,372.25	226,067.34	0.00	226,067.34	0.00	(226,067.34)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4343 - BD Expense- Title Transfer Fee: Capit	0.01	0.00	0.01	(17.79)	0.00	(17.79)	0.00	17.79
Total Other AR Income	5,372.26	0.00	5,372.26	226,049.55	0.00	226,049.55	0.00	(226,049.55)
Other Income								
4360 - Storm Water Mitigation Revenue	(500.00)	0.00	(500.00)	4,500.00	0.00	4,500.00	0.00	(4,500.00)
4920 - Capital Gain (Loss) on Fixed Assets	(25,196.37)	0.00	(25,196.37)	(25,196.37)	0.00	(25,196.37)	0.00	25,196.37
4922 - Capital Gain (Loss) on Lots	(45,142.94)	0.00	(45,142.94)	28,970.07	0.00	28,970.07	0.00	(28,970.07)
Total Other Income	(70,839.31)	0.00	(70,839.31)	8,273.70	0.00	8,273.70	0.00	(8,273.70)
Investment Income								
4910 - Interest Earned - Reserve Accounts	944.04	0.00	944.04	4,945.77	0.00	4,945.77	0.00	(4,945.77)
Total Investment Income	944.04	0.00	944.04	4,945.77	0.00	4,945.77	0.00	(4,945.77)
Total SVCA Reserves Income	29,346.95	0.00	29,346.95	1,319,221.15	0.00	1,319,221.15	0.00	(1,319,221.15)
<u>Expense</u>								
Administrative								
5017 - Capital Lease Interest Expense	41.58	0.00	41.58	1,169.57	0.00	1,169.57	0.00	(1,169.57)
5399 - Payroll Service Fees	(10.00)	0.00	(10.00)	0.00	0.00	0.00	0.00	0.00
Total Administrative	31.58	0.00	31.58	1,169.57	0.00	1,169.57	0.00	(1,169.57)
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	0.00	0.00	0.00	1,065.32	0.00	1,065.32	0.00	(1,065.32)
9935 - Reserve Study - Amortized	6,534.50	0.00	6,534.50	6,534.50	0.00	6,534.50	0.00	(6,534.50)
Total Regulatory Compliance	6,534.50	0.00	6,534.50	7,675.51	0.00	7,675.51	0.00	(7,675.51)
CC&Rs/ Mandates								
5040 - Transfer Fees	1,448.73	0.00	1,448.73	1,198.73	0.00	1,198.73	0.00	(1,198.73)
7020 - Legal Services	(555.00)	0.00	(555.00)	0.00	0.00	0.00	0.00	0.00
Total CC&Rs/ Mandates	893.73	0.00	893.73	1,198.73	0.00	1,198.73	0.00	(1,198.73)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6320 - Depr - Buildings	571.31	0.00	571.31	6,855.72	0.00	6,855.72	0.00	(6,855.72)
6325 - Depr - Land Improvement	5,322.09	0.00	5,322.09	63,865.08	0.00	63,865.08	0.00	(63,865.08)
6326 - Depr - Mailboxes	2,146.37	0.00	2,146.37	25,756.44	0.00	25,756.44	0.00	(25,756.44)
6327 - Depr - Roads and Bridges	27,652.13	0.00	27,652.13	331,825.56	0.00	331,825.56	0.00	(331,825.56)
6328 - Depr - Building Improvements	13,400.05	0.00	13,400.05	160,800.60	0.00	160,800.60	0.00	(160,800.60)
6330 - Depr - Furniture & Fixtures	65.68	0.00	65.68	788.16	0.00	788.16	0.00	(788.16)
6335 - Depr - Communication Equipment	371.95	0.00	371.95	4,463.40	0.00	4,463.40	0.00	(4,463.40)
6337 - Depr - Computers	929.84	0.00	929.84	11,158.08	0.00	11,158.08	0.00	(11,158.08)
6340 - Depr - Machinery & Equipment	16,736.09	0.00	16,736.09	200,833.08	0.00	200,833.08	0.00	(200,833.08)
6350 - Depr - Vehicles	4,640.47	0.00	4,640.47	55,685.64	0.00	55,685.64	0.00	(55,685.64)
6360 - Amortization	610.76	0.00	610.76	7,329.12	0.00	7,329.12	0.00	(7,329.12)
Total Depreciation Expense	72,446.74	0.00	72,446.74	869,360.88	0.00	869,360.88	0.00	(869,360.88)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	(161.86)	0.00	(161.86)	2,502.27	0.00	2,502.27	0.00	(2,502.27)
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	(4,150,227.59)	4,150,227.59	0.00	(4,150,227.59)	4,150,227.59	(4,150,227.59)	(4,150,227.59)
Total Reserve Expenses/Transfers	(161.86)	(4,150,227.59)	4,150,065.73	2,535.42	(4,150,227.59)	4,152,763.01	(4,150,227.59)	(4,152,763.01)
Reserve Board Density Projects								
9518.01 - Auction for SVCA Owned Lots	0.00	8,281.03	(8,281.03)	8,281.03	8,281.03	0.00	8,281.03	0.00
9518.02 - Purchase Buildable SVCA Lots	(44,400.00)	44,400.00	(88,800.00)	0.00	44,400.00	(44,400.00)	44,400.00	44,400.00
Total Reserve Board Density Projects	(44,400.00)	52,681.03	(97,081.03)	8,281.03	52,681.03	(44,400.00)	52,681.03	44,400.00
Reserve CRRRF Capital Projects								
9717.01 - Maint Building Roof	0.00	17,473.00	(17,473.00)	0.00	17,473.00	(17,473.00)	17,473.00	17,473.00
9718.01 - Salt/Sand Spreader	0.00	6,745.00	(6,745.00)	0.00	6,745.00	(6,745.00)	6,745.00	6,745.00
9718.02 - 2018 Barn 8 Stairs	(2,648.00)	30,000.00	(32,648.00)	0.00	30,000.00	(30,000.00)	30,000.00	30,000.00
9718.03 - Replacement of ADA Door Opener	0.00	5,121.00	(5,121.00)	0.00	5,121.00	(5,121.00)	5,121.00	5,121.00

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Proejcts								
9718.04 - Clubhouse HVAC Capital Repair	0.00	6,967.72	(6,967.72)	0.00	6,967.72	(6,967.72)	6,967.72	6,967.72
9718.05 - Rebuild Bunkers on 18th Green	121.62	13,530.00	(13,408.38)	0.00	13,530.00	(13,530.00)	13,530.00	13,530.00
9718.06 - Clubhouse HVAC Replacement	57,733.23	118,741.00	(61,007.77)	0.00	118,741.00	(118,741.00)	118,741.00	118,741.00
9718.07 - Maint Building Heater	0.00	7,509.00	(7,509.00)	0.00	7,509.00	(7,509.00)	7,509.00	7,509.00
9718.08 - Golf Cart Life Extension	0.00	20,478.00	(20,478.00)	0.00	20,478.00	(20,478.00)	20,478.00	20,478.00
9718.09 - Golf Sales Office	(3,997.36)	14,861.00	(18,858.36)	0.00	14,861.00	(14,861.00)	14,861.00	14,861.00
9854 - CRRRF Golf Carts - Capital Lease	0.00	32,160.00	(32,160.00)	0.00	32,160.00	(32,160.00)	32,160.00	32,160.00
9882 - CRRRF-Pool Reno. Design & Permitti	(76,287.09)	76,310.00	(152,597.09)	0.00	76,310.00	(76,310.00)	76,310.00	76,310.00
9884 - CRRRF- Maintenance Software	(45,692.60)	49,785.00	(95,477.60)	0.00	49,785.00	(49,785.00)	49,785.00	49,785.00
9892 - CRRRF- (2) 1 Ton Trucks & Snow Plo	0.00	103,067.00	(103,067.00)	0.00	103,067.00	(103,067.00)	103,067.00	103,067.00
Total Reserve CRRRF Capital Proejcts	(70,770.20)	502,747.72	(573,517.92)	0.00	502,747.72	(502,747.72)	502,747.72	502,747.72
Reserve CRRRF Capital Loan Projects								
9717.02 - Marina Standpipe & Gangways	(228,093.41)	248,989.30	(477,082.71)	0.00	248,989.30	(248,989.30)	248,989.30	248,989.30
9717.03 - Marina Soft Armoring A&E/ Constr	(92,053.39)	428,627.30	(520,680.69)	0.00	428,627.30	(428,627.30)	428,627.30	428,627.30
9717.05 - Demo Barn 6/ Sprung Structure In:	(317,128.55)	647,745.68	(964,874.23)	0.00	647,745.68	(647,745.68)	647,745.68	647,745.68
9717.06 - (2) Pools Liner/Deck/ADA Constr	(595,247.30)	645,834.67	(1,241,081.97)	0.00	645,834.67	(645,834.67)	645,834.67	645,834.67
9717.07 - CRRRF Project Manager	(37,756.21)	82,203.00	(119,959.21)	0.00	82,203.00	(82,203.00)	82,203.00	82,203.00
9717.071 - PNW Recomendated Contingency	0.00	107,637.30	(107,637.30)	0.00	107,637.30	(107,637.30)	107,637.30	107,637.30
9717.072 - SVCA Mgmt Contingency	0.00	111,438.75	(111,438.75)	0.00	111,438.75	(111,438.75)	111,438.75	111,438.75
Total Reserve CRRRF Capital Loan Project	(1,270,278.86)	2,272,476.00	(3,542,754.86)	0.00	2,272,476.00	(2,272,476.00)	2,272,476.00	2,272,476.00
Reserve Mailbox Capital Projects								
9818.01 - Mailbox Replacement - Gate 13	0.00	2,755.00	(2,755.00)	0.00	2,755.00	(2,755.00)	2,755.00	2,755.00
Total Reserve Mailbox Capital Projects	0.00	2,755.00	(2,755.00)	0.00	2,755.00	(2,755.00)	2,755.00	2,755.00
Reserve Roads Capital Projects								
9810 - RDS- Polo Park Culvert 29.1/29.2 De:	0.00	26,564.00	(26,564.00)	0.00	26,564.00	(26,564.00)	26,564.00	26,564.00
9832 - RDS- SV Drive Culvert 166 Design	0.00	16,107.00	(16,107.00)	0.00	16,107.00	(16,107.00)	16,107.00	16,107.00

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Roads Capital Projects								
9834 - RDS- Louise View Culvert 225 Desigr	0.00	21,035.00	(21,035.00)	0.00	21,035.00	(21,035.00)	21,035.00	21,035.00
9870 - RDS- SV Drive Culvert 130 & 133 De	0.00	46,758.00	(46,758.00)	0.00	46,758.00	(46,758.00)	46,758.00	46,758.00
9881 - Roads & Culverts Plan Consolidation	0.00	36,685.00	(36,685.00)	0.00	36,685.00	(36,685.00)	36,685.00	36,685.00
9888 - RDS- Culvert 447 Design	0.00	37,840.00	(37,840.00)	0.00	37,840.00	(37,840.00)	37,840.00	37,840.00
9901 - RDS- Windward Dr Retaining Wall Cc	0.00	55,400.00	(55,400.00)	0.00	55,400.00	(55,400.00)	55,400.00	55,400.00
9917.01 - Gate 28 Slope Hazard Eval	0.00	26,325.00	(26,325.00)	0.00	26,325.00	(26,325.00)	26,325.00	26,325.00
9918.01 - 2018 On-Call Engineering	0.00	21,855.00	(21,855.00)	0.00	21,855.00	(21,855.00)	21,855.00	21,855.00
9918.02 - 2018 Roads Surfacing	(28,351.76)	220,000.00	(248,351.76)	0.00	220,000.00	(220,000.00)	220,000.00	220,000.00
9918.03 - 2018 Roads Culvert Construction	(332,707.68)	350,216.00	(682,923.68)	0.00	350,216.00	(350,216.00)	350,216.00	350,216.00
9918.04 - 2018 Ditches, Culverts, & Swales	(111,194.63)	138,607.00	(249,801.63)	0.00	138,607.00	(138,607.00)	138,607.00	138,607.00
9918.05 - 2018 Roads & Ditch Repair	(75,925.17)	82,757.00	(158,682.17)	0.00	82,757.00	(82,757.00)	82,757.00	82,757.00
9918.06 - 124 Grandview Lane Road Work	0.00	7,387.00	(7,387.00)	0.00	7,387.00	(7,387.00)	7,387.00	7,387.00
9918.07 - Southern Court 2018 Landslide	(35.00)	32,320.00	(32,355.00)	0.00	32,320.00	(32,320.00)	32,320.00	32,320.00
9918.08 - Clubhouse retaining wall	0.00	153,246.84	(153,246.84)	0.00	153,246.84	(153,246.84)	153,246.84	153,246.84
9918.09 - 30 Fairway Lane Design	0.00	36,465.00	(36,465.00)	0.00	36,465.00	(36,465.00)	36,465.00	36,465.00
9918.10 - Windward Drainage Design	0.00	10,000.00	(10,000.00)	0.00	10,000.00	(10,000.00)	10,000.00	10,000.00
Total Reserve Roads Capital Projects	(548,214.24)	1,319,567.84	(1,867,782.08)	0.00	1,319,567.84	(1,319,567.84)	1,319,567.84	1,319,567.84
Total SVCA Reserves Expense	(1,853,918.61)	0.00	(1,853,918.61)	890,221.14	0.00	890,221.14	0.00	(890,221.14)
Total SVCA Reserves Income / (Loss)	1,883,265.56	0.00	1,883,265.56	429,000.01	0.00	429,000.01	0.00	(429,000.01)
Total Association Net Income / (Loss)	1,763,885.72	(31,042.00)	1,794,927.72	343,699.90	6,580.00	337,119.90	6,580.00	(337,119.90)

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	152	557	709	303	1,882	2,185	36	94	5	22	2	5	31	39	2	17	455	2,439	2,894	76	177	253	531	2,616	3,147	773	2	2	777	709	8	1,494	4,641
Dec	8	21	29	444	2,436	2,880	13	108	7	11	0	10	26	42	2	17	452	2,457	2,909	48	188	236	500	2,645	3,145	773	1	4	778	710	8	1,496	4,641

LLE = Lot Line Eraser
 CTB = Covenant to Bind