

Sudden Valley Community Association
Balance Sheet
April 30, 2019 and December 31, 2018

	<u>Unaudited</u> <u>Apr 30, 2019</u>	<u>Unaudited</u> <u>Dec 31, 2018</u>	<u>Inc / (Dec)</u>
OPERATIONS			
Current Assets			
Operating Cash	\$ 629,660	\$ 347,318	\$282,342
Building Completion Deposit Fund	170,750	210,750	(40,000)
Member Receivables - Operations*	(0)	48,727	(48,727)
Other Receivables	6,353	11,262	(4,909)
Prepaid Expenses	26,769	57,817	(31,048)
Inventory	3,684	12,538	(8,854)
Total Current Assets	837,216	688,412	148,804
Current Liabilities			
Accounts Payable	(92,373)	(143,718)	\$51,345
Accrued Vacation Liability	(40,634)	(33,375)	(7,259)
Accrued Payroll	0	(34,905)	34,905
Prepaid Assessments	(290,654)	(140,942)	(149,712)
Building Completion Deposits	(170,750)	(210,750)	40,000
Other Refundable Deposits	(4,568)	(4,993)	425
Prepaid Golf Memberships	(1,204)	(58,358)	57,154
Total Current Liabilities	(600,183)	(627,041)	26,858
Operating Reserve Funds			
Emergency Operating Cash	352,648	352,243	405
Undesignated Reserves Cash	210,149	254,736	(44,587)
Total Operating Reserve Funds	562,797	606,979	(44,182)
Net Operating Assets	\$ 799,830	\$ 668,350	\$131,480
CAPITAL			
Capital Current Assets			
CRRRF Reserve Cash Fund	1,581,724	1,708,514	(126,790)
Roads Reserve Cash Fund	1,282,646	898,015	384,631
Board Density Reduction Cash Fund	122,869	115,167	7,702
Mailbox Cash Fund	11,078	2,843	8,235
Capital Reserve Holding Cash Fund	357,820	312,800	45,020
Mitigation Assignment of Savings Cash	44,155	45,745	90,782
LWWSD Assignment of Savings Cash	136,527	136,275	(136,275)
Member Receivables - Capital	-	2,193	(2,193)
Total Capital Current Assets	3,536,819	3,221,552	271,112
Capital Fixed Assets			
Fixed Assets	10,858,962	10,766,401	92,561
Lots Held for Sale	74,256	74,256	-
Total Capital Assets	10,933,218	10,840,657	92,561
Long Term Liabilities			
CRRRF Loan	(1,578,669)	(1,625,000)	46,331
Capital Lease	-	(7,977)	7,977
Total Long Term Liabilities	(1,578,669)	(1,632,977)	54,308
NET ASSETS	\$ 13,691,199	\$ 13,097,582	\$549,462
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	\$141,224	(\$85,301)	\$226,525
Current Year Net Income: Capital	454,043	437,282	16,761
Retained Earnings	4,639,597	4,724,898	(85,301)
Capital	8,457,985	8,020,703	437,282
TOTAL MEMBER EQUITY	\$ 13,692,849	\$ 13,097,582	\$595,267

* 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 April 30, 2019 and December 31, 2018, the balance of receivables written off under GAAP policy were respectively, \$601,074 and \$525,711.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - April 2019			Year to Date - 4 Months Ending 04/30/2019			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	172,601		191,059	691,485			765,755
Bad Debt Reserve	202		(2,843)	(28,889)			(22,317)
Net Current Year Assessment Income	172,803	15,386	188,216	662,596	32,926	95.8%	743,438
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	32,333			129,521			
Bad Debt Reserve	(57)			(1,355)			
Net Special Ops Assmt Income	32,276	2,780		128,166	10,180		
Bad Debt Recoveries - Prior Years			473				10,412
Golf Income	54,863	13,963	0	300,275	26,225		0
Marina Income	56,392	56,392	0	90,435	4,559		0
Rec Center & Pools Income	906	(57)	0	2,376	(1,475)		0
Legal & Collections Income	0	0	0	0	0		0
Other Income	11,082	5,275	19,463	31,435	7,765		53,714
Rental Income - Other	3,481	(160)	0	14,612	1,249		0
Rental Income- Area Z	3,635	(1,115)	0	8,251	(1,249)		0
Investment Income	77	35	768	295	128		3,024
Total Revenue	335,515	92,499	208,920	1,238,441	80,308		810,588
EXPENSES							
Salaries & Benefits	152,390	7,619	0	494,074	35,171		0
Contracted & Professional Services	(81,391)	89,808	0	80,496	(27,316)		0
CC&Rs/ Mandates	21,001	4,245	0	91,929	9,874		0
Maintenance & Landscaping	29,212	3,150	0	119,394	(7,604)		0
Utilities	17,524	370	0	57,471	1,084		0
Administrative	15,516	(5,630)	2,781	48,590	(14,521)		2,844
Regulatory Compliance	21,084	(3,138)	962	36,166	(9,036)		962
Insurance Premiums	8,775	485	0	35,101	1,943		0
Other Expenses	0	658	0	1,204	1,429		0
Capital Lease Interest Expense	0	0	0	0	0		0
Depreciation Expense	0	0	82,364	0	0		329,011
Interest expense	0	0	6,323	0	0		21,535
Total Expenses	184,111	97,567	92,430	964,425	(8,976)		354,352
Net Income (Loss)	151,404	190,066	116,490	274,016	71,332		456,236
Net UDR Activity for Operations							
Area Z Mitigation	(5,261)			(9,104)			
GM Recruiting Expense	0			(3,750)			
Ken's Cozy Kitchen- Gym Assistance	(1,242)			(3,186)			
Snow Removal	(94,600)			(94,600)			
Net Income (Loss) with Board Approved UDR	50,301	190,066	116,490	163,376	71,332		456,236
Other Activity							
Net Other UDR Activity*	3,359			33,811			
AR Accrual - Prior Year Reversal	0		0	(48,703)			(2,193)
AR Accrual - Current Year	0		0	0			0
Vacation Liability- Prior Year Reversal	(4,265)			(7,260)			
Total Other Activity	(906)		0	(22,152)			(2,193)
Grand Total Activity	49,395	190,066	116,490	141,224	71,332		454,043

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

Sudden Valley Community Association										
Reserve Cash Balance & Activity										
4 Months Actual, 8 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 12/31/2018	1,708,514	898,015	312,800	115,167	2,843	182,020	\$ 3,219,359	352,243	254,736	\$ 606,979
Dues Received	344,790	402,796		-	8,234		755,820	-	41,317	41,317
Transfer Fees Received, ¼ of 1%			44,672				44,672			-
Storm Water Mitigation Plan Fee		500					500			-
Investment Income	657	1,179	348	122	1	312	2,619	405	221	626
Sale of Assets	-			13,692			13,692			-
BOD Approved Transfer							-		(64,600)	(64,600)
Mitigation Release		1,650				(1,650)	-			-
2019 Expenditures	(472,237)	(21,494)	-	(6,112)	-		(499,843)		(21,525)	(21,525)
Net Available Cash at 04/30/2019	1,581,724	1,282,646	357,820	122,869	11,078	180,682	\$ 3,536,819	352,648	210,149	\$ 562,797
8 Month Outlook										
Outlook - 2019 Dues (91% collections)	636,472	739,536			12,904		1,388,912			\$ -
Outlook - Prior Year Collections	298	292		7	177		774		26,226	26,226
Anticipated CRRRF Loan Payment	(135,733)									
Obligated Expenses	(868,261)	(1,132,224)				(180,682)	(2,181,167)		(17,526)	(17,526)
Net Usable Cash Balance 12/31/2019	1,214,500	890,250	357,820	122,876	24,159	-	\$ 2,745,338	352,648	218,849	\$ 571,497
Board Recommended Carryover Balance*	(600,000)	(500,000)					(1,100,000)			\$ -
Net Usable Cash 12/31/2019, After Recommendation	\$ 614,500	\$ 390,250	\$ 357,820	\$ 122,876	\$ 24,159	\$ -	\$ 1,645,338	\$ 352,648	\$ 218,849	\$ 571,497
Net Current Year Cash Increase (Decrease)	(494,014)	(7,765)	45,020	7,709	21,316	(182,020)	\$ (474,021)	405	(35,887)	\$ (35,482)
*Note, when mitigation period has ended unspent funds will be returned to the source account, Roads										

Sudden Valley Community Association

Operations - By Department

Whole \$

April 1, 2019 to April 30, 2019

CURRENT MONTH

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	4,483	4,437	9,040	125	19,304	98	(23,861)	4,660
Accounting	3,036	377	18,747	929	6,871	(4,792)	(22,582)	(3,486)
Administration	137	12	29,129	1,906	8,695	(790)	(37,687)	1,128
Common Costs	2,961	419	-	-	31,861	3,496	(28,900)	3,915
Facilities	5,241	(2,100)	6,680	(1,131)	13,381	2,023	(14,820)	(1,208)
Maintenance	67	(125)	26,528	9,893	(88,936)	92,269	62,475	102,037
Subtotal	15,925	3,020	90,124	11,722	(8,824)	92,304	(65,375)	107,046
Golf	54,863	13,963	45,858	(3,494)	28,491	1,129	(19,486)	11,598
Marina	56,622	56,337	-	-	1,940	(520)	54,682	55,817
Subtotal	127,410	73,320	135,982	8,228	21,607	92,913	(30,179)	174,461
Rec/ Pools/ Parks								
Special Assmt Earned	32,333						32,333	
Curr Yr Bad Debts Activity	(57)						(57)	
Net Special Assmt Dues	32,276	2,780					32,276	2,780
Rec/ Pools/ Parks	3,026	1,013	16,408	(609)	10,114	(2,965)	(23,496)	(2,561)
Subtotal Rec/ Pools/ Parks	35,302	3,793	16,408	(609)	10,114	(2,965)	8,780	219
Subtotal Operations before Ops Dues	162,712	77,113	152,390	7,619	31,721	89,948	(21,399)	174,680
Ops Dues Earned	172,601						172,601	
Curr Yr Bad Debts Activity	202						202	
Net Ops Dues	172,803	15,386					172,803	15,386
Net Operations	335,515	92,499	152,390	7,619	31,721	89,948	151,404	190,066
Net BOD Approved UDR Activity for Operations								
Area Z Mitigation	-		-		5,261		(5,261)	
GM Recruiting Expense	-		-		-		-	
Ken's Cozy Kitchen- Gym Assistance	-		-		1,242		(1,242)	
Snow Removal Services	-		-		94,600		(94,600)	
Net Operations with Board Approved UDR	335,515	92,499	152,390	7,619	132,824	89,948	50,301	190,066
Other Operating Activity								
UDR Activity	4,900				1,541		3,359	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				4,265		(4,265)	
Total Other Operating Activity	4,900				5,806		(906)	
Grand Total Operations Activity	340,415	92,499	152,390	7,619	138,630	89,948	49,395	190,066

* Excludes Depreciation

B / (W) = Better / (Worse) Than Budget

Sudden Valley Community Association

Operations - By Department

Whole \$

January 1, 2019 to April 30, 2019

YEAR TO DATE

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	9,454	6,819	30,249	2,551	96,715	(287)	(117,510)	9,083
Accounting	8,177	(1,017)	66,990	3,666	19,311	(10,696)	(78,126)	(8,047)
Administration	2,418	1,918	107,613	5,106	44,478	(14,274)	(149,673)	(7,250)
Common Costs	10,698	531	-	-	79,920	12,477	(69,222)	13,008
Facilities	18,691	(1,172)	22,875	(2,849)	44,156	8,633	(48,340)	4,612
Maintenance	157	(612)	67,536	29,909	38,867	(18,364)	(106,246)	10,933
Subtotal	49,595	6,467	295,263	38,383	323,447	(22,511)	(569,117)	22,339
Golf	300,575	26,525	136,715	2,067	99,552	(5,198)	64,308	23,394
Marina	90,960	4,513	-	-	7,129	(1,831)	83,831	2,682
Subtotal	441,130	37,505	431,978	40,450	430,128	(29,540)	(420,978)	48,415
Rec/ Pools/ Parks								
Special Assmt Earned	129,521						129,521	
Curr Yr Bad Debts Activity	(1,355)						(1,355)	
Net Special Assmt Dues	128,166	10,180					128,166	10,180
Rec/ Pools/ Parks	6,548	(303)	62,096	(5,279)	40,221	(14,607)	(95,769)	(20,189)
Subtotal Rec/ Pools/ Parks	134,714	9,877	62,096	(5,279)	40,221	(14,607)	32,397	(10,009)
Subtotal Operations before Ops Dues	575,844	47,382	494,074	35,171	470,349	(44,147)	(388,581)	38,406
Ops Dues Earned	691,485						691,485	
Curr Yr Bad Debts Activity	(28,889)						(28,889)	
Net Ops Dues	662,596	32,926					662,596	32,926
Net Operations	1,238,440	80,308	494,074	35,171	470,349	(44,147)	274,015	71,332
Net BOD Approved UDR Activity for Operations								
Area Z Mitigation					9,104		(9,104)	
GM Recruiting Expense					3,750		(3,750)	
Ken's Cozy Kitchen- Gym Assistance					3,186		(3,186)	
Snow Removal Services					94,600		(94,600)	
Net Operations with Board Approved UDR	1,238,440	80,308	494,074	35,171	580,989	(44,147)	163,375	71,332
Other Operating Activity								
UDR Activity	40,358				6,547		33,811	
AR Accrual - Prior Year Reversal	(48,703)				-		(48,703)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				7,260		(7,260)	
Total Other Operating Activity	(8,345)				13,807		(22,152)	
Grand Total Operations Activity	1,230,095	80,308	494,074	35,171	594,796	(44,147)	141,223	71,332

* Excludes Depreciation

B / (W) = Better / (Worse) Than Budget

Sudden Valley Community Association
Operations Income Statement
April 1, 2019 to April 30, 2019

UNAUDITED

	<u>2019 April Actuals</u>	<u>2019 MTD B / (W) Budget</u>	<u>2019 YTD (4 Months) Actuals</u>	<u>2019 YTD B / (W) Budget</u>
REVENUE				
Dues and Assessment Income- Ops	172,803	15,386	662,595	32,926
Special Ops Assmt Income- Rec/ Pools/ Parks	32,276	2,780	128,166	10,180
Golf Income	54,863	13,963	300,275	26,225
Marina Income	56,392	56,392	90,435	4,559
Rental Income - Area Z	3,635	(1,115)	8,251	(1,249)
Rental Income - Other	3,481	(160)	14,612	1,249
Rec Center and Pools Income	906	(57)	2,376	(1,475)
Other AR Income	6,183	1,024	20,456	1,261
Other Income	4,899	4,251	10,979	6,504
Investment Income	77	35	295	128
Total Revenue	<u>335,515</u>	<u>92,499</u>	<u>1,238,440</u>	<u>80,308</u>
EXPENSES				
Salaries & Benefits				
ACC / Security	9,040	125	30,249	2,551
Accounting	18,747	929	66,990	3,666
Administration	29,129	1,906	107,613	5,106
Facilities	6,680	(1,131)	22,875	(2,849)
Maintenance	26,528	9,893	67,536	29,909
Golf	45,858	(3,494)	136,715	2,067
Rec/ Pools/ Parks	16,408	(609)	62,096	(5,279)
Total Salaries & Benefits	<u>152,390</u>	<u>7,619</u>	<u>494,074</u>	<u>35,171</u>
Other Expenses				
Administrative				
General Administrative	(160)	243	303	430
Bank Charges & Fees	4,846	(2,754)	7,761	(2,375)
Dues & Subscriptions	4,525	(2,888)	14,300	(7,747)
Office Supplies	1,599	201	8,749	(1,549)
GM Discretionary Funds	-	333	1,035	298
Advertising Costs	719	798	878	1,989
Cash Over/Short	(3)	3	1	(1)
Currency Gain/Loss	45	(45)	45	(45)
Events Charges	-	-	(671)	671
Printing & Copying	1,331	(854)	3,904	(1,697)
Training & Conferences	587	99	4,094	(1,347)
Recruiting Expense	350	(350)	350	(350)
Payroll Service Fees	684	64	3,301	(309)
Uniforms	993	(480)	4,718	(2,667)
Cashiering Clearing Account	-	-	(178)	178
Total Administrative	<u>15,516</u>	<u>(5,630)</u>	<u>48,590</u>	<u>(14,521)</u>
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	1,603	(1,486)	11,976	(7,478)
Permits & Licenses	157	142	1,061	133
Audit & Tax Services	3,000	(3,000)	3,000	(3,000)
Regulatory Compliance	214	422	957	1,589
Federal Income Tax	-	-	-	-
State B&O Tax	449	102	3,511	(962)
Property/Real Estate Tax	15,661	682	15,661	682
Total Regulator Compliance	<u>21,084</u>	<u>(3,138)</u>	<u>36,166</u>	<u>(9,036)</u>
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	492	(242)	811	189
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	(2,105)	2,327	175	714
Postage	208	122	1,268	55
Postage- Views	901	266	3,551	1,116
Newsletter Services	4,230	103	17,135	199
Legal Services	2,498	1,669	9,652	7,015
Professional Security Services	14,777	-	59,337	586
Total CC&Rs/ Mandates	<u>21,001</u>	<u>4,245</u>	<u>91,929</u>	<u>9,874</u>
Insurance Premiums	<u>8,775</u>	<u>485</u>	<u>35,101</u>	<u>1,943</u>
Utilities				
Utilities	2,021	(2,021)	2,824	(2,824)

Sudden Valley Community Association
Operations Income Statement
April 1, 2019 to April 30, 2019

UNAUDITED

	<u>2019 April Actuals</u>	<u>2019 MTD B / (W) Budget</u>	<u>2019 YTD (4 Months) Actuals</u>	<u>2019 YTD B / (W) Budget</u>
Utilities- Natural Gas	1,534	(343)	7,024	82
Utilities- Water & Sewer	6,123	734	11,698	434
Utilities- Electricity	3,753	1,691	17,457	4,248
Utilities- Trash & Recycling Service	963	673	3,775	2,772
Utilities- Communications Service	3,130	(364)	14,693	(3,628)
Total Utilities	<u>17,524</u>	<u>370</u>	<u>57,471</u>	<u>1,084</u>
Maintenance & Landscaping				
Landscape R&M	6,688	(2,990)	17,540	(1,529)
Building R&M- Materials	(5,261)	7,047	6,674	(1,028)
Building R&M- Contract Services	10,097	(6,967)	10,097	2,421
Raw Materials	2,630	(502)	15,008	(6,492)
Raw Materials: Sand & Gravel	-	6,383	3,177	9,857
Janitorial Supplies	900	264	1,846	2,814
Equipment R&M	3,018	1,542	21,163	(3,433)
Small Tools & Equipment	733	60	3,060	(353)
Vehicle R&M	1,979	(1,044)	10,772	(6,228)
Vehicle Fuel	4,699	(657)	12,154	(429)
Other Supplies	2,852	149	13,102	(1,370)
Other R&M	877	(135)	4,801	(1,834)
Total Maintenance & Landscaping	<u>29,212</u>	<u>3,150</u>	<u>119,394</u>	<u>(7,604)</u>
Contracted & Professional Services				
Equipment Lease & Rental	411	247	3,073	(440)
IT Support and Services	9,165	(4,681)	18,239	(1,427)
Pool Management	620	(620)	896	(896)
Safety & Security Services	648	211	18,651	(4,617)
Snow Removal Services	(47,752)	47,752	16,155	(8,655)
Snow Removal Wages - Regular	(31,386)	31,386	-	-
Snow Removal Wages - OT	(8,503)	8,503	-	-
Snow Removal Taxes & Benefits	(5,642)	5,642	-	-
Storm Response Tree Removal	-	-	738	1,797
ACC Consultant	2,831	(540)	4,231	4,935
Other Professional Services	(1,783)	1,908	18,513	(18,013)
Total Contracted & Professional Services	<u>(81,391)</u>	<u>89,808</u>	<u>80,496</u>	<u>(27,316)</u>
Other Expenses				
Vandalism	-	250	-	1,000
Emergency Preparedness Committee Support	-	408	1,204	429
Total Other Expenses	<u>-</u>	<u>658</u>	<u>1,204</u>	<u>1,429</u>
Total Other Expenses	<u>31,721</u>	<u>89,948</u>	<u>470,351</u>	<u>(44,147)</u>
Total Operations Expenses	<u>184,111</u>	<u>97,567</u>	<u>964,425</u>	<u>(8,976)</u>
Net Operations Income (Loss)	<u>151,404</u>	<u>190,066</u>	<u>274,015</u>	<u>71,332</u>
Net BOD Approved UDR Activity for Operations (Expense)				
Area Z Mitigation	(5,261)		(9,104)	
GM recruiting expense	-		(3,750)	
Ken's Cozy Kitchen- Gym Assistance	(1,242)		(3,186)	
Snow Removal Services	(94,600)		(94,600)	
Net Operations Income (Loss) with BOD Approved UDR	<u>50,301</u>	<u>190,066</u>	<u>163,375</u>	<u>71,332</u>
Other Operating Activity- Income/(Expense)				
UDR Activity	3,359		33,811	
AR Accrual - Prior Year Reversal	-		(48,703)	
AR Accrual - Current Year	-		-	
Vacation Liability Accrual	(4,265)		(7,260)	
Total Other Operating Activity	<u>(906)</u>		<u>(22,152)</u>	
Grand Total Operations Activity	<u>49,395</u>	<u>190,066</u>	<u>141,223</u>	<u>71,332</u>

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2019 Ops	202.05	(15,744.00)	15,946.05	(28,889.09)	(62,977.00)	34,087.91	(188,932.00)	(160,042.91)
4005.19 - Member Assessments 2019	172,601.30	173,161.00	(559.70)	691,484.57	692,646.00	(1,161.43)	2,077,939.00	1,386,454.43
Total Dues and Assessment Income- Ops	172,803.35	157,417.00	15,386.35	662,595.48	629,669.00	32,926.48	1,889,007.00	1,226,411.52
Other AR Income								
4830 - Advertising Income	2,452.00	2,500.00	(48.00)	10,410.00	10,000.00	410.00	30,000.00	19,590.00
4831 - BD Expense- Views Ads	431.50	0.00	431.50	(56.50)	0.00	(56.50)	0.00	56.50
4842 - Member Donation Income Monthly	0.00	0.00	0.00	153.00	0.00	153.00	0.00	(153.00)
Total Other AR Income	2,883.50	2,500.00	383.50	10,506.50	10,000.00	506.50	30,000.00	19,493.50
Investment Income								
4900 - Interest Earned - Operating Accounts	77.17	42.00	35.17	191.86	167.00	24.86	500.00	308.14
Total Investment Income	77.17	42.00	35.17	191.86	167.00	24.86	500.00	308.14
Total Common Costs Income	175,764.02	159,959.00	15,805.02	673,293.84	639,836.00	33,457.84	1,919,507.00	1,246,213.16
<u>Expense</u>								
Administrative								
4999 - Cashiering Clearing Account	0.00	0.00	0.00	(178.27)	0.00	(178.27)	0.00	178.27
5015 - Bank Charges & Fees	0.00	0.00	0.00	(52.99)	0.00	(52.99)	0.00	52.99
5121 - Currency Gain/Loss	45.14	0.00	45.14	45.14	0.00	45.14	0.00	(45.14)
Total Administrative	45.14	0.00	45.14	(186.12)	0.00	(186.12)	0.00	186.12
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	417.00	(417.00)	0.00	1,667.00	(1,667.00)	5,000.00	5,000.00
9005 - State B&O Tax	13.03	12.00	1.03	54.49	47.00	7.49	140.00	85.51
9015 - Property/Real Estate Tax	15,661.10	16,343.00	(681.90)	15,661.10	16,343.00	(681.90)	32,686.00	17,024.90
Total Regulatory Compliance	15,674.13	16,772.00	(1,097.87)	15,715.59	18,057.00	(2,341.41)	37,826.00	22,110.41
CC&Rs/ Mandates								
5216 - Postage- Views	900.55	1,167.00	(266.45)	3,550.72	4,667.00	(1,116.28)	14,000.00	10,449.28

Income Statement Report
Sudden Valley Community Association
Common Costs

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
CC&Rs/ Mandates								
5225 - Newsletter Services	4,230.00	4,333.00	(103.00)	17,134.50	17,333.00	(198.50)	52,000.00	34,865.50
7020 - Legal Services	2,498.00	4,167.00	(1,669.00)	9,651.98	16,667.00	(7,015.02)	50,000.00	40,348.02
Total CC&Rs/ Mandates	7,628.55	9,667.00	(2,038.45)	30,337.20	38,667.00	(8,329.80)	116,000.00	85,662.80
Insurance								
5400 - Insurance Premiums	8,513.27	8,918.00	(404.73)	34,053.08	35,673.00	(1,619.92)	107,019.00	72,965.92
Total Insurance	8,513.27	8,918.00	(404.73)	34,053.08	35,673.00	(1,619.92)	107,019.00	72,965.92
Total Common Costs Expense	31,861.09	35,357.00	(3,495.91)	79,919.75	92,397.00	(12,477.25)	260,845.00	180,925.25
Total Common Costs Income / (Loss)	143,902.93	124,602.00	19,300.93	593,374.09	547,439.00	45,935.09	1,658,662.00	1,065,287.91

Income Statement Report
Sudden Valley Community Association
ACC / Security

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4805 - Compliance Fees & Fines - ACC	(100.00)	0.00	(100.00)	(374.50)	0.00	(374.50)	0.00	374.50
4806 - BD Expense- ACC Fines	200.00	0.00	200.00	1,846.08	0.00	1,846.08	0.00	(1,846.08)
4811 - BD Expense- Sec Fines	162.75	0.00	162.75	0.00	0.00	0.00	0.00	0.00
Total Other AR Income	262.75	0.00	262.75	1,471.58	0.00	1,471.58	0.00	(1,471.58)
Other Income								
4295 - Security House Checks	0.00	46.00	(46.00)	0.00	185.00	(185.00)	555.00	555.00
4350 - New Home Construction Fee	4,220.00	0.00	4,220.00	7,820.00	2,450.00	5,370.00	35,000.00	27,180.00
4835 - Miscellaneous Income	0.00	0.00	0.00	162.75	0.00	162.75	0.00	(162.75)
Total Other Income	4,220.00	46.00	4,174.00	7,982.75	2,635.00	5,347.75	35,555.00	27,572.25
Total ACC / Security Income	4,482.75	46.00	4,436.75	9,454.33	2,635.00	6,819.33	35,555.00	26,100.67
<u>Expense</u>								
Administrative								
6408 - Uniforms	0.00	0.00	0.00	130.20	0.00	130.20	0.00	(130.20)
Total Administrative	0.00	0.00	0.00	130.20	0.00	130.20	0.00	(130.20)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	1,603.32	0.00	1,603.32	11,976.16	4,031.00	7,945.16	20,000.00	8,023.84
6300 - Permits & Licenses	0.00	17.00	(17.00)	68.75	67.00	1.75	200.00	131.25
9005 - State B&O Tax	(1.51)	45.00	(46.51)	(5.44)	183.00	(188.44)	550.00	555.44
Total Regulatory Compliance	1,601.81	62.00	1,539.81	12,039.47	4,281.00	7,758.47	20,750.00	8,710.53
CC&Rs/ Mandates								
5215 - Postage	0.00	8.00	(8.00)	0.00	33.00	(33.00)	100.00	100.00
7097 - Professional Security Services	14,777.00	14,777.00	0.00	59,337.06	59,923.00	(585.94)	185,618.00	126,280.94
Total CC&Rs/ Mandates	14,777.00	14,785.00	(8.00)	59,337.06	59,956.00	(618.94)	185,718.00	126,380.94
Payroll & Benefits								
5300 - Salaries	7,826.75	7,832.00	(5.25)	25,791.83	27,791.00	(1,999.17)	97,957.00	72,165.17

Income Statement Report
Sudden Valley Community Association
ACC / Security

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5335 - Payroll Taxes- Employer	652.97	713.00	(60.03)	2,220.72	2,530.00	(309.28)	9,350.00	7,129.28
5385 - Payroll Benefits - Medical	560.38	620.00	(59.62)	2,236.66	2,479.00	(242.34)	7,437.00	5,200.34
5398 - Payroll 12.31 Budget Estimate	0.00	0.00	0.00	0.00	0.00	0.00	3,859.00	3,859.00
Total Payroll & Benefits	9,040.10	9,165.00	(124.90)	30,249.21	32,800.00	(2,550.79)	118,603.00	88,353.79
Utilities								
6050 - Utilities- Communications Service	87.80	184.00	(96.20)	836.66	736.00	100.66	2,207.00	1,370.34
Total Utilities	87.80	184.00	(96.20)	836.66	736.00	100.66	2,207.00	1,370.34
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	76.00	(76.00)	0.00	307.00	(307.00)	922.00	922.00
6765 - Small Tools & Equipment	0.00	20.00	(20.00)	0.00	83.00	(83.00)	250.00	250.00
6775 - Vehicle R&M	61.95	62.00	(0.05)	1,180.50	1,048.00	132.50	1,500.00	319.50
6785 - Vehicle Fuel	107.20	481.00	(373.80)	1,683.13	1,923.00	(239.87)	5,768.00	4,084.87
6795 - Other Supplies	0.00	0.00	0.00	0.00	28.00	(28.00)	500.00	500.00
6796 - Other R&M	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
Total Maintenance & Landscaping	169.15	722.00	(552.85)	2,863.63	3,722.00	(858.37)	9,940.00	7,076.37
Contracted & Professional Services								
6440 - Safety & Security Services	(162.75)	700.00	(862.75)	15,336.27	13,400.00	1,936.27	19,000.00	3,663.73
6450 - Storm Response Tree Removal	0.00	0.00	0.00	737.50	2,534.00	(1,796.50)	5,068.00	4,330.50
6460 - ACC Consultant	2,830.93	2,291.00	539.93	4,230.93	9,166.00	(4,935.07)	27,500.00	23,269.07
Total Contracted & Professional Services	2,668.18	2,991.00	(322.82)	20,304.70	25,100.00	(4,795.30)	51,568.00	31,263.30
Other Expenses								
9120 - Vandalism & Towing	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00	3,000.00

Income Statement Report
Sudden Valley Community Association
ACC / Security

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Other Expenses								
9210 - Emergency Preparedness Committee	0.00	408.00	(408.00)	1,203.73	1,633.00	(429.27)	4,900.00	3,696.27
Total Other Expenses	0.00	658.00	(658.00)	1,203.73	2,633.00	(1,429.27)	7,900.00	6,696.27
Total ACC / Security Expense	28,344.04	28,567.00	(222.96)	126,964.66	129,228.00	(2,263.34)	396,686.00	269,721.34
Total ACC / Security Income / (Loss)	(23,861.29)	(28,521.00)	4,659.71	(117,510.33)	(126,593.00)	9,082.67	(361,131.00)	(243,620.67)

Income Statement Report

Sudden Valley Community Association

Accounting

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	2,750.00	2,592.00	158.00	7,750.00	8,928.00	(1,178.00)	28,800.00	21,050.00
4241 - BD Expense- Title Fees	125.00	0.00	125.00	47.94	0.00	47.94	0.00	(47.94)
4705 - NSF Service Fees	162.00	67.00	95.00	550.00	267.00	283.00	800.00	250.00
4706 - BD Expense- NSF Fees	0.00	0.00	0.00	(169.96)	0.00	(169.96)	0.00	169.96
Total Other AR Income	3,037.00	2,659.00	378.00	8,177.98	9,195.00	(1,017.02)	29,600.00	21,422.02
Total Accounting Income	3,037.00	2,659.00	378.00	8,177.98	9,195.00	(1,017.02)	29,600.00	21,422.02
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	19.50	0.00	19.50	0.00	(19.50)
5015 - Bank Charges & Fees	50.00	257.00	(207.00)	370.20	1,027.00	(656.80)	3,080.00	2,709.80
5120 - Cash Over/Short	0.00	0.00	0.00	(1.12)	0.00	(1.12)	0.00	1.12
5210 - Printing & Copying	426.26	60.00	366.26	716.85	240.00	476.85	4,300.00	3,583.15
5399 - Payroll Service Fees	683.70	748.00	(64.30)	3,300.85	2,992.00	308.85	8,975.00	5,674.15
Total Administrative	1,159.96	1,065.00	94.96	4,406.28	4,259.00	147.28	16,355.00	11,948.72
Regulatory Compliance								
6300 - Permits & Licenses	152.00	0.00	152.00	182.00	0.00	182.00	0.00	(182.00)
7000 - Audit & Tax Services	3,000.00	0.00	3,000.00	3,000.00	0.00	3,000.00	28,000.00	25,000.00
9005 - State B&O Tax	43.86	29.00	14.86	124.86	117.00	7.86	350.00	225.14
Total Regulatory Compliance	3,195.86	29.00	3,166.86	3,306.86	117.00	3,189.86	28,350.00	25,043.14
CC&Rs/ Mandates								
5215 - Postage	155.58	175.00	(19.42)	789.20	700.00	89.20	3,900.00	3,110.80
Total CC&Rs/ Mandates	155.58	175.00	(19.42)	789.20	700.00	89.20	3,900.00	3,110.80
Payroll & Benefits								
5300 - Salaries	15,438.02	16,340.00	(901.98)	54,583.26	57,981.00	(3,397.74)	204,826.00	150,242.74
5335 - Payroll Taxes- Employer	1,214.93	1,478.00	(263.07)	4,351.42	5,242.00	(890.58)	19,202.00	14,850.58

Income Statement Report
Sudden Valley Community Association
Accounting

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	2,094.04	1,858.00	236.04	8,055.31	7,433.00	622.31	22,299.00	14,243.69
5398 - Payroll 12.31 Budget Estimate	0.00	0.00	0.00	0.00	0.00	0.00	7,594.00	7,594.00
Total Payroll & Benefits	18,746.99	19,676.00	(929.01)	66,989.99	70,656.00	(3,666.01)	253,921.00	186,931.01
Utilities								
6050 - Utilities- Communications Service	60.00	60.00	0.00	240.00	240.00	0.00	720.00	480.00
Total Utilities	60.00	60.00	0.00	240.00	240.00	0.00	720.00	480.00
Contracted & Professional Services								
5125 - IT Support and Services	2,300.00	750.00	1,550.00	3,349.00	3,299.00	50.00	9,299.00	5,950.00
7095 - Other Professional Services	0.00	0.00	0.00	7,219.31	0.00	7,219.31	16,500.00	9,280.69
Total Contracted & Professional Services	2,300.00	750.00	1,550.00	10,568.31	3,299.00	7,269.31	25,799.00	15,230.69
Total Accounting Expense	25,618.39	21,755.00	3,863.39	86,300.64	79,271.00	7,029.64	329,045.00	242,744.36
Total Accounting Income / (Loss)	(22,581.39)	(19,096.00)	(3,485.39)	(78,122.66)	(70,076.00)	(8,046.66)	(299,445.00)	(221,322.34)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
 April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4245 - Photocopy Income	22.80	0.00	22.80	43.80	0.00	43.80	0.00	(43.80)
4255 - Maps and Signs	84.12	125.00	(40.88)	251.85	500.00	(248.15)	1,500.00	1,248.15
4835 - Miscellaneous Income	4.93	0.00	4.93	1,860.80	0.00	1,860.80	0.00	(1,860.80)
4840 - Non-Taxable Income	25.00	0.00	25.00	157.75	0.00	157.75	0.00	(157.75)
Total Other Income	136.85	125.00	11.85	2,314.20	500.00	1,814.20	1,500.00	(814.20)
Investment Income								
4900 - Interest Earned - Operating Accounts	0.00	0.00	0.00	103.54	0.00	103.54	0.00	(103.54)
Total Investment Income	0.00	0.00	0.00	103.54	0.00	103.54	0.00	(103.54)
Total SVCA Operations- Admin Income	136.85	125.00	11.85	2,417.74	500.00	1,917.74	1,500.00	(917.74)
<u>Expense</u>								
Administrative								
5000 - General Administrative	(160.00)	83.00	(243.00)	283.15	333.00	(49.85)	1,000.00	716.85
5015 - Bank Charges & Fees	607.71	292.00	315.71	803.85	1,167.00	(363.15)	3,500.00	2,696.15
5045 - Dues & Subscriptions	0.00	135.00	(135.00)	658.03	541.00	117.03	1,622.00	963.97
5090 - Office Supplies	1,488.55	1,583.00	(94.45)	8,053.30	6,333.00	1,720.30	19,000.00	10,946.70
5100 - GM Discretionary Funds	0.00	333.00	(333.00)	1,034.86	1,333.00	(298.14)	4,000.00	2,965.14
5107 - Advertising Costs	0.00	17.00	(17.00)	0.00	67.00	(67.00)	200.00	200.00
5120 - Cash Over/Short	(2.79)	0.00	(2.79)	2.91	0.00	2.91	0.00	(2.91)
5205 - Events Charges	0.00	0.00	0.00	(670.86)	0.00	(670.86)	12,500.00	13,170.86
5210 - Printing & Copying	464.34	417.00	47.34	2,358.32	1,667.00	691.32	5,000.00	2,641.68
5227 - Training & Conferences	401.95	208.00	193.95	1,553.10	833.00	720.10	2,500.00	946.90
5325 - Recruiting Expense	350.00	0.00	350.00	350.00	0.00	350.00	0.00	(350.00)
Total Administrative	3,149.76	3,068.00	81.76	14,426.66	12,274.00	2,152.66	49,322.00	34,895.34
Regulatory Compliance								
6300 - Permits & Licenses	(152.00)	0.00	(152.00)	0.00	0.00	0.00	0.00	0.00

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
 April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	1.14	5.00	(3.86)	13.79	23.00	(9.21)	70.00	56.21
Total Regulatory Compliance	(150.86)	5.00	(155.86)	13.79	23.00	(9.21)	70.00	56.21
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
5020 - Board Support	492.46	250.00	242.46	811.24	1,000.00	(188.76)	3,000.00	2,188.76
5115 - Web Site Maintenance	(2,104.64)	222.00	(2,326.64)	175.38	889.00	(713.62)	4,000.00	3,824.62
5215 - Postage	48.83	83.00	(34.17)	260.24	333.00	(72.76)	1,000.00	739.76
Total CC&Rs/ Mandates	(1,563.35)	555.00	(2,118.35)	1,246.86	2,222.00	(975.14)	23,000.00	21,753.14
Payroll & Benefits								
5300 - Salaries	25,456.81	26,657.00	(1,200.19)	95,419.69	94,589.00	830.69	330,025.00	234,605.31
5335 - Payroll Taxes- Employer	2,109.32	2,395.00	(285.68)	7,618.72	8,498.00	(879.28)	31,136.00	23,517.28
5385 - Payroll Benefits - Medical	1,563.20	1,983.00	(419.80)	4,574.91	9,632.00	(5,057.09)	25,496.00	20,921.09
5398 - Payroll 12.31 Budget Estimate	0.00	0.00	0.00	0.00	0.00	0.00	16,520.00	16,520.00
Total Payroll & Benefits	29,129.33	31,035.00	(1,905.67)	107,613.32	112,719.00	(5,105.68)	403,177.00	295,563.68
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	8.00	(8.00)	0.00	33.00	(33.00)	100.00	100.00
6050 - Utilities- Communications Service	120.00	120.00	0.00	599.40	480.00	119.40	1,440.00	840.60
Total Utilities	120.00	128.00	(8.00)	599.40	513.00	86.40	1,540.00	940.60
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	42.70	0.00	42.70	0.00	(42.70)
6795 - Other Supplies	20.21	0.00	20.21	0.00	0.00	0.00	0.00	0.00
Total Maintenance & Landscaping	20.21	0.00	20.21	42.70	0.00	42.70	0.00	(42.70)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	253.74	425.00	(171.26)	1,271.30	1,700.00	(428.70)	5,100.00	3,828.70
5125 - IT Support and Services	6,865.05	3,724.00	3,141.05	14,889.95	13,472.00	1,417.95	30,000.00	15,110.05

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 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	11,987.79	0.00	11,987.79	0.00	(11,987.79)
Total Contracted & Professional Services	7,118.79	4,149.00	2,969.79	28,149.04	15,172.00	12,977.04	35,100.00	6,950.96
Total SVCA Operations- Admin Expense	37,823.88	38,940.00	(1,116.12)	152,091.77	142,923.00	9,168.77	512,209.00	360,117.23
Total SVCA Operations- Admin Income / (Loss)	(37,687.03)	(38,815.00)	1,127.97	(149,674.03)	(142,423.00)	(7,251.03)	(510,709.00)	(361,034.97)

Income Statement Report

Sudden Valley Community Association

Facilities

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Rental Income								
4410 - Area Z Storage Rental Income	4,750.00	4,750.00	0.00	9,284.00	9,500.00	(216.00)	19,000.00	9,716.00
4412 - BD Expense- Area Z	(1,114.64)	0.00	(1,114.64)	(1,032.61)	0.00	(1,032.61)	0.00	1,032.61
Total Rental Income	3,635.36	4,750.00	(1,114.64)	8,251.39	9,500.00	(1,248.61)	19,000.00	10,748.61
Rental Income - Other								
4400 - Facility Rentals	(802.50)	0.00	(802.50)	0.00	0.00	0.00	0.00	0.00
4430 - Lease Income - Restaurant	2,329.00	2,310.00	19.00	9,316.00	9,239.00	77.00	27,717.00	18,401.00
4435 - Lease Income - Barn 8	(202.00)	0.00	(202.00)	0.00	0.00	0.00	0.00	0.00
4439 - Lease Income- Library	281.00	281.00	0.00	1,124.00	1,124.00	0.00	3,372.00	2,248.00
Total Rental Income - Other	1,605.50	2,591.00	(985.50)	10,440.00	10,363.00	77.00	31,089.00	20,649.00
Total Facilities Income	5,240.86	7,341.00	(2,100.14)	18,691.39	19,863.00	(1,171.61)	50,089.00	31,397.61
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	71.80	6.00	65.80	71.80	23.00	48.80	69.00	(2.80)
7110 - Regulatory Compliance	73.42	74.00	(0.58)	293.68	298.00	(4.32)	895.00	601.32
9005 - State B&O Tax	123.97	72.00	51.97	356.50	288.00	68.50	865.00	508.50
Total Regulatory Compliance	269.19	152.00	117.19	721.98	609.00	112.98	1,829.00	1,107.02
Payroll & Benefits								
5300 - Salaries	5,669.21	4,319.00	1,350.21	19,098.59	15,325.00	3,773.59	53,898.00	34,799.41
5335 - Payroll Taxes- Employer	508.93	486.00	22.93	1,852.49	1,725.00	127.49	6,310.00	4,457.51
5385 - Payroll Benefits - Medical	502.10	744.00	(241.90)	1,924.36	2,976.00	(1,051.64)	8,928.00	7,003.64
5398 - Payroll 12.31 Budget Estimate	0.00	0.00	0.00	0.00	0.00	0.00	2,194.00	2,194.00
Total Payroll & Benefits	6,680.24	5,549.00	1,131.24	22,875.44	20,026.00	2,849.44	71,330.00	48,454.56
Utilities								
6000 - Utilities	2,020.72	0.00	2,020.72	2,823.95	0.00	2,823.95	0.00	(2,823.95)
6005 - Utilities- Natural Gas	832.39	553.00	279.39	3,673.90	4,149.00	(475.10)	7,288.00	3,614.10

Income Statement Report

Sudden Valley Community Association Facilities

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6023 - Utilities- Water & Sewer	2,564.57	3,641.00	(1,076.43)	4,711.77	5,786.00	(1,074.23)	16,555.00	11,843.23
6033 - Utilities- Electricity	1,328.58	2,577.00	(1,248.42)	7,031.13	9,814.00	(2,782.87)	23,461.00	16,429.87
6035 - Utilities- Trash & Recycling Service	728.63	1,264.00	(535.37)	2,811.83	5,057.00	(2,245.17)	15,171.00	12,359.17
6050 - Utilities- Communications Service	1,367.30	1,376.00	(8.70)	6,695.69	5,507.00	1,188.69	16,522.00	9,826.31
Total Utilities	8,842.19	9,411.00	(568.81)	27,748.27	30,313.00	(2,564.73)	78,997.00	51,248.73
Maintenance & Landscaping								
6515 - Building R&M- Materials	(4,021.75)	1,619.00	(5,640.75)	995.29	4,979.00	(3,983.71)	21,423.00	20,427.71
6520 - Building R&M- Contract Vender	6,890.35	3,130.00	3,760.35	6,890.35	12,518.00	(5,627.65)	37,553.00	30,662.65
6635 - Janitorial Supplies	881.28	917.00	(35.72)	1,421.12	3,667.00	(2,245.88)	11,000.00	9,578.88
6675 - Equipment R&M	0.00	0.00	0.00	352.63	0.00	352.63	0.00	(352.63)
6765 - Small Tools & Equipment	0.00	0.00	0.00	16.41	0.00	16.41	0.00	(16.41)
6775 - Vehicle R&M	0.00	75.00	(75.00)	0.00	300.00	(300.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	100.00	(100.00)	0.00	403.00	(403.00)	1,210.00	1,210.00
6795 - Other Supplies	2.77	0.00	2.77	1,425.98	0.00	1,425.98	0.00	(1,425.98)
6796 - Other R&M	517.46	0.00	517.46	3,028.25	0.00	3,028.25	0.00	(3,028.25)
Total Maintenance & Landscaping	4,270.11	5,841.00	(1,570.89)	14,130.03	21,867.00	(7,736.97)	72,086.00	57,955.97
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	209.77	0.00	209.77	0.00	(209.77)
5125 - IT Support and Services	0.00	0.00	0.00	0.00	0.00	0.00	8,040.00	8,040.00
6440 - Safety & Security Services	0.00	0.00	0.00	1,345.51	0.00	1,345.51	0.00	(1,345.51)
7095 - Other Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Total Contracted & Professional Services	0.00	0.00	0.00	1,555.28	0.00	1,555.28	10,040.00	8,484.72
Total Facilities Expense	20,061.73	20,953.00	(891.27)	67,031.00	72,815.00	(5,784.00)	234,282.00	167,251.00
Total Facilities Income / (Loss)	(14,820.87)	(13,612.00)	(1,208.87)	(48,339.61)	(52,952.00)	4,612.39	(184,193.00)	(135,853.39)

Income Statement Report

Sudden Valley Community Association

Maintenance

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	66.65	192.00	(125.35)	156.65	769.00	(612.35)	2,307.00	2,150.35
Total Other Income	66.65	192.00	(125.35)	156.65	769.00	(612.35)	2,307.00	2,150.35
Total Maintenance Income	66.65	192.00	(125.35)	156.65	769.00	(612.35)	2,307.00	2,150.35
Expense								
Administrative								
6408 - Uniforms	108.48	171.00	(62.52)	659.81	684.00	(24.19)	2,053.00	1,393.19
Total Administrative	108.48	171.00	(62.52)	659.81	684.00	(24.19)	2,053.00	1,393.19
Regulatory Compliance								
6300 - Permits & Licenses	85.50	209.00	(123.50)	589.50	837.00	(247.50)	2,510.00	1,920.50
9005 - State B&O Tax	2.40	0.00	2.40	5.64	81.00	(75.36)	83.00	77.36
Total Regulatory Compliance	87.90	209.00	(121.10)	595.14	918.00	(322.86)	2,593.00	1,997.86
Payroll & Benefits								
5300 - Salaries	22,097.06	29,889.00	(7,791.94)	54,307.52	76,904.00	(22,596.48)	194,398.00	140,090.48
5335 - Payroll Taxes- Employer	2,413.60	3,805.00	(1,391.40)	5,914.50	9,633.00	(3,718.50)	25,373.00	19,458.50
5385 - Payroll Benefits - Medical	2,017.35	2,727.00	(709.65)	7,313.94	10,908.00	(3,594.06)	26,560.00	19,246.06
5398 - Payroll 12.31 Budget Estimate	0.00	0.00	0.00	0.00	0.00	0.00	9,366.00	9,366.00
Total Payroll & Benefits	26,528.01	36,421.00	(9,892.99)	67,535.96	97,445.00	(29,909.04)	255,697.00	188,161.04
Utilities								
6005 - Utilities- Natural Gas	0.00	0.00	0.00	22.85	0.00	22.85	0.00	(22.85)
6050 - Utilities- Communications Service	120.00	120.00	0.00	688.10	480.00	208.10	1,440.00	751.90
Total Utilities	120.00	120.00	0.00	710.95	480.00	230.95	1,440.00	729.05
Maintenance & Landscaping								
6610 - Raw Materials	0.00	45.00	(45.00)	0.00	183.00	(183.00)	550.00	550.00
6621 - Raw Materials: Sand & Gravel	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
6675 - Equipment R&M	140.85	644.00	(503.15)	4,750.72	2,575.00	2,175.72	7,724.00	2,973.28

Income Statement Report
Sudden Valley Community Association
Maintenance

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6765 - Small Tools & Equipment	178.62	333.00	(154.38)	917.46	915.00	2.46	3,910.00	2,992.54
6775 - Vehicle R&M	1,917.11	583.00	1,334.11	9,008.63	2,333.00	6,675.63	7,000.00	(2,008.63)
6785 - Vehicle Fuel	1,473.44	737.00	736.44	3,478.69	2,949.00	529.69	8,847.00	5,368.31
6795 - Other Supplies	0.00	208.00	(208.00)	9.77	833.00	(823.23)	2,500.00	2,490.23
6796 - Other R&M	320.25	0.00	320.25	1,549.51	0.00	1,549.51	3,000.00	1,450.49
Total Maintenance & Landscaping	4,030.27	2,633.00	1,397.27	19,714.78	10,121.00	9,593.78	34,531.00	14,816.22
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
6440 - Safety & Security Services	0.00	117.00	(117.00)	1,031.41	467.00	564.41	1,400.00	368.59
6442 - Snow Removal Services	(47,751.56)	0.00	(47,751.56)	16,154.80	7,500.00	8,654.80	15,000.00	(1,154.80)
6443 - Snow Removal Wages - Regular	(31,386.24)	0.00	(31,386.24)	0.00	0.00	0.00	0.00	0.00
6444 - Snow Removal Wages - OT	(8,502.94)	0.00	(8,502.94)	0.00	0.00	0.00	0.00	0.00
6445 - Snow Removal Taxes & Benefits	(5,642.38)	0.00	(5,642.38)	0.00	0.00	0.00	0.00	0.00
Total Contracted & Professional Services	(93,283.12)	200.00	(93,483.12)	17,186.21	8,300.00	8,886.21	17,400.00	213.79
Total Maintenance Expense	(62,408.46)	39,754.00	(102,162.46)	106,402.85	117,948.00	(11,545.15)	313,714.00	207,311.15
Total Maintenance Income / (Loss)	62,475.11	(39,562.00)	102,037.11	(106,246.20)	(117,179.00)	10,932.80	(311,407.00)	(205,160.80)

Income Statement Report
Sudden Valley Community Association
Marina

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	(485.00)	0.00	(485.00)	10,605.00	6,636.00	3,969.00	8,295.00	(2,310.00)
4420 - Marina Dry Slip Income	940.00	0.00	940.00	29,680.00	31,448.00	(1,768.00)	39,310.00	9,630.00
4425 - Marina Wet/Dry Combo Income	(1,135.00)	0.00	(1,135.00)	60,400.00	47,792.00	12,608.00	59,740.00	(660.00)
4426 - BD Expense- Marina	57,071.75	0.00	57,071.75	(10,250.00)	0.00	(10,250.00)	0.00	10,250.00
Total Marina Income	56,391.75	0.00	56,391.75	90,435.00	85,876.00	4,559.00	107,345.00	16,910.00
Rental Income - Other								
4411 - Picnic Shelter Rentals	(245.00)	0.00	(245.00)	0.00	0.00	0.00	0.00	0.00
Total Rental Income - Other	(245.00)	0.00	(245.00)	0.00	0.00	0.00	0.00	0.00
Other Income								
4220 - Marina Gate & Access Cards	475.00	285.00	190.00	525.00	571.00	(46.00)	2,000.00	1,475.00
Total Other Income	475.00	285.00	190.00	525.00	571.00	(46.00)	2,000.00	1,475.00
Total Marina Income	56,621.75	285.00	56,336.75	90,960.00	86,447.00	4,513.00	109,345.00	18,385.00
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	66.86	0.00	66.86	168.57	0.00	168.57	0.00	(168.57)
5210 - Printing & Copying	0.00	0.00	0.00	211.97	0.00	211.97	0.00	(211.97)
Total Administrative	66.86	0.00	66.86	380.54	0.00	380.54	0.00	(380.54)
Regulatory Compliance								
7110 - Regulatory Compliance	140.14	145.00	(4.86)	663.03	581.00	82.03	1,743.00	1,079.97
9005 - State B&O Tax	(8.00)	152.00	(160.00)	1,516.38	607.00	909.38	1,820.00	303.62
Total Regulatory Compliance	132.14	297.00	(164.86)	2,179.41	1,188.00	991.41	3,563.00	1,383.59
Utilities								
6023 - Utilities- Water & Sewer	236.11	156.00	80.11	463.13	306.00	157.13	1,587.00	1,123.87
6033 - Utilities- Electricity	297.39	244.00	53.39	1,159.86	914.00	245.86	1,914.00	754.14

Income Statement Report
Sudden Valley Community Association
Marina

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	161.63	173.00	(11.37)	808.49	690.00	118.49	2,069.00	1,260.51
Total Utilities	695.13	573.00	122.13	2,431.48	1,910.00	521.48	5,570.00	3,138.52
Maintenance & Landscaping								
6110 - Landscape R&M	1,635.95	0.00	1,635.95	1,635.95	0.00	1,635.95	0.00	(1,635.95)
6515 - Building R&M- Materials	586.15	0.00	586.15	586.15	0.00	586.15	0.00	(586.15)
6621 - Raw Materials: Sand & Gravel	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
6765 - Small Tools & Equipment	554.21	0.00	554.21	804.21	0.00	804.21	0.00	(804.21)
6795 - Other Supplies	23.94	50.00	(26.06)	215.49	200.00	15.49	600.00	384.51
6796 - Other R&M	0.00	417.00	(417.00)	0.00	1,667.00	(1,667.00)	5,000.00	5,000.00
Total Maintenance & Landscaping	2,800.25	550.00	2,250.25	3,241.80	2,200.00	1,041.80	6,600.00	3,358.20
Contracted & Professional Services								
6440 - Safety & Security Services	162.75	0.00	162.75	162.75	0.00	162.75	0.00	(162.75)
7095 - Other Professional Services	(1,917.50)	0.00	(1,917.50)	(1,267.10)	0.00	(1,267.10)	0.00	1,267.10
Total Contracted & Professional Services	(1,754.75)	0.00	(1,754.75)	(1,104.35)	0.00	(1,104.35)	0.00	1,104.35
Total Marina Expense	1,939.63	1,420.00	519.63	7,128.88	5,298.00	1,830.88	15,733.00	8,604.12
Total Marina Income / (Loss)	54,682.12	(1,135.00)	55,817.12	83,831.12	81,149.00	2,682.12	93,612.00	9,780.88

Income Statement Report
Sudden Valley Community Association
Golf

April 1, 2019 to April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 26,719	\$ 15,000	\$ 11,719	\$ 236,775	\$ 212,000	\$ 24,775	\$ 285,000	\$ 48,225
4151 - BD Expense- Golf	(1,313)	-	(1,313)	(1,770)	-	(1,770)	-	1,770
4154 - Golf Course Daily Greens Fees	20,000	17,500	2,500	35,606	35,500	106	351,300	315,694
4170 - Driving Range Fees	1,560	1,000	560	3,057	1,700	1,357	16,300	13,243
4174 - Golf Cart Rental	5,909	5,000	909	14,727	13,000	1,727	118,000	103,273
4176 - Golf Club Storage	-	100	(100)	760	400	360	1,200	440
4178 - Trail Fees	1,987	2,300	(313)	11,119	11,450	(331)	13,250	2,131
Total Golf Income	54,863	40,900	13,963	300,275	274,050	26,225	785,050	484,776
Other AR Income								
4830 - Advertising Income	-	-	-	300	-	300	-	(300)
Total Other AR Income	-	-	-	300	-	300	-	(300)
Total Golf Pro Income	54,863	40,900	13,963	300,575	274,050	26,525	785,050	484,476
Expense								
Administrative								
5107 - Advertising Costs	719	1,500	(781)	878	2,800	(1,922)	7,000	6,122
5015 - Bank Charges & Fees	4,121	1,500	2,621	6,440	3,020	3,420	13,487	7,047
5120 - Cash Over/Short	-	-	-	(1)	-	(1)	-	1
5045 - Dues & Subscriptions	4,525	1,502	3,023	13,642	6,012	7,630	18,040	4,398
5000 - General Administrative	-	-	-	-	400	(400)	1,600	1,600
5090 - Office Supplies	-	50	(50)	187	200	(13)	600	413
5210 - Printing & Copying	440	-	440	442	300	142	2,980	2,538
5227 - Training & Conferences	-	300	(300)	2,138	1,200	938	3,600	1,462
6408 - Uniforms	885	342	543	2,808	1,367	1,441	4,400	1,592
Total Administrative	10,690	5,194	5,496	26,534	15,299	11,235	51,707	25,173
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	117	(117)	-	467	(467)	1,400	1,400
6300 - Permits & Licenses	-	67	(67)	149	267	(118)	800	651
9005 - State B&O Tax	265	236	29	1,423	1,203	220	3,698	2,275
Total Regulatory Compliance	265	420	(155)	1,571	1,937	(366)	5,898	4,326
CC&Rs/ Mandates								
5215 - Postage	4	64	(61)	158	257	(99)	770	612
CC&Rs/ Mandates Total	4	64	(61)	158	257	(99)	770	612
Payroll & Benefits								
5300 - Salaries	38,676	34,276	4,400	112,262	109,464	2,798	455,669	343,407
5335 - Payroll Taxes- Employer	3,727	3,627	100	10,647	11,471	(824)	50,093	39,446
5385 - Payroll Benefits - Medical	3,455	4,461	(1,006)	13,805	17,847	(4,042)	53,544	39,739
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	16,444	16,444

Income Statement Report
Sudden Valley Community Association
Golf

April 1, 2019 to April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Payroll & Benefits	45,858	42,364	3,494	136,715	138,782	(2,067)	575,750	- 439,036
Insurance								
5400 - Insurance Premiums	262	342	(80)	1,048	1,371	(323)	4,114	3,066
Total Insurance	262	342	(80)	1,048	1,371	(323)	4,114	3,066
Utilities								
6050 - Utilities- Communications Service	605	633	(28)	2,938	2,532	406	7,596	4,658
6033 - Utilities- Electricity	1,057	1,444	(387)	4,538	6,261	(1,723)	20,008	15,470
6005 - Utilities- Natural Gas	328	277	51	1,445	1,514	(69)	3,322	1,877
6023 - Utilities- Water & Sewer	1,658	1,824	(166)	3,256	3,567	(311)	11,018	7,762
6035 - Utilities- Trash & Recycling Service	235	239	(4)	937	957	(20)	2,871	1,934
Total Utilities	3,882	4,417	(535)	13,114	14,831	(1,717)	44,815	31,701
Maintenance & Landscaping								
6675 - Equipment R&M	2,610	3,583	(973)	14,131	14,333	(202)	40,000	25,869
6635 - Janitorial Supplies	-	20	(20)	-	83	(83)	250	250
6110 - Landscape R&M	4,213	2,281	1,932	7,928	10,342	(2,414)	40,000	32,072
6796 - Other R&M	-	192	(192)	391	767	(376)	2,300	1,909
6795 - Other Supplies	1,052	2,083	(1,031)	7,527	8,033	(506)	18,600	11,073
6610 - Raw Materials	2,630	2,083	547	15,008	8,333	6,675	25,000	9,992
6621 - Raw Materials: Sand & Gravel	-	5,925	(5,925)	3,177	11,201	(8,024)	34,000	30,823
6765 - Small Tools & Equipment	-	267	(267)	1,322	1,017	305	2,850	1,528
6785 - Vehicle Fuel	2,791	2,307	484	5,282	4,783	499	20,180	14,898
6775 - Vehicle R&M	-	125	(125)	299	500	(201)	1,500	1,201
Total Maintenance & Landscaping	13,295	18,866	(5,571)	55,064	59,392	(4,328)	184,680	129,615
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	150	(150)	1,402	600	802	3,900	2,498
6440 - Safety & Security Services	94	42	52	222	167	55	500	278
7095 - Other Professional Services	-	125	(125)	438	500	(62)	1,500	1,062
Total Contracted & Professional Services	94	317	(223)	2,062	1,267	795	5,900	3,838
Total Golf Expense	74,349	71,984	2,365	236,267	233,136	3,131	873,634	637,367
Total Golf Income / (Loss)	\$ (19,486)	\$ (31,084)	\$ 11,598	\$ 64,308	\$ 40,914	\$ 23,394	\$ (88,584)	\$ (152,891)

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
April 1, 2019 to April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to052023	\$ 32,333	\$ 32,413	\$ (80)	\$ 129,521	\$ 129,655	\$ (134)	\$ 388,966	\$ 259,445
4011 - BD Expense- Rec SA 062018 to 052023	(57)	(2,917)	2,860	(1,355)	(11,669)	10,314	(35,007)	(33,652)
	32,276	29,496	2,780	128,166	117,986	10,180	353,959	225,793
Rental Income- Other								
4400 - Facility Rentals	923	400	523	923	400	523	2,000	1,078
4411 - Non-Taxable Income	245	-	245	245	-	245	1,195	950
4435 - Lease Income - Barn 8	953	650	303	3,004	2,600	404	7,800	4,796
	2,121	1,050	1,071	4,172	3,000	1,172	10,995	6,824
Rec Center and Pools Income								
4510 - Health Club Membership	315	817	(502)	323	3,267	(2,944)	9,800	9,477
4227 - Main Pool & Gym Fees	(190)	-	(190)	-	-	-	-	-
4223 - Gym and Pool Access Cards	278	42	236	953	167	786	500	(453)
4502 Instructor & Trainer Fees	503	104	399	1,100	417	683	1,250	150
Total Recreation Income	906	963	(57)	2,376	3,851	(1,475)	11,550	9,174
Total Recreation Income	35,302	31,509	3,793	134,714	124,837	9,877	376,504	241,791
Expense								
Administrative								
5015 - Bank Charges & Fees	-	43	(43)	31	172	(141)	515	484
5090 - Office Supplies	110	167	(57)	509	667	(158)	2,000	1,491
5205 - Events Charges	-	-	-	-	-	-	350	350
5210 - Printing and Copying	-	-	-	175	-	175	-	(175)
5227 - Training & Conferences	185	178	7	403	714	(311)	2,142	1,739
6408 - Uniforms	-	-	-	1,120	-	1,120	276	(844)
Total Administrative	295	388	(93)	2,238	1,553	685	5,283	3,045
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	-	-	-	500	500
9005 - State B&O Tax	9	-	9	22	-	22	52	30
Total Regulatory Compliance	9	-	9	22	-	22	552	530
CC&Rs/ Mandates								
5215 - Postage	-	-	-	61	-	61	-	(61)
CC&Rs/ Mandates Total	-	-	-	61	-	61	-	(61)
Payroll & Benefits								
5300 - Salaries	13,397	12,556	841	50,325	44,554	5,771	208,385	158,060
5335 - Payroll Taxes- Employer	1,412	1,568	(156)	5,395	5,564	(169)	26,424	21,029
5385 - Payroll Benefits - Medical	1,600	1,675	(75)	6,377	6,699	(322)	20,097	13,720
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	6,387	6,387

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
April 1, 2019 to April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Payroll & Benefits	16,408	15,799	609	62,096	56,817	5,279	261,293	- 199,196
Utilities								
6050 - Utilities- Communications Service	609	100	509	1,887	400	1,487	1,200	(687)
6033 - Utilities- Electricity	1,070	1,179	(109)	4,728	4,716	12	14,149	9,421
6005 - Utilities- Natural Gas	374	361	13	1,882	1,443	439	10,609	8,727
6023 - Utilities- Water & Sewer	1,665	1,236	429	3,267	2,473	794	12,160	8,893
6035 - Utilities- Trash & Recycling Service	-	125	(125)	26	500	(475)	1,500	1,475
Total Utilities	3,717	3,001	716	11,791	9,532	2,259	39,618	27,829
Maintenance & Landscaping								
6515 - Building R&M- Materials	(1,826)	167	(1,993)	5,093	667	4,426	2,000	(3,093)
6520 - Building R&M- Contract Services	3,206	-	3,206	3,206	-	3,206	-	(3,206)
6675 - Equipment R&M	267	257	10	1,928	515	1,413	2,060	132
6635 - Janitorial Supplies	18	227	(209)	425	910	(485)	2,730	2,305
6110 - Landscape R&M	839	1,417	(578)	7,977	5,669	2,308	17,006	9,029
6796 - Other R&M	39	50	(11)	(168)	200	(368)	600	768
6795 - Other Supplies	1,753	660	1,093	3,923	2,638	1,285	7,914	3,991
6621 - Raw Materials: Sand & Gravel	-	292	(292)	-	1,167	(1,167)	3,500	3,500
6765 - Small Tools & Equipment	-	173	(173)	-	692	(692)	2,075	2,075
6785 - Vehicle Fuel	328	417	(89)	1,667	1,667	0	5,000	3,333
6775 - Vehicle R&M	-	90	(90)	283	363	(80)	1,090	807
Total Maintenance & Landscaping	4,626	3,750	876	24,335	14,488	9,847	43,975	19,641
Contracted & Professional Services								
5085 - Equipment Lease and Rental	158	-	158	190	-	190	-	(190)
5125 - IT Support and Services	-	10	(10)	-	41	(41)	124	124
6438 - Pool Management	620	-	620	896	-	896	22,464	21,568
6440 - Safety & Security Services	554	-	554	554	-	554	-	(554)
7095 - Contracted and Professional Services	135	-	135	135	-	135	-	(135)
Total Contracted & Professional Services	1,466	10	1,456	1,775	41	1,734	22,588	20,813
Total Recreation Expense	26,523	22,948	3,575	102,317	82,431	19,886	373,309	270,993
Total Recreation Income / (Loss)	\$ 8,779	\$ 8,561	\$ 218	\$ 32,396	\$ 42,406	\$ (10,010)	\$ 3,195	\$ (29,202)

Income Statement Report

Sudden Valley Community Association

UDR Activity

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- UDR								
4001 - BD Expense- 2018 Ops & prior	1,825.90	0.00	1,825.90	24,124.39	0.00	24,124.39	0.00	(24,124.39)
4005 - Member Assessments 2018	0.00	0.00	0.00	(394.91)	0.00	(394.91)	0.00	394.91
4081 - BD Expense- Ops 2014 & Prior	0.00	0.00	0.00	2,362.38	0.00	2,362.38	0.00	(2,362.38)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(48,703.44)	0.00	(48,703.44)	0.00	48,703.44
Total Dues and Assessments Income- UDR	1,825.90	0.00	1,825.90	(22,611.58)	0.00	(22,611.58)	0.00	22,611.58
Collections Income								
4710 - Late Fees & Interest	5,530.88	0.00	5,530.88	9,340.97	0.00	9,340.97	0.00	(9,340.97)
4711 - BD Expense- Late Fee & Int	(3,267.72)	0.00	(3,267.72)	2,312.12	0.00	2,312.12	0.00	(2,312.12)
4715 - Lien Fees	0.00	0.00	0.00	1,650.00	0.00	1,650.00	0.00	(1,650.00)
4720 - Legal Fees/ Reimbursements	550.00	0.00	550.00	550.00	0.00	550.00	0.00	(550.00)
4721 - BD Expense- Legal	197.03	0.00	197.03	192.62	0.00	192.62	0.00	(192.62)
Total Collections Income	3,010.19	0.00	3,010.19	14,045.71	0.00	14,045.71	0.00	(14,045.71)
Investment Income								
4910 - Interest Earned - Reserve Accounts	64.39	0.00	64.39	220.98	0.00	220.98	0.00	(220.98)
Total Investment Income	64.39	0.00	64.39	220.98	0.00	220.98	0.00	(220.98)
Total UDR Activity Income	4,900.48	0.00	4,900.48	(8,344.89)	0.00	(8,344.89)	0.00	8,344.89
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	83.30	0.00	83.30	164.89	0.00	164.89	0.00	(164.89)
Total Regulatory Compliance	83.30	0.00	83.30	164.89	0.00	164.89	0.00	(164.89)
CC&Rs/ Mandates								
5025 - Collection Charges	164.75	0.00	164.75	622.15	0.00	622.15	0.00	(622.15)
5040 - Transfer Fees	0.00	0.00	0.00	500.00	0.00	500.00	0.00	(500.00)
5065 - Lien Charges	396.00	0.00	396.00	2,079.00	0.00	2,079.00	0.00	(2,079.00)

Income Statement Report
Sudden Valley Community Association
UDR Activity

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
7020 - Legal Services	897.00	0.00	897.00	3,180.50	0.00	3,180.50	0.00	(3,180.50)
Total CC&Rs/ Mandates	1,457.75	0.00	1,457.75	6,381.65	0.00	6,381.65	0.00	(6,381.65)
Payroll & Benefits								
5391 - Accrued Vacation Liability	4,264.71	0.00	4,264.71	7,259.79	0.00	7,259.79	0.00	(7,259.79)
Total Payroll & Benefits	4,264.71	0.00	4,264.71	7,259.79	0.00	7,259.79	0.00	(7,259.79)
Contracted & Professional Services								
6442 - Snow Removal Services	49,068.44	0.00	49,068.44	49,068.44	0.00	49,068.44	0.00	(49,068.44)
6443 - Snow Removal Wages - Regular	31,386.24	0.00	31,386.24	31,386.24	0.00	31,386.24	0.00	(31,386.24)
6444 - Snow Removal Wages - OT	8,502.94	0.00	8,502.94	8,502.94	0.00	8,502.94	0.00	(8,502.94)
6445 - Snow Removal Taxes & Benefits	5,642.38	0.00	5,642.38	5,642.38	0.00	5,642.38	0.00	(5,642.38)
Total Contracted & Professional Services	94,600.00	0.00	94,600.00	94,600.00	0.00	94,600.00	0.00	(94,600.00)
Reserve UDR Projects								
9619.01 - Kens Cozy Kitchen UDR	1,242.00	0.00	1,242.00	3,186.00	0.00	3,186.00	7,200.00	4,014.00
9699 - UDR Project Budget Adj	0.00	0.00	0.00	0.00	0.00	0.00	(27,464.87)	(27,464.87)
9895 - UDR - GM Recruiting Expenses	0.00	0.00	0.00	3,750.00	0.00	3,750.00	4,151.99	401.99
9902 - UDR - Area Z Mitigation	5,261.01	0.00	5,261.01	9,104.19	0.00	9,104.19	16,112.88	7,008.69
Total Reserve UDR Projects	6,503.01	0.00	6,503.01	16,040.19	0.00	16,040.19	0.00	(16,040.19)
Total UDR Activity Expense	106,908.77	0.00	106,908.77	124,446.52	0.00	124,446.52	0.00	(124,446.52)
Total UDR Activity Income / (Loss)	(102,008.29)	0.00	(102,008.29)	(132,791.41)	0.00	(132,791.41)	0.00	132,791.41

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- Capital								
4032 - BD Expense- CRRRF SA 16/17	7.92	0.00	7.92	84.48	0.00	84.48	0.00	(84.48)
4041 - BD Expense- MR&R	0.00	0.00	0.00	50.53	0.00	50.53	0.00	(50.53)
4043.19 - Capital Rep& Repl Assmt 2019	87,399.56	0.00	87,399.56	350,293.58	0.00	350,293.58	0.00	(350,293.58)
4046 - BD Expense- CRRRF 18 & Prior	185.96	0.00	185.96	3,912.89	0.00	3,912.89	0.00	(3,912.89)
4049 - BD Expense - CRRRF 2019	(1,762.82)	0.00	(1,762.82)	(10,111.99)	0.00	(10,111.99)	0.00	10,111.99
4051 - BD Expense- Roads 18 & Prior	307.46	0.00	307.46	6,600.24	0.00	6,600.24	0.00	(6,600.24)
4053 - BD Expense - Roads 2019	(1,080.08)	0.00	(1,080.08)	(12,204.67)	0.00	(12,204.67)	0.00	12,204.67
4055.19 - Roads Capital Assmt 2019	101,552.06	0.00	101,552.06	407,016.10	0.00	407,016.10	0.00	(407,016.10)
4060.19 - Mailbox Capital Assmt 2019	2,107.16	0.00	2,107.16	8,445.39	0.00	8,445.39	0.00	(8,445.39)
4061 - BD Expense- Mailbox 2006 SA	(28.08)	0.00	(28.08)	(235.63)	0.00	(235.63)	0.00	235.63
4071 - BD Expense- Mbr Density	0.00	0.00	0.00	0.48	0.00	0.48	0.00	(0.48)
4995 - BD Expense- 60day accrual CAP	0.00	0.00	0.00	(2,193.06)	0.00	(2,193.06)	0.00	2,193.06
Total Dues and Assessments Income- Capital	188,689.14	0.00	188,689.14	751,658.34	0.00	751,658.34	0.00	(751,658.34)
Other AR Income								
4242 - Title Transfer Fee: Capital	18,803.13	0.00	18,803.13	44,566.93	0.00	44,566.93	0.00	(44,566.93)
4343 - BD Expense- Title Transfer Fee: Capital	160.26	0.00	160.26	105.26	0.00	105.26	0.00	(105.26)
Total Other AR Income	18,963.39	0.00	18,963.39	44,672.19	0.00	44,672.19	0.00	(44,672.19)
Other Income								
4360 - Storm Water Mitigation Revenue	500.00	0.00	500.00	500.00	0.00	500.00	0.00	(500.00)
4922 - Capital Gain (Loss) on Lots	0.00	0.00	0.00	8,541.93	0.00	8,541.93	0.00	(8,541.93)
Total Other Income	500.00	0.00	500.00	9,041.93	0.00	9,041.93	0.00	(9,041.93)
Investment Income								
4910 - Interest Earned - Reserve Accounts	768.24	0.00	768.24	3,024.46	0.00	3,024.46	0.00	(3,024.46)
Total Investment Income	768.24	0.00	768.24	3,024.46	0.00	3,024.46	0.00	(3,024.46)
Total SVCA Reserves Income	208,920.77	0.00	208,920.77	808,396.92	0.00	808,396.92	0.00	(808,396.92)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5017 - Capital Lease Interest Expense	2,781.00	0.00	2,781.00	2,843.56	0.00	2,843.56	0.00	(2,843.56)
Total Administrative	2,781.00	0.00	2,781.00	2,843.56	0.00	2,843.56	0.00	(2,843.56)
Regulatory Compliance								
9015 - Property/Real Estate Tax	962.41	0.00	962.41	962.41	0.00	962.41	0.00	(962.41)
Total Regulatory Compliance	962.41	0.00	962.41	962.41	0.00	962.41	0.00	(962.41)
Depreciation Expense								
6320 - Depr - Buildings	571.31	0.00	571.31	2,285.24	0.00	2,285.24	0.00	(2,285.24)
6325 - Depr - Land Improvement	5,091.24	0.00	5,091.24	20,374.80	0.00	20,374.80	0.00	(20,374.80)
6326 - Depr - Mailboxes	2,069.98	0.00	2,069.98	8,279.92	0.00	8,279.92	0.00	(8,279.92)
6327 - Depr - Roads and Bridges	37,467.35	0.00	37,467.35	149,869.40	0.00	149,869.40	0.00	(149,869.40)
6328 - Depr - Building Improvements	12,010.52	0.00	12,010.52	47,874.32	0.00	47,874.32	0.00	(47,874.32)
6330 - Depr - Furniture & Fixtures	111.73	0.00	111.73	446.92	0.00	446.92	0.00	(446.92)
6335 - Depr - Communication Equipment	328.83	0.00	328.83	1,315.32	0.00	1,315.32	0.00	(1,315.32)
6337 - Depr - Computers	1,420.08	0.00	1,420.08	5,680.32	0.00	5,680.32	0.00	(5,680.32)
6340 - Depr - Machinery & Equipment	16,781.18	0.00	16,781.18	66,839.18	0.00	66,839.18	0.00	(66,839.18)
6350 - Depr - Vehicles	5,900.53	0.00	5,900.53	23,602.12	0.00	23,602.12	0.00	(23,602.12)
6360 - Amortization	610.76	0.00	610.76	2,443.04	0.00	2,443.04	0.00	(2,443.04)
Total Depreciation Expense	82,363.51	0.00	82,363.51	329,010.58	0.00	329,010.58	0.00	(329,010.58)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	6,322.81	0.00	6,322.81	21,535.10	0.00	21,535.10	0.00	(21,535.10)
9999 - Reserve Cap Project Budget Adj	0.00	0.00	0.00	0.00	0.00	0.00	(3,867,245.88)	(3,867,245.88)
Total Reserve Expenses/Transfers	6,322.81	0.00	6,322.81	21,535.10	0.00	21,535.10	(3,867,245.88)	(3,888,780.98)
Reserve CRRRF Capital Proejcts								
9718.08 - Golf Cart Life Extension	2,441.98	0.00	2,441.98	13,116.42	0.00	13,116.42	20,478.00	7,361.58
9718.09 - Golf Sales Office	0.00	0.00	0.00	0.00	0.00	0.00	16,861.00	16,861.00
9719.01 - Turf Debris Blower	0.00	0.00	0.00	0.00	0.00	0.00	8,994.38	8,994.38

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Proejcts								
9719.02 - Range Picking Vehicle	0.00	0.00	0.00	0.00	0.00	0.00	5,750.50	5,750.50
9719.03 - Used Custodial Van	0.00	0.00	0.00	0.00	0.00	0.00	22,000.00	22,000.00
9719.04 - Greens Triplex Mower	0.00	0.00	0.00	0.00	0.00	0.00	39,778.00	39,778.00
9719.05 - Sec/ Parks/ Maint Vehicles	0.00	0.00	0.00	0.00	0.00	0.00	133,188.00	133,188.00
9719.06 - Cardio Equipment (x14)	0.00	0.00	0.00	0.00	0.00	0.00	78,215.00	78,215.00
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
Total Reserve CRRRF Capital Proejcts	2,441.98	0.00	2,441.98	89,403.51	0.00	89,403.51	401,574.88	312,171.37
Reserve CRRRF Capital Loan Projects								
9717.02 - Marina Standpipe & Gangways	(16,319.40)	0.00	(16,319.40)	255,315.75	0.00	255,315.75	248,989.30	(6,326.45)
9717.03 - Marina Soft Armoring A&E/ Constr	40,048.33	0.00	40,048.33	409,201.40	0.00	409,201.40	428,627.30	19,425.90
9717.05 - Demo Barn 6/ Sprung Structure In:	7,700.70	0.00	7,700.70	333,658.66	0.00	333,658.66	647,745.68	314,087.02
9717.06 - (2) Pools Liner/Deck/ADA Constr	45,841.28	0.00	45,841.28	641,088.58	0.00	641,088.58	645,834.67	4,746.09
9717.07 - CRRRF Project Manager	0.00	0.00	0.00	53,464.96	0.00	53,464.96	82,203.00	28,738.04
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	500.00	0.00	500.00	111,438.75	110,938.75
Total Reserve CRRRF Capital Loan Project	77,270.91	0.00	77,270.91	1,693,229.35	0.00	1,693,229.35	2,272,476.00	579,246.65
Reserve Roads Capital Projects								
9901 - RDS- Windward Dr Retaining Wall Cc	760.00	0.00	760.00	10,735.00	0.00	10,735.00	30,000.00	19,265.00
9918.02 - 2018/2019 Roads Surfacing	10,732.00	0.00	10,732.00	39,083.76	0.00	39,083.76	597,300.00	558,216.24
9918.04 - 2018 Ditches, Culverts, & Swales	0.00	0.00	0.00	1,171.99	0.00	1,171.99	0.00	(1,171.99)
9918.07 - Southern Court 2018 Landslide	0.00	0.00	0.00	35.00	0.00	35.00	32,320.00	32,285.00
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	6,825.70	0.00	6,825.70	10,000.00	3,174.30
9919.01 - 2019 Roads On-Call Engineering	1,948.50	0.00	1,948.50	1,948.50	0.00	1,948.50	23,000.00	21,051.50
9919.02 - Culvert 25 Design	0.00	0.00	0.00	0.00	0.00	0.00	64,908.00	64,908.00
9919.03 - Culvert 200 Design	0.00	0.00	0.00	0.00	0.00	0.00	11,987.00	11,987.00

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Roads Capital Projects								
9919.04 - Culverts 212 & 213 Design	0.00	0.00	0.00	0.00	0.00	0.00	31,115.00	31,115.00
9919.05 - Culvert 315 Design	0.00	0.00	0.00	0.00	0.00	0.00	67,204.00	67,204.00
9919.06 - Rec Corridor Parking Lot Patching	0.00	0.00	0.00	0.00	0.00	0.00	107,000.00	107,000.00
9919.07 - Barn 7 & Rotunda Foundation Ren	0.00	0.00	0.00	0.00	0.00	0.00	9,500.00	9,500.00
Total Reserve Roads Capital Projects	13,440.50	0.00	13,440.50	59,799.95	0.00	59,799.95	1,020,799.00	960,999.05
Reserve Road CVC Capital Project								
9919.08 - 2019 Culvert Vegetation Control	2,144.47	0.00	2,144.47	2,343.34	0.00	2,343.34	18,809.00	16,465.66
9919.082 - 2019 CVC - Wages, Taxes, & Ber	0.00	0.00	0.00	0.00	0.00	0.00	153,587.00	153,587.00
Total Reserve Road CVC Capital Project	2,144.47	0.00	2,144.47	2,343.34	0.00	2,343.34	172,396.00	170,052.66
Total SVCA Reserves Expense	187,727.59	0.00	187,727.59	2,199,127.80	0.00	2,199,127.80	0.00	(2,199,127.80)
Total SVCA Reserves Income / (Loss)	21,193.18	0.00	21,193.18	(1,390,730.88)	0.00	(1,390,730.88)	0.00	1,390,730.88
Total Association Net Income / (Loss)	70,587.90	(38,662.00)	109,249.90	(1,249,505.69)	202,685.00	(1,452,190.69)	0.00	1,249,505.69

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2019

	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	Total	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm					WD10	Total	Total
Jan	30	88	118	403	2,392	2,795	36	102	6	6	0	7	23	32	2	18	433	2,480	2,913	67	165	232	500	2,645	3,145	773	1	4	778	710	8	1,496	4,641	
Feb	32	92	124	404	2,386	2,790	23	79	14	31	2	3	23	36	1	18	436	2,478	2,914	63	167	230	499	2,645	3,144	773	1	4	778	711	8	1,497	4,641	
Mar	34	100	134	410	2,368	2,778	14	100	10	12	6	10	24	39	1	16	444	2,468	2,912	55	177	232	499	2,645	3,144	773	0	4	777	712	8	1,497	4,641	
Apr	34	107	141	402	2,381	2,783	20	82	11	17	5	5	25	36	1	17	436	2,488	2,924	62	157	219	498	2,645	3,143	773	0	4	777	713	8	1,498	4,641	
May	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
Jun	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
Jul	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
Aug	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
Sep	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
Oct	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
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