

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

	<u>Unaudited</u> <u>Jul 31, 2019</u>	<u>Unaudited</u> <u>Dec 31, 2018</u> <u>with Auditor AJEs</u>	<u>Inc / (Dec)</u>
OPERATIONS			
Current Assets			
Operating Cash	\$ 704,989	\$ 347,318	\$357,671
Building Completion Deposit Fund	178,018	210,750	(32,732)
Member Receivables - Operations*	3,035	48,727	(45,692)
Other Receivables	8,326	11,262	(2,936)
Prepaid Expenses	86,762	57,817	28,945
Inventory	4,734	12,538	(7,804)
Total Current Assets	985,864	688,412	297,452
Current Liabilities			
Accounts Payable	(144,265)	(143,718)	-\$547
Accrued Vacation Liability	(51,675)	(33,375)	(18,300)
Accrued Payroll	0	(34,905)	34,905
Prepaid Assessments	(242,294)	(138,284)	(104,010)
Building Completion Deposits	(178,250)	(210,750)	32,500
Other Refundable Deposits	(4,486)	(4,993)	507
Prepaid Golf Memberships	(1,204)	(58,358)	57,154
Total Current Liabilities	(622,174)	(624,383)	2,209
Operating Reserve Funds			
Emergency Operating Cash	353,657	352,243	1,414
Undesignated Reserves Cash	197,240	254,736	(57,496)
Total Operating Reserve Funds	550,897	606,979	(56,082)
Net Operating Assets	\$ 914,587	\$ 671,008	\$243,579
CAPITAL			
Capital Current Assets			
CRRRF Reserve Cash Fund	1,485,017	378,709	1,106,308
Roads Reserve Cash Fund	1,416,709	898,015	518,694
Board Density Reduction Cash Fund	129,453	115,167	14,286
Mailbox Cash Fund	17,425	2,843	14,582
Capital Reserve Holding Cash Fund	448,365	312,800	135,565
Mitigation Assignment of Savings Cash	44,200	45,745	(1,545)
LWWSA Assignment of Savings Cash	136,782	136,275	507
Member Receivables - Capital	-	2,193	(2,193)
Total Capital Current Assets	3,677,951	1,891,747	1,786,204
Capital Fixed Assets			
Fixed Assets	11,024,778	10,632,826	391,952
Lots Held for Sale	74,256	74,256	-
Total Capital Assets	11,099,034	10,707,082	391,952
Long Term Liabilities			
CRRRF Loan	(1,547,469)	(295,196)	(1,252,273)
Capital Lease- Gym Equipment	(51,550)	-	(51,550)
Capital Lease- Golf Carts	-	(7,977)	7,977
Total Long Term Liabilities	(1,599,019)	(303,173)	(1,295,846)
NET ASSETS	\$ 14,092,553	\$ 12,966,664	\$1,125,889
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	251,403	(\$57,727)	\$309,130
Current Year Net Income: Rec Special Assmt	7,792	(24,916)	32,708
Current Year Net Income: Capital	866,694	303,706	562,988
Retained Earnings	4,642,255	4,724,898	(82,643)
Capital	8,324,409	8,020,703	303,706
TOTAL MEMBER EQUITY	\$ 14,092,553	\$12,966,664	\$1,125,889

* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal financial statement purposes. As per SVCA policy, Management continues to pursue collection of these receivables via all avenues allowed by Washington State laws. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At July 31, 2019 and December 31, 2018, the balance of receivables written off under GAAP policy were respectively, \$611,674 and \$525,711.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - July 2019			Year to Date - 7 Months Ending 07/31/2019			
	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	175,072		194,065	1,213,055			1,343,517
Bad Debt Reserve	(349)		(6,607)	(37,820)			(31,863)
Net Current Year Assessment Income	<u>174,723</u>	<u>17,305</u>	<u>187,458</u>	<u>1,175,235</u>	<u>73,315</u>	96.9%	<u>1,311,654</u>
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	32,710			227,093			
Bad Debt Reserve	216			(2,519)			
Net Special Ops Assmt Income	<u>32,926</u>	<u>3,428</u>		<u>224,574</u>	<u>18,083</u>		
Bad Debt Recoveries - Prior Years			7,969				12,995
Golf Income	143,024	31,724	0	623,357	71,107		0
Marina Income	7,593	7,593	0	115,915	8,570		0
Rec Center & Pools Income	5,666	4,703	0	13,947	7,209		0
Legal & Collections Income	0	0	0	0	0		0
Other Income	9,635	2,101	41,133	58,572	17,061		133,975
Rental Income - Other	690	(307)	0	3,573	778		0
Area Z Rental Income	3,686	(1,064)	0	13,193	(1,057)		0
Lease Income	3,361	121	0	23,527	842		0
New Home Construction Fees	66,230	56,430	0	102,050	77,550		1,000
Capital Gain (Loss) on Sale of Assets	0	0	980	0	0		15,446
Investment Income	420	378	4,765	1,200	908		<u>13,811</u>
Total Revenue	<u>447,954</u>	<u>122,412</u>	<u>242,305</u>	<u>2,355,143</u>	<u>274,366</u>		<u>1,488,881</u>
EXPENSES							
Salaries & Benefits	178,837	(7,640)	0	1,045,926	59,031		0
Contracted & Professional Services	19,549	(3,842)	0	145,588	(39,762)		0
CC&Rs/ Mandates	39,530	(8,156)	0	180,455	9,396		0
Maintenance & Landscaping	29,866	501	0	254,586	(47,669)		0
Utilities	11,293	988	0	101,228	(443)		0
Administrative	16,695	(5,831)	0	92,860	(21,250)		2,844
Regulatory Compliance	2,249	233	0	41,883	(4,475)		962
Insurance Premiums	11,433	(2,172)	0	64,018	810		0
Other Expenses	4,396	(3,738)	0	6,016	(1,408)		0
Capital Lease Interest Expense	0	0	0	0	0		0
Depreciation Expense	0	0	82,364	0	0		576,101
Interest expense	0	0	6,237	0	0		40,087
Total Expenses	<u>313,848</u>	<u>(29,657)</u>	<u>88,601</u>	<u>1,932,560</u>	<u>(45,770)</u>		<u>619,994</u>
Net Income (Loss)	<u>134,106</u>	<u>92,755</u>	<u>153,704</u>	<u>422,583</u>	<u>228,596</u>		<u>868,887</u>
Net UDR Activity for Operations							
Area Z Mitigation	(7,771)			(16,875)			
GM Recruiting Expense	0			(3,750)			
Harardous Tree Removal	0			(8,789)			
Ken's Cozy Kitchen- Gym Assistance	(1,188)			(6,750)			
Snow Removal	0			(94,600)			
Net Income (Loss) with Board Approved UDR	<u>125,147</u>	<u>92,755</u>	<u>153,704</u>	<u>291,819</u>	<u>228,596</u>		<u>868,887</u>
Other Activity							
Net Other UDR Activity*	134			34,379			
AR Accrual - Prior Year Reversal	0		0	(48,703)			(2,193)
AR Accrual - Current Year	0		0	0			0
Vacation Liability- Prior Year Reversal	(297)			(18,300)			
Total Other Activity	<u>(163)</u>		<u>0</u>	<u>(32,624)</u>			<u>(2,193)</u>
Grand Total Activity	<u>124,984</u>	<u>92,755</u>	<u>153,704</u>	<u>259,195</u>	<u>228,596</u>		<u>866,694</u>

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

Sudden Valley Community Association
Reserve Cash Balance & Activity
7 Months Actual, 5 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	Capital Reserve Holding Fund	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2018	378,709	898,015	312,800	115,167	2,843	182,020	\$ 1,889,554	352,243	254,736	\$ 606,979
Dues Received	606,401	708,322		-	14,545		1,329,268	-	59,106	59,106
Transfer Fees Received, ¼ of 1%			133,975				133,975			-
Storm Water Mitigation Plan Fee		1,000					1,000			-
Investment Income	5,264	5,768	1,590	540	37	612	13,811	1,414	441	1,855
Sale of Assets	737			14,709			15,446			-
Capital Loan Distribution	1,381,354						1,381,354			-
BOD Approved Transfer							-		(64,600)	(64,600)
Mitigation Release		1,650				(1,650)	-			-
2019 Expenditures	(887,448)	(198,046)	-	(963)	-		(1,086,457)		(52,443)	(52,443)
Net Available Cash at 07/31/2019	1,485,017	1,416,709	448,365	129,453	17,425	180,982	\$ 3,677,951	353,657	197,240	\$ 550,897
5 Month Outlook										
Outlook - 2019 Dues (91% collections)	397,795	462,210			8,065		\$ 868,070			\$ -
Outlook - Prior Year Collections	221	217		5	131		574		19,427	19,427
LWWSD Assignment of Savings Return	126,745					(126,745)	-			-
CRRRF Loan Payment	(84,833)						(84,833)			-
Capital Gym Equipment Loan Pmt	(8,081)						(8,081)			-
Obligated Expenses	(1,112,248)	(920,281)				(180,982)	(2,213,511)		(23,090)	(23,090)
Golf Course Irrigation year 2020	271,079						271,079			-
Net Usable Cash Balance 12/31/2019	1,075,695	958,855	448,365	129,458	25,621	(126,745)	\$ 2,511,249	353,657	193,577	\$ 547,234
Board Recommended Carryover Balance*	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2019, After Recommendation	\$ 475,695	\$ 458,855	\$ 448,365	\$ 129,458	\$ 25,621	\$ (126,745)	\$ 1,411,249	\$ 353,657	\$ 193,577	\$ 547,234
Net Current Year Cash Increase (Decrease)	696,986	60,840	135,565	14,291	22,778	(308,765)	\$ 621,695	1,414	(61,159)	\$ (59,745)

*Note, when mitigation period has ended unspent funds will be returned to the source account, Roads and CRRRF for the LWWSD Assignment of Savings.

Sudden Valley Community Association

Operations - By Department

July 1, 2019 to July 31, 2019

Whole \$

CURRENT MONTH

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	65,147	55,301	11,019	(1,546)	24,979	(4,213)	29,149	49,542
Accounting	6,718	2,331	17,664	2,587	6,375	(998)	(17,322)	3,920
Administration	75	(50)	28,808	3,561	20,178	(7,477)	(48,911)	(3,966)
Common Costs	3,541	1,002	-	-	32,060	(13,046)	(28,519)	(12,044)
Facilities	6,296	(1,044)	7,439	(1,714)	7,084	3,995	(8,227)	1,237
Maintenance	391	199	21,842	(7,448)	4,548	617	(25,999)	(6,632)
Subtotal	82,168	57,739	86,772	(4,560)	95,224	(21,122)	(99,829)	32,057
Golf	143,024	31,724	61,633	(5,327)	22,197	1,329	59,194	27,726
Marina	8,023	7,737	-	-	2,787	(1,720)	5,236	6,017
Subtotal	233,215	97,200	148,405	(9,887)	120,208	(21,513)	(35,399)	65,800
Rec/ Pools/ Parks								
Special Assmt Earned	32,710						32,710	
Curr Yr Bad Debts Activity	216						216	
Net Special Assmt Dues	32,926	3,428					32,926	3,428
Rec/ Pools/ Parks	7,090	4,480	30,432	2,247	14,802	(504)	(38,144)	6,223
Subtotal Rec/ Pools/ Parks	40,016	7,908	30,432	2,247	14,802	(504)	(5,218)	9,651
Subtotal Operations before Ops Dues	273,231	105,108	178,837	(7,640)	135,010	(22,017)	(40,617)	75,451
Ops Dues Earned	175,072						175,072	
Curr Yr Bad Debts Activity	(349)						(349)	
Net Ops Dues	174,723	17,305					174,723	17,305
Net Operations	447,954	122,413	178,837	(7,640)	135,010	(22,017)	134,106	92,756
Net BOD Approved UDR Activity for Operations								
Area Z Mitigation	-		-		7,771		(7,771)	
GM Recruiting Expense	-		-		-		-	
Harardous Tree Removal	-		-		-		-	
Ken's Cozy Kitchen- Gym Assistance	-		-		1,188		(1,188)	
Snow Removal Services	-		-		-		-	
Net Operations with Board Approved UDR	447,954	122,413	178,837	(7,640)	143,969	(22,017)	125,147	92,756
Other Operating Activity								
UDR Activity	6,968				6,834		134	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				297		(297)	
Total Other Operating Activity	6,968				7,131		(163)	
Grand Total Operations Activity	454,922	122,413	178,837	(7,640)	151,100	(22,017)	124,984	92,756

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2019 to July 31, 2019
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	110,243	85,419	63,592	3,151	165,319	370	(118,668)	88,940
Accounting	23,465	3,414	129,757	12,888	30,872	(6,127)	(137,171)	10,175
Administration	3,375	2,500	210,700	19,056	89,806	(28,748)	(297,131)	(7,192)
Common Costs	22,078	4,178	-	-	143,816	5,622	(121,738)	9,800
Facilities	31,463	(922)	43,159	(2,877)	81,901	17,543	(93,597)	13,744
Maintenance	1,430	84	135,654	14,147	57,055	(23,213)	(191,279)	(8,982)
Subtotal	192,054	94,673	582,862	46,365	568,769	(34,553)	(959,584)	106,485
Golf	623,706	71,456	324,638	5,980	195,727	(19,580)	103,341	57,856
Marina	116,815	8,041	-	-	21,023	(11,940)	95,792	(3,899)
Subtotal	932,575	174,170	907,500	52,345	785,519	(66,073)	(760,451)	160,442
Rec/ Pools/ Parks								
Special Assmt Earned	227,093						227,093	
Curr Yr Bad Debts Activity	(2,519)						(2,519)	
Net Special Assmt Dues	224,574	18,083					224,574	18,083
Rec/ Pools/ Parks	22,759	8,676	138,426	6,686	101,115	(38,734)	(216,782)	(23,372)
Subtotal Rec/ Pools/ Parks	247,333	26,759	138,426	6,686	101,115	(38,734)	7,792	(5,289)
Subtotal Operations before Ops Dues	1,179,908	200,929	1,045,926	59,031	886,634	(104,807)	(752,659)	155,153
Ops Dues Earned	1,213,055						1,213,055	
Curr Yr Bad Debts Activity	(37,820)						(37,820)	
Net Ops Dues	1,175,235	73,315					1,175,235	73,315
Net Operations	2,355,143	274,244	1,045,926	59,031	886,634	(104,807)	422,583	228,468
Net BOD Approved UDR Activity for Operations								
Area Z Mitigation	-		-		16,875		(16,875)	
GM Recruiting Expense	-		-		3,750		(3,750)	
Harardous Tree Removal	-		-		8,789		(8,789)	
Ken's Cozy Kitchen- Gym Assistance	-		-		6,750		(6,750)	
Snow Removal Services	-		-		94,600		(94,600)	
Net Operations with Board Approved UDR	2,355,143	274,244	1,045,926	59,031	1,017,398	(104,807)	291,819	228,468
Other Operating Activity								
UDR Activity	53,743				19,364		34,379	
AR Accrual - Prior Year Reversal	(48,703)				-		(48,703)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				18,300		(18,300)	
Total Other Operating Activity	5,040				37,664		(32,624)	
Grand Total Operations Activity	2,360,183	274,244	1,045,926	59,031	1,055,062	(104,807)	259,195	228,468

* Excludes Depreciation

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

Sudden Valley Community Association
Operations Income Statement
July 1, 2019 to July 31, 2019

UNAUDITED

	<u>2019 July Actuals</u>	<u>2019 MTD B / (W) Budget</u>	<u>2019 YTD (7 Months) Actuals</u>	<u>2019 YTD B / (W) Budget</u>
REVENUE				
Dues and Assessment Income- Ops	174,722	17,305	1,175,236	73,315
Special Ops Assmt Income- Rec/ Pools/ Parks	32,925	3,428	224,559	18,083
Golf Income	143,024	31,724	623,357	71,107
Marina Income	7,593	7,593	115,915	8,570
Area Z Rental Income	3,686	(1,064)	13,193	(1,057)
Lease Income	3,361	121	23,527	842
Non-Lease Facility Rentals	690	(307)	3,573	778
Rec Center and Pools Income	5,666	4,703	13,947	7,209
New Home Construction Fees	66,230	56,430	102,050	77,550
Other AR Income	7,867	980	50,664	13,113
Other Income	1,770	1,121	7,922	3,948
Investment Income	420	378	1,200	908
Total Revenue	447,954	122,412	2,355,143	274,366
EXPENSES				
Salaries & Benefits				
ACC / Security	11,019	(1,546)	63,592	3,151
Accounting	17,664	2,587	129,757	12,888
Administration	28,808	3,561	210,700	19,056
Facilities	7,439	(1,714)	43,159	(2,877)
Maintenance	21,842	(7,448)	135,654	14,147
Golf	61,633	(5,327)	324,638	5,980
Rec/ Pools/ Parks	30,432	2,247	138,426	6,686
Total Salaries & Benefits	178,837	(7,640)	1,045,926	59,031
Other Expenses				
Administrative				
General Administrative	20	63	523	860
Bank Charges & Fees	3,248	(1,157)	12,977	(1,818)
Dues & Subscriptions	149	1,488	21,223	(9,755)
Office Supplies	2,040	(240)	14,585	(1,985)
GM Discretionary Funds	2,962	(2,629)	4,238	(1,905)
Advertising Costs	5	512	2,934	2,983
Cash Over/Short	251	(251)	248	(248)
Currency Gain/Loss	215	(215)	598	(598)
Events Charges	4,182	(2,932)	3,864	2,636
Printing & Copying	1,750	(543)	7,548	(1,231)
Training & Conferences	459	227	5,209	(401)
Recruiting Expense	-	-	5,837	(5,837)
Payroll Service Fees	869	(122)	6,076	(841)
Uniforms	545	(32)	7,178	(3,288)
Cashiering Clearing Account	-	-	(178)	178
Total Administrative	16,695	(5,831)	92,860	(21,250)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	814	(353)	12,790	(3,814)
Permits & Licenses	235	63	2,783	(195)
Audit & Tax Services	-	-	3,000	(3,000)
Regulatory Compliance	214	422	1,597	2,859
Federal Income Tax	-	-	-	-
State B&O Tax	986	101	6,052	(1,007)
Property/Real Estate Tax	-	-	15,661	682
Total Regulator Compliance	2,249	233	41,883	(4,475)
CC&Rs/ Mandates				
Annual General Meeting	1,234	3,766	2,609	2,391
Special General Meeting	-	-	-	-
Board Support	645	(395)	2,249	(499)
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	813	(420)	2,618	(551)
Postage	276	54	2,001	314
Postage- Views	902	265	6,261	1,906
Newsletter Services	4,230	103	30,039	294
Legal Services	15,274	(11,107)	28,898	269
Professional Security Services	16,156	(422)	105,780	5,272
Total CC&Rs/ Mandates	39,530	(8,156)	180,455	9,396
Insurance Premiums	11,433	(2,172)	64,018	810
Utilities				
Utilities	(3,074)	3,074	(89)	89

Sudden Valley Community Association
Operations Income Statement
July 1, 2019 to July 31, 2019

UNAUDITED

	<u>2019 July Actuals</u>	<u>2019 MTD B / (W) Budget</u>	<u>2019 YTD (7 Months) Actuals</u>	<u>2019 YTD B / (W) Budget</u>
Utilities- Natural Gas	3,122	(740)	14,930	(2,029)
Utilities- Water & Sewer	-	1,186	19,517	733
Utilities- Electricity	5,008	(695)	31,893	4,920
Utilities- Trash & Recycling Service	1,522	114	9,309	2,149
Utilities- Communications Service	4,715	(1,951)	25,668	(6,305)
Total Utilities	<u>11,293</u>	<u>988</u>	<u>101,228</u>	<u>(443)</u>
Maintenance & Landscaping				
Landscape R&M	7,642	(1,662)	43,518	(11,088)
Building R&M- Materials	2,250	377	14,084	(796)
Building R&M- Contract Services	1,858	1,271	21,544	362
Raw Materials	2,236	(107)	34,418	(19,514)
Raw Materials: Sand & Gravel	2,101	(1,643)	11,498	9,093
Janitorial Supplies	3,461	(2,295)	13,287	(5,131)
Equipment R&M	2,367	1,195	42,277	(12,347)
Small Tools & Equipment	1,136	(61)	6,886	(1,517)
Vehicle R&M	722	208	15,890	(8,554)
Vehicle Fuel	2,740	1,963	23,253	2,391
Other Supplies	1,618	748	19,353	(183)
Other R&M	1,735	507	8,578	(385)
Total Maintenance & Landscaping	<u>29,866</u>	<u>501</u>	<u>254,586</u>	<u>(47,669)</u>
Contracted & Professional Services				
Equipment Lease & Rental	674	(16)	7,129	(421)
IT Support and Services	2,859	(1)	28,737	4,689
Pool Management	727	4,889	16,883	(5,651)
Safety & Security Services	296	563	19,574	(2,965)
Snow Removal Services	-	-	16,155	(8,655)
Snow Removal Wages - Regular	-	-	-	-
Snow Removal Wages - OT	-	-	-	-
Snow Removal Taxes & Benefits	-	-	-	-
Storm Response Tree Removal	-	-	738	1,797
ACC Consultant	2,630	(339)	10,711	5,330
Other Professional Services	12,363	(8,938)	45,661	(33,886)
Total Contracted & Professional Services	<u>19,549</u>	<u>(3,842)</u>	<u>145,588</u>	<u>(39,762)</u>
Other Expenses				
Vandalism	4,396	(4,146)	4,812	(3,062)
Emergency Preparedness Committee Support	-	408	1,204	1,654
Total Other Expenses	<u>4,396</u>	<u>(3,738)</u>	<u>6,016</u>	<u>(1,408)</u>
Total Other Expenses	<u>135,011</u>	<u>(22,017)</u>	<u>886,634</u>	<u>(104,801)</u>
Total Operations Expenses	<u>313,848</u>	<u>(29,657)</u>	<u>1,932,560</u>	<u>(45,770)</u>
Net Operations Income (Loss)	<u>134,106</u>	<u>92,755</u>	<u>422,583</u>	<u>228,596</u>
Net BOD Approved UDR Activity for Operations (Expense)				
Area Z Mitigation	(7,771)		(16,875)	
GM recruiting expense	-		(3,750)	
Harardous Tree Removal	-		(8,789)	
Ken's Cozy Kitchen- Gym Assistance	(1,188)		(6,750)	
Snow Removal Services	-		(94,600)	
Net Operations Income (Loss) with BOD Approved UDR	<u>125,147</u>	<u>92,755</u>	<u>291,819</u>	<u>228,596</u>
Other Operating Activity- Income/(Expense)				
UDR Activity	134		34,379	
AR Accrual - Prior Year Reversal	-		(48,703)	
AR Accrual - Current Year	-		-	
Vacation Liability Accrual	(297)		(18,300)	
Total Other Operating Activity	<u>(163)</u>		<u>(32,624)</u>	
Grand Total Operations Activity	<u>124,984</u>	<u>92,755</u>	<u>259,195</u>	<u>228,596</u>

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2019 Ops	(349.45)	(15,744.00)	15,394.55	(37,819.58)	(110,210.00)	72,390.42	(188,932.00)	(151,112.42)
4005.19 - Member Assessments 2019	175,071.85	173,161.00	1,910.85	1,213,055.12	1,212,131.00	924.12	2,077,939.00	864,883.88
Total Dues and Assessment Income- Ops	174,722.40	157,417.00	17,305.40	1,175,235.54	1,101,921.00	73,314.54	1,889,007.00	713,771.46
Special Ops Assmt Incom- Rec/Pools/Parks								
4011 - BD Expense- Rec SA 062018 to 0520	0.00	0.00	0.00	(15.16)	0.00	(15.16)	0.00	15.16
Total Special Ops Assmt Incom- Rec/Pools	0.00	0.00	0.00	(15.16)	0.00	(15.16)	0.00	15.16
Dues and Assessments Income- Capital								
4043.19 - Capital Rep& Repl Assmt 2019	0.00	0.00	0.00	(55.56)	0.00	(55.56)	0.00	55.56
4055.19 - Roads Capital Assmt 2019	0.00	0.00	0.00	(64.56)	0.00	(64.56)	0.00	64.56
4060.19 - Mailbox Capital Assmt 2019	0.00	0.00	0.00	(1.38)	0.00	(1.38)	0.00	1.38
Total Dues and Assessments Income- Cap	0.00	0.00	0.00	(121.50)	0.00	(121.50)	0.00	121.50
Marina Income								
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	905.00	0.00	905.00	0.00	(905.00)
Total Marina Income	0.00	0.00	0.00	905.00	0.00	905.00	0.00	(905.00)
Rec Center and Pools Income								
4223 - Gym and Pool Access Cards	17.36	0.00	17.36	17.36	0.00	17.36	0.00	(17.36)
Total Rec Center and Pools Income	17.36	0.00	17.36	17.36	0.00	17.36	0.00	(17.36)
Other AR Income								
4830 - Advertising Income	2,489.00	2,500.00	(11.00)	18,690.00	17,500.00	1,190.00	30,000.00	11,310.00
4831 - BD Expense- Views Ads	(18.00)	0.00	(18.00)	430.00	0.00	430.00	0.00	(430.00)
4842 - Member Donation Income Monthly	0.00	0.00	0.00	214.20	0.00	214.20	0.00	(214.20)
Total Other AR Income	2,471.00	2,500.00	(29.00)	19,334.20	17,500.00	1,834.20	30,000.00	10,665.80
Other Income								
4870 - Member Donation Income	635.00	0.00	635.00	635.00	0.00	635.00	0.00	(635.00)
Total Other Income	635.00	0.00	635.00	635.00	0.00	635.00	0.00	(635.00)

Income Statement Report

Sudden Valley Community Association

Common Costs

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4900 - Interest Earned - Operating Accounts	420.14	42.00	378.14	1,200.18	292.00	908.18	500.00	(700.18)
Total Investment Income	420.14	42.00	378.14	1,200.18	292.00	908.18	500.00	(700.18)
Total Common Costs Income	178,265.90	159,959.00	18,306.90	1,197,190.62	1,119,713.00	77,477.62	1,919,507.00	722,316.38
Expense								
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	(32.99)	0.00	(32.99)	0.00	32.99
5120 - Cash Over/Short	251.06	0.00	251.06	251.06	0.00	251.06	0.00	(251.06)
5121 - Currency Gain/Loss	214.66	0.00	214.66	598.47	0.00	598.47	0.00	(598.47)
Total Administrative	465.72	0.00	465.72	638.27	0.00	638.27	0.00	(638.27)
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	25.68	0.00	25.68	0.00	(25.68)
7110 - Regulatory Compliance	0.00	417.00	(417.00)	0.00	2,917.00	(2,917.00)	5,000.00	5,000.00
9005 - State B&O Tax	18.03	12.00	6.03	107.96	82.00	25.96	140.00	32.04
9015 - Property/Real Estate Tax	0.00	0.00	0.00	15,661.10	16,343.00	(681.90)	32,686.00	17,024.90
Total Regulatory Compliance	18.03	429.00	(410.97)	15,794.74	19,342.00	(3,547.26)	37,826.00	22,031.26
CC&Rs/ Mandates								
5216 - Postage- Views	901.89	1,167.00	(265.11)	6,261.44	8,167.00	(1,905.56)	14,000.00	7,738.56
5225 - Newsletter Services	4,230.00	4,333.00	(103.00)	30,039.00	30,333.00	(294.00)	52,000.00	21,961.00
7020 - Legal Services	15,274.00	4,167.00	11,107.00	28,897.98	29,167.00	(269.02)	50,000.00	21,102.02
Total CC&Rs/ Mandates	20,405.89	9,667.00	10,738.89	65,198.42	67,667.00	(2,468.58)	116,000.00	50,801.58

Income Statement Report
Sudden Valley Community Association
Common Costs

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	11,170.58	8,918.00	2,252.58	62,183.51	62,428.00	(244.49)	107,019.00	44,835.49
Total Insurance	11,170.58	8,918.00	2,252.58	62,183.51	62,428.00	(244.49)	107,019.00	44,835.49
Total Common Costs Expense	32,060.22	19,014.00	13,046.22	143,814.94	149,437.00	(5,622.06)	260,845.00	117,030.06
Total Common Costs Income / (Loss)	146,205.68	140,945.00	5,260.68	1,053,375.68	970,276.00	83,099.68	1,658,662.00	605,286.32

Income Statement Report

Sudden Valley Community Association

ACC / Security

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	66,230.00	9,800.00	56,430.00	102,050.00	24,500.00	77,550.00	35,000.00	(67,050.00)
Total New Home Construction Fees	66,230.00	9,800.00	56,430.00	102,050.00	24,500.00	77,550.00	35,000.00	(67,050.00)
Other AR Income								
4805 - Compliance Fees & Fines - ACC	0.00	0.00	0.00	575.50	0.00	575.50	0.00	(575.50)
4806 - BD Expense- ACC Fines	3,879.36	0.00	3,879.36	6,990.09	0.00	6,990.09	0.00	(6,990.09)
4811 - BD Expense- Sec Fines	(5,202.12)	0.00	(5,202.12)	0.00	0.00	0.00	0.00	0.00
Total Other AR Income	(1,322.76)	0.00	(1,322.76)	7,565.59	0.00	7,565.59	0.00	(7,565.59)
Other Income								
4295 - Security House Checks	240.00	46.00	194.00	465.00	324.00	141.00	555.00	90.00
4835 - Miscellaneous Income	0.00	0.00	0.00	162.75	0.00	162.75	0.00	(162.75)
Total Other Income	240.00	46.00	194.00	627.75	324.00	303.75	555.00	(72.75)
Total ACC / Security Income	65,147.24	9,846.00	55,301.24	110,243.34	24,824.00	85,419.34	35,555.00	(74,688.34)
<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	813.75	344.00	469.75	12,789.91	8,159.00	4,630.91	20,000.00	7,210.09
6300 - Permits & Licenses	43.20	17.00	26.20	111.95	117.00	(5.05)	200.00	88.05
9005 - State B&O Tax	3.66	46.00	(42.34)	16.21	321.00	(304.79)	550.00	533.79
Total Regulatory Compliance	860.61	407.00	453.61	12,918.07	8,597.00	4,321.07	20,750.00	7,831.93
CC&Rs/ Mandates								
5215 - Postage	0.00	8.00	(8.00)	0.00	58.00	(58.00)	100.00	100.00
7097 - Professional Security Services	16,155.94	15,734.00	421.94	105,779.72	111,052.00	(5,272.28)	185,618.00	79,838.28
Total CC&Rs/ Mandates	16,155.94	15,742.00	413.94	105,779.72	111,110.00	(5,330.28)	185,718.00	79,938.28

Income Statement Report
Sudden Valley Community Association
ACC / Security

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5300 - Salaries	9,954.61	8,141.00	1,813.61	55,322.50	57,378.00	(2,055.50)	101,816.00	46,493.50
5335 - Payroll Taxes- Employer	839.95	713.00	126.95	4,688.25	5,027.00	(338.75)	9,350.00	4,661.75
5385 - Payroll Benefits - Medical	224.16	619.00	(394.84)	3,581.58	4,338.00	(756.42)	7,437.00	3,855.42
Total Payroll & Benefits	11,018.72	9,473.00	1,545.72	63,592.33	66,743.00	(3,150.67)	118,603.00	55,010.67
Utilities								
6050 - Utilities- Communications Service	86.17	183.00	(96.83)	1,096.58	1,287.00	(190.42)	2,207.00	1,110.42
Total Utilities	86.17	183.00	(96.83)	1,096.58	1,287.00	(190.42)	2,207.00	1,110.42
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	77.00	(77.00)	0.00	538.00	(538.00)	922.00	922.00
6765 - Small Tools & Equipment	0.00	21.00	(21.00)	0.00	146.00	(146.00)	250.00	250.00
6775 - Vehicle R&M	221.77	56.00	165.77	1,637.11	1,217.00	420.11	1,500.00	(137.11)
6785 - Vehicle Fuel	332.36	481.00	(148.64)	3,116.55	3,365.00	(248.45)	5,768.00	2,651.45
6795 - Other Supplies	0.00	67.00	(67.00)	0.00	163.00	(163.00)	500.00	500.00
6796 - Other R&M	0.00	83.00	(83.00)	0.00	583.00	(583.00)	1,000.00	1,000.00
Total Maintenance & Landscaping	554.13	785.00	(230.87)	4,753.66	6,012.00	(1,258.34)	9,940.00	5,186.34
Contracted & Professional Services								
6440 - Safety & Security Services	295.67	700.00	(404.33)	16,155.94	15,500.00	655.94	19,000.00	2,844.06
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	2,630.00	2,291.00	339.00	10,710.93	16,041.00	(5,330.07)	27,500.00	16,789.07
7095 - Other Professional Services	0.00	0.00	0.00	7,020.95	0.00	7,020.95	0.00	(7,020.95)
Total Contracted & Professional Services	2,925.67	2,991.00	(65.33)	34,625.32	34,075.00	550.32	51,568.00	16,942.68
Other Expenses								
9120 - Vandalism & Towing	4,396.23	250.00	4,146.23	4,812.01	1,750.00	3,062.01	3,000.00	(1,812.01)

Income Statement Report
Sudden Valley Community Association
ACC / Security

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 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	2,858.00	(1,654.27)	4,900.00	3,696.27
Total Other Expenses	4,396.23	658.00	3,738.23	6,015.74	4,608.00	1,407.74	7,900.00	1,884.26
Total ACC / Security Expense	35,997.47	30,239.00	5,758.47	228,911.62	232,432.00	(3,520.38)	396,686.00	167,774.38
Total ACC / Security Income / (Loss)	29,149.77	(20,393.00)	49,542.77	(118,668.28)	(207,608.00)	88,939.72	(361,131.00)	(242,462.72)

Income Statement Report

Sudden Valley Community Association

Accounting

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4240 - Title & Recording Fees	6,375.00	4,320.00	2,055.00	22,250.00	19,584.00	2,666.00	28,800.00	6,550.00
4241 - BD Expense- Title Fees	0.00	0.00	0.00	47.94	0.00	47.94	0.00	(47.94)
4705 - NSF Service Fees	189.00	67.00	122.00	1,191.00	467.00	724.00	800.00	(391.00)
4706 - BD Expense- NSF Fees	154.99	0.00	154.99	(24.96)	0.00	(24.96)	0.00	24.96
Total Other AR Income	6,718.99	4,387.00	2,331.99	23,463.98	20,051.00	3,412.98	29,600.00	6,136.02
Total Accounting Income	6,718.99	4,387.00	2,331.99	23,463.98	20,051.00	3,412.98	29,600.00	6,136.02
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	19.50	0.00	19.50	0.00	(19.50)
5015 - Bank Charges & Fees	586.74	257.00	329.74	1,104.87	1,797.00	(692.13)	3,080.00	1,975.13
5120 - Cash Over/Short	(0.18)	0.00	(0.18)	(4.85)	0.00	(4.85)	0.00	4.85
5210 - Printing & Copying	63.08	60.00	3.08	943.01	420.00	523.01	4,300.00	3,356.99
5399 - Payroll Service Fees	869.30	747.00	122.30	6,076.25	5,235.00	841.25	8,975.00	2,898.75
Total Administrative	1,518.94	1,064.00	454.94	8,138.78	7,452.00	686.78	16,355.00	8,216.22
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	182.00	0.00	182.00	0.00	(182.00)
7000 - Audit & Tax Services	0.00	0.00	0.00	3,000.00	0.00	3,000.00	28,000.00	25,000.00
9005 - State B&O Tax	100.00	29.00	71.00	355.72	204.00	151.72	350.00	(5.72)
Total Regulatory Compliance	100.00	29.00	71.00	3,537.72	204.00	3,333.72	28,350.00	24,812.28
CC&Rs/ Mandates								
5215 - Postage	146.94	175.00	(28.06)	1,257.79	1,225.00	32.79	3,900.00	2,642.21
Total CC&Rs/ Mandates	146.94	175.00	(28.06)	1,257.79	1,225.00	32.79	3,900.00	2,642.21
Payroll & Benefits								
5300 - Salaries	14,858.65	16,916.00	(2,057.35)	107,648.99	119,225.00	(11,576.01)	212,035.00	104,386.01
5335 - Payroll Taxes- Employer	1,145.71	1,477.00	(331.29)	8,205.53	10,412.00	(2,206.47)	19,202.00	10,996.47

Income Statement Report Sudden Valley Community Association Accounting

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	1,659.50	1,858.00	(198.50)	13,902.87	13,008.00	894.87	22,299.00	8,396.13
Total Payroll & Benefits	17,663.86	20,251.00	(2,587.14)	129,757.39	142,645.00	(12,887.61)	253,536.00	123,778.61
Utilities								
6050 - Utilities- Communications Service	60.00	60.00	0.00	420.00	420.00	0.00	720.00	300.00
Total Utilities	60.00	60.00	0.00	420.00	420.00	0.00	720.00	300.00
Contracted & Professional Services								
5125 - IT Support and Services	800.00	750.00	50.00	6,549.00	5,549.00	1,000.00	9,299.00	2,750.00
7095 - Other Professional Services	3,749.13	3,300.00	449.13	10,968.44	9,900.00	1,068.44	16,500.00	5,531.56
Total Contracted & Professional Services	4,549.13	4,050.00	499.13	17,517.44	15,449.00	2,068.44	25,799.00	8,281.56
Total Accounting Expense	24,038.87	25,629.00	(1,590.13)	160,629.12	167,395.00	(6,765.88)	328,660.00	168,030.88
Total Accounting Income / (Loss)	(17,319.88)	(21,242.00)	3,922.12	(137,165.14)	(147,344.00)	10,178.86	(299,060.00)	(161,894.86)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	5.70	0.00	5.70	95.14	0.00	95.14	0.00	(95.14)
4255 - Maps and Signs	69.12	125.00	(55.88)	966.10	875.00	91.10	1,500.00	533.90
4835 - Miscellaneous Income	0.00	0.00	0.00	1,860.80	0.00	1,860.80	0.00	(1,860.80)
4840 - Non-Taxable Income	0.00	0.00	0.00	452.75	0.00	452.75	0.00	(452.75)
Total Other Income	74.82	125.00	(50.18)	3,374.79	875.00	2,499.79	1,500.00	(1,874.79)
Total SVCA Operations- Admin Income	74.82	125.00	(50.18)	3,374.79	875.00	2,499.79	1,500.00	(1,874.79)
Expense								
Administrative								
5000 - General Administrative	20.00	83.00	(63.00)	303.15	583.00	(279.85)	1,000.00	696.85
5015 - Bank Charges & Fees	428.06	292.00	136.06	2,405.03	2,042.00	363.03	3,500.00	1,094.97
5045 - Dues & Subscriptions	149.00	135.00	14.00	2,254.45	946.00	1,308.45	1,622.00	(632.45)
5090 - Office Supplies	1,131.33	1,583.00	(451.67)	12,693.95	11,083.00	1,610.95	19,000.00	6,306.05
5100 - GM Discretionary Funds	2,962.04	333.00	2,629.04	4,237.84	2,333.00	1,904.84	4,000.00	(237.84)
5107 - Advertising Costs	0.00	17.00	(17.00)	0.00	117.00	(117.00)	200.00	200.00
5120 - Cash Over/Short	(0.04)	0.00	(0.04)	3.23	0.00	3.23	0.00	(3.23)
5205 - Events Charges	3,981.53	1,250.00	2,731.53	3,663.95	6,500.00	(2,836.05)	12,500.00	8,836.05
5210 - Printing & Copying	316.34	417.00	(100.66)	4,405.45	2,917.00	1,488.45	5,000.00	594.55
5227 - Training & Conferences	459.00	208.00	251.00	2,343.07	1,458.00	885.07	2,500.00	156.93
5325 - Recruiting Expense	0.00	0.00	0.00	5,836.50	0.00	5,836.50	0.00	(5,836.50)
Total Administrative	9,447.26	4,318.00	5,129.26	38,146.62	27,979.00	10,167.62	49,322.00	11,175.38
Regulatory Compliance								
6300 - Permits & Licenses	73.25	0.00	73.25	73.25	0.00	73.25	0.00	(73.25)
9005 - State B&O Tax	0.41	6.00	(5.59)	22.42	41.00	(18.58)	70.00	47.58
Total Regulatory Compliance	73.66	6.00	67.66	95.67	41.00	54.67	70.00	(25.67)
CC&Rs/ Mandates								
5003 - Annual General Meeting	1,233.85	5,000.00	(3,766.15)	2,609.43	5,000.00	(2,390.57)	15,000.00	12,390.57

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5020 - Board Support	644.64	250.00	394.64	2,249.15	1,750.00	499.15	3,000.00	750.85
5115 - Web Site Maintenance	813.01	393.00	420.01	2,617.66	2,067.00	550.66	4,000.00	1,382.34
5215 - Postage	126.17	83.00	43.17	513.38	583.00	(69.62)	1,000.00	486.62
Total CC&Rs/ Mandates	2,817.67	5,726.00	(2,908.33)	7,989.62	9,400.00	(1,410.38)	23,000.00	15,010.38
Payroll & Benefits								
5300 - Salaries	24,861.06	27,991.00	(3,129.94)	185,937.29	197,294.00	(11,356.71)	346,545.00	160,607.71
5335 - Payroll Taxes- Employer	1,995.31	2,395.00	(399.69)	15,255.64	16,881.00	(1,625.36)	31,136.00	15,880.36
5385 - Payroll Benefits - Medical	1,951.60	1,983.00	(31.40)	9,507.46	15,581.00	(6,073.54)	25,496.00	15,988.54
Total Payroll & Benefits	28,807.97	32,369.00	(3,561.03)	210,700.39	229,756.00	(19,055.61)	403,177.00	192,476.61
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	8.00	(8.00)	495.00	58.00	437.00	100.00	(395.00)
6050 - Utilities- Communications Service	1,690.00	120.00	1,570.00	2,529.40	840.00	1,689.40	1,440.00	(1,089.40)
Total Utilities	1,690.00	128.00	1,562.00	3,024.40	898.00	2,126.40	1,540.00	(1,484.40)
Maintenance & Landscaping								
6785 - Vehicle Fuel	15.93	0.00	15.93	110.01	0.00	110.01	0.00	(110.01)
Total Maintenance & Landscaping	15.93	0.00	15.93	110.01	0.00	110.01	0.00	(110.01)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	253.74	425.00	(171.26)	2,386.48	2,975.00	(588.52)	5,100.00	2,713.52
5125 - IT Support and Services	2,059.19	2,098.00	(38.81)	22,188.27	19,765.00	2,423.27	30,000.00	7,811.73
7095 - Other Professional Services	3,820.43	0.00	3,820.43	15,865.22	0.00	15,865.22	0.00	(15,865.22)
Total Contracted & Professional Services	6,133.36	2,523.00	3,610.36	40,439.97	22,740.00	17,699.97	35,100.00	(5,339.97)
Total SVCA Operations- Admin Expense	48,985.85	45,070.00	3,915.85	300,506.68	290,814.00	9,692.68	512,209.00	211,702.32
Total SVCA Operations- Admin Income / (Loss)	(48,911.03)	(44,945.00)	(3,966.03)	(297,131.89)	(289,939.00)	(7,192.89)	(510,709.00)	(213,577.11)

Income Statement Report

Sudden Valley Community Association

Facilities

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	5,582.00	4,750.00	832.00	14,794.00	14,250.00	544.00	19,000.00	4,206.00
4412 - BD Expense- Area Z	(1,896.00)	0.00	(1,896.00)	(1,601.40)	0.00	(1,601.40)	0.00	1,601.40
Total Area Z Rental Income	3,686.00	4,750.00	(1,064.00)	13,192.60	14,250.00	(1,057.40)	19,000.00	5,807.40
Lease Income								
4430 - Lease Income - Restaurant	2,329.00	2,309.00	20.00	16,303.00	16,168.00	135.00	27,717.00	11,414.00
4439 - Lease Income- Library	281.00	281.00	0.00	1,967.00	1,967.00	0.00	3,372.00	1,405.00
Total Lease Income	2,610.00	2,590.00	20.00	18,270.00	18,135.00	135.00	31,089.00	12,819.00
Total Facilities Income	6,296.00	7,340.00	(1,044.00)	31,462.60	32,385.00	(922.40)	50,089.00	18,626.40
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	5.00	(5.00)	71.80	40.00	31.80	69.00	(2.80)
7110 - Regulatory Compliance	73.42	74.00	(0.58)	513.94	522.00	(8.06)	895.00	381.06
9005 - State B&O Tax	124.82	72.00	52.82	559.83	505.00	54.83	865.00	305.17
Total Regulatory Compliance	198.24	151.00	47.24	1,145.57	1,067.00	78.57	1,829.00	683.43
Payroll & Benefits								
5300 - Salaries	5,872.88	4,495.00	1,377.88	35,759.03	31,652.00	4,107.03	56,092.00	20,332.97
5335 - Payroll Taxes- Employer	562.37	486.00	76.37	3,467.61	3,422.00	45.61	6,310.00	2,842.39
5385 - Payroll Benefits - Medical	1,004.20	744.00	260.20	3,932.76	5,208.00	(1,275.24)	8,928.00	4,995.24
Total Payroll & Benefits	7,439.45	5,725.00	1,714.45	43,159.40	40,282.00	2,877.40	71,330.00	28,170.60
Utilities								
6000 - Utilities	(3,073.51)	0.00	(3,073.51)	(236.42)	0.00	(236.42)	0.00	236.42
6005 - Utilities- Natural Gas	272.39	249.00	23.39	4,919.48	5,060.00	(140.52)	7,288.00	2,368.52
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	7,043.75	8,242.00	(1,198.25)	16,555.00	9,511.25
6033 - Utilities- Electricity	1,187.98	1,356.00	(168.02)	10,996.96	15,872.00	(4,875.04)	23,461.00	12,464.04
6035 - Utilities- Trash & Recycling Service	1,286.87	1,264.00	22.87	4,888.92	8,850.00	(3,961.08)	15,171.00	10,282.08

Income Statement Report

Sudden Valley Community Association

Facilities

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	1,380.47	1,377.00	3.47	10,812.95	9,638.00	1,174.95	16,522.00	5,709.05
Total Utilities	1,054.20	4,246.00	(3,191.80)	38,425.64	47,662.00	(9,236.36)	78,997.00	40,571.36
Maintenance & Landscaping								
6515 - Building R&M- Materials	1,928.66	2,460.00	(531.34)	5,344.96	12,121.00	(6,776.04)	21,423.00	16,078.04
6520 - Building R&M- Contract Vendor	1,857.99	3,129.00	(1,271.01)	18,337.31	21,906.00	(3,568.69)	37,553.00	19,215.69
6635 - Janitorial Supplies	1,986.18	917.00	1,069.18	10,836.27	6,417.00	4,419.27	11,000.00	163.73
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	525.00	(525.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	101.00	(101.00)	0.00	706.00	(706.00)	1,210.00	1,210.00
6795 - Other Supplies	20.84	0.00	20.84	1,446.82	0.00	1,446.82	0.00	(1,446.82)
6796 - Other R&M	37.43	0.00	37.43	3,137.74	0.00	3,137.74	0.00	(3,137.74)
Total Maintenance & Landscaping	5,831.10	6,682.00	(850.90)	39,472.14	41,675.00	(2,202.86)	72,086.00	32,613.86
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	8,040.00	(8,040.00)	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	1,302.00	1,000.00	302.00	2,000.00	698.00
Total Contracted & Professional Services	0.00	0.00	0.00	2,857.28	9,040.00	(6,182.72)	10,040.00	7,182.72
Total Facilities Expense	14,522.99	16,804.00	(2,281.01)	125,060.03	139,726.00	(14,665.97)	234,282.00	109,221.97
Total Facilities Income / (Loss)	(8,226.99)	(9,464.00)	1,237.01	(93,597.43)	(107,341.00)	13,743.57	(184,193.00)	(90,595.57)

Income Statement Report

Sudden Valley Community Association

Maintenance

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	390.50	192.00	198.50	1,430.15	1,346.00	84.15	2,307.00	876.85
Total Other Income	390.50	192.00	198.50	1,430.15	1,346.00	84.15	2,307.00	876.85
Total Maintenance Income	390.50	192.00	198.50	1,430.15	1,346.00	84.15	2,307.00	876.85
Expense								
Administrative								
5090 - Office Supplies	353.07	0.00	353.07	353.07	0.00	353.07	0.00	(353.07)
6408 - Uniforms	0.00	171.00	(171.00)	659.81	1,198.00	(538.19)	2,053.00	1,393.19
Total Administrative	353.07	171.00	182.07	1,012.88	1,198.00	(185.12)	2,053.00	1,040.12
Regulatory Compliance								
6300 - Permits & Licenses	119.00	209.00	(90.00)	1,133.50	1,464.00	(330.50)	2,510.00	1,376.50
9005 - State B&O Tax	14.06	0.00	14.06	51.49	83.00	(31.51)	83.00	31.51
Total Regulatory Compliance	133.06	209.00	(75.94)	1,184.99	1,547.00	(362.01)	2,593.00	1,408.01
Payroll & Benefits								
5300 - Salaries	16,163.43	11,551.00	4,612.43	108,584.14	119,661.00	(11,076.86)	204,159.00	95,574.86
5335 - Payroll Taxes- Employer	1,644.36	1,371.00	273.36	11,686.06	14,267.00	(2,580.94)	25,373.00	13,686.94
5385 - Payroll Benefits - Medical	4,034.70	1,472.00	2,562.70	15,383.34	15,873.00	(489.66)	26,560.00	11,176.66
Total Payroll & Benefits	21,842.49	14,394.00	7,448.49	135,653.54	149,801.00	(14,147.46)	256,092.00	120,438.46
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	1,048.10	840.00	208.10	1,440.00	391.90
Total Utilities	120.00	120.00	0.00	1,070.95	840.00	230.95	1,440.00	369.05
Maintenance & Landscaping								
6515 - Building R&M- Materials	155.78	0.00	155.78	177.48	0.00	177.48	0.00	(177.48)
6610 - Raw Materials	0.00	46.00	(46.00)	801.74	321.00	480.74	550.00	(251.74)
6621 - Raw Materials: Sand & Gravel	0.00	83.00	(83.00)	0.00	583.00	(583.00)	1,000.00	1,000.00

Income Statement Report
Sudden Valley Community Association
Maintenance

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6675 - Equipment R&M	524.24	644.00	(119.76)	7,961.19	4,506.00	3,455.19	7,724.00	(237.19)
6765 - Small Tools & Equipment	672.69	665.00	7.69	3,424.57	2,246.00	1,178.57	3,910.00	485.43
6775 - Vehicle R&M	1,004.19	583.00	421.19	14,008.69	4,083.00	9,925.69	7,000.00	(7,008.69)
6785 - Vehicle Fuel	604.69	736.00	(131.31)	6,390.21	5,160.00	1,230.21	8,847.00	2,456.79
6795 - Other Supplies	447.33	208.00	239.33	480.04	1,458.00	(977.96)	2,500.00	2,019.96
6796 - Other R&M	1,220.03	1,500.00	(279.97)	4,043.53	3,000.00	1,043.53	3,000.00	(1,043.53)
Total Maintenance & Landscaping	4,628.95	4,465.00	163.95	37,287.45	21,357.00	15,930.45	34,531.00	(2,756.45)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	83.00	(83.00)	0.00	583.00	(583.00)	1,000.00	1,000.00
6440 - Safety & Security Services	0.00	117.00	(117.00)	1,031.41	817.00	214.41	1,400.00	368.59
6442 - Snow Removal Services	0.00	0.00	0.00	16,154.80	7,500.00	8,654.80	15,000.00	(1,154.80)
Total Contracted & Professional Services	0.00	200.00	(200.00)	17,186.21	8,900.00	8,286.21	17,400.00	213.79
Total Maintenance Expense	27,077.57	19,559.00	7,518.57	193,396.02	183,643.00	9,753.02	314,109.00	120,712.98
Total Maintenance Income / (Loss)	(26,687.07)	(19,367.00)	(7,320.07)	(191,965.87)	(182,297.00)	(9,668.87)	(311,802.00)	(119,836.13)

Income Statement Report
Sudden Valley Community Association
Golf

July 1, 2019 to July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 11,681	\$ 9,000	\$ 2,681	\$ 275,791	\$ 256,000	\$ 19,791	\$ 285,000	\$ 9,209
4151 - BD Expense- Golf	11,304	-	11,304	(5,261)	-	(5,261)	-	5,261
4154 - Golf Course Daily Greens Fees	89,548	75,000	14,548	249,111	204,500	44,611	351,300	102,189
4170 - Driving Range Fees	3,842	4,000	(158)	13,687	9,900	3,787	16,300	2,613
4174 - Golf Cart Rental	25,515	23,000	2,515	75,488	68,000	7,488	118,000	42,512
4176 - Golf Club Storage	240	100	140	1,047	700	347	1,200	154
4178 - Trail Fees	895	200	695	13,494	13,150	344	13,250	(244)
Total Golf Income	143,024	111,300	31,724	623,357	552,250	71,107	785,050	161,694
Other AR Income								
4830 - Advertising Income	-	-	-	300	-	300	-	(300)
Total Other AR Income	-	-	-	300	-	300	-	(300)
Total Golf Pro Income	143,024	111,300	31,724	623,657	552,250	71,407	785,050	161,394
Expense								
Administrative								
5107 - Advertising Costs	5	500	(495)	2,934	5,800	(2,866)	7,000	4,066
5015 - Bank Charges & Fees	2,233	1,500	733	9,301	7,020	2,281	13,487	4,186
5120 - Cash Over/Short	-	-	-	(1)	-	(1)	-	1
5045 - Dues & Subscriptions	-	1,502	(1,502)	18,969	10,522	8,447	18,040	(929)
5000 - General Administrative	-	-	-	200	800	(600)	1,600	1,400
5090 - Office Supplies	-	50	(50)	474	350	124	600	126
5210 - Printing & Copying	1,270	730	540	1,712	2,980	(1,268)	2,980	1,268
5227 - Training & Conferences	-	300	(300)	2,138	2,100	38	3,600	1,462
6408 - Uniforms	545	342	203	5,268	2,692	2,576	4,400	(868)
Total Administrative	4,053	4,924	(871)	40,994	32,264	8,730	51,707	10,712
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	117	(117)	-	817	(817)	1,400	1,400
6300 - Permits & Licenses	-	67	(67)	594	467	127	800	206
9005 - State B&O Tax	620	755	(135)	2,961	2,716	245	3,698	737
Total Regulatory Compliance	620	939	(319)	3,555	4,000	(445)	5,898	2,343
CC&Rs/ Mandates								
5215 - Postage	3	64	(61)	170	449	(279)	770	600
CC&Rs/ Mandates Total	3	64	(61) -	170	449	(279) -	770 -	600
Payroll & Benefits								
5300 - Salaries	51,342	46,952	4,390	273,224	271,465	1,759	472,112	198,888
5335 - Payroll Taxes- Employer	5,053	4,893	160	26,358	27,920	(1,562)	50,093	23,735
5385 - Payroll Benefits - Medical	5,238	4,461	777	25,056	31,233	(6,177)	53,544	28,488
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	-	-

Income Statement Report
Sudden Valley Community Association
Golf

July 1, 2019 to July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Payroll & Benefits	61,633	56,306	5,327	324,638	330,618	(5,980)	575,749	- 251,111
Insurance								
5400 - Insurance Premiums	262	343	(81)	1,834	2,400	(566)	4,114	2,280
Total Insurance	262	343	(81)	1,834	2,400	(566)	4,114	2,280
Utilities								
6050 - Utilities- Communications Service	606	632	(26)	4,752	4,431	321	7,596	2,844
6033 - Utilities- Electricity	2,437	1,730	707	10,755	11,208	(453)	20,008	9,253
6005 - Utilities- Natural Gas	190	203	(13)	2,119	2,176	(57)	3,322	1,203
6023 - Utilities- Water & Sewer	-	-	-	5,016	5,459	(443)	11,018	6,002
6035 - Utilities- Trash & Recycling Service	235	239	(4)	1,642	1,675	(33)	2,871	1,229
Total Utilities	3,467	2,804	663	24,284	24,949	(665)	44,815	20,531
Maintenance & Landscaping								
6675 - Equipment R&M	1,590	2,583	(993)	30,120	23,083	7,037	40,000	9,880
6635 - Janitorial Supplies	-	21	(21)	-	146	(146)	250	250
6110 - Landscape R&M	5,341	4,563	778	21,031	22,510	(1,479)	40,000	18,969
6796 - Other R&M	477	192	285	869	1,342	(473)	2,300	1,431
6795 - Other Supplies	275	1,383	(1,108)	11,454	12,583	(1,129)	18,600	7,146
6610 - Raw Materials	2,236	2,083	153	33,616	14,583	19,033	25,000	(8,616)
6621 - Raw Materials: Sand & Gravel	1,356	-	1,356	8,967	17,383	(8,416)	34,000	25,033
6765 - Small Tools & Equipment	463	217	246	2,227	1,767	460	2,850	623
6785 - Vehicle Fuel	1,449	2,968	(1,519)	10,853	13,496	(2,643)	20,180	9,327
6775 - Vehicle R&M	183	125	58	649	875	(226)	1,500	851
Total Maintenance & Landscaping	13,371	14,135	(764) -	119,786	107,768	12,018	184,680	64,894
Contracted & Professional Services								
5085 - Equipment Lease & Rental	420	150	270	4,342	3,150	1,192	3,900	(442)
6440 - Safety & Security Services	-	42	(42)	324	292	32	500	176
7095 - Other Professional Services	-	125	(125)	438	875	(437)	1,500	1,062
Total Contracted & Professional Services	420	317	103	5,104	4,317	787	5,900	796
Total Golf Expense	83,830	79,832	3,998	520,365	506,765	13,600	873,633	353,267
Total Golf Income / (Loss)	\$ 59,194	\$ 31,468	\$ 27,726	\$ 103,292	\$ 45,485	\$ 57,807	\$ (88,583)	\$ (191,873)

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
July 1, 2019 to July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to052023	\$ 32,710	\$ 32,414	\$ 296	\$ 227,093	\$ 226,897	\$ 196	\$ 388,966	\$ 161,873
4011 - BD Expense- Rec SA 062018 to 052023	216	(2,917)	3,133	(2,519)	(20,421)	17,902	(35,007)	(32,488)
	32,925	29,497	3,428	224,575	206,476	18,099	353,959	129,385
Lease Income								
4435 - Lease Income - Barn 8	751	650	101	5,257	4,550	707	7,800	2,543
	751	650	101	5,257	4,550	707	7,800	2,543
Non-Lease Facility Rentals								
4400 - Facility Rentals	390	400	(10)	1,933	1,600	333	2,000	68
4411 - Picnic Shelter Rentals	300	597	(297)	1,640	1,195	445	1,195	(445)
	690	997	(307)	3,573	2,795	778	3,195	(377)
Rec Center and Pools Income								
4510 - Health Club Membership	8	817	(809)	512	5,717	(5,205)	9,800	9,288
4223 - Gym and Pool Access Cards	800	42	758	2,758	292	2,466	500	(2,258)
4502 - Instructor & Trainer Fees	829	104	725	3,094	729	2,365	1,250	(1,844)
4513 - Main Pool Income	3,982	-	3,982	6,954	-	6,954	-	(6,954)
4515 Locker Rental	30	-	30	60	-	60	-	(60)
4516 - Quiet Pool Income	-	-	-	552	-	552	-	(552)
Total Recreation Income	5,649	963	4,686	13,930	6,738	7,192	11,550	(2,380)
Total Recreation Income	40,015	32,107	7,908	247,334	220,559	26,775	376,504	129,171
Expense								
Administrative								
5015 - Bank Charges & Fees	-	42	(42)	31	300	(269)	515	484
5090 - Office Supplies	556	167	389	1,064	1,167	(103)	2,000	936
5205 - Events Charges	200	-	200	200	-	200	350	150
5210 - Printing and Copying	-	-	-	175	-	175	-	(175)
5227 - Training & Conferences	-	178	(178)	728	1,250	(522)	2,142	1,414
6408 - Uniforms	-	-	-	1,120	-	1,120	276	(844)
Total Administrative	756	387	369	3,318	2,717	601	5,283	1,965
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	591	500	91	500	(91)
9005 - State B&O Tax	53	15	38	141	31	110	52	(89)
Total Regulatory Compliance	53	15	38	732	531	201	552	(180)
CC&Rs/ Mandates								
5215 - Postage	-	-	-	61	-	61	-	(61)
CC&Rs/ Mandates Total	-	-	-	61	-	61	-	(61)
Payroll & Benefits								
5300 - Salaries	24,320	27,706	(3,386)	113,339	119,139	(5,800)	214,763	101,424
5335 - Payroll Taxes- Employer	2,504	3,299	(795)	11,901	14,250	(2,349)	26,424	14,523
5385 - Payroll Benefits - Medical	3,609	1,674	1,935	13,186	11,723	1,463	20,097	6,911

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
July 1, 2019 to July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	-	-
Total Payroll & Benefits	30,432	32,679	(2,247)	138,426	145,112	(6,686)	261,284	122,858
Utilities								
6000 - Utilities	-	-	-	147	-	147	-	(147)
6050 - Utilities- Communications Service	610	100	510	3,715	700	3,015	1,200	(2,515)
6033 - Utilities- Electricity	1,323	1,179	144	8,564	8,254	310	14,149	5,585
6005 - Utilities- Natural Gas	2,660	1,930	730	7,868	5,665	2,203	10,609	2,741
6023 - Utilities- Water & Sewer	-	1,186	(1,186)	6,230	6,081	149	12,160	5,930
6035 - Utilities- Trash & Recycling Service	-	125	(125)	2,284	875	1,409	1,500	(784)
Total Utilities	4,593	4,520	73	28,808	21,575	7,233	39,618	10,810
Maintenance & Landscaping								
6515 - Building R&M- Materials	166	167	(1)	7,506	1,167	6,339	2,000	(5,506)
6520 - Building R&M- Contract Services	-	-	-	3,206	-	3,206	-	(3,206)
6675 - Equipment R&M	252	258	(6)	2,593	1,803	790	2,060	(533)
6635 - Janitorial Supplies	1,475	228	1,247	2,451	1,593	858	2,730	279
6110 - Landscape R&M	2,301	1,417	884	20,851	9,920	10,931	17,006	(3,845)
6796 - Other R&M	-	50	(50)	(168)	350	(518)	600	768
6795 - Other Supplies	875	658	217	5,756	4,616	1,140	7,914	2,158
6621 - Raw Materials: Sand & Gravel	745	292	453	1,088	2,042	(954)	3,500	2,412
6765 - Small Tools & Equipment	-	172	(172)	413	1,210	(797)	2,075	1,662
6785 - Vehicle Fuel	338	417	(79)	2,784	2,917	(133)	5,000	2,216
6775 - Vehicle R&M	-	91	(91)	283	636	(353)	1,090	807
Total Maintenance & Landscaping	6,151	3,750	2,401	46,764	26,254	20,510	43,975	(2,788)
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	190	-	190	-	(190)
5125 - IT Support and Services	-	10	(10)	-	72	(72)	124	124
6438 - Pool Management	727	5,616	(4,889)	16,883	11,232	5,651	22,464	5,581
6440 - Safety & Security Services	-	-	-	554	-	554	-	(554)
7095 - Contracted and Professional Services	2,523	-	2,523	3,805	-	3,805	-	(3,805)
Total Contracted & Professional Services	3,250	5,626	(2,376)	21,432	11,304	10,128	22,588	1,156
Total Recreation Expense	45,235	46,977	(1,742)	239,541	207,493	32,048	373,300	133,760
Total Recreation Income / (Loss)	\$ (5,220)	\$ (14,870)	\$ 9,650	\$ 7,793	\$ 13,066	\$ (5,273)	\$ 3,204	\$ (4,589)

Income Statement Report

Sudden Valley Community Association

UDR Activity

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	(474.60)	0.00	(474.60)	(475.11)	0.00	(475.11)	0.00	475.11
4001 - BD Expense- 2018 Ops & prior	2,911.89	0.00	2,911.89	30,508.40	0.00	30,508.40	0.00	(30,508.40)
4002 - Member Assessments 2016	(503.64)	0.00	(503.64)	(503.64)	0.00	(503.64)	0.00	503.64
4004 - Member Assessments 2017	(573.36)	0.00	(573.36)	(573.36)	0.00	(573.36)	0.00	573.36
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	2,613.05	0.00	2,613.05	0.00	(2,613.05)
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	1,360.29	0.00	1,360.29	(17,529.01)	0.00	(17,529.01)	0.00	17,529.01
Collections Income								
4710 - Late Fees & Interest	4,076.69	0.00	4,076.69	23,501.13	0.00	23,501.13	0.00	(23,501.13)
4711 - BD Expense- Late Fee & Int	(2,411.60)	0.00	(2,411.60)	(7,979.88)	0.00	(7,979.88)	0.00	7,979.88
4715 - Lien Fees	0.00	0.00	0.00	2,200.00	0.00	2,200.00	0.00	(2,200.00)
4720 - Legal Fees/ Reimbursements	3,216.00	0.00	3,216.00	3,826.00	0.00	3,826.00	0.00	(3,826.00)
4721 - BD Expense- Legal	85.66	0.00	85.66	(833.13)	0.00	(833.13)	0.00	833.13
Total Collections Income	4,966.75	0.00	4,966.75	20,714.12	0.00	20,714.12	0.00	(20,714.12)
Investment Income								
4910 - Interest Earned - Reserve Accounts	640.29	0.00	640.29	1,854.87	0.00	1,854.87	0.00	(1,854.87)
Total Investment Income	640.29	0.00	640.29	1,854.87	0.00	1,854.87	0.00	(1,854.87)
Total UDR Activity Income	6,967.33	0.00	6,967.33	5,039.98	0.00	5,039.98	0.00	(5,039.98)
Expense								
Regulatory Compliance								
9005 - State B&O Tax	62.12	0.00	62.12	390.06	0.00	390.06	0.00	(390.06)
Total Regulatory Compliance	62.12	0.00	62.12	390.06	0.00	390.06	0.00	(390.06)
CC&Rs/ Mandates								
5025 - Collection Charges	132.70	0.00	132.70	1,034.97	0.00	1,034.97	0.00	(1,034.97)

Income Statement Report

Sudden Valley Community Association

UDR Activity

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
CC&Rs/ Mandates								
5040 - Transfer Fees	0.00	0.00	0.00	500.00	0.00	500.00	0.00	(500.00)
5065 - Lien Charges	1,552.50	0.00	1,552.50	5,710.50	0.00	5,710.50	0.00	(5,710.50)
7020 - Legal Services	5,085.90	0.00	5,085.90	11,641.50	0.00	11,641.50	0.00	(11,641.50)
Total CC&Rs/ Mandates	6,771.10	0.00	6,771.10	18,886.97	0.00	18,886.97	0.00	(18,886.97)
Payroll & Benefits								
5391 - Accrued Vacation Liability	296.81	0.00	296.81	18,299.96	0.00	18,299.96	0.00	(18,299.96)
Total Payroll & Benefits	296.81	0.00	296.81	18,299.96	0.00	18,299.96	0.00	(18,299.96)
Contracted & Professional Services								
6442 - Snow Removal Services	0.00	0.00	0.00	49,068.44	0.00	49,068.44	0.00	(49,068.44)
6443 - Snow Removal Wages - Regular	0.00	0.00	0.00	31,386.24	0.00	31,386.24	0.00	(31,386.24)
6444 - Snow Removal Wages - OT	0.00	0.00	0.00	8,502.94	0.00	8,502.94	0.00	(8,502.94)
6445 - Snow Removal Taxes & Benefits	0.00	0.00	0.00	5,642.38	0.00	5,642.38	0.00	(5,642.38)
Total Contracted & Professional Services	0.00	0.00	0.00	94,600.00	0.00	94,600.00	0.00	(94,600.00)
Reserve Expenses/Transfers								
9890 - UDR Legal Expenses	0.00	0.00	0.00	87.00	0.00	87.00	0.00	(87.00)
Total Reserve Expenses/Transfers	0.00	0.00	0.00	87.00	0.00	87.00	0.00	(87.00)
Reserve UDR Projects								
9619.01 - Kens Cozy Kitchen UDR	1,188.00	0.00	1,188.00	6,750.00	0.00	6,750.00	14,400.00	7,650.00
9619.02 - Hazardous Tree Removal	0.00	0.00	0.00	8,788.51	0.00	8,788.51	16,990.90	8,202.39
9699 - UDR Project Budget Adj	0.00	0.00	0.00	0.00	0.00	0.00	(59,655.77)	(59,655.77)
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	7,771.25	0.00	7,771.25	16,875.44	0.00	16,875.44	24,112.88	7,237.44
Total Reserve UDR Projects	8,959.25	0.00	8,959.25	36,163.95	0.00	36,163.95	0.00	(36,163.95)
Total UDR Activity Expense	16,089.28	0.00	16,089.28	168,427.94	0.00	168,427.94	0.00	(168,427.94)
Total UDR Activity Income / (Loss)	(9,121.95)	0.00	(9,121.95)	(163,387.96)	0.00	(163,387.96)	0.00	163,387.96

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4030 - Special Assessments	(215.90)	0.00	(215.90)	(215.90)	0.00	(215.90)	0.00	215.90
4031 - CRRRF Special Assessment 16/17	(31.68)	0.00	(31.68)	(31.68)	0.00	(31.68)	0.00	31.68
4032 - BD Expense- CRRRF SA 16/17	(744.80)	0.00	(744.80)	142.58	0.00	142.58	0.00	(142.58)
4041 - BD Expense- MR&R	93.85	0.00	93.85	70.70	0.00	70.70	0.00	(70.70)
4042 - Capital Rep& Repl Assmt 2017	(131.64)	0.00	(131.64)	(131.64)	0.00	(131.64)	0.00	131.64
4043.19 - Capital Rep& Repl Assmt 2019	88,775.17	0.00	88,775.17	614,590.41	0.00	614,590.41	0.00	(614,590.41)
4045 - Capital Rep& Repl Assessment	(150.00)	0.00	(150.00)	(150.00)	0.00	(150.00)	0.00	150.00
4046 - BD Expense- CRRRF 18 & Prior	4,335.87	0.00	4,335.87	5,405.63	0.00	5,405.63	0.00	(5,405.63)
4048 - Capital Rep& Repl Assmt 2016	(150.00)	0.00	(150.00)	(150.00)	0.00	(150.00)	0.00	150.00
4049 - BD Expense - CRRRF 2019	(3,148.63)	0.00	(3,148.63)	(14,513.41)	0.00	(14,513.41)	0.00	14,513.41
4050 - Roads Capital Assessment	(208.20)	0.00	(208.20)	(208.20)	0.00	(208.20)	0.00	208.20
4051 - BD Expense- Roads 18 & Prior	5,684.72	0.00	5,684.72	9,044.55	0.00	9,044.55	0.00	(9,044.55)
4052 - Roads Capital Assmt 2016	(232.28)	0.00	(232.28)	(232.28)	0.00	(232.28)	0.00	232.28
4053 - BD Expense - Roads 2019	(3,458.27)	0.00	(3,458.27)	(17,350.45)	0.00	(17,350.45)	0.00	17,350.45
4054 - Roads Capital Assmt 2017	(207.48)	0.00	(207.48)	(207.48)	0.00	(207.48)	0.00	207.48
4055.19 - Roads Capital Assmt 2019	103,150.42	0.00	103,150.42	714,110.18	0.00	714,110.18	0.00	(714,110.18)
4060.19 - Mailbox Capital Assmt 2019	2,140.33	0.00	2,140.33	14,817.46	0.00	14,817.46	0.00	(14,817.46)
4061 - BD Expense- Mailbox 2006 SA	(73.55)	0.00	(73.55)	(343.27)	0.00	(343.27)	0.00	343.27
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	195,427.93	0.00	195,427.93	1,322,454.62	0.00	1,322,454.62	0.00	(1,322,454.62)
New Home Construction Fees								
4360 - Storm Water Mitigation Revenue	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)
Total New Home Construction Fees	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)
Other AR Income								
4242 - Title Transfer Fee: Capital	41,515.38	0.00	41,515.38	134,379.40	0.00	134,379.40	0.00	(134,379.40)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4343 - BD Expense- Title Transfer Fee: Capit	(382.11)	0.00	(382.11)	(404.20)	0.00	(404.20)	0.00	404.20
Total Other AR Income	41,133.27	0.00	41,133.27	133,975.20	0.00	133,975.20	0.00	(133,975.20)
Investment Income								
4910 - Interest Earned - Reserve Accounts	4,765.25	0.00	4,765.25	13,811.39	0.00	13,811.39	0.00	(13,811.39)
Total Investment Income	4,765.25	0.00	4,765.25	13,811.39	0.00	13,811.39	0.00	(13,811.39)
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	0.00	0.00	0.00	737.33	0.00	737.33	0.00	(737.33)
4922 - Capital Gain (Loss) on Lots	979.64	0.00	979.64	14,708.92	0.00	14,708.92	0.00	(14,708.92)
Total Capital Gain (Loss) on Sale of Assets	979.64	0.00	979.64	15,446.25	0.00	15,446.25	0.00	(15,446.25)
Total SVCA Reserves Income	242,306.09	0.00	242,306.09	1,486,687.46	0.00	1,486,687.46	0.00	(1,486,687.46)
<u>Expense</u>								
Administrative								
5017 - Capital Lease Interest Expense	0.00	0.00	0.00	2,843.56	0.00	2,843.56	0.00	(2,843.56)
Total Administrative	0.00	0.00	0.00	2,843.56	0.00	2,843.56	0.00	(2,843.56)
Regulatory Compliance								
9015 - Property/Real Estate Tax	0.00	0.00	0.00	962.41	0.00	962.41	0.00	(962.41)
Total Regulatory Compliance	0.00	0.00	0.00	962.41	0.00	962.41	0.00	(962.41)
Depreciation Expense								
6320 - Depr - Buildings	571.31	0.00	571.31	3,999.17	0.00	3,999.17	0.00	(3,999.17)
6325 - Depr - Land Improvement	5,091.24	0.00	5,091.24	35,648.52	0.00	35,648.52	0.00	(35,648.52)
6326 - Depr - Mailboxes	2,069.98	0.00	2,069.98	14,489.86	0.00	14,489.86	0.00	(14,489.86)
6327 - Depr - Roads and Bridges	37,467.35	0.00	37,467.35	262,271.45	0.00	262,271.45	0.00	(262,271.45)
6328 - Depr - Building Improvements	12,010.52	0.00	12,010.52	83,905.88	0.00	83,905.88	0.00	(83,905.88)
6330 - Depr - Furniture & Fixtures	111.73	0.00	111.73	782.11	0.00	782.11	0.00	(782.11)
6335 - Depr - Communication Equipment	328.83	0.00	328.83	2,301.81	0.00	2,301.81	0.00	(2,301.81)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6337 - Depr - Computers	1,420.08	0.00	1,420.08	9,940.56	0.00	9,940.56	0.00	(9,940.56)
6340 - Depr - Machinery & Equipment	16,781.18	0.00	16,781.18	117,182.72	0.00	117,182.72	0.00	(117,182.72)
6350 - Depr - Vehicles	5,900.53	0.00	5,900.53	41,303.71	0.00	41,303.71	0.00	(41,303.71)
6360 - Amortization	610.76	0.00	610.76	4,275.32	0.00	4,275.32	0.00	(4,275.32)
Total Depreciation Expense	82,363.51	0.00	82,363.51	576,101.11	0.00	576,101.11	0.00	(576,101.11)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	6,237.15	0.00	6,237.15	40,087.28	0.00	40,087.28	0.00	(40,087.28)
9999 - Reserve Cap Project Budget Adj	0.00	0.00	0.00	0.00	0.00	0.00	(4,518,009.65)	(4,518,009.65)
Total Reserve Expenses/Transfers	6,237.15	0.00	6,237.15	40,087.28	0.00	40,087.28	(4,518,009.65)	(4,558,096.93)
Reserve CRRRF Capital Proejcts								
9718.08 - Golf Cart Life Extension	634.12	0.00	634.12	15,590.02	0.00	15,590.02	20,478.00	4,887.98
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
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	18,900.18	0.00	18,900.18	18,900.18	0.00	18,900.18	22,000.00	3,099.82
9719.04 - Greens Triplex Mower	0.00	0.00	0.00	38,619.49	0.00	38,619.49	39,778.00	1,158.51
9719.05 - Sec/ Parks/ Maint Vehicles	60,496.44	0.00	60,496.44	134,538.58	0.00	134,538.58	133,188.00	(1,350.58)
9719.06 - Cardio Equipment (x14)	1,571.39	0.00	1,571.39	67,900.84	0.00	67,900.84	78,215.00	10,314.16
9719.07 - Main Pool Heaters	0.00	0.00	0.00	8,316.68	4,158.00	4,158.68	8,316.67	(0.01)
9719.08 - Quiet Pool Retaining Wall & Pump	19,431.31	0.00	19,431.31	21,502.56	0.00	21,502.56	63,360.00	41,857.44
9719.09 - Pressure Pump #14 Pump Station	0.00	0.00	0.00	6,944.00	0.00	6,944.00	7,153.00	209.00
9719.10 - Golf Course Irrigation System	4,000.00	0.00	4,000.00	4,000.00	0.00	4,000.00	500,362.10	496,362.10
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	105,033.44	0.00	105,033.44	392,599.44	4,158.00	388,441.44	980,766.65	588,167.21
Reserve CRRRF Capital Loan Projects								
9717.02 - Marina Standpipe & Gangways	0.00	0.00	0.00	255,315.75	0.00	255,315.75	248,989.30	(6,326.45)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Loan Projects								
9717.03 - Marina Soft Armoring A&E/ Constr	0.00	0.00	0.00	442,259.96	0.00	442,259.96	428,627.30	(13,632.66)
9717.05 - Demo Barn 6/ Sprung Structure In:	(197.05)	0.00	(197.05)	335,929.11	0.00	335,929.11	647,745.68	311,816.57
9717.06 - (2) Pools Liner/Deck/ADA Constr	0.00	0.00	0.00	654,028.58	0.00	654,028.58	645,834.67	(8,193.91)
9717.07 - CRRRF Project Manager	390.24	0.00	390.24	60,406.45	0.00	60,406.45	82,203.00	21,796.55
9717.071 - PNW Recomend Contingency	0.00	0.00	0.00	0.00	0.00	0.00	107,637.30	107,637.30
9717.072 - SVCA Mgmt Contingency	0.00	0.00	0.00	500.00	0.00	500.00	111,438.75	110,938.75
Total Reserve CRRRF Capital Loan Project	193.19	0.00	193.19	1,748,439.85	0.00	1,748,439.85	2,272,476.00	524,036.15
Reserve Roads Capital Projects								
9901 - RDS- Windward Dr Retaining Wall Cc	0.00	0.00	0.00	12,043.00	0.00	12,043.00	30,000.00	17,957.00
9918.02 - 2018/2019 Roads Surfacing	30,352.49	0.00	30,352.49	82,585.50	0.00	82,585.50	597,300.00	514,714.50
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	4,888.50	0.00	4,888.50	36,465.00	31,576.50
9918.10 - Windward Drainage Design	2,779.10	0.00	2,779.10	10,000.00	0.00	10,000.00	10,000.00	0.00
9919.01 - 2019 Roads On-Call Engineering	3,559.50	0.00	3,559.50	10,806.00	0.00	10,806.00	23,000.00	12,194.00
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
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	708.75	0.00	708.75	4,309.27	0.00	4,309.27	107,000.00	102,690.73
9919.07 - Barn 7 & Rotunda Foundation Ren	11,176.88	0.00	11,176.88	16,250.89	0.00	16,250.89	51,072.00	34,821.11
9919.09 - Sugarpine Cul de Sac	30,000.00	0.00	30,000.00	30,000.00	0.00	30,000.00	30,000.00	0.00
Total Reserve Roads Capital Projects	78,576.72	0.00	78,576.72	172,090.15	0.00	172,090.15	1,092,371.00	920,280.85
Reserve Road CVC Capital Project								
9919.08 - 2019 Culvert Vegetation Control	2,304.59	0.00	2,304.59	18,788.81	0.00	18,788.81	18,809.00	20.19

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve Road CVC Capital Project								
9919.082 - 2019 CVC - Wages, Taxes, & Ber	14,774.78	0.00	14,774.78	51,103.34	0.00	51,103.34	153,587.00	102,483.66
Total Reserve Road CVC Capital Project	17,079.37	0.00	17,079.37	69,892.15	0.00	69,892.15	172,396.00	102,503.85
Total SVCA Reserves Expense	289,483.38	0.00	289,483.38	3,003,015.95	4,158.00	2,998,857.95	0.00	(3,003,015.95)
Total SVCA Reserves Income / (Loss)	(47,177.29)	0.00	(47,177.29)	(1,516,328.49)	(4,158.00)	(1,512,170.49)	0.00	1,516,328.49
Total Association Net Income / (Loss)	77,121.51	41,351.00	35,770.51	(1,257,943.08)	189,831.00	(1,447,774.08)	0.00	1,257,943.08

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2019

	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			SVCA Owned Lots				LLE & CTB	Dues Exempt	Total Non-Billable Lots	Total All Lots	
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	Wdtd	Avail.	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
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	35	109	144	412	2,386	2,798	15	75	6	14	5	7	28	36	1	18	447	2,495	2,942	55	150	205	502	2,645	3,147	773	0	0	773	713	8	1,494	4,641	
Jun	42	121	163	378	2,334	2,712	37	111	15	17	0	5	27	38	2	19	420	2,455	2,875	81	190	271	501	2,645	3,146	773	0	0	773	714	8	1,495	4,641	
Jul	43	136	179	388	2,337	2,725	32	57	6	50	1	11	25	40	2	14	431	2,473	2,904	66	172	238	497	2,645	3,142	773	0	0	773	718	8	1,499	4,641	
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