

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

	<u>Unaudited</u>	<u>Audited</u>	<u>Inc / (Dec)</u>
	<u>Sep 30, 2019</u>	<u>Dec 31, 2018</u>	
OPERATIONS			
Current Assets			
Operating Cash	\$ 705,407	\$ 347,318	\$358,089
Building Completion Deposit Fund	238,025	210,750	27,275
Member Receivables - Operations*	728	48,727	(47,999)
Other Receivables	10,606	11,262	(656)
Prepaid Expenses	73,112	57,817	15,295
Inventory	5,292	12,538	(7,246)
Total Current Assets	1,033,170	688,412	344,758
Current Liabilities			
Accounts Payable	(103,851)	(143,718)	\$39,867
Accrued Vacation Liability	(46,415)	(33,375)	(13,040)
Accrued Payroll	0	(34,905)	34,905
Prepaid Assessments	(197,661)	(138,284)	(59,377)
Building Completion Deposits	(238,250)	(210,750)	(27,500)
Other Refundable Deposits	(4,596)	(4,993)	397
Prepaid Golf Memberships	(3,901)	(58,358)	54,457
Total Current Liabilities	(594,674)	(624,383)	29,709
Operating Reserve Funds			
Emergency Operating Cash	354,931	352,243	2,688
Undesignated Reserves Cash	201,478	254,736	(53,258)
Total Operating Reserve Funds	556,409	606,979	(50,570)
Net Operating Assets	\$ 994,905	\$ 671,008	\$323,897
CAPITAL			
Capital Current Assets			
CRRRF Reserve Cash Fund	1,279,862	378,709	901,153
Roads Reserve Cash Fund	1,044,977	898,015	146,962
Board Density Reduction Cash Fund	129,811	115,167	14,644
Mailbox Cash Fund	21,646	2,843	18,803
Capital Reserve Holding Cash Fund	488,998	312,800	176,198
Mitigation Assignment of Savings Cash	44,229	45,745	(1,516)
LWWSA Assignment of Savings Cash	137,040	136,275	765
Member Receivables - Capital	-	2,193	(2,193)
Total Capital Current Assets	3,146,563	1,891,747	1,254,816
Capital Fixed Assets			
Fixed Assets	11,782,353	10,632,826	1,149,527
Lots Held for Sale	74,256	74,256	-
Total Capital Assets	11,856,609	10,707,082	1,149,527
Long Term Liabilities			
CRRRF Loan	(1,526,717)	(295,196)	(1,231,521)
Capital Lease- Gym Equipment	(46,168)	-	(46,168)
Capital Lease- Golf Carts	-	(7,977)	7,977
Total Long Term Liabilities	(1,572,885)	(303,173)	(1,269,712)
NET ASSETS	\$ 14,425,192	\$ 12,966,664	\$1,458,528
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	342,825	(\$57,727)	\$400,552
Current Year Net Income: Rec Special Assmt	(4,280)	(24,916)	20,636
Current Year Net Income: Capital	1,119,983	303,706	816,277
Retained Earnings	4,642,255	4,724,898	(82,643)
Capital	8,324,409	8,020,703	303,706
TOTAL MEMBER EQUITY	\$ 14,425,192	\$12,966,664	\$1,458,528

* 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 September 30, 2019 and December 31, 2018, the balance of receivables written off under GAAP policy were respectively, \$626,979 and \$525,711.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED

	Current Month - September 2019			Year to Date - 9 Months Ending 09/30/2019			
	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	173,654		192,334	1,559,239			1,726,820
Bad Debt Reserve	930		2,036	(42,634)			(37,136)
Net Current Year Assessment Income	174,584	17,167	194,370	1,516,605	99,850	97.3%	1,689,684
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	32,495			291,912			
Bad Debt Reserve	621			(3,050)			
Net Special Ops Assmt Income	33,116	3,619		288,862	23,391		
Bad Debt Recoveries - Prior Years			1,537				14,823
Golf Income	85,362	10,962	0	830,273	102,074		0
Marina Income	1,060	1,060	0	126,340	17,830		0
Rec Center & Pools Income	948	(166)	0	19,070	10,244		0
Legal & Collections Income	0	0	0	0	0		0
Other Income	10,363	5,281	15,711	73,500	22,462		173,483
Rental Income - Other	740	740	0	4,775	1,580		0
Area Z Rental Income	217	217	0	14,369	119		0
Lease Income	3,361	120	0	30,249	1,082		0
New Home Construction Fees	0	0	0	106,290	71,290		1,000
Capital Gain (Loss) on Sale of Assets	0	0	0	0	0		16,946
Investment Income	497	455	4,481	2,137	1,762		22,995
Total Revenue	310,248	39,455	216,099	3,012,470	351,684		1,918,931
EXPENSES							
Salaries & Benefits	147,498	13,367	0	1,339,064	98,886		0
Contracted & Professional Services	28,087	(12,380)	0	195,796	(58,554)		0
CC&Rs/ Mandates	29,981	925	0	249,253	2,409		0
Maintenance & Landscaping	31,955	500	0	327,869	(55,312)		0
Utilities	11,285	1,997	0	138,299	(4,009)		0
Administrative	16,698	(7,612)	0	125,671	(31,144)		2,844
Regulatory Compliance	9,375	(5,384)	0	54,360	19,576		962
Insurance Premiums	8,709	552	0	81,435	1,915		0
Other Expenses	62	596	0	6,204	(279)		0
Capital Lease Interest Expense	0	0	0	0	0		0
Depreciation Expense	0	0	82,364	0	0		740,828
Interest expense	0	0	5,878	0	0		52,121
Total Expenses	283,650	(7,439)	88,242	2,517,951	(26,512)		796,755
Net Income (Loss)	26,598	32,016	127,857	494,519	325,172		1,122,176
Net UDR Activity for Operations							
Area Z Mitigation	0			(16,875)			
GM Recruiting Expense	0			(3,750)			
Harardous Tree Removal	0			(8,789)			
Ken's Cozy Kitchen- Gym Assistance	(1,188)			(9,180)			
Snow Removal	0			(94,600)			
Net Income (Loss) with Board Approved UDR	25,410	32,016	127,857	361,325	325,172		1,122,176
Other Activity							
Net Other UDR Activity*	3,724			38,963			
AR Accrual - Prior Year Reversal	0		0	(48,703)			(2,193)
AR Accrual - Current Year	0		0	0			0
Vacation Liability- Prior Year Reversal	4,940			(13,040)			
Total Other Activity	8,664		0	(22,780)			(2,193)
Grand Total Activity	34,074	32,016	127,857	338,545	325,172		1,119,983

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

Sudden Valley Community Association
Reserve Cash Balance & Activity
 9 Months Actual, 3 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	780,569	911,202		-	18,731		1,710,502	-	71,344	71,344
Transfer Fees Received, ¼ of 1%			173,483				173,483			-
Storm Water Mitigation Plan Fee		1,000					1,000			-
Investment Income	9,027	9,376	2,715	897	81	899	22,995	2,688	971	3,659
Sale of Assets	2,237			14,709			16,946			-
Capital Loan Distribution	1,381,354						1,381,354			-
BOD Approved Transfer							-		(64,600)	(64,600)
Mitigation Release		1,650				(1,650)	-			-
2019 Expenditures	(1,272,034)	(776,266)	-	(962)	(9)		(2,049,271)		(60,973)	(60,973)
Net Available Cash at 09/30/2019	1,279,862	1,044,977	488,998	129,811	21,646	181,269	\$ 3,146,563	354,931	201,478	\$ 556,409
3 Month Outlook										
Outlook - 2019 Dues (91% collections)	238,677	277,326			4,839		\$ 520,842			\$ -
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	(50,900)						(50,900)			-
Capital Gym Equipment Loan Pmt	(4,713)						(4,713)			-
Obligated Expenses	(780,347)	(446,287)				(54,524)	(1,281,158)		(20,659)	(20,659)
Golf Course Irrigation year 2020	271,079						271,079			-
Net Usable Cash Balance 12/31/2019	1,080,624	876,233	488,998	129,816	26,616	-	\$ 2,602,287	354,931	200,246	\$ 555,177
Board Recommended Carryover Balance*	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2019, After Recommendation	\$ 480,624	\$ 376,233	\$ 488,998	\$ 129,816	\$ 26,616	\$ -	\$ 1,502,287	\$ 354,931	\$ 200,246	\$ 555,177
Net Current Year Cash Increase (Decrease)	701,915	(21,782)	176,198	14,649	23,773	(182,020)	\$ 712,733	2,688	(54,490)	\$ (51,802)

*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
September 1, 2019 to September 30, 2019
CURRENT MONTH

Whole \$

UNAUDITED

<u>Department</u>	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	2,514	2,468	8,669	805	30,899	(8,646)	(37,054)	(5,373)
Accounting	3,510	1,427	11,882	8,368	7,503	(2,118)	(15,875)	7,677
Administration	232	107	29,324	3,046	19,675	(8,224)	(48,767)	(5,071)
Common Costs	4,248	1,706	-	-	20,471	(1,457)	(16,223)	249
Facilities	2,868	277	5,776	(51)	6,681	3,869	(9,589)	4,095
Maintenance	315	123	19,412	(9,758)	9,946	(6,944)	(29,043)	(16,579)
Subtotal	<u>13,687</u>	<u>6,108</u>	<u>75,063</u>	<u>2,410</u>	<u>95,175</u>	<u>(23,520)</u>	<u>(156,551)</u>	<u>(15,002)</u>
Golf	85,362	10,962	50,673	5,385	20,653	7,929	14,036	24,276
Marina	1,060	774	-	-	533	546	527	1,320
Subtotal	<u>100,109</u>	<u>17,844</u>	<u>125,736</u>	<u>7,795</u>	<u>116,361</u>	<u>(15,045)</u>	<u>(141,988)</u>	<u>10,594</u>
Rec/ Pools/ Parks								
Special Assmt Earned	32,495						32,495	
Curr Yr Bad Debts Activity	621						621	
Net Special Assmt Dues	<u>33,116</u>	<u>3,619</u>					<u>33,116</u>	<u>3,619</u>
Rec/ Pools/ Parks	2,439	825	21,762	5,572	19,791	(5,757)	(39,114)	640
Subtotal Rec/ Pools/ Parks	<u>35,555</u>	<u>4,444</u>	<u>21,762</u>	<u>5,572</u>	<u>19,791</u>	<u>(5,757)</u>	<u>(5,998)</u>	<u>4,259</u>
Subtotal Operations before Ops Dues	<u>135,664</u>	<u>22,288</u>	<u>147,498</u>	<u>13,367</u>	<u>136,152</u>	<u>(20,802)</u>	<u>(147,986)</u>	<u>14,853</u>
Ops Dues Earned	173,654						173,654	
Curr Yr Bad Debts Activity	930						930	
Net Ops Dues	<u>174,584</u>	<u>17,167</u>					<u>174,584</u>	<u>17,167</u>
Net Operations	<u>310,248</u>	<u>39,455</u>	<u>147,498</u>	<u>13,367</u>	<u>136,152</u>	<u>(20,802)</u>	<u>26,598</u>	<u>32,020</u>
Net BOD Approved UDR Activity for Operations								
Area Z Mitigation	-		-		-		-	
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	<u>310,248</u>	<u>39,455</u>	<u>147,498</u>	<u>13,367</u>	<u>137,340</u>	<u>(20,802)</u>	<u>25,410</u>	<u>32,020</u>
Other Operating Activity								
UDR Activity	6,277				2,553		3,724	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				(4,940)		4,940	
Total Other Operating Activity	<u>6,277</u>				<u>(2,387)</u>		<u>8,664</u>	
Grand Total Operations Activity	<u>316,525</u>	<u>39,455</u>	<u>147,498</u>	<u>13,367</u>	<u>134,953</u>	<u>(20,802)</u>	<u>34,074</u>	<u>32,020</u>

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2019 to September 30, 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	116,395	80,979	80,734	4,956	222,711	(12,165)	(187,050)	73,770
Accounting	31,029	5,948	152,765	30,380	44,688	18,819	(166,424)	55,147
Administration	4,174	3,049	266,151	28,344	130,405	(43,192)	(392,382)	(11,799)
Common Costs	28,311	5,573	-	-	189,435	(1,972)	(161,124)	3,601
Facilities	37,900	333	54,458	(2,726)	102,848	20,414	(119,406)	18,021
Maintenance	1,978	248	170,545	1,604	75,536	(34,024)	(244,103)	(32,172)
Subtotal	219,787	96,130	724,653	62,558	765,623	(52,120)	(1,270,489)	106,568
Golf	830,273	102,423	427,191	18,421	253,913	(17,925)	149,169	102,919
Marina	126,340	16,995	-	-	22,826	(10,872)	103,514	6,123
Subtotal	1,176,400	215,548	1,151,844	80,979	1,042,362	(80,917)	(1,017,806)	215,610
Rec/ Pools/ Parks								
Special Assmt Earned	291,912						291,912	
Curr Yr Bad Debts Activity	(3,050)						(3,050)	
Net Special Assmt Dues	288,862	23,391					288,862	23,391
Rec/ Pools/ Parks	30,603	12,895	187,220	17,907	136,525	(44,482)	(293,142)	(13,680)
Subtotal Rec/ Pools/ Parks	319,465	36,286	187,220	17,907	136,525	(44,482)	(4,280)	9,711
Subtotal Operations before Ops Dues	1,495,865	251,834	1,339,064	98,886	1,178,887	(125,399)	(1,022,086)	225,321
Ops Dues Earned	1,559,239						1,559,239	
Curr Yr Bad Debts Activity	(42,634)						(42,634)	
Net Ops Dues	1,516,605	99,850					1,516,605	99,850
Net Operations	3,012,470	351,684	1,339,064	98,886	1,178,887	(125,399)	494,519	325,171
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	-		-		9,180		(9,180)	
Snow Removal Services	-		-		94,600		(94,600)	
Net Operations with Board Approved UDR	3,012,470	351,684	1,339,064	98,886	1,312,081	(125,399)	361,325	325,171
Other Operating Activity								
UDR Activity	63,945				24,982		38,963	
AR Accrual - Prior Year Reversal	(48,703)				-		(48,703)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				13,040		(13,040)	
Total Other Operating Activity	15,242				38,022		(22,780)	
Grand Total Operations Activity	3,027,712	351,684	1,339,064	98,886	1,350,103	(125,399)	338,545	325,171

* Excludes Depreciation

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

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

UNAUDITED

	<u>2019 September</u> <u>Actuals</u>	<u>2019 MTD</u> <u>B / (W) Budget</u>	<u>2019 YTD</u> <u>(9 Months) Actuals</u>	<u>2019 YTD</u> <u>B / (W) Budget</u>
REVENUE				
Dues and Assessment Income- Ops	174,584	17,167	1,516,605	99,850
Special Ops Assmt Income- Rec/ Pools/ Parks	33,116	3,619	288,861	23,376
Golf Income	85,362	10,962	830,273	102,074
Marina Income	1,060	1,060	126,340	17,830
Area Z Rental Income	217	217	14,369	119
Lease Income	3,361	120	30,249	1,082
Non-Lease Facility Rentals	740	740	4,775	1,580
Rec Center and Pools Income	948	(166)	19,070	10,244
New Home Construction Fees	-	-	106,290	71,290
Other AR Income	9,666	5,083	63,636	17,705
Other Income	697	198	9,865	4,757
Investment Income	497	455	2,137	1,762
Total Revenue	310,248	39,455	3,012,470	351,669
EXPENSES				
Salaries & Benefits				
ACC / Security	8,669	805	80,734	4,956
Accounting	11,882	8,368	152,765	30,380
Administration	29,324	3,046	266,151	28,344
Facilities	5,776	(51)	54,458	(2,726)
Maintenance	19,412	(9,758)	170,545	1,604
Golf	50,673	5,385	427,191	18,421
Rec/ Pools/ Parks	21,762	5,572	187,220	17,907
Total Salaries & Benefits	147,498	13,367	1,339,064	98,886
Other Expenses				
Administrative				
General Administrative	-	83	523	1,427
Bank Charges & Fees	3,064	(572)	19,210	(2,527)
Dues & Subscriptions	421	1,217	24,372	(9,625)
Office Supplies	3,514	(1,714)	18,502	(2,302)
GM Discretionary Funds	741	(408)	5,214	(2,214)
Advertising Costs	9	308	4,406	2,344
Cash Over/Short	(20)	20	228	(228)
Currency Gain/Loss	134	(134)	1,032	(1,032)
Events Charges	4,568	(4,568)	13,251	(3,151)
Printing & Copying	1,164	(688)	9,853	(2,583)
Training & Conferences	1,793	(1,107)	7,152	(971)
Recruiting Expense	139	(139)	6,075	(6,075)
Payroll Service Fees	744	4	7,661	(930)
Uniforms	427	86	8,370	(3,455)
Cashiering Clearing Account	-	-	(178)	178
Total Administrative	16,698	(7,612)	125,671	(31,144)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	6,645	(4,229)	21,442	(7,289)
Permits & Licenses	184	116	2,967	218
Audit & Tax Services	-	-	3,000	25,000
Regulatory Compliance	1,970	(1,334)	3,781	1,947
Federal Income Tax	-	-	-	-
State B&O Tax	576	63	7,509	(982)
Property/Real Estate Tax	-	-	15,661	682
Total Regulator Compliance	9,375	(5,384)	54,360	19,576
CC&Rs/ Mandates				
Annual General Meeting	3,450	1,550	6,059	8,941
Special General Meeting	806	(806)	6,008	(6,008)
Board Support	498	(248)	3,251	(1,001)
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	857	(464)	4,249	(1,397)
Postage	195	136	2,480	498
Postage- Views	1,761	(594)	8,917	1,583
Newsletter Services	4,708	(375)	39,052	(52)
Legal Services	2,162	2,005	42,251	(4,751)
Professional Security Services	15,544	(279)	136,986	4,596
Total CC&Rs/ Mandates	29,981	925	249,253	2,409
Insurance Premiums	8,709	552	81,435	1,915
Utilities				
Utilities	(3,175)	3,175	2,286	(2,286)

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

UNAUDITED

	<u>2019 September</u> <u>Actuals</u>	<u>2019 MTD</u> <u>B / (W) Budget</u>	<u>2019 YTD</u> <u>(9 Months) Actuals</u>	<u>2019 YTD</u> <u>B / (W) Budget</u>
Utilities- Natural Gas	2,514	27	20,166	(2,323)
Utilities- Water & Sewer	-	1,185	28,886	528
Utilities- Electricity	4,059	1,094	41,466	5,940
Utilities- Trash & Recycling Service	2,652	(1,016)	13,476	1,255
Utilities- Communications Service	5,235	(2,468)	32,019	(7,123)
Total Utilities	<u>11,285</u>	<u>1,997</u>	<u>138,299</u>	<u>(4,009)</u>
Maintenance & Landscaping				
Landscape R&M	3,412	1,808	53,735	(10,866)
Building R&M- Materials	571	1,307	15,035	2,007
Building R&M- Contract Services	2,609	521	27,028	1,137
Raw Materials	186	1,942	37,289	(18,126)
Raw Materials: Sand & Gravel	3,479	4,112	19,790	13,606
Janitorial Supplies	1,130	36	16,724	(6,238)
Equipment R&M	1,500	1,804	48,184	(11,146)
Small Tools & Equipment	745	(334)	7,742	112
Vehicle R&M	5,919	(4,989)	24,310	(15,112)
Vehicle Fuel	4,481	(694)	35,379	(1,417)
Other Supplies	5,264	(3,096)	27,472	(3,763)
Other R&M	2,659	(1,917)	15,181	(5,506)
Total Maintenance & Landscaping	<u>31,955</u>	<u>500</u>	<u>327,869</u>	<u>(55,312)</u>
Contracted & Professional Services				
Equipment Lease & Rental	1,209	(551)	10,176	(2,151)
IT Support and Services	2,873	(15)	34,278	4,865
Pool Management	9,227	(3,611)	26,797	(4,333)
Safety & Security Services	381	478	20,411	(2,086)
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	7,150	(4,859)	25,011	(4,386)
Other Professional Services	7,247	(3,822)	62,230	(43,605)
Total Contracted & Professional Services	<u>28,087</u>	<u>(12,380)</u>	<u>195,796</u>	<u>(58,554)</u>
Other Expenses				
Vandalism	-	250	4,939	(2,689)
Emergency Preparedness Committee Support	62	346	1,265	2,410
Total Other Expenses	<u>62</u>	<u>596</u>	<u>6,204</u>	<u>(279)</u>
Total Other Expenses	<u>136,152</u>	<u>(20,806)</u>	<u>1,178,887</u>	<u>(125,398)</u>
Total Operations Expenses	<u>283,650</u>	<u>(7,439)</u>	<u>2,517,951</u>	<u>(26,512)</u>
Net Operations Income (Loss)	<u>26,598</u>	<u>32,016</u>	<u>494,519</u>	<u>325,157</u>
Net BOD Approved UDR Activity for Operations (Expense)				
Area Z Mitigation	-	-	(16,875)	-
GM recruiting expense	-	-	(3,750)	-
Harardous Tree Removal	-	-	(8,789)	-
Ken's Cozy Kitchen- Gym Assistance	(1,188)	-	(9,180)	-
Snow Removal Services	-	-	(94,600)	-
Net Operations Income (Loss) with BOD Approved UDR	<u>25,410</u>	<u>32,016</u>	<u>361,325</u>	<u>325,157</u>
Other Operating Activity- Income/(Expense)				
UDR Activity	3,724	-	38,963	-
AR Accrual - Prior Year Reversal	-	-	(48,703)	-
AR Accrual - Current Year	-	-	-	-
Vacation Liability Accrual	4,940	-	(13,040)	-
Total Other Operating Activity	<u>8,664</u>	<u>-</u>	<u>(22,780)</u>	<u>-</u>
Grand Total Operations Activity	<u>34,074</u>	<u>32,016</u>	<u>338,545</u>	<u>325,157</u>

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2019 Ops	930.07	(15,744.00)	16,674.07	(42,633.77)	(141,699.00)	99,065.23	(188,932.00)	(146,298.23)
4005.19 - Member Assessments 2019	173,654.10	173,161.00	493.10	1,559,238.72	1,558,454.00	784.72	2,077,939.00	518,700.28
Total Dues and Assessment Income- Ops	174,584.17	157,417.00	17,167.17	1,516,604.95	1,416,755.00	99,849.95	1,889,007.00	372,402.05
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- Capital	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)
Area Z Rental Income								
4410 - Area Z Storage Rental Income	(41.00)	0.00	(41.00)	(41.00)	0.00	(41.00)	0.00	41.00
Total Area Z Rental Income	(41.00)	0.00	(41.00)	(41.00)	0.00	(41.00)	0.00	41.00
Rec Center and Pools Income								
4223 - Gym and Pool Access Cards	0.00	0.00	0.00	17.36	0.00	17.36	0.00	(17.36)
Total Rec Center and Pools Income	0.00	0.00	0.00	17.36	0.00	17.36	0.00	(17.36)
Other AR Income								
4830 - Advertising Income	3,163.50	2,500.00	663.50	24,477.50	22,500.00	1,977.50	30,000.00	5,522.50
4831 - BD Expense- Views Ads	629.00	0.00	629.00	(33.00)	0.00	(33.00)	0.00	33.00
4842 - Member Donation Income Monthly	0.00	0.00	0.00	275.40	0.00	275.40	0.00	(275.40)
Total Other AR Income	3,792.50	2,500.00	1,292.50	24,719.90	22,500.00	2,219.90	30,000.00	5,280.10

Income Statement Report

Sudden Valley Community Association

Common Costs

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4870 - Member Donation Income	0.00	0.00	0.00	710.00	0.00	710.00	0.00	(710.00)
Total Other Income	0.00	0.00	0.00	710.00	0.00	710.00	0.00	(710.00)
Investment Income								
4900 - Interest Earned - Operating Accounts	496.70	42.00	454.70	2,136.67	375.00	1,761.67	500.00	(1,636.67)
Total Investment Income	496.70	42.00	454.70	2,136.67	375.00	1,761.67	500.00	(1,636.67)
Total Common Costs Income	178,832.37	159,959.00	18,873.37	1,544,916.22	1,439,630.00	105,286.22	1,919,507.00	374,590.78
<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	(32.99)	0.00	(32.99)	0.00	32.99
5120 - Cash Over/Short	(0.30)	0.00	(0.30)	250.76	0.00	250.76	0.00	(250.76)
5121 - Currency Gain/Loss	133.82	0.00	133.82	1,031.90	0.00	1,031.90	0.00	(1,031.90)
Total Administrative	133.52	0.00	133.52	1,071.40	0.00	1,071.40	0.00	(1,071.40)
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	25.68	0.00	25.68	0.00	(25.68)
7110 - Regulatory Compliance	1,755.00	417.00	1,338.00	1,755.00	3,750.00	(1,995.00)	5,000.00	3,245.00
9005 - State B&O Tax	15.31	12.00	3.31	136.18	105.00	31.18	140.00	3.82
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	1,770.31	429.00	1,341.31	17,577.96	20,198.00	(2,620.04)	37,826.00	20,248.04
CC&Rs/ Mandates								
5003 - Annual General Meeting	1,635.00	0.00	1,635.00	1,635.00	0.00	1,635.00	0.00	(1,635.00)
5216 - Postage- Views	1,761.03	1,167.00	594.03	8,917.07	10,500.00	(1,582.93)	14,000.00	5,082.93
5225 - Newsletter Services	4,561.75	4,333.00	228.75	38,905.25	39,000.00	(94.75)	52,000.00	13,094.75
7020 - Legal Services	2,162.40	4,167.00	(2,004.60)	42,251.03	37,500.00	4,751.03	50,000.00	7,748.97
Total CC&Rs/ Mandates	10,120.18	9,667.00	453.18	91,708.35	87,000.00	4,708.35	116,000.00	24,291.65

Income Statement Report
Sudden Valley Community Association
Common Costs

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Insurance								
5400 - Insurance Premiums	8,446.58	8,918.00	(471.42)	79,076.67	80,264.00	(1,187.33)	107,019.00	27,942.33
Total Insurance	8,446.58	8,918.00	(471.42)	79,076.67	80,264.00	(1,187.33)	107,019.00	27,942.33
Total Common Costs Expense	20,470.59	19,014.00	1,456.59	189,434.38	187,462.00	1,972.38	260,845.00	71,410.62
Total Common Costs Income / (Loss)	158,361.78	140,945.00	17,416.78	1,355,481.84	1,252,168.00	103,313.84	1,658,662.00	303,180.16

Income Statement Report

Sudden Valley Community Association

ACC / Security

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	0.00	0.00	0.00	106,290.00	35,000.00	71,290.00	35,000.00	(71,290.00)
Total New Home Construction Fees	0.00	0.00	0.00	106,290.00	35,000.00	71,290.00	35,000.00	(71,290.00)
Other AR Income								
4805 - Compliance Fees & Fines - ACC	1,300.00	0.00	1,300.00	5,075.50	0.00	5,075.50	0.00	(5,075.50)
4806 - BD Expense- ACC Fines	1,063.89	0.00	1,063.89	4,161.88	0.00	4,161.88	0.00	(4,161.88)
Total Other AR Income	2,363.89	0.00	2,363.89	9,237.38	0.00	9,237.38	0.00	(9,237.38)
Other Income								
4295 - Security House Checks	150.00	46.00	104.00	705.00	416.00	289.00	555.00	(150.00)
4835 - Miscellaneous Income	0.00	0.00	0.00	162.75	0.00	162.75	0.00	(162.75)
Total Other Income	150.00	46.00	104.00	867.75	416.00	451.75	555.00	(312.75)
Total ACC / Security Income	2,513.89	46.00	2,467.89	116,395.13	35,416.00	80,979.13	35,555.00	(80,840.13)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	207.21	0.00	207.21	207.21	0.00	207.21	0.00	(207.21)
6408 - Uniforms	0.00	0.00	0.00	130.20	0.00	130.20	0.00	(130.20)
Total Administrative	207.21	0.00	207.21	337.41	0.00	337.41	0.00	(337.41)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	6,644.54	2,299.00	4,345.54	21,441.70	13,103.00	8,338.70	20,000.00	(1,441.70)
6300 - Permits & Licenses	0.00	17.00	(17.00)	111.95	150.00	(38.05)	200.00	88.05
9005 - State B&O Tax	17.62	46.00	(28.38)	83.67	413.00	(329.33)	550.00	466.33
Total Regulatory Compliance	6,662.16	2,362.00	4,300.16	21,637.32	13,666.00	7,971.32	20,750.00	(887.32)
CC&Rs/ Mandates								
5215 - Postage	0.00	8.00	(8.00)	0.00	75.00	(75.00)	100.00	100.00
7097 - Professional Security Services	15,544.08	15,265.00	279.08	136,986.03	141,582.00	(4,595.97)	185,618.00	48,631.97
Total CC&Rs/ Mandates	15,544.08	15,273.00	271.08	136,986.03	141,657.00	(4,670.97)	185,718.00	48,731.97

Income Statement Report
Sudden Valley Community Association
ACC / Security

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5300 - Salaries	7,898.15	8,141.00	(242.85)	71,021.21	73,659.00	(2,637.79)	101,816.00	30,794.79
5335 - Payroll Taxes- Employer	658.39	713.00	(54.61)	6,018.98	6,453.00	(434.02)	9,350.00	3,331.02
5385 - Payroll Benefits - Medical	112.08	620.00	(507.92)	3,693.66	5,578.00	(1,884.34)	7,437.00	3,743.34
Total Payroll & Benefits	8,668.62	9,474.00	(805.38)	80,733.85	85,690.00	(4,956.15)	118,603.00	37,869.15
Utilities								
6050 - Utilities- Communications Service	86.17	184.00	(97.83)	1,268.92	1,655.00	(386.08)	2,207.00	938.08
Total Utilities	86.17	184.00	(97.83)	1,268.92	1,655.00	(386.08)	2,207.00	938.08
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	77.00	(77.00)	0.00	692.00	(692.00)	922.00	922.00
6765 - Small Tools & Equipment	0.00	21.00	(21.00)	0.00	188.00	(188.00)	250.00	250.00
6775 - Vehicle R&M	(6.82)	56.00	(62.82)	1,909.26	1,330.00	579.26	1,500.00	(409.26)
6785 - Vehicle Fuel	670.21	481.00	189.21	4,532.59	4,326.00	206.59	5,768.00	1,235.41
6795 - Other Supplies	0.00	67.00	(67.00)	0.00	298.00	(298.00)	500.00	500.00
6796 - Other R&M	0.00	83.00	(83.00)	0.00	750.00	(750.00)	1,000.00	1,000.00
Total Maintenance & Landscaping	663.39	785.00	(121.61)	6,441.85	7,584.00	(1,142.15)	9,940.00	3,498.15
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	700.00	(700.00)	16,541.12	16,900.00	(358.88)	19,000.00	2,458.88
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	7,150.00	2,291.00	4,859.00	25,010.93	20,625.00	4,385.93	27,500.00	2,489.07
7095 - Other Professional Services	585.90	0.00	585.90	7,606.85	0.00	7,606.85	0.00	(7,606.85)
Total Contracted & Professional Services	7,735.90	2,991.00	4,744.90	49,896.40	40,059.00	9,837.40	51,568.00	1,671.60
Other Expenses								
9120 - Vandalism & Towing	0.00	250.00	(250.00)	4,939.19	2,250.00	2,689.19	3,000.00	(1,939.19)

Income Statement Report
Sudden Valley Community Association
ACC / Security

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 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	3,675.00	(2,471.27)	4,900.00	3,696.27
Total Other Expenses	0.00	658.00	(658.00)	6,142.92	5,925.00	217.92	7,900.00	1,757.08
Total ACC / Security Expense	39,567.53	31,727.00	7,840.53	303,444.70	296,236.00	7,208.70	396,686.00	93,241.30
Total ACC / Security Income / (Loss)	(37,053.64)	(31,681.00)	(5,372.64)	(187,049.57)	(260,820.00)	73,770.43	(361,131.00)	(174,081.43)

Income Statement Report
Sudden Valley Community Association
Accounting

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	3,250.00	2,016.00	1,234.00	29,500.00	24,480.00	5,020.00	28,800.00	(700.00)
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	216.00	67.00	149.00	1,542.00	600.00	942.00	800.00	(742.00)
4706 - BD Expense- NSF Fees	44.01	0.00	44.01	(61.95)	0.00	(61.95)	0.00	61.95
Total Other AR Income	3,510.01	2,083.00	1,427.01	31,027.99	25,080.00	5,947.99	29,600.00	(1,427.99)
Total Accounting Income	3,510.01	2,083.00	1,427.01	31,027.99	25,080.00	5,947.99	29,600.00	(1,427.99)
<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	100.00	257.00	(157.00)	1,294.87	2,310.00	(1,015.13)	3,080.00	1,785.13
5120 - Cash Over/Short	0.00	0.00	0.00	(4.85)	0.00	(4.85)	0.00	4.85
5210 - Printing & Copying	39.84	60.00	(20.16)	1,062.53	540.00	522.53	4,300.00	3,237.47
5399 - Payroll Service Fees	744.30	748.00	(3.70)	7,660.85	6,731.00	929.85	8,975.00	1,314.15
Total Administrative	884.14	1,065.00	(180.86)	10,032.90	9,581.00	451.90	16,355.00	6,322.10
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	28,000.00	(25,000.00)	28,000.00	25,000.00
9005 - State B&O Tax	53.11	30.00	23.11	471.48	263.00	208.48	350.00	(121.48)
Total Regulatory Compliance	53.11	30.00	23.11	3,653.48	28,263.00	(24,609.52)	28,350.00	24,696.52
CC&Rs/ Mandates								
5215 - Postage	151.34	175.00	(23.66)	1,615.74	1,575.00	40.74	3,900.00	2,284.26
Total CC&Rs/ Mandates	151.34	175.00	(23.66)	1,615.74	1,575.00	40.74	3,900.00	2,284.26
Payroll & Benefits								
5300 - Salaries	9,824.48	16,915.00	(7,090.52)	127,759.55	153,055.00	(25,295.45)	212,035.00	84,275.45
5335 - Payroll Taxes- Employer	824.57	1,477.00	(652.43)	9,869.36	13,366.00	(3,496.64)	19,202.00	9,332.64

Income Statement Report
Sudden Valley Community Association
Accounting

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	1,232.83	1,858.00	(625.17)	15,135.70	16,724.00	(1,588.30)	22,299.00	7,163.30
Total Payroll & Benefits	11,881.88	20,250.00	(8,368.12)	152,764.61	183,145.00	(30,380.39)	253,536.00	100,771.39
Utilities								
6050 - Utilities- Communications Service	0.00	60.00	(60.00)	420.00	540.00	(120.00)	720.00	300.00
Total Utilities	0.00	60.00	(60.00)	420.00	540.00	(120.00)	720.00	300.00
Contracted & Professional Services								
5125 - IT Support and Services	800.00	750.00	50.00	8,149.00	7,049.00	1,100.00	9,299.00	1,150.00
7095 - Other Professional Services	5,608.97	3,300.00	2,308.97	20,817.41	16,500.00	4,317.41	16,500.00	(4,317.41)
Total Contracted & Professional Services	6,408.97	4,050.00	2,358.97	28,966.41	23,549.00	5,417.41	25,799.00	(3,167.41)
Total Accounting Expense	19,379.44	25,630.00	(6,250.56)	197,453.14	246,653.00	(49,199.86)	328,660.00	131,206.86
Total Accounting Income / (Loss)	(15,869.43)	(23,547.00)	7,677.57	(166,425.15)	(221,573.00)	55,147.85	(299,060.00)	(132,634.85)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	26.00	0.00	26.00	171.14	0.00	171.14	0.00	(171.14)
4255 - Maps and Signs	165.88	125.00	40.88	1,375.28	1,125.00	250.28	1,500.00	124.72
4835 - Miscellaneous Income	0.00	0.00	0.00	2,014.77	0.00	2,014.77	0.00	(2,014.77)
4840 - Non-Taxable Income	40.00	0.00	40.00	587.33	0.00	587.33	0.00	(587.33)
4870 - Member Donation Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
Total Other Income	231.88	125.00	106.88	4,173.52	1,125.00	3,048.52	1,500.00	(2,673.52)
Total SVCA Operations- Admin Income	231.88	125.00	106.88	4,173.52	1,125.00	3,048.52	1,500.00	(2,673.52)
Expense								
Administrative								
5000 - General Administrative	0.00	83.00	(83.00)	303.15	750.00	(446.85)	1,000.00	696.85
5015 - Bank Charges & Fees	390.54	292.00	98.54	3,201.32	2,625.00	576.32	3,500.00	298.68
5045 - Dues & Subscriptions	85.00	136.00	(51.00)	2,339.45	1,217.00	1,122.45	1,622.00	(717.45)
5090 - Office Supplies	2,647.08	1,583.00	1,064.08	15,496.69	14,250.00	1,246.69	19,000.00	3,503.31
5100 - GM Discretionary Funds	740.95	333.00	407.95	5,214.28	3,000.00	2,214.28	4,000.00	(1,214.28)
5107 - Advertising Costs	0.00	17.00	(17.00)	0.00	150.00	(150.00)	200.00	200.00
5120 - Cash Over/Short	(19.90)	0.00	(19.90)	(16.57)	0.00	(16.57)	0.00	16.57
5205 - Events Charges	4,567.70	0.00	4,567.70	13,051.21	9,750.00	3,301.21	12,500.00	(551.21)
5210 - Printing & Copying	1,111.35	416.00	695.35	6,577.90	3,750.00	2,827.90	5,000.00	(1,577.90)
5227 - Training & Conferences	1,718.14	208.00	1,510.14	4,061.21	1,875.00	2,186.21	2,500.00	(1,561.21)
5325 - Recruiting Expense	138.92	0.00	138.92	6,075.42	0.00	6,075.42	0.00	(6,075.42)
Total Administrative	11,379.78	3,068.00	8,311.78	56,304.06	37,367.00	18,937.06	49,322.00	(6,982.06)
Regulatory Compliance								
6300 - Permits & Licenses	73.25	0.00	73.25	146.50	0.00	146.50	0.00	(146.50)
9005 - State B&O Tax	1.79	6.00	(4.21)	28.27	53.00	(24.73)	70.00	41.73
Total Regulatory Compliance	75.04	6.00	69.04	174.77	53.00	121.77	70.00	(104.77)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5003 - Annual General Meeting	1,814.75	5,000.00	(3,185.25)	4,424.18	15,000.00	(10,575.82)	15,000.00	10,575.82
5007 - Special General Meeting	805.75	0.00	805.75	6,008.19	0.00	6,008.19	0.00	(6,008.19)
5020 - Board Support	498.18	250.00	248.18	3,250.82	2,250.00	1,000.82	3,000.00	(250.82)
5115 - Web Site Maintenance	856.62	393.00	463.62	4,249.28	2,852.00	1,397.28	4,000.00	(249.28)
5215 - Postage	42.04	83.00	(40.96)	617.04	750.00	(132.96)	1,000.00	382.96
5225 - Newsletter Services	146.48	0.00	146.48	146.48	0.00	146.48	0.00	(146.48)
Total CC&Rs/ Mandates	4,163.82	5,726.00	(1,562.18)	18,695.99	20,852.00	(2,156.01)	23,000.00	4,304.01
Payroll & Benefits								
5300 - Salaries	25,761.84	27,992.00	(2,230.16)	235,738.32	253,277.00	(17,538.68)	346,545.00	110,806.68
5335 - Payroll Taxes- Employer	2,094.52	2,395.00	(300.48)	19,286.31	21,671.00	(2,384.69)	31,136.00	11,849.69
5385 - Payroll Benefits - Medical	1,467.30	1,983.00	(515.70)	11,125.96	19,547.00	(8,421.04)	25,496.00	14,370.04
Total Payroll & Benefits	29,323.66	32,370.00	(3,046.34)	266,150.59	294,495.00	(28,344.41)	403,177.00	137,026.41
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	8.00	(8.00)	495.00	75.00	420.00	100.00	(395.00)
6050 - Utilities- Communications Service	120.00	120.00	0.00	2,769.40	1,080.00	1,689.40	1,440.00	(1,329.40)
Total Utilities	120.00	128.00	(8.00)	3,264.40	1,155.00	2,109.40	1,540.00	(1,724.40)
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	120.79	0.00	120.79	0.00	(120.79)
Total Maintenance & Landscaping	0.00	0.00	0.00	120.79	0.00	120.79	0.00	(120.79)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	369.06	425.00	(55.94)	3,274.14	3,825.00	(550.86)	5,100.00	1,825.86
5125 - IT Support and Services	2,072.88	2,098.00	(25.12)	26,128.65	23,961.00	2,167.65	30,000.00	3,871.35
6440 - Safety & Security Services	380.84	0.00	380.84	380.84	0.00	380.84	0.00	(380.84)
7095 - Other Professional Services	1,052.29	0.00	1,052.29	21,999.70	0.00	21,999.70	0.00	(21,999.70)
Total Contracted & Professional Services	3,875.07	2,523.00	1,352.07	51,783.33	27,786.00	23,997.33	35,100.00	(16,683.33)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Other Expenses								
9210 - Emergency Preparedness Committee	61.56	0.00	61.56	61.56	0.00	61.56	0.00	(61.56)
Total Other Expenses	61.56	0.00	61.56	61.56	0.00	61.56	0.00	(61.56)
Total SVCA Operations- Admin Expense	48,998.93	43,821.00	5,177.93	396,555.49	381,708.00	14,847.49	512,209.00	115,653.51
Total SVCA Operations- Admin Income / (Loss)	(48,767.05)	(43,696.00)	(5,071.05)	(392,381.97)	(380,583.00)	(11,798.97)	(510,709.00)	(118,327.03)

Income Statement Report

Sudden Valley Community Association

Facilities

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	(14.00)	0.00	(14.00)	14,857.00	14,250.00	607.00	19,000.00	4,143.00
4412 - BD Expense- Area Z	272.00	0.00	272.00	(447.40)	0.00	(447.40)	0.00	447.40
Total Area Z Rental Income	258.00	0.00	258.00	14,409.60	14,250.00	159.60	19,000.00	4,590.40
Lease Income								
4430 - Lease Income - Restaurant	2,329.00	2,310.00	19.00	20,961.00	20,788.00	173.00	27,717.00	6,756.00
4439 - Lease Income- Library	281.00	281.00	0.00	2,529.00	2,529.00	0.00	3,372.00	843.00
Total Lease Income	2,610.00	2,591.00	19.00	23,490.00	23,317.00	173.00	31,089.00	7,599.00
Total Facilities Income	2,868.00	2,591.00	277.00	37,899.60	37,567.00	332.60	50,089.00	12,189.40
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	6.00	(6.00)	71.80	52.00	19.80	69.00	(2.80)
7110 - Regulatory Compliance	74.89	74.00	0.89	662.25	671.00	(8.75)	895.00	232.75
9005 - State B&O Tax	39.15	72.00	(32.85)	639.69	649.00	(9.31)	865.00	225.31
Total Regulatory Compliance	114.04	152.00	(37.96)	1,373.74	1,372.00	1.74	1,829.00	455.26
Payroll & Benefits								
5300 - Salaries	4,823.93	4,495.00	328.93	45,618.69	40,642.00	4,976.69	56,092.00	10,473.31
5335 - Payroll Taxes- Employer	449.73	486.00	(36.27)	4,404.34	4,394.00	10.34	6,310.00	1,905.66
5385 - Payroll Benefits - Medical	502.10	744.00	(241.90)	4,434.86	6,696.00	(2,261.14)	8,928.00	4,493.14
Total Payroll & Benefits	5,775.76	5,725.00	50.76	54,457.89	51,732.00	2,725.89	71,330.00	16,872.11
Utilities								
6000 - Utilities	(3,175.49)	0.00	(3,175.49)	(425.50)	0.00	(425.50)	0.00	425.50
6005 - Utilities- Natural Gas	240.68	394.00	(153.32)	5,430.95	5,691.00	(260.05)	7,288.00	1,857.05
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	9,834.72	11,200.00	(1,365.28)	16,555.00	6,720.28
6033 - Utilities- Electricity	1,146.61	1,429.00	(282.39)	13,364.52	18,649.00	(5,284.48)	23,461.00	10,096.48
6035 - Utilities- Trash & Recycling Service	2,016.56	1,264.00	752.56	8,186.29	11,378.00	(3,191.71)	15,171.00	6,984.71

Income Statement Report

Sudden Valley Community Association

Facilities

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	2,116.60	1,377.00	739.60	13,569.17	12,392.00	1,177.17	16,522.00	2,952.83
Total Utilities	2,344.96	4,464.00	(2,119.04)	49,960.15	59,310.00	(9,349.85)	78,997.00	29,036.85
Maintenance & Landscaping								
6515 - Building R&M- Materials	415.34	1,711.00	(1,295.66)	6,139.97	15,542.00	(9,402.03)	21,423.00	15,283.03
6520 - Building R&M- Contract Vendor	2,608.66	3,130.00	(521.34)	23,821.48	28,165.00	(4,343.52)	37,553.00	13,731.52
6635 - Janitorial Supplies	1,129.84	917.00	212.84	13,656.45	8,250.00	5,406.45	11,000.00	(2,656.45)
6675 - Equipment R&M	0.00	0.00	0.00	359.59	0.00	359.59	0.00	(359.59)
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	675.00	(675.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	101.00	(101.00)	0.00	908.00	(908.00)	1,210.00	1,210.00
6795 - Other Supplies	29.28	0.00	29.28	1,476.10	0.00	1,476.10	0.00	(1,476.10)
6796 - Other R&M	38.42	0.00	38.42	3,176.16	0.00	3,176.16	0.00	(3,176.16)
Total Maintenance & Landscaping	4,221.54	5,934.00	(1,712.46)	48,646.16	53,540.00	(4,893.84)	72,086.00	23,439.84
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	1,356.36	0.00	1,356.36	0.00	(1,356.36)
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	2,868.13	9,040.00	(6,171.87)	10,040.00	7,171.87
Total Facilities Expense	12,456.30	16,275.00	(3,818.70)	157,306.07	174,994.00	(17,687.93)	234,282.00	76,975.93
Total Facilities Income / (Loss)	(9,588.30)	(13,684.00)	4,095.70	(119,406.47)	(137,427.00)	18,020.53	(184,193.00)	(64,786.53)

Income Statement Report

Sudden Valley Community Association

Maintenance

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4235 - Trash Service	315.00	192.00	123.00	1,978.25	1,730.00	248.25	2,307.00	328.75
Total Other Income	315.00	192.00	123.00	1,978.25	1,730.00	248.25	2,307.00	328.75
Total Maintenance Income	315.00	192.00	123.00	1,978.25	1,730.00	248.25	2,307.00	328.75
<u>Expense</u>								
Administrative								
5090 - Office Supplies	363.65	0.00	363.65	716.72	0.00	716.72	0.00	(716.72)
6408 - Uniforms	0.00	171.00	(171.00)	768.49	1,540.00	(771.51)	2,053.00	1,284.51
Total Administrative	363.65	171.00	192.65	1,485.21	1,540.00	(54.79)	2,053.00	567.79
Regulatory Compliance								
6300 - Permits & Licenses	110.50	210.00	(99.50)	1,244.00	1,883.00	(639.00)	2,510.00	1,266.00
9005 - State B&O Tax	11.34	0.00	11.34	71.22	83.00	(11.78)	83.00	11.78
Total Regulatory Compliance	121.84	210.00	(88.16)	1,315.22	1,966.00	(650.78)	2,593.00	1,277.78
Payroll & Benefits								
5300 - Salaries	16,217.84	7,653.00	8,564.84	138,832.05	137,432.00	1,400.05	204,159.00	65,326.95
5335 - Payroll Taxes- Employer	1,624.79	867.00	757.79	14,760.31	16,335.00	(1,574.69)	25,373.00	10,612.69
5385 - Payroll Benefits - Medical	1,569.05	1,134.00	435.05	16,952.39	18,382.00	(1,429.61)	26,560.00	9,607.61
Total Payroll & Benefits	19,411.68	9,654.00	9,757.68	170,544.75	172,149.00	(1,604.25)	256,092.00	85,547.25
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	1,288.10	1,080.00	208.10	1,440.00	151.90
Total Utilities	120.00	120.00	0.00	1,310.95	1,080.00	230.95	1,440.00	129.05
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	0.00	0.00	177.48	0.00	177.48	0.00	(177.48)
6610 - Raw Materials	0.00	46.00	(46.00)	801.74	413.00	388.74	550.00	(251.74)
6621 - Raw Materials: Sand & Gravel	786.22	83.00	703.22	786.22	750.00	36.22	1,000.00	213.78

Income Statement Report
Sudden Valley Community Association
Maintenance

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6675 - Equipment R&M	(1,737.58)	644.00	(2,381.58)	6,473.57	5,793.00	680.57	7,724.00	1,250.43
6765 - Small Tools & Equipment	252.86	0.00	252.86	3,763.69	3,910.00	(146.31)	3,910.00	146.31
6775 - Vehicle R&M	5,925.74	583.00	5,342.74	21,220.85	5,250.00	15,970.85	7,000.00	(14,220.85)
6785 - Vehicle Fuel	1,022.60	737.00	285.60	9,451.92	6,635.00	2,816.92	8,847.00	(604.92)
6795 - Other Supplies	769.55	208.00	561.55	1,253.29	1,875.00	(621.71)	2,500.00	1,246.71
6796 - Other R&M	2,321.53	0.00	2,321.53	10,309.51	3,000.00	7,309.51	3,000.00	(7,309.51)
Total Maintenance & Landscaping	9,340.92	2,301.00	7,039.92	54,238.27	27,626.00	26,612.27	34,531.00	(19,707.27)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	83.00	(83.00)	0.00	750.00	(750.00)	1,000.00	1,000.00
6440 - Safety & Security Services	0.00	117.00	(117.00)	1,031.41	1,050.00	(18.59)	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	9,300.00	7,886.21	17,400.00	213.79
Total Maintenance Expense	29,358.09	12,656.00	16,702.09	246,080.61	213,661.00	32,419.61	314,109.00	68,028.39
Total Maintenance Income / (Loss)	(29,043.09)	(12,464.00)	(16,579.09)	(244,102.36)	(211,931.00)	(32,171.36)	(311,802.00)	(67,699.64)

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

September 1, 2019 to September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 7,097	\$ 5,000	\$ 2,097	\$ 290,094	\$ 267,000	\$ 23,094	\$ 285,000	\$ (5,094)
4151 - BD Expense- Golf	(232)	-	(232)	(9,080)	-	(9,080)	-	9,080
4154 - Golf Course Daily Greens Fees	61,940	50,000	11,940	399,964	324,500	75,464	351,300	(48,664)
4170 - Driving Range Fees	2,043	2,300	(257)	19,428	15,200	4,228	16,300	(3,128)
4174 - Golf Cart Rental	14,160	17,000	(2,840)	113,957	107,000	6,957	118,000	4,043
4176 - Golf Club Storage	10	100	(90)	1,067	900	167	1,200	134
4178 - Trail Fees	346	-	346	14,495	13,250	1,245	13,250	(1,245)
4835 - Miscellaneous Income	-	-	-	49	-	49	-	(49)
Total Golf Income	85,362	74,400	10,962	829,973	727,850	102,123	785,050	(44,923)
Other AR Income								
4830 - Advertising Income	-	-	-	300	-	300	-	(300)
Total Other AR Income	-	-	-	300	-	300	-	(300)
Total Golf Pro Income	85,362	74,400	10,962	830,273	727,850	102,423	785,050	(45,223)
Expense								
Administrative								
5107 - Advertising Costs	9	300	(291)	4,406	6,600	(2,194)	7,000	2,594
5015 - Bank Charges & Fees	2,573	1,900	673	14,545	11,362	3,183	13,487	(1,058)
5120 - Cash Over/Short	-	-	-	(1)	-	(1)	-	1
5045 - Dues & Subscriptions	336	1,502	(1,166)	22,032	13,530	8,502	18,040	(3,992)
5000 - General Administrative	-	-	-	200	1,200	(1,000)	1,600	1,400
5090 - Office Supplies	128	50	78	714	450	264	600	(114)
5210 - Printing & Copying	13	-	13	1,725	2,980	(1,255)	2,980	1,255
5227 - Training & Conferences	75	300	(225)	2,363	2,700	(337)	3,600	1,237
6408 - Uniforms	152	342	(190)	6,076	3,375	2,701	4,400	(1,676)
Total Administrative	3,286	4,394	(1,108)	52,060	42,197	9,863	51,707	(353)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	117	(117)	-	1,050	(1,050)	1,400	1,400
6300 - Permits & Licenses	-	67	(67)	594	600	(6)	800	206
9005 - State B&O Tax	403	316	87	3,952	3,544	408	3,698	(254)
Total Regulatory Compliance	403	500	(97)	4,545	5,194	(649)	5,898	1,352
CC&Rs/ Mandates								
5215 - Postage	2	65	(64)	187	578	(391)	770	583
CC&Rs/ Mandates Total	2	65	(64)	187	578	(391)	770	583
Payroll & Benefits								
5300 - Salaries	42,817	46,824	(4,007)	363,859	367,603	(3,744)	472,112	108,253
5335 - Payroll Taxes- Employer	4,110	4,773	(663)	35,148	37,851	(2,703)	50,093	14,945
5385 - Payroll Benefits - Medical	3,746	4,461	(715)	28,184	40,158	(11,974)	53,544	25,360
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	-	-
Total Payroll & Benefits	50,673	56,058	(5,385)	427,191	445,612	(18,421)	575,749	148,558

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

September 1, 2019 to September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	262	343	(81)	2,358	3,086	(728)	4,114	1,756
Total Insurance	262	343	(81)	2,358	3,086	(728)	4,114	1,756
Utilities								
6050 - Utilities- Communications Service	1,121	633	488	5,964	5,697	267	7,596	1,632
6033 - Utilities- Electricity	1,707	2,486	(779)	15,269	16,559	(1,290)	20,008	4,739
6005 - Utilities- Natural Gas	178	216	(38)	2,477	2,625	(148)	3,322	845
6023 - Utilities- Water & Sewer	-	-	-	6,916	7,333	(417)	11,018	4,102
6035 - Utilities- Trash & Recycling Service	474	239	235	2,350	2,153	197	2,871	521
Total Utilities	3,480	3,574	(94)	32,976	34,367	(1,391)	44,815	11,839
Maintenance & Landscaping								
6675 - Equipment R&M	1,615	2,583	(968)	35,594	28,750	6,844	40,000	4,406
6635 - Janitorial Supplies	-	21	(21)	-	188	(188)	250	250
6110 - Landscape R&M	3,412	3,802	(390)	31,248	30,114	1,134	40,000	8,752
6796 - Other R&M	299	192	107	1,167	1,725	(558)	2,300	1,133
6795 - Other Supplies	1,693	1,183	510	13,976	15,150	(1,174)	18,600	4,624
6610 - Raw Materials	186	2,082	(1,896)	36,487	18,750	17,737	25,000	(11,487)
6621 - Raw Materials: Sand & Gravel	2,693	7,133	(4,440)	15,660	29,271	(13,611)	34,000	18,340
6765 - Small Tools & Equipment	-	217	(217)	2,252	2,200	52	2,850	598
6785 - Vehicle Fuel	2,484	2,051	433	17,490	18,343	(853)	20,180	2,690
6775 - Vehicle R&M	-	125	(125)	649	1,125	(476)	1,500	851
Total Maintenance & Landscaping	12,381	19,389	(7,008)	154,523	145,616	8,907	184,680	30,157
Contracted & Professional Services								
5085 - Equipment Lease & Rental	840	150	690	6,502	3,450	3,052	3,900	(2,602)
6440 - Safety & Security Services	-	42	(42)	324	375	(51)	500	176
7095 - Other Professional Services	-	125	(125)	438	1,125	(687)	1,500	1,062
Total Contracted & Professional Services	840	317	523	7,264	4,950	2,314	5,900	(1,364)
Total Golf Expense	71,326	84,640	(13,314)	681,104	681,600	(496)	873,633	192,528
Total Golf Income / (Loss)	\$ 14,036	\$ (10,240)	\$ 24,276	\$ 149,169	\$ 46,250	\$ 102,919	\$ (88,583)	\$ (237,751)

Income Statement Report

Sudden Valley Community Association

Marina

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	10,045.00	8,295.00	1,750.00	8,295.00	(1,750.00)
4420 - Marina Dry Slip Income	360.00	0.00	360.00	49,595.00	39,310.00	10,285.00	39,310.00	(10,285.00)
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	65,170.00	59,740.00	5,430.00	59,740.00	(5,430.00)
4426 - BD Expense- Marina	700.00	0.00	700.00	(540.00)	0.00	(540.00)	0.00	540.00
Total Marina Income	1,060.00	0.00	1,060.00	124,270.00	107,345.00	16,925.00	107,345.00	(16,925.00)
Other Income								
4220 - Marina Gate & Access Cards	0.00	286.00	(286.00)	2,070.00	2,000.00	70.00	2,000.00	(70.00)
Total Other Income	0.00	286.00	(286.00)	2,070.00	2,000.00	70.00	2,000.00	(70.00)
Total Marina Income	1,060.00	286.00	774.00	126,340.00	109,345.00	16,995.00	109,345.00	(16,995.00)
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	0.00	0.00	0.00	168.57	0.00	168.57	0.00	(168.57)
5210 - Printing & Copying	0.00	0.00	0.00	313.06	0.00	313.06	0.00	(313.06)
Total Administrative	0.00	0.00	0.00	481.63	0.00	481.63	0.00	(481.63)
Regulatory Compliance								
7110 - Regulatory Compliance	140.14	145.00	(4.86)	1,363.73	1,307.00	56.73	1,743.00	379.27
9005 - State B&O Tax	9.27	152.00	(142.73)	1,922.81	1,365.00	557.81	1,820.00	(102.81)
Total Regulatory Compliance	149.41	297.00	(147.59)	3,286.54	2,672.00	614.54	3,563.00	276.46
Utilities								
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	2,221.58	1,194.00	1,027.58	1,587.00	(634.58)
6033 - Utilities- Electricity	58.88	59.00	(0.12)	1,695.68	1,586.00	109.68	1,914.00	218.32
6050 - Utilities- Communications Service	324.48	173.00	151.48	1,618.47	1,552.00	66.47	2,069.00	450.53
Total Utilities	383.36	232.00	151.36	5,535.73	4,332.00	1,203.73	5,570.00	34.27
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	1,635.95	0.00	1,635.95	0.00	(1,635.95)

Income Statement Report
Sudden Valley Community Association
Marina

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	0.00	0.00	1,055.61	0.00	1,055.61	0.00	(1,055.61)
6621 - Raw Materials: Sand & Gravel	0.00	83.00	(83.00)	1,442.48	750.00	692.48	1,000.00	(442.48)
6675 - Equipment R&M	0.00	0.00	0.00	1,249.38	0.00	1,249.38	0.00	(1,249.38)
6765 - Small Tools & Equipment	0.00	0.00	0.00	804.21	0.00	804.21	0.00	(804.21)
6795 - Other Supplies	0.00	50.00	(50.00)	215.49	450.00	(234.51)	600.00	384.51
6796 - Other R&M	0.00	417.00	(417.00)	695.54	3,750.00	(3,054.46)	5,000.00	4,304.46
Total Maintenance & Landscaping	0.00	550.00	(550.00)	7,098.66	4,950.00	2,148.66	6,600.00	(498.66)
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	0.00	0.00	162.75	0.00	162.75	0.00	(162.75)
7095 - Other Professional Services	0.00	0.00	0.00	6,261.00	0.00	6,261.00	0.00	(6,261.00)
Total Contracted & Professional Services	0.00	0.00	0.00	6,423.75	0.00	6,423.75	0.00	(6,423.75)
Total Marina Expense	532.77	1,079.00	(546.23)	22,826.31	11,954.00	10,872.31	15,733.00	(7,093.31)
Total Marina Income / (Loss)	527.23	(793.00)	1,320.23	103,513.69	97,391.00	6,122.69	93,612.00	(9,901.69)

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

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to052023	\$ 32,495	\$ 32,414	\$ 81	\$ 291,912	\$ 291,725	\$ 187	\$ 388,966	\$ 97,054
4011 - BD Expense- Rec SA 062018 to 052023	621	(2,917)	3,538	(3,050)	(26,255)	23,205	(35,007)	(31,957)
	33,116	29,497	3,619	288,861	265,470	23,391	353,959	65,097
Lease Income								
4435 - Lease Income - Barn 8	751	650	101	6,759	5,850	909	7,800	1,041
	751	650	101	6,759	5,850	909	7,800	1,041
Non-Lease Facility Rentals								
4400 - Facility Rentals	495	-	495	2,525	2,000	525	2,000	(525)
4411 - Picnic Shelter Rentals	245	-	245	2,250	1,195	1,055	1,195	(1,055)
	740	-	740	4,775	3,195	1,580	3,195	(1,580)
Rec Center and Pools Income								
4510 - Health Club Membership	158	817	(659)	802	7,350	(6,548)	9,800	8,998
4220 - Access Cards	-	-	-	30	-	30	-	(30)
4223 - Gym and Pool Access Cards	229	42	187	3,478	375	3,103	500	(2,978)
4502 - Instructor & Trainer Fees	262	105	157	4,103	938	3,165	1,250	(2,853)
4513 - Main Pool Income	149	-	149	9,863	-	9,863	-	(9,863)
4515 - Locker Rental	-	-	-	60	-	60	-	(60)
4516 - Quiet Pool Income	-	-	-	584	-	584	-	(584)
4870 - Member Donation Income	150	-	150	150	-	150	-	(150)
Total Recreation Income	948	964	(16)	19,070	8,663	10,407	11,550	(7,520)
Total Recreation Income	35,554	31,111	4,443	319,464	283,178	36,286	376,504	57,038
Expense								
Administrative								
5015 - Bank Charges & Fees	-	43	(43)	33	386	(353)	515	482
5090 - Office Supplies	168	167	1	1,368	1,500	(132)	2,000	632
5205 - Events Charges	-	-	-	200	350	(150)	350	150
5210 - Printing and Copying	-	-	-	175	-	175	-	(175)
5227 - Training & Conferences	-	178	(178)	728	1,606	(878)	2,142	1,414
6408 - Uniforms	276	-	276	1,395	-	1,395	276	(1,119)
Total Administrative	444	388	56	3,898	3,842	56	5,283	1,384
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	591	500	91	500	(91)
9005 - State B&O Tax	26	5	21	204	52	152	52	(152)
Total Regulatory Compliance	26	5	21	795	552	243	552	(243)
CC&Rs/ Mandates								
5215 - Postage	-	-	-	61	-	61	-	(61)
CC&Rs/ Mandates Total	-	-	-	61	-	61	-	(61)
Payroll & Benefits								
5300 - Salaries	18,315	22,982	(4,667)	156,548	169,828	(13,280)	214,763	58,215
5335 - Payroll Taxes- Employer	1,847	2,677	(830)	16,293	20,226	(3,933)	26,424	10,131

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

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
5385 - Payroll Benefits - Medical	1,600	1,675	(75)	14,379	15,073	(694)	20,097	5,718
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	-	-
Total Payroll & Benefits	21,762	27,334	(5,572)	187,220	205,127	(17,907)	261,284	74,064
Utilities								
6000 - Utilities	-	-	-	2,711	-	2,711	-	(2,711)
6050 - Utilities- Communications Service	1,346	100	1,246	5,121	900	4,221	1,200	(3,921)
6033 - Utilities- Electricity	1,146	1,179	(33)	11,137	10,612	525	14,149	3,012
6005 - Utilities- Natural Gas	2,095	1,931	164	12,235	9,527	2,708	10,609	(1,626)
6023 - Utilities- Water & Sewer	-	1,185	(1,185)	9,913	9,687	226	12,160	2,247
6035 - Utilities- Trash & Recycling Service	161	125	36	2,445	1,125	1,320	1,500	(945)
Total Utilities	4,749	4,520	229	43,564	31,851	11,713	39,618	(3,944)
Maintenance & Landscaping								
6515 - Building R&M- Materials	156	167	(11)	7,662	1,500	6,162	2,000	(5,662)
6520 - Building R&M- Contract Services	-	-	-	3,206	-	3,206	-	(3,206)
6675 - Equipment R&M	1,622	-	1,622	4,508	1,803	2,705	2,060	(2,448)
6635 - Janitorial Supplies	-	228	(228)	3,068	2,048	1,020	2,730	(338)
6110 - Landscape R&M	-	1,418	(1,418)	20,851	12,755	8,096	17,006	(3,845)
6796 - Other R&M	-	50	(50)	(168)	450	(618)	600	768
6795 - Other Supplies	2,771	660	2,111	10,551	5,936	4,615	7,914	(2,637)
6621 - Raw Materials: Sand & Gravel	-	292	(292)	1,902	2,625	(723)	3,500	1,598
6765 - Small Tools & Equipment	492	173	319	905	1,556	(651)	2,075	1,170
6785 - Vehicle Fuel	304	417	(113)	3,784	3,750	34	5,000	1,216
6775 - Vehicle R&M	-	91	(91)	531	818	(287)	1,090	559
Total Maintenance & Landscaping	5,346	3,496	1,850	56,800	33,241	23,559	43,975	(12,825)
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	190	-	190	-	(190)
5125 - IT Support and Services	-	10	(10)	-	93	(93)	124	124
6438 - Pool Management	9,227	5,616	3,611	26,797	22,464	4,333	22,464	(4,333)
6440 - Safety & Security Services	-	-	-	615	-	615	-	(615)
7095 - Contracted and Professional Services	-	-	-	3,805	-	3,805	-	(3,805)
Total Contracted & Professional Services	9,227	5,626	3,601	31,407	22,557	8,850	22,588	(8,819)
Total Recreation Expense	41,554	41,369	185	323,744	297,170	26,574	373,300	49,556
Total Recreation Income / (Loss)	\$ (5,999)	\$ (10,258)	\$ 4,259	\$ (4,280)	\$ (13,992)	\$ 9,712	\$ 3,204	\$ 7,482

Income Statement Report

Sudden Valley Community Association

UDR Activity

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	0.00	0.00	0.00	(2,136.76)	0.00	(2,136.76)	0.00	2,136.76
4001 - BD Expense- 2018 Ops & prior	1,866.17	0.00	1,866.17	32,719.17	0.00	32,719.17	0.00	(32,719.17)
4002 - Member Assessments 2016	0.00	0.00	0.00	(503.64)	0.00	(503.64)	0.00	503.64
4004 - Member Assessments 2017	0.00	0.00	0.00	(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	1,866.17	0.00	1,866.17	(16,979.89)	0.00	(16,979.89)	0.00	16,979.89
Collections Income								
4710 - Late Fees & Interest	4,556.72	0.00	4,556.72	32,719.43	0.00	32,719.43	0.00	(32,719.43)
4711 - BD Expense- Late Fee & Int	(2,383.47)	0.00	(2,383.47)	(10,867.56)	0.00	(10,867.56)	0.00	10,867.56
4715 - Lien Fees	825.00	0.00	825.00	4,950.00	0.00	4,950.00	0.00	(4,950.00)
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	3,826.00	0.00	3,826.00	0.00	(3,826.00)
4721 - BD Expense- Legal	239.52	0.00	239.52	(2,064.97)	0.00	(2,064.97)	0.00	2,064.97
Total Collections Income	3,237.77	0.00	3,237.77	28,562.90	0.00	28,562.90	0.00	(28,562.90)
Investment Income								
4910 - Interest Earned - Reserve Accounts	1,172.14	0.00	1,172.14	3,659.32	0.00	3,659.32	0.00	(3,659.32)
Total Investment Income	1,172.14	0.00	1,172.14	3,659.32	0.00	3,659.32	0.00	(3,659.32)
Total UDR Activity Income	6,276.08	0.00	6,276.08	15,242.33	0.00	15,242.33	0.00	(15,242.33)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	82.45	0.00	82.45	574.37	0.00	574.37	0.00	(574.37)
Total Regulatory Compliance	82.45	0.00	82.45	574.37	0.00	574.37	0.00	(574.37)
CC&Rs/ Mandates								
5025 - Collection Charges	291.95	0.00	291.95	2,432.51	0.00	2,432.51	0.00	(2,432.51)

Income Statement Report

Sudden Valley Community Association

UDR Activity

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
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	310.50	0.00	310.50	7,470.00	0.00	7,470.00	0.00	(7,470.00)
7020 - Legal Services	1,867.20	0.00	1,867.20	13,918.29	0.00	13,918.29	0.00	(13,918.29)
Total CC&Rs/ Mandates	2,469.65	0.00	2,469.65	24,320.80	0.00	24,320.80	0.00	(24,320.80)
Payroll & Benefits								
5391 - Accrued Vacation Liability	(4,939.67)	0.00	(4,939.67)	13,040.23	0.00	13,040.23	0.00	(13,040.23)
Total Payroll & Benefits	(4,939.67)	0.00	(4,939.67)	13,040.23	0.00	13,040.23	0.00	(13,040.23)
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	9,180.00	0.00	9,180.00	14,400.00	5,220.00
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	0.00	0.00	0.00	16,875.44	0.00	16,875.44	24,112.88	7,237.44
Total Reserve UDR Projects	1,188.00	0.00	1,188.00	38,593.95	0.00	38,593.95	0.00	(38,593.95)
Total UDR Activity Expense	(1,199.57)	0.00	(1,199.57)	171,216.35	0.00	171,216.35	0.00	(171,216.35)
Total UDR Activity Income / (Loss)	7,475.65	0.00	7,475.65	(155,974.02)	0.00	(155,974.02)	0.00	155,974.02

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4030 - Special Assessments	0.00	0.00	0.00	(244.50)	0.00	(244.50)	0.00	244.50
4031 - CRRRF Special Assessment 16/17	0.00	0.00	0.00	(31.68)	0.00	(31.68)	0.00	31.68
4032 - BD Expense- CRRRF SA 16/17	50.16	0.00	50.16	200.64	0.00	200.64	0.00	(200.64)
4041 - BD Expense- MR&R	0.00	0.00	0.00	70.70	0.00	70.70	0.00	(70.70)
4042 - Capital Rep& Repl Assmt 2017	0.00	0.00	0.00	(131.64)	0.00	(131.64)	0.00	131.64
4043.19 - Capital Rep& Repl Assmt 2019	87,983.16	0.00	87,983.16	789,931.45	0.00	789,931.45	0.00	(789,931.45)
4045 - Capital Rep& Repl Assessment	0.00	0.00	0.00	(150.00)	0.00	(150.00)	0.00	150.00
4046 - BD Expense- CRRRF 18 & Prior	561.01	0.00	561.01	6,127.96	0.00	6,127.96	0.00	(6,127.96)
4048 - Capital Rep& Repl Assmt 2016	0.00	0.00	0.00	(150.00)	0.00	(150.00)	0.00	150.00
4049 - BD Expense - CRRRF 2019	1,012.11	0.00	1,012.11	(16,837.15)	0.00	(16,837.15)	0.00	16,837.15
4050 - Roads Capital Assessment	0.00	0.00	0.00	(208.20)	0.00	(208.20)	0.00	208.20
4051 - BD Expense- Roads 18 & Prior	904.45	0.00	904.45	10,182.75	0.00	10,182.75	0.00	(10,182.75)
4052 - Roads Capital Assmt 2016	0.00	0.00	0.00	(232.28)	0.00	(232.28)	0.00	232.28
4053 - BD Expense - Roads 2019	1,023.89	0.00	1,023.89	(20,299.06)	0.00	(20,299.06)	0.00	20,299.06
4054 - Roads Capital Assmt 2017	0.00	0.00	0.00	(207.48)	0.00	(207.48)	0.00	207.48
4055.19 - Roads Capital Assmt 2019	102,230.16	0.00	102,230.16	917,843.97	0.00	917,843.97	0.00	(917,843.97)
4060.19 - Mailbox Capital Assmt 2019	2,121.24	0.00	2,121.24	19,044.86	0.00	19,044.86	0.00	(19,044.86)
4061 - BD Expense- Mailbox 2006 SA	21.92	0.00	21.92	(404.19)	0.00	(404.19)	0.00	404.19
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	195,908.10	0.00	195,908.10	1,702,313.57	0.00	1,702,313.57	0.00	(1,702,313.57)
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	15,583.13	0.00	15,583.13	173,760.29	0.00	173,760.29	0.00	(173,760.29)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

September 01, 2019 thru September 30, 2019

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4343 - BD Expense- Title Transfer Fee: Capit	127.37	0.00	127.37	(276.83)	0.00	(276.83)	0.00	276.83
Total Other AR Income	15,710.50	0.00	15,710.50	173,483.46	0.00	173,483.46	0.00	(173,483.46)
Investment Income								
4910 - Interest Earned - Reserve Accounts	4,480.62	0.00	4,480.62	22,995.20	0.00	22,995.20	0.00	(22,995.20)
Total Investment Income	4,480.62	0.00	4,480.62	22,995.20	0.00	22,995.20	0.00	(22,995.20)
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	0.00	0.00	0.00	2,237.33	0.00	2,237.33	0.00	(2,237.33)
4922 - Capital Gain (Loss) on Lots	0.00	0.00	0.00	14,708.92	0.00	14,708.92	0.00	(14,708.92)
Total Capital Gain (Loss) on Sale of Assets	0.00	0.00	0.00	16,946.25	0.00	16,946.25	0.00	(16,946.25)
Total SVCA Reserves Income	216,099.22	0.00	216,099.22	1,916,738.48	0.00	1,916,738.48	0.00	(1,916,738.48)
<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	5,141.79	0.00	5,141.79	0.00	(5,141.79)
6325 - Depr - Land Improvement	5,091.24	0.00	5,091.24	45,831.00	0.00	45,831.00	0.00	(45,831.00)
6326 - Depr - Mailboxes	2,069.98	0.00	2,069.98	18,629.82	0.00	18,629.82	0.00	(18,629.82)
6327 - Depr - Roads and Bridges	37,467.35	0.00	37,467.35	337,206.15	0.00	337,206.15	0.00	(337,206.15)
6328 - Depr - Building Improvements	12,010.52	0.00	12,010.52	107,926.92	0.00	107,926.92	0.00	(107,926.92)
6330 - Depr - Furniture & Fixtures	111.73	0.00	111.73	1,005.57	0.00	1,005.57	0.00	(1,005.57)
6335 - Depr - Communication Equipment	328.83	0.00	328.83	2,959.47	0.00	2,959.47	0.00	(2,959.47)

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	Current Period			Year to Date (9 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	12,780.72	0.00	12,780.72	0.00	(12,780.72)
6340 - Depr - Machinery & Equipment	16,781.18	0.00	16,781.18	150,745.08	0.00	150,745.08	0.00	(150,745.08)
6350 - Depr - Vehicles	5,900.53	0.00	5,900.53	53,104.77	0.00	53,104.77	0.00	(53,104.77)
6360 - Amortization	610.76	0.00	610.76	5,496.84	0.00	5,496.84	0.00	(5,496.84)
Total Depreciation Expense	82,363.51	0.00	82,363.51	740,828.13	0.00	740,828.13	0.00	(740,828.13)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	5,877.85	0.00	5,877.85	52,120.52	0.00	52,120.52	0.00	(52,120.52)
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	5,877.85	0.00	5,877.85	52,120.52	0.00	52,120.52	(4,518,009.65)	(4,570,130.17)
Reserve CRRRF Capital Proejcts								
9718.08 - Golf Cart Life Extension	(39.13)	0.00	(39.13)	15,550.89	0.00	15,550.89	20,478.00	4,927.11
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	33.61	0.00	33.61	21,169.23	0.00	21,169.23	22,000.00	830.77
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	(77.50)	0.00	(77.50)	136,589.96	0.00	136,589.96	133,188.00	(3,401.96)
9719.06 - Cardio Equipment (x14)	1,571.39	0.00	1,571.39	71,043.62	0.00	71,043.62	78,215.00	7,171.38
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	7,779.63	0.00	7,779.63	29,282.19	0.00	29,282.19	63,360.00	34,077.81
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	100.28	0.00	100.28	125,612.50	0.00	125,612.50	500,362.10	374,749.60
9719.11 - Playground Improvements	26,279.27	0.00	26,279.27	26,279.27	0.00	26,279.27	0.00	(26,279.27)
9719.112 - Playground Improv. Wages, Taxes	1,350.71	0.00	1,350.71	1,350.71	0.00	1,350.71	0.00	(1,350.71)
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	36,998.26	0.00	36,998.26	557,045.63	4,158.00	552,887.63	980,766.65	423,721.02

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	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
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)
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:	161,362.52	0.00	161,362.52	514,651.65	0.00	514,651.65	647,745.68	133,094.03
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	2,178.75	0.00	2,178.75	66,633.40	0.00	66,633.40	82,203.00	15,569.60
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	163,541.27	0.00	163,541.27	1,933,389.34	0.00	1,933,389.34	2,272,476.00	339,086.66
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
9917.01 - Gate 28 Slope Hazard Eval	0.00	0.00	0.00	575.00	0.00	575.00	0.00	(575.00)
9918.02 - 2018/2019 Roads Surfacing	491,618.15	0.00	491,618.15	574,203.65	0.00	574,203.65	597,300.00	23,096.35
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	36,280.13	0.00	36,280.13	51,994.49	0.00	51,994.49	36,465.00	(15,529.49)
9918.10 - Windward Drainage Design	0.00	0.00	0.00	10,000.00	0.00	10,000.00	10,000.00	0.00
9919.01 - 2019 Roads On-Call Engineering	1,068.75	0.00	1,068.75	12,414.75	0.00	12,414.75	23,000.00	10,585.25
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	4,657.50	0.00	4,657.50	8,966.77	0.00	8,966.77	107,000.00	98,033.23
9919.07 - Barn 7 & Rotunda Foundation Ren	0.00	0.00	0.00	16,250.89	0.00	16,250.89	51,072.00	34,821.11
9919.09 - Sugarpine Cul de Sac	0.00	0.00	0.00	30,000.00	0.00	30,000.00	30,000.00	0.00
Total Reserve Roads Capital Projects	533,624.53	0.00	533,624.53	717,655.54	0.00	717,655.54	1,092,371.00	374,715.46

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	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve Road CVC Capital Project								
9919.08 - 2019 Culvert Vegetation Control	2,751.66	0.00	2,751.66	21,814.52	0.00	21,814.52	18,809.00	(3,005.52)
9919.082 - 2019 CVC - Wages, Taxes, & Ber	14,313.57	0.00	14,313.57	80,755.55	0.00	80,755.55	153,587.00	72,831.45
Total Reserve Road CVC Capital Project	17,065.23	0.00	17,065.23	102,570.07	0.00	102,570.07	172,396.00	69,825.93
Total SVCA Reserves Expense	839,470.65	0.00	839,470.65	4,107,415.20	4,158.00	4,103,257.20	0.00	(4,107,415.20)
Total SVCA Reserves Income / (Loss)	(623,371.43)	0.00	(623,371.43)	(2,190,676.72)	(4,158.00)	(2,186,518.72)	0.00	2,190,676.72
Total Association Net Income / (Loss)	(589,291.52)	(5,418.00)	(583,873.52)	(1,852,131.88)	165,325.00	(2,017,456.88)	0.00	1,852,131.88

Sudden Valley Community Association

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	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	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	51	146	197	374	2,282	2,656	27	135	15	18	4	6	24	41	2	17	425	2,428	2,853	72	217	289	497	2,645	3,142	773	0	0	773	718	8	1,499	4,641	
Sep	57	179	236	361	2,298	2,659	36	90	4	14	8	6	27	42	2	16	418	2,477	2,895	77	168	245	495	2,645	3,140	773	0	0	773	720	8	1,501	4,641	
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