

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

	<u>Unaudited</u> <u>Oct 31, 2019</u>	<u>Audited</u> <u>Dec 31, 2018</u>	<u>Inc / (Dec)</u>
OPERATIONS			
Current Assets			
Operating Cash	\$ 646,800	\$ 347,318	\$299,482
Building Completion Deposit Fund	223,250	210,750	12,500
Member Receivables - Operations*	124	48,727	(48,603)
Other Receivables	10,123	11,262	(1,139)
Prepaid Expenses	62,934	57,817	5,117
Inventory	5,112	12,538	(7,426)
Total Current Assets	948,343	688,412	259,931
Current Liabilities			
Accounts Payable	(118,443)	(143,718)	\$25,275
Accrued Vacation Liability	(48,046)	(33,375)	(14,671)
Accrued Payroll	0	(34,905)	34,905
Prepaid Assessments	(166,956)	(138,284)	(28,672)
Building Completion Deposits	(223,250)	(210,750)	(12,500)
Other Refundable Deposits	(4,496)	(4,993)	497
Prepaid Golf Memberships	(8,846)	(58,358)	49,512
Total Current Liabilities	(570,037)	(624,383)	54,346
Operating Reserve Funds			
Emergency Operating Cash	355,288	352,243	3,045
Undesignated Reserves Cash	241,582	254,736	(13,154)
Total Operating Reserve Funds	596,870	606,979	(10,109)
Net Operating Assets	\$ 975,176	\$ 671,008	\$304,168
CAPITAL			
Capital Current Assets			
CRRRF Reserve Cash Fund	1,259,191	378,709	880,482
Roads Reserve Cash Fund	1,136,344	898,015	238,329
Board Density Reduction Cash Fund	129,334	115,167	14,167
Mailbox Cash Fund	21,723	2,843	18,880
Capital Reserve Holding Cash Fund	512,280	312,800	199,480
Mitigation Assignment of Savings Cash	44,244	45,745	(1,501)
LWWSA Assignment of Savings Cash	137,040	136,275	765
Member Receivables - Capital	-	2,193	(2,193)
Total Capital Current Assets	3,240,156	1,891,747	1,348,409
Capital Fixed Assets			
Fixed Assets	11,777,708	10,632,826	1,144,882
Lots Held for Sale	74,256	74,256	-
Total Capital Assets	11,851,964	10,707,082	1,144,882
Long Term Liabilities			
CRRRF Loan	(1,516,356)	(295,196)	(1,221,160)
Capital Lease- Golf Carts	-	(7,977)	7,977
Total Long Term Liabilities	(1,516,356)	(303,173)	(1,213,183)
NET ASSETS	\$ 14,550,940	\$ 12,966,664	\$1,584,276
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	310,026	(\$57,727)	\$367,753
Current Year Net Income: Rec Special Assmt	7,819	(24,916)	32,735
Current Year Net Income: Capital	1,266,431	303,706	962,725
Retained Earnings	4,642,255	4,724,898	(82,643)
Capital	8,324,409	8,020,703	303,706
TOTAL MEMBER EQUITY	\$ 14,550,940	\$12,966,664	\$1,584,276

* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal financial statement purposes. As per SVCA policy, Management continues to pursue collection of these receivables via all avenues allowed by Washington State laws. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At October 31, 2019 and December 31, 2018, the balance of receivables written off under GAAP policy were respectively, \$591,604 and \$525,711.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - October 2019			Year to Date - 10 Months Ending 10/31/2019			
	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	173,006		191,545	1,732,245			1,918,364
Bad Debt Reserve	(6,588)		(5,281)	(49,221)			(42,417)
Net Current Year Assessment Income	166,418	9,000	186,264	1,683,024	108,850	97.2%	1,875,947
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	32,397			324,308			
Bad Debt Reserve	231			(2,819)			
Net Special Ops Assmt Income	32,628	3,133		321,489	26,524		
Bad Debt Recoveries - Prior Years			9,027				23,851
Golf Income	28,399	3,699	0	858,673	105,774		0
Marina Income	300	300	0	126,640	18,130		0
Rec Center & Pools Income	939	(24)	0	20,009	10,220		0
Legal & Collections Income	0	0	0	0	0		0
Other Income	7,684	1,872	22,684	81,186	24,321		196,167
Rental Income - Other	190	190	0	4,965	1,770		0
Area Z Rental Income	4,796	46	0	19,164	164		0
Lease Income	3,361	120	0	33,610	1,202		0
New Home Construction Fees	0	0	0	106,290	71,290		1,000
Capital Gain (Loss) on Sale of Assets	0	0	4,500	0	0		21,446
Investment Income	524	482	3,593	2,660	2,243		26,588
Total Revenue	245,239	18,818	226,068	3,257,710	370,488		2,144,999
EXPENSES							
Salaries & Benefits	144,771	6,349	0	1,483,793	105,277		0
Contracted & Professional Services	13,644	(6,008)	0	209,441	(64,563)		0
CC&Rs/ Mandates	32,281	(6,377)	0	281,534	(3,968)		0
Maintenance & Landscaping	27,558	2,840	0	355,428	(52,473)		0
Utilities	20,495	(4,922)	0	158,795	(8,932)		0
Administrative	11,097	(1,793)	511	136,768	(32,936)		3,354
Regulatory Compliance	41,809	(21,717)	659	99,825	(5,797)		1,621
Insurance Premiums	10,119	(858)	0	91,554	1,057		0
Other Expenses	0	658	0	6,204	379		0
Capital Lease Interest Expense	0	0	0	0	0		0
Depreciation Expense	0	0	71,225	0	0		812,053
Interest expense	0	0	7,227	0	0		59,347
Total Expenses	301,774	(31,828)	79,622	2,823,342	(61,956)		876,375
Net Income (Loss)	(56,535)	(13,010)	146,446	434,368	308,532		1,268,624
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)			(10,368)			
Snow Removal	0			(94,600)			
Net Income (Loss) with Board Approved UDR	(57,723)	(13,010)	146,446	299,986	308,532		1,268,624
Other Activity							
Net Other UDR Activity*	42,270			81,233			
AR Accrual - Prior Year Reversal	0		0	(48,703)			(2,193)
AR Accrual - Current Year	0		0	0			0
Vacation Liability- Prior Year Reversal	(1,631)			(14,671)			
Total Other Activity	40,639		0	17,859			(2,193)
Grand Total Activity	(17,084)	(13,010)	146,446	317,845	308,532		1,266,431

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

**Sudden Valley Community Association
Reserve Cash Balance & Activity**
10 Months Actual, 2 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	Capital Reserve Holding Fund	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2018	378,709	898,015	312,800	115,167	2,843	182,020	\$ 1,889,554	352,243	254,736	\$ 606,979
Dues Received	871,777	1,018,973		2	20,895		1,911,647	-	116,868	116,868
Transfer Fees Received, ¼ of 1%			196,167				196,167			-
Storm Water Mitigation Plan Fee		1,000					1,000			-
Investment Income	10,539	10,638	3,313	1,079	105	914	26,588	3,045	1,232	4,277
Sale of Assets	6,737			14,709			21,446			-
Capital Loan Distribution	1,381,354						1,381,354			-
BOD Approved Transfer							-		(64,600)	(64,600)
Mitigation Release		1,650				(1,650)	-			-
2019 Expenditures	(1,389,925)	(793,932)	-	(1,623)	(2,120)		(2,187,600)		(66,654)	(66,654)
Net Available Cash at 10/31/2019	1,259,191	1,136,344	512,280	129,334	21,723	181,284	\$ 3,240,156	355,288	241,582	\$ 596,870
2 Month Outlook										
Outlook - 2019 Dues (91% collections)	159,118	184,884			3,226		\$ 347,228			\$ -
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	(32,785)						(32,785)			-
Obligated Expenses	(532,325)	(428,622)				(54,539)	(1,015,486)		(19,471)	(19,471)
Golf Course Irrigation year 2020	(271,079)						(271,079)			-
Net Usable Cash Balance 12/31/2019	709,086	892,823	512,280	129,339	25,080	-	\$ 2,268,608	355,288	241,538	\$ 596,826
Board Recommended Carryover Balance*	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2019, After Recommendation	\$ 109,086	\$ 392,823	\$ 512,280	\$ 129,339	\$ 25,080	\$ -	\$ 1,168,608	\$ 355,288	\$ 241,538	\$ 596,826
Net Current Year Cash Increase (Decrease)	330,377	(5,192)	199,480	14,172	22,237	(182,020)	\$ 379,054	3,045	(13,198)	\$ (10,153)

*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

Sudden Valley Community Association
 Operations - By Department
 October 1, 2019 to October 31, 2019
 CURRENT MONTH

Whole \$

UNAUDITED	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)*
Department								
ACC / Security	(813)	(860)	8,661	812	26,290	(3,193)	(35,764)	(3,241)
Accounting	3,470	522	17,789	2,462	29,387	(27,310)	(43,706)	(24,326)
Administration	262	137	29,615	2,754	13,050	(6,351)	(42,403)	(3,460)
Common Costs	5,142	2,600	-	-	33,912	1,446	(28,770)	4,216
Facilities	7,406	65	5,599	126	12,044	2,071	(10,237)	2,262
Maintenance	147	(46)	20,890	3,499	8,505	(5,505)	(29,248)	(2,052)
Subtotal	15,614	2,418	82,554	9,653	123,188	(38,842)	(190,128)	(26,601)
Golf	28,399	3,699	49,001	(6,371)	23,357	2,451	(43,959)	(221)
Marina	300	300	-	-	1,266	86	(966)	386
Subtotal	44,313	6,417	131,555	3,282	147,811	(36,305)	(235,053)	(26,436)
Rec/ Pools/ Parks								
Special Assmt Earned	32,397						32,397	
Curr Yr Bad Debts Activity	231						231	
Net Special Assmt Dues	32,628	3,133					32,628	3,133
Rec/ Pools/ Parks	1,880	267	13,216	3,067	9,192	(2,041)	(20,528)	1,293
Subtotal Rec/ Pools/ Parks	34,508	3,400	13,216	3,067	9,192	(2,041)	12,100	4,426
Subtotal Operations before Ops Dues	78,821	9,817	144,771	6,349	157,003	(38,346)	(222,953)	(22,010)
Ops Dues Earned	173,006						173,006	
Curr Yr Bad Debts Activity	(6,588)						(6,588)	
Net Ops Dues	166,418	9,000					166,418	9,000
Net Operations	245,239	18,817	144,771	6,349	157,003	(38,346)	(56,535)	(13,010)
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	245,239	18,817	144,771	6,349	158,191	(38,346)	(57,723)	(13,010)
Other Operating Activity								
UDR Activity	45,611				3,341		42,270	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				1,631		(1,631)	
Total Other Operating Activity	45,611				4,972		40,639	
Grand Total Operations Activity	290,850	18,817	144,771	6,349	163,163	(38,346)	(17,084)	(13,010)

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association
 Operations - By Department
 January 1, 2019 to October 31, 2019
 YEAR TO DATE

Whole \$

<u>UNAUDITED</u>								
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	115,582	80,119	89,395	5,768	252,657	(19,014)	(226,470)	66,873
Accounting	34,499	6,470	170,553	32,843	74,078	(8,491)	(210,132)	30,822
Administration	4,436	3,186	295,766	31,098	143,455	(49,543)	(434,785)	(15,259)
Common Costs	33,454	8,174	-	-	223,347	(526)	(189,893)	7,801
Facilities	45,305	397	60,057	(2,600)	114,892	22,485	(129,644)	20,282
Maintenance	2,125	202	191,435	5,103	84,041	(39,529)	(273,351)	(34,224)
Subtotal	235,401	98,548	807,206	72,212	892,470	(94,618)	(1,464,275)	76,295
Golf	858,673	106,123	476,151	12,091	277,270	(15,474)	105,252	102,740
Marina	126,640	17,295	-	-	24,092	(10,786)	102,548	6,509
Subtotal	1,220,714	221,966	1,283,357	84,303	1,193,832	(120,878)	(1,256,475)	185,544
Rec/ Pools/ Parks								
Special Assmt Earned	324,308						324,308	
Curr Yr Bad Debts Activity	(2,819)						(2,819)	
Net Special Assmt Dues	321,489	26,524					321,489	26,524
Rec/ Pools/ Parks	32,483	13,162	200,436	20,974	145,717	(46,522)	(313,670)	(12,386)
Subtotal Rec/ Pools/ Parks	353,972	39,686	200,436	20,974	145,717	(46,522)	7,819	14,138
Subtotal Operations before Ops Dues	1,574,686	261,652	1,483,793	105,277	1,339,549	(167,400)	(1,248,656)	199,682
Ops Dues Earned	1,732,245						1,732,245	
Curr Yr Bad Debts Activity	(49,221)						(49,221)	
Net Ops Dues	1,683,024	108,850					1,683,024	108,850
Net Operations	3,257,710	370,502	1,483,793	105,277	1,339,549	(167,400)	434,368	308,532
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	-		-		10,368		(10,368)	
Snow Removal Services	-		-		94,600		(94,600)	
Net Operations with Board Approved UDR	3,257,710	370,502	1,483,793	105,277	1,473,931	(167,400)	299,986	308,532
Other Operating Activity								
UDR Activity	109,555				28,322		81,233	
AR Accrual - Prior Year Reversal	(48,703)				-		(48,703)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				14,671		(14,671)	
Total Other Operating Activity	60,852				42,993		17,859	
Grand Total Operations Activity	3,318,562	370,502	1,483,793	105,277	1,516,924	(167,400)	317,845	308,532

* Excludes Depreciation

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

Sudden Valley Community Association

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

UNAUDITED

	2019 October Actuals	2019 MTD B / (W) Budget	2019 YTD (10 Months) Actuals	2019 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	166,418	9,000	1,683,023	108,850
Special Ops Assmt Income- Rec/ Pools/ Parks	32,628	3,133	321,489	26,509
Golf Income	28,399	3,699	858,673	105,774
Marina Income	300	300	126,640	18,130
Area Z Rental Income	4,796	46	19,164	164
Lease Income	3,361	120	33,610	1,202
Non-Lease Facility Rentals	190	190	4,965	1,770
Rec Center and Pools Income	939	(24)	20,009	10,220
New Home Construction Fees	-	-	106,290	71,290
Other AR Income	6,820	1,373	70,457	19,079
Other Income	864	499	10,730	5,257
Investment Income	524	482	2,660	2,243
Total Revenue	245,239	18,818	3,257,710	370,488
EXPENSES				
Salaries & Benefits				
ACC / Security	8,661	812	89,395	5,768
Accounting	17,789	2,462	170,553	32,843
Administration	29,615	2,754	295,766	31,098
Facilities	5,599	126	60,057	(2,600)
Maintenance	20,890	3,499	191,435	5,103
Golf	49,001	(6,371)	476,151	12,091
Rec/ Pools/ Parks	13,216	3,067	200,436	20,974
Total Salaries & Benefits	144,771	6,349	1,483,793	105,277
Other Expenses				
Administrative				
General Administrative	406	243	930	1,670
Bank Charges & Fees	2,140	(148)	21,350	(2,675)
Dues & Subscriptions	1,703	(66)	26,075	(9,691)
Office Supplies	1,754	46	20,257	(2,257)
GM Discretionary Funds	666	(333)	5,880	(2,547)
Advertising Costs	123	94	4,528	2,439
Cash Over/Short	-	-	228	(228)
Currency Gain/Loss	3	(3)	1,035	(1,035)
Events Charges	720	(470)	13,971	(3,621)
Printing & Copying	1,173	(696)	11,026	(3,279)
Training & Conferences	747	(59)	7,898	(1,029)
Recruiting Expense	81	(81)	6,156	(6,156)
Payroll Service Fees	835	(87)	8,496	(1,017)
Uniforms	746	(233)	9,116	(3,688)
Cashiering Clearing Account	-	-	(178)	178
Total Administrative	11,097	(1,793)	136,768	(32,936)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	-	2,416	25,098	(8,529)
Permits & Licenses	-	299	2,967	517
Audit & Tax Services	27,000	(27,000)	30,000	(2,000)
Regulatory Compliance	215	423	3,996	2,370
Federal Income Tax	-	-	-	-
State B&O Tax	359	37	7,868	(945)
Property/Real Estate Tax	14,235	2,108	29,896	2,790
Total Regulator Compliance	41,809	(21,717)	99,825	(5,797)
CC&Rs/ Mandates				
Annual General Meeting	4,623	(4,623)	10,683	4,317
Special General Meeting	-	-	6,008	(6,008)
Board Support	826	(576)	4,077	(1,577)
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	703	(311)	4,952	(1,708)
Postage	657	(327)	3,137	171
Postage- Views	890	277	9,807	1,860
Newsletter Services	6,011	(1,678)	45,062	(1,729)
Legal Services	3,143	1,024	45,394	(3,727)
Professional Security Services	15,428	(163)	152,414	4,433
Total CC&Rs/ Mandates	32,281	(6,377)	281,534	(3,968)
Insurance Premiums	10,119	(858)	91,554	1,057

Sudden Valley Community Association

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

UNAUDITED

	2019 October Actuals	2019 MTD B / (W) Budget	2019 YTD (10 Months) Actuals	2019 YTD B / (W) Budget
Utilities				
Utilities	3,886	(3,886)	6,172	(6,172)
Utilities- Natural Gas	891	(28)	21,057	(2,351)
Utilities- Water & Sewer	9,315	(2,889)	38,201	(2,361)
Utilities- Electricity	3,284	597	44,751	6,536
Utilities- Trash & Recycling Service	-	1,638	13,476	2,893
Utilities- Communications Service	3,119	(354)	35,138	(7,477)
Total Utilities	<u>20,495</u>	<u>(4,922)</u>	<u>158,795</u>	<u>(8,932)</u>
Maintenance & Landscaping				
Landscape R&M	2,685	2,534	56,420	(8,332)
Building R&M- Materials	1,208	1,419	16,243	3,426
Building R&M- Contract Services	1,155	1,974	28,183	3,111
Raw Materials	-	2,128	37,289	(15,998)
Raw Materials: Sand & Gravel	4,613	574	24,404	14,179
Janitorial Supplies	1,319	(155)	18,043	(6,393)
Equipment R&M	6,995	(2,935)	55,179	(14,081)
Small Tools & Equipment	792	(382)	8,534	(270)
Vehicle R&M	711	219	25,021	(14,893)
Vehicle Fuel	1,380	1,253	36,760	(165)
Other Supplies	3,081	(912)	30,553	(4,675)
Other R&M	3,619	(2,877)	18,799	(8,382)
Total Maintenance & Landscaping	<u>27,558</u>	<u>2,840</u>	<u>355,428</u>	<u>(52,473)</u>
Contracted & Professional Services				
Equipment Lease & Rental	1,168	(510)	11,344	(2,661)
IT Support and Services	2,730	128	37,008	4,993
Pool Management	(164)	164	26,634	(4,170)
Safety & Security Services	160	699	20,571	(1,387)
Snow Removal Services	-	-	16,155	(8,655)
Snow Removal Wages - Regular	-	-	-	-
Snow Removal Wages - OT	-	-	-	-
Snow Removal Taxes & Benefits	-	-	-	-
Storm Response Tree Removal	-	845	738	2,642
ACC Consultant	9,750	(7,459)	34,761	(11,845)
Other Professional Services	-	125	62,230	(43,480)
Total Contracted & Professional Services	<u>13,644</u>	<u>(6,008)</u>	<u>209,441</u>	<u>(64,563)</u>
Other Expenses				
Vandalism	-	250	4,939	(2,439)
Emergency Preparedness Committee Support	-	408	1,265	2,818
Total Other Expenses	<u>-</u>	<u>658</u>	<u>6,204</u>	<u>379</u>
Total Other Expenses	<u>157,003</u>	<u>(38,177)</u>	<u>1,339,549</u>	<u>(167,233)</u>
Total Operations Expenses	<u>301,774</u>	<u>(31,828)</u>	<u>2,823,342</u>	<u>(61,956)</u>
Net Operations Income (Loss)	<u>(56,535)</u>	<u>(13,010)</u>	<u>434,368</u>	<u>308,532</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)		(10,368)	
Snow Removal Services	-		(94,600)	
Net Operations Income (Loss) with BOD Approved UDR	<u>(57,723)</u>	<u>(13,010)</u>	<u>299,986</u>	<u>308,532</u>
Other Operating Activity- Income/(Expense)				
UDR Activity	42,270		81,233	
AR Accrual - Prior Year Reversal	-		(48,703)	
AR Accrual - Current Year	-		-	
Vacation Liability Accrual	(1,631)		(14,671)	
Total Other Operating Activity	<u>40,639</u>		<u>17,859</u>	
Grand Total Operations Activity	<u>(17,084)</u>	<u>(13,010)</u>	<u>317,845</u>	<u>308,532</u>

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2019 Ops	(6,587.58)	(15,744.00)	9,156.42	(49,221.35)	(157,443.00)	108,221.65	(188,932.00)	(139,710.65)
4005.19 - Member Assessments 2019	173,006.05	173,162.00	(155.95)	1,732,244.77	1,731,616.00	628.77	2,077,939.00	345,694.23
Total Dues and Assessment Income- Ops	166,418.47	157,418.00	9,000.47	1,683,023.42	1,574,173.00	108,850.42	1,889,007.00	205,983.58
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)
Area Z Rental Income								
4410 - Area Z Storage Rental Income	0.00	0.00	0.00	(41.00)	0.00	(41.00)	0.00	41.00
Total Area Z Rental Income	0.00	0.00	0.00	(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	4,123.50	2,500.00	1,623.50	28,601.00	25,000.00	3,601.00	30,000.00	1,399.00
4831 - BD Expense- Views Ads	9.00	0.00	9.00	(24.00)	0.00	(24.00)	0.00	24.00
4842 - Member Donation Income Monthly	61.20	0.00	61.20	336.60	0.00	336.60	0.00	(336.60)
Total Other AR Income	4,193.70	2,500.00	1,693.70	28,913.60	25,000.00	3,913.60	30,000.00	1,086.40

Income Statement Report

Sudden Valley Community Association

Common Costs

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4870 - Member Donation Income	425.00	0.00	425.00	1,135.00	0.00	1,135.00	0.00	(1,135.00)
Total Other Income	425.00	0.00	425.00	1,135.00	0.00	1,135.00	0.00	(1,135.00)
Investment Income								
4900 - Interest Earned - Operating Accounts	523.61	42.00	481.61	2,660.28	417.00	2,243.28	500.00	(2,160.28)
Total Investment Income	523.61	42.00	481.61	2,660.28	417.00	2,243.28	500.00	(2,160.28)
Total Common Costs Income	171,560.78	159,960.00	11,600.78	1,716,477.00	1,599,590.00	116,887.00	1,919,507.00	203,030.00
<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	0.00	0.00	0.00	250.76	0.00	250.76	0.00	(250.76)
5121 - Currency Gain/Loss	2.74	0.00	2.74	1,034.64	0.00	1,034.64	0.00	(1,034.64)
Total Administrative	2.74	0.00	2.74	1,074.14	0.00	1,074.14	0.00	(1,074.14)
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)	1,755.00	4,167.00	(2,412.00)	5,000.00	3,245.00
9005 - State B&O Tax	19.96	12.00	7.96	156.14	117.00	39.14	140.00	(16.14)
9015 - Property/Real Estate Tax	14,234.59	16,343.00	(2,108.41)	29,895.69	32,686.00	(2,790.31)	32,686.00	2,790.31
Total Regulatory Compliance	14,254.55	16,772.00	(2,517.45)	31,832.51	36,970.00	(5,137.49)	37,826.00	5,993.49
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	1,635.00	0.00	1,635.00	0.00	(1,635.00)
5020 - Board Support	25.96	0.00	25.96	25.96	0.00	25.96	0.00	(25.96)
5215 - Postage	432.70	0.00	432.70	432.70	0.00	432.70	0.00	(432.70)
5216 - Postage- Views	889.67	1,167.00	(277.33)	9,806.74	11,667.00	(1,860.26)	14,000.00	4,193.26
5225 - Newsletter Services	5,151.75	4,333.00	818.75	44,057.00	43,333.00	724.00	52,000.00	7,943.00

Income Statement Report

Sudden Valley Community Association

Common Costs

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
7020 - Legal Services	3,143.00	4,167.00	(1,024.00)	45,394.03	41,667.00	3,727.03	50,000.00	4,605.97
Total CC&Rs/ Mandates	9,643.08	9,667.00	(23.92)	101,351.43	96,667.00	4,684.43	116,000.00	14,648.57
Insurance								
5400 - Insurance Premiums	9,857.01	8,919.00	938.01	88,933.68	89,183.00	(249.32)	107,019.00	18,085.32
Total Insurance	9,857.01	8,919.00	938.01	88,933.68	89,183.00	(249.32)	107,019.00	18,085.32
Maintenance & Landscaping								
6635 - Janitorial Supplies	(14.12)	0.00	(14.12)	(14.12)	0.00	(14.12)	0.00	14.12
Total Maintenance & Landscaping	(14.12)	0.00	(14.12)	(14.12)	0.00	(14.12)	0.00	14.12
Reserve CRRRF Capital Proejcts								
9719.11 - Playground Improvements	168.49	0.00	168.49	168.49	0.00	168.49	0.00	(168.49)
Total Reserve CRRRF Capital Proejcts	168.49	0.00	168.49	168.49	0.00	168.49	0.00	(168.49)
Total Common Costs Expense	33,911.75	35,358.00	(1,446.25)	223,346.13	222,820.00	526.13	260,845.00	37,498.87
Total Common Costs Income / (Loss)	137,649.03	124,602.00	13,047.03	1,493,130.87	1,376,770.00	116,360.87	1,658,662.00	165,531.13

Income Statement Report

Sudden Valley Community Association

ACC / Security

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 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	(889.90)	0.00	(889.90)	4,185.60	0.00	4,185.60	0.00	(4,185.60)
4806 - BD Expense- ACC Fines	46.98	0.00	46.98	4,208.86	0.00	4,208.86	0.00	(4,208.86)
Total Other AR Income	(842.92)	0.00	(842.92)	8,394.46	0.00	8,394.46	0.00	(8,394.46)
Other Income								
4295 - Security House Checks	30.00	47.00	(17.00)	735.00	463.00	272.00	555.00	(180.00)
4835 - Miscellaneous Income	0.00	0.00	0.00	162.75	0.00	162.75	0.00	(162.75)
Total Other Income	30.00	47.00	(17.00)	897.75	463.00	434.75	555.00	(342.75)
Total ACC / Security Income	(812.92)	47.00	(859.92)	115,582.21	35,463.00	80,119.21	35,555.00	(80,027.21)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	0.00	0.00	207.21	0.00	207.21	0.00	(207.21)
5210 - Printing & Copying	380.45	0.00	380.45	380.45	0.00	380.45	0.00	(380.45)
6408 - Uniforms	0.00	0.00	0.00	130.20	0.00	130.20	0.00	(130.20)
Total Administrative	380.45	0.00	380.45	717.86	0.00	717.86	0.00	(717.86)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	0.00	2,299.00	(2,299.00)	25,098.15	15,402.00	9,696.15	20,000.00	(5,098.15)
6300 - Permits & Licenses	0.00	17.00	(17.00)	111.95	167.00	(55.05)	200.00	88.05
9005 - State B&O Tax	(13.00)	45.00	(58.00)	70.67	458.00	(387.33)	550.00	479.33
Total Regulatory Compliance	(13.00)	2,361.00	(2,374.00)	25,280.77	16,027.00	9,253.77	20,750.00	(4,530.77)
CC&Rs/ Mandates								
5215 - Postage	0.00	8.00	(8.00)	0.00	83.00	(83.00)	100.00	100.00

Income Statement Report

Sudden Valley Community Association

ACC / Security

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
7097 - Professional Security Services	15,428.20	15,265.00	163.20	152,414.23	156,847.00	(4,432.77)	185,618.00	33,203.77
Total CC&Rs/ Mandates	15,428.20	15,273.00	155.20	152,414.23	156,930.00	(4,515.77)	185,718.00	33,303.77
Payroll & Benefits								
5300 - Salaries	7,475.84	8,140.00	(664.16)	78,497.05	81,799.00	(3,301.95)	101,816.00	23,318.95
5335 - Payroll Taxes- Employer	624.84	713.00	(88.16)	6,643.82	7,166.00	(522.18)	9,350.00	2,706.18
5385 - Payroll Benefits - Medical	560.38	620.00	(59.62)	4,254.04	6,198.00	(1,943.96)	7,437.00	3,182.96
Total Payroll & Benefits	8,661.06	9,473.00	(811.94)	89,394.91	95,163.00	(5,768.09)	118,603.00	29,208.09
Utilities								
6050 - Utilities- Communications Service	86.20	184.00	(97.80)	1,355.12	1,839.00	(483.88)	2,207.00	851.88
Total Utilities	86.20	184.00	(97.80)	1,355.12	1,839.00	(483.88)	2,207.00	851.88
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	76.00	(76.00)	0.00	768.00	(768.00)	922.00	922.00
6765 - Small Tools & Equipment	0.00	20.00	(20.00)	0.00	208.00	(208.00)	250.00	250.00
6775 - Vehicle R&M	317.23	57.00	260.23	2,226.49	1,387.00	839.49	1,500.00	(726.49)
6785 - Vehicle Fuel	180.43	481.00	(300.57)	4,713.02	4,807.00	(93.98)	5,768.00	1,054.98
6795 - Other Supplies	0.00	68.00	(68.00)	0.00	366.00	(366.00)	500.00	500.00
6796 - Other R&M	0.00	83.00	(83.00)	0.00	833.00	(833.00)	1,000.00	1,000.00
Total Maintenance & Landscaping	497.66	785.00	(287.34)	6,939.51	8,369.00	(1,429.49)	9,940.00	3,000.49
Contracted & Professional Services								
6440 - Safety & Security Services	160.00	700.00	(540.00)	16,701.12	17,600.00	(898.88)	19,000.00	2,298.88
6450 - Storm Response Tree Removal	0.00	845.00	(845.00)	737.50	3,379.00	(2,641.50)	5,068.00	4,330.50
6460 - ACC Consultant	9,750.00	2,291.00	7,459.00	34,760.93	22,916.00	11,844.93	27,500.00	(7,260.93)
7095 - Other Professional Services	0.00	0.00	0.00	7,606.85	0.00	7,606.85	0.00	(7,606.85)
Total Contracted & Professional Services	9,910.00	3,836.00	6,074.00	59,806.40	43,895.00	15,911.40	51,568.00	(8,238.40)
Other Expenses								
9120 - Vandalism & Towing	0.00	250.00	(250.00)	4,939.19	2,500.00	2,439.19	3,000.00	(1,939.19)

Income Statement Report
Sudden Valley Community Association
ACC / Security

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 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	4,083.00	(2,879.27)	4,900.00	3,696.27
Total Other Expenses	0.00	658.00	(658.00)	6,142.92	6,583.00	(440.08)	7,900.00	1,757.08
Total ACC / Security Expense	34,950.57	32,570.00	2,380.57	342,051.72	328,806.00	13,245.72	396,686.00	54,634.28
Total ACC / Security Income / (Loss)	(35,763.49)	(32,523.00)	(3,240.49)	(226,469.51)	(293,343.00)	66,873.49	(361,131.00)	(134,661.49)

Income Statement Report

Sudden Valley Community Association

Accounting

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4240 - Title & Recording Fees	3,375.00	2,880.00	495.00	32,875.00	27,360.00	5,515.00	28,800.00	(4,075.00)
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	94.48	67.00	27.48	1,636.48	667.00	969.48	800.00	(836.48)
4706 - BD Expense- NSF Fees	(0.01)	0.00	(0.01)	(61.96)	0.00	(61.96)	0.00	61.96
Total Other AR Income	3,469.47	2,947.00	522.47	34,497.46	28,027.00	6,470.46	29,600.00	(4,897.46)
Total Accounting Income	3,469.47	2,947.00	522.47	34,497.46	28,027.00	6,470.46	29,600.00	(4,897.46)
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	100.00	257.00	(157.00)	1,394.87	2,567.00	(1,172.13)	3,080.00	1,685.13
5120 - Cash Over/Short	0.00	0.00	0.00	(4.85)	0.00	(4.85)	0.00	4.85
5210 - Printing & Copying	462.86	60.00	402.86	1,525.39	600.00	925.39	4,300.00	2,774.61
5399 - Payroll Service Fees	835.26	748.00	87.26	8,496.11	7,479.00	1,017.11	8,975.00	478.89
Total Administrative	1,398.12	1,065.00	333.12	11,431.02	10,646.00	785.02	16,355.00	4,923.98
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	27,000.00	0.00	27,000.00	30,000.00	28,000.00	2,000.00	28,000.00	(2,000.00)
9005 - State B&O Tax	52.49	29.00	23.49	523.97	292.00	231.97	350.00	(173.97)
Total Regulatory Compliance	27,052.49	29.00	27,023.49	30,705.97	28,292.00	2,413.97	28,350.00	(2,355.97)
CC&Rs/ Mandates								
5215 - Postage	138.67	175.00	(36.33)	1,754.41	1,750.00	4.41	3,900.00	2,145.59
Total CC&Rs/ Mandates	138.67	175.00	(36.33)	1,754.41	1,750.00	4.41	3,900.00	2,145.59
Payroll & Benefits								
5300 - Salaries	14,848.13	16,915.00	(2,066.87)	142,607.68	169,970.00	(27,362.32)	212,035.00	69,427.32
5335 - Payroll Taxes- Employer	1,259.62	1,477.00	(217.38)	11,128.98	14,843.00	(3,714.02)	19,202.00	8,073.02

Income Statement Report

Sudden Valley Community Association

Accounting

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	1,681.13	1,859.00	(177.87)	16,816.83	18,583.00	(1,766.17)	22,299.00	5,482.17
Total Payroll & Benefits	17,788.88	20,251.00	(2,462.12)	170,553.49	203,396.00	(32,842.51)	253,536.00	82,982.51
Utilities								
6050 - Utilities- Communications Service	0.00	60.00	(60.00)	420.00	600.00	(180.00)	720.00	300.00
Total Utilities	0.00	60.00	(60.00)	420.00	600.00	(180.00)	720.00	300.00
Contracted & Professional Services								
5125 - IT Support and Services	800.00	750.00	50.00	8,949.00	7,799.00	1,150.00	9,299.00	350.00
7095 - Other Professional Services	0.00	0.00	0.00	20,817.41	16,500.00	4,317.41	16,500.00	(4,317.41)
Total Contracted & Professional Services	800.00	750.00	50.00	29,766.41	24,299.00	5,467.41	25,799.00	(3,967.41)
Total Accounting Expense	47,178.16	22,330.00	24,848.16	244,631.30	268,983.00	(24,351.70)	328,660.00	84,028.70
Total Accounting Income / (Loss)	(43,708.69)	(19,383.00)	(24,325.69)	(210,133.84)	(240,956.00)	30,822.16	(299,060.00)	(88,926.16)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	25.30	0.00	25.30	196.44	0.00	196.44	0.00	(196.44)
4255 - Maps and Signs	236.85	125.00	111.85	1,612.13	1,250.00	362.13	1,500.00	(112.13)
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	0.00	0.00	0.00	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	262.15	125.00	137.15	4,435.67	1,250.00	3,185.67	1,500.00	(2,935.67)
Total SVCA Operations- Admin Income	262.15	125.00	137.15	4,435.67	1,250.00	3,185.67	1,500.00	(2,935.67)
Expense								
Administrative								
5000 - General Administrative	0.00	83.00	(83.00)	303.15	833.00	(529.85)	1,000.00	696.85
5015 - Bank Charges & Fees	167.26	292.00	(124.74)	3,368.58	2,917.00	451.58	3,500.00	131.42
5045 - Dues & Subscriptions	19.99	135.00	(115.01)	2,359.44	1,352.00	1,007.44	1,622.00	(737.44)
5090 - Office Supplies	1,526.38	1,583.00	(56.62)	17,023.07	15,833.00	1,190.07	19,000.00	1,976.93
5100 - GM Discretionary Funds	666.17	333.00	333.17	5,880.45	3,333.00	2,547.45	4,000.00	(1,880.45)
5107 - Advertising Costs	0.00	17.00	(17.00)	0.00	167.00	(167.00)	200.00	200.00
5120 - Cash Over/Short	0.10	0.00	0.10	(16.47)	0.00	(16.47)	0.00	16.47
5205 - Events Charges	0.00	250.00	(250.00)	13,051.21	10,000.00	3,051.21	12,500.00	(551.21)
5210 - Printing & Copying	329.39	417.00	(87.61)	6,907.29	4,167.00	2,740.29	5,000.00	(1,907.29)
5227 - Training & Conferences	746.51	208.00	538.51	4,807.72	2,083.00	2,724.72	2,500.00	(2,307.72)
5325 - Recruiting Expense	81.00	0.00	81.00	6,156.42	0.00	6,156.42	0.00	(6,156.42)
Total Administrative	3,536.80	3,318.00	218.80	59,840.86	40,685.00	19,155.86	49,322.00	(10,518.86)
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	146.50	0.00	146.50	0.00	(146.50)
9005 - State B&O Tax	1.50	5.00	(3.50)	29.77	58.00	(28.23)	70.00	40.23
Total Regulatory Compliance	1.50	5.00	(3.50)	176.27	58.00	118.27	70.00	(106.27)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5003 - Annual General Meeting	4,623.39	0.00	4,623.39	9,047.57	15,000.00	(5,952.43)	15,000.00	5,952.43
5007 - Special General Meeting	0.00	0.00	0.00	6,008.19	0.00	6,008.19	0.00	(6,008.19)
5020 - Board Support	799.82	250.00	549.82	4,050.64	2,500.00	1,550.64	3,000.00	(1,050.64)
5115 - Web Site Maintenance	703.01	392.00	311.01	4,952.29	3,244.00	1,708.29	4,000.00	(952.29)
5215 - Postage	83.96	83.00	0.96	701.00	833.00	(132.00)	1,000.00	299.00
5225 - Newsletter Services	858.97	0.00	858.97	1,005.45	0.00	1,005.45	0.00	(1,005.45)
Total CC&Rs/ Mandates	7,069.15	725.00	6,344.15	25,765.14	21,577.00	4,188.14	23,000.00	(2,765.14)
Payroll & Benefits								
5300 - Salaries	26,044.54	27,991.00	(1,946.46)	261,782.86	281,268.00	(19,485.14)	346,545.00	84,762.14
5335 - Payroll Taxes- Employer	2,092.84	2,395.00	(302.16)	21,379.15	24,066.00	(2,686.85)	31,136.00	9,756.85
5385 - Payroll Benefits - Medical	1,477.65	1,983.00	(505.35)	12,603.61	21,530.00	(8,926.39)	25,496.00	12,892.39
Total Payroll & Benefits	29,615.03	32,369.00	(2,753.97)	295,765.62	326,864.00	(31,098.38)	403,177.00	107,411.38
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	8.00	(8.00)	495.00	83.00	412.00	100.00	(395.00)
6050 - Utilities- Communications Service	120.00	120.00	0.00	2,889.40	1,200.00	1,689.40	1,440.00	(1,449.40)
Total Utilities	120.00	128.00	(8.00)	3,384.40	1,283.00	2,101.40	1,540.00	(1,844.40)
Maintenance & Landscaping								
6785 - Vehicle Fuel	(4.98)	0.00	(4.98)	115.81	0.00	115.81	0.00	(115.81)
6795 - Other Supplies	212.94	0.00	212.94	212.94	0.00	212.94	0.00	(212.94)
Total Maintenance & Landscaping	207.96	0.00	207.96	328.75	0.00	328.75	0.00	(328.75)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	184.53	425.00	(240.47)	3,458.67	4,250.00	(791.33)	5,100.00	1,641.33
5125 - IT Support and Services	1,929.94	2,098.00	(168.06)	28,058.59	26,059.00	1,999.59	30,000.00	1,941.41
6440 - Safety & Security Services	0.00	0.00	0.00	380.84	0.00	380.84	0.00	(380.84)
7095 - Other Professional Services	0.00	0.00	0.00	21,999.70	0.00	21,999.70	0.00	(21,999.70)
Total Contracted & Professional Services	2,114.47	2,523.00	(408.53)	53,897.80	30,309.00	23,588.80	35,100.00	(18,797.80)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Other Expenses								
9210 - Emergency Preparedness Committee	0.00	0.00	0.00	61.56	0.00	61.56	0.00	(61.56)
Total Other Expenses	0.00	0.00	0.00	61.56	0.00	61.56	0.00	(61.56)
Total SVCA Operations- Admin Expense	42,664.91	39,068.00	3,596.91	439,220.40	420,776.00	18,444.40	512,209.00	72,988.60
Total SVCA Operations- Admin Income / (Loss)	(42,402.76)	(38,943.00)	(3,459.76)	(434,784.73)	(419,526.00)	(15,258.73)	(510,709.00)	(75,924.27)

Income Statement Report

Sudden Valley Community Association Facilities

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	5,250.00	4,750.00	500.00	20,107.00	19,000.00	1,107.00	19,000.00	(1,107.00)
4412 - BD Expense- Area Z	(454.42)	0.00	(454.42)	(901.82)	0.00	(901.82)	0.00	901.82
Total Area Z Rental Income	4,795.58	4,750.00	45.58	19,205.18	19,000.00	205.18	19,000.00	(205.18)
Lease Income								
4430 - Lease Income - Restaurant	2,329.00	2,310.00	19.00	23,290.00	23,098.00	192.00	27,717.00	4,427.00
4439 - Lease Income- Library	281.00	281.00	0.00	2,810.00	2,810.00	0.00	3,372.00	562.00
Total Lease Income	2,610.00	2,591.00	19.00	26,100.00	25,908.00	192.00	31,089.00	4,989.00
Total Facilities Income	7,405.58	7,341.00	64.58	45,305.18	44,908.00	397.18	50,089.00	4,783.82
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	6.00	(6.00)	71.80	58.00	13.80	69.00	(2.80)
7110 - Regulatory Compliance	74.89	75.00	(0.11)	737.14	746.00	(8.86)	895.00	157.86
9005 - State B&O Tax	118.91	72.00	46.91	758.60	721.00	37.60	865.00	106.40
Total Regulatory Compliance	193.80	153.00	40.80	1,567.54	1,525.00	42.54	1,829.00	261.46
Payroll & Benefits								
5300 - Salaries	4,658.99	4,495.00	163.99	50,277.68	45,137.00	5,140.68	56,092.00	5,814.32
5335 - Payroll Taxes- Employer	438.10	486.00	(47.90)	4,842.44	4,880.00	(37.56)	6,310.00	1,467.56
5385 - Payroll Benefits - Medical	502.10	744.00	(241.90)	4,936.96	7,440.00	(2,503.04)	8,928.00	3,991.04
Total Payroll & Benefits	5,599.19	5,725.00	(125.81)	60,057.08	57,457.00	2,600.08	71,330.00	11,272.92
Utilities								
6000 - Utilities	3,029.59	0.00	3,029.59	2,604.09	0.00	2,604.09	0.00	(2,604.09)
6005 - Utilities- Natural Gas	550.15	290.00	260.15	5,981.10	5,981.00	0.10	7,288.00	1,306.90
6023 - Utilities- Water & Sewer	2,877.33	3,019.00	(141.67)	12,712.05	14,219.00	(1,506.95)	16,555.00	3,842.95
6033 - Utilities- Electricity	1,372.37	1,331.00	41.37	14,736.89	19,980.00	(5,243.11)	23,461.00	8,724.11
6035 - Utilities- Trash & Recycling Service	0.00	1,265.00	(1,265.00)	8,186.29	12,643.00	(4,456.71)	15,171.00	6,984.71

Income Statement Report

Sudden Valley Community Association Facilities

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	1,378.60	1,376.00	2.60	14,947.77	13,768.00	1,179.77	16,522.00	1,574.23
Total Utilities	9,208.04	7,281.00	1,927.04	59,168.19	66,591.00	(7,422.81)	78,997.00	19,828.81
Maintenance & Landscaping								
6515 - Building R&M- Materials	926.14	2,460.00	(1,533.86)	7,066.11	18,002.00	(10,935.89)	21,423.00	14,356.89
6520 - Building R&M- Contract Vendor	764.16	3,129.00	(2,364.84)	24,585.64	31,294.00	(6,708.36)	37,553.00	12,967.36
6635 - Janitorial Supplies	874.09	917.00	(42.91)	14,530.54	9,167.00	5,363.54	11,000.00	(3,530.54)
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	750.00	(750.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	100.00	(100.00)	0.00	1,008.00	(1,008.00)	1,210.00	1,210.00
6795 - Other Supplies	35.47	0.00	35.47	1,511.57	0.00	1,511.57	0.00	(1,511.57)
6796 - Other R&M	42.34	0.00	42.34	3,218.50	0.00	3,218.50	0.00	(3,218.50)
Total Maintenance & Landscaping	2,642.20	6,681.00	(4,038.80)	51,288.36	60,221.00	(8,932.64)	72,086.00	20,797.64
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	17,643.23	19,840.00	(2,196.77)	174,949.30	194,834.00	(19,884.70)	234,282.00	59,332.70
Total Facilities Income / (Loss)	(10,237.65)	(12,499.00)	2,261.35	(129,644.12)	(149,926.00)	20,281.88	(184,193.00)	(54,548.88)

Income Statement Report

Sudden Valley Community Association

Maintenance

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	147.00	193.00	(46.00)	2,125.25	1,923.00	202.25	2,307.00	181.75
Total Other Income	147.00	193.00	(46.00)	2,125.25	1,923.00	202.25	2,307.00	181.75
Total Maintenance Income	147.00	193.00	(46.00)	2,125.25	1,923.00	202.25	2,307.00	181.75
Expense								
Administrative								
5090 - Office Supplies	0.00	0.00	0.00	716.72	0.00	716.72	0.00	(716.72)
6408 - Uniforms	0.00	171.00	(171.00)	768.49	1,711.00	(942.51)	2,053.00	1,284.51
Total Administrative	0.00	171.00	(171.00)	1,485.21	1,711.00	(225.79)	2,053.00	567.79
Regulatory Compliance								
6300 - Permits & Licenses	0.00	209.00	(209.00)	1,244.00	2,092.00	(848.00)	2,510.00	1,266.00
9005 - State B&O Tax	5.29	0.00	5.29	76.51	83.00	(6.49)	83.00	6.49
Total Regulatory Compliance	5.29	209.00	(203.71)	1,320.51	2,175.00	(854.49)	2,593.00	1,272.49
Payroll & Benefits								
5300 - Salaries	17,051.83	19,375.00	(2,323.17)	155,883.88	156,807.00	(923.12)	204,159.00	48,275.12
5335 - Payroll Taxes- Employer	1,820.66	2,287.00	(466.34)	16,580.97	18,622.00	(2,041.03)	25,373.00	8,792.03
5385 - Payroll Benefits - Medical	2,017.35	2,727.00	(709.65)	18,969.74	21,109.00	(2,139.26)	26,560.00	7,590.26
Total Payroll & Benefits	20,889.84	24,389.00	(3,499.16)	191,434.59	196,538.00	(5,103.41)	256,092.00	64,657.41
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	60.00	120.00	(60.00)	1,348.10	1,200.00	148.10	1,440.00	91.90
Total Utilities	60.00	120.00	(60.00)	1,370.95	1,200.00	170.95	1,440.00	69.05
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	45.00	(45.00)	801.74	458.00	343.74	550.00	(251.74)
6621 - Raw Materials: Sand & Gravel	0.00	83.00	(83.00)	786.22	833.00	(46.78)	1,000.00	213.78

Income Statement Report

Sudden Valley Community Association

Maintenance

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6635 - Janitorial Supplies	58.68	0.00	58.68	58.68	0.00	58.68	0.00	(58.68)
6675 - Equipment R&M	1,895.50	644.00	1,251.50	8,369.07	6,437.00	1,932.07	7,724.00	(645.07)
6765 - Small Tools & Equipment	792.04	0.00	792.04	4,555.73	3,910.00	645.73	3,910.00	(645.73)
6775 - Vehicle R&M	393.50	583.00	(189.50)	21,614.35	5,833.00	15,781.35	7,000.00	(14,614.35)
6785 - Vehicle Fuel	475.37	737.00	(261.63)	9,927.29	7,372.00	2,555.29	8,847.00	(1,080.29)
6795 - Other Supplies	1,397.33	208.00	1,189.33	2,650.62	2,083.00	567.62	2,500.00	(150.62)
6796 - Other R&M	3,427.15	0.00	3,427.15	13,736.66	3,000.00	10,736.66	3,000.00	(10,736.66)
Total Maintenance & Landscaping	8,439.57	2,300.00	6,139.57	62,677.84	29,926.00	32,751.84	34,531.00	(28,146.84)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	83.00	(83.00)	0.00	833.00	(833.00)	1,000.00	1,000.00
6440 - Safety & Security Services	0.00	117.00	(117.00)	1,031.41	1,167.00	(135.59)	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	9,500.00	7,686.21	17,400.00	213.79
Total Maintenance Expense	29,394.70	27,389.00	2,005.70	275,475.31	241,050.00	34,425.31	314,109.00	38,633.69
Total Maintenance Income / (Loss)	(29,247.70)	(27,196.00)	(2,051.70)	(273,350.06)	(239,127.00)	(34,223.06)	(311,802.00)	(38,451.94)

Income Statement Report
Sudden Valley Community Association
Golf Enterprise
 October 1, 2019 to October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 6,675	\$ 6,000	\$ 675	\$ 296,769	\$ 273,000	\$ 23,769	\$ 285,000	\$ (11,769)
4151 - BD Expense- Golf	4,945	-	4,945	(4,135)	-	(4,135)	-	4,135
4154 - Golf Course Daily Greens Fees	11,484	12,000	(516)	411,448	336,500	74,948	351,300	(60,148)
4170 - Driving Range Fees	612	600	12	20,040	15,800	4,240	16,300	(3,740)
4174 - Golf Cart Rental	4,491	6,000	(1,509)	118,447	113,000	5,447	118,000	(447)
4176 - Golf Club Storage	10	100	(90)	1,077	1,000	77	1,200	124
4178 - Trail Fees	183	-	183	14,678	13,250	1,428	13,250	(1,428)
4835 - Miscellaneous Income	-	-	-	49	-	49	-	(49)
Total Golf Income	28,399	24,700	3,699	858,373	752,550	105,823	785,050	(73,322)
Other AR Income								
4830 - Advertising Income	-	-	-	300	-	300	-	(300)
Total Other AR Income	-	-	-	300	-	300	-	(300)
Total Golf Pro Income	28,399	24,700	3,699	858,673	752,550	106,123	785,050	(73,622)
Expense								
Administrative								
5107 - Advertising Costs	123	200	(77)	4,528	6,800	(2,272)	7,000	2,472
5015 - Bank Charges & Fees	1,867	1,400	467	16,412	12,762	3,650	13,487	(2,925)
5120 - Cash Over/Short	-	-	-	(1)	-	(1)	-	1
5045 - Dues & Subscriptions	1,683	1,502	181	23,716	15,032	8,684	18,040	(5,676)
5000 - General Administrative	240	400	(160)	440	1,600	(1,160)	1,600	1,160
5090 - Office Supplies	78	50	28	792	500	292	600	(192)
5210 - Printing & Copying	-	-	-	1,725	2,980	(1,255)	2,980	1,255
5227 - Training & Conferences	-	300	(300)	2,363	3,000	(637)	3,600	1,237
6408 - Uniforms	746	342	404	6,822	3,717	3,105	4,400	(2,422)
Total Administrative	4,737	4,194	543	56,797	46,391	10,406	51,707	(5,090)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	117	(117)	-	1,167	(1,167)	1,400	1,400
6300 - Permits & Licenses	-	67	(67)	594	667	(73)	800	206
9005 - State B&O Tax	146	81	65	4,098	3,625	473	3,698	(400)
Total Regulatory Compliance	146	265	(119)	4,692	5,459	(767)	5,898	1,206
CC&Rs/ Mandates								
5215 - Postage	2	64	(62)	189	642	(453)	770	581
CC&Rs/ Mandates Total	2	64	(62)	189	642	(453)	770	581
Payroll & Benefits								
5300 - Salaries	41,740	34,634	7,106	405,559	402,237	3,322	472,112	66,553
5335 - Payroll Taxes- Employer	3,888	3,535	353	39,036	41,386	(2,350)	50,093	11,057
5385 - Payroll Benefits - Medical	3,372	4,461	(1,089)	31,557	44,619	(13,062)	53,544	21,987
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	-	-
Total Payroll & Benefits	49,001	42,630	6,371	476,151	488,242	(12,091)	575,749	99,597

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

October 1, 2019 to October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	262	342	(80)	2,620	3,428	(808)	4,114	1,494
Total Insurance	262	342	(80)	2,620	3,428	(808)	4,114	1,494
Utilities								
6050 - Utilities- Communications Service	606	633	(27)	6,569	6,330	239	7,596	1,027
6033 - Utilities- Electricity	1,054	1,282	(228)	16,323	17,841	(1,518)	20,008	3,685
6005 - Utilities- Natural Gas	227	212	15	2,705	2,837	(132)	3,322	617
6023 - Utilities- Water & Sewer	2,125	1,927	198	9,040	9,260	(220)	11,018	1,978
6035 - Utilities- Trash & Recycling Service	-	240	(240)	2,350	2,393	(43)	2,871	521
Total Utilities	4,011	4,294	(283)	36,987	38,661	(1,674)	44,815	7,828
Maintenance & Landscaping								
6675 - Equipment R&M	5,084	3,083	2,001	40,678	31,833	8,845	40,000	(678)
6635 - Janitorial Supplies	-	20	(20)	-	208	(208)	250	250
6110 - Landscape R&M	2,586	3,802	(1,216)	33,834	33,916	(82)	40,000	6,166
6796 - Other R&M	-	192	(192)	1,167	1,917	(750)	2,300	1,133
6795 - Other Supplies	842	1,183	(341)	14,819	16,333	(1,514)	18,600	3,781
6610 - Raw Materials	-	2,083	(2,083)	36,487	20,833	15,654	25,000	(11,487)
6621 - Raw Materials: Sand & Gravel	4,613	4,729	(116)	20,273	34,000	(13,727)	34,000	13,727
6765 - Small Tools & Equipment	-	217	(217)	2,252	2,417	(165)	2,850	598
6785 - Vehicle Fuel	494	898	(404)	17,984	19,241	(1,257)	20,180	2,196
6775 - Vehicle R&M	-	125	(125)	649	1,250	(601)	1,500	851
Total Maintenance & Landscaping	13,620	16,332	(2,712)	168,143	161,948	6,195	184,680	16,537
Contracted & Professional Services								
5085 - Equipment Lease & Rental	579	150	429	7,081	3,600	3,481	3,900	(3,181)
6440 - Safety & Security Services	-	42	(42)	324	417	(93)	500	176
7095 - Other Professional Services	-	125	(125)	438	1,250	(812)	1,500	1,062
Total Contracted & Professional Services	579	317	262	7,843	5,267	2,576	5,900	(1,943)
Total Golf Expense	72,357	68,438	3,919	753,421	750,038	3,383	873,633	120,210
Total Golf Income / (Loss)	\$ (43,958)	\$ (43,738)	\$ (220)	\$ 105,252	\$ 2,512	\$ 102,740	\$ (88,583)	\$ (193,832)

Income Statement Report

Sudden Valley Community Association

Marina

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	10,045.00	8,295.00	1,750.00	8,295.00	(1,750.00)
4420 - Marina Dry Slip Income	100.00	0.00	100.00	49,695.00	39,310.00	10,385.00	39,310.00	(10,385.00)
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	200.00	0.00	200.00	(340.00)	0.00	(340.00)	0.00	340.00
Total Marina Income	300.00	0.00	300.00	124,570.00	107,345.00	17,225.00	107,345.00	(17,225.00)
Other Income								
4220 - Marina Gate & Access Cards	0.00	0.00	0.00	2,070.00	2,000.00	70.00	2,000.00	(70.00)
Total Other Income	0.00	0.00	0.00	2,070.00	2,000.00	70.00	2,000.00	(70.00)
Total Marina Income	300.00	0.00	300.00	126,640.00	109,345.00	17,295.00	109,345.00	(17,295.00)
<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	146.00	(5.86)	1,503.87	1,453.00	50.87	1,743.00	239.13
9005 - State B&O Tax	1.51	152.00	(150.49)	1,924.32	1,517.00	407.32	1,820.00	(104.32)
Total Regulatory Compliance	141.65	298.00	(156.35)	3,428.19	2,970.00	458.19	3,563.00	134.81
Utilities								
6023 - Utilities- Water & Sewer	740.07	243.00	497.07	2,961.65	1,437.00	1,524.65	1,587.00	(1,374.65)
6033 - Utilities- Electricity	72.45	89.00	(16.55)	1,768.13	1,675.00	93.13	1,914.00	145.87
6050 - Utilities- Communications Service	162.26	172.00	(9.74)	1,780.73	1,724.00	56.73	2,069.00	288.27
Total Utilities	974.78	504.00	470.78	6,510.51	4,836.00	1,674.51	5,570.00	(940.51)
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

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 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	833.00	609.48	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	500.00	(284.51)	600.00	384.51
6796 - Other R&M	149.19	417.00	(267.81)	844.73	4,167.00	(3,322.27)	5,000.00	4,155.27
Total Maintenance & Landscaping	149.19	550.00	(400.81)	7,247.85	5,500.00	1,747.85	6,600.00	(647.85)
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	1,265.62	1,352.00	(86.38)	24,091.93	13,306.00	10,785.93	15,733.00	(8,358.93)
Total Marina Income / (Loss)	(965.62)	(1,352.00)	386.38	102,548.07	96,039.00	6,509.07	93,612.00	(8,936.07)

Sudden Valley Community Association

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

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to052023	\$ 32,397	\$ 32,413	\$ (16)	\$ 324,308	\$ 324,138	\$ 170	\$ 388,966	\$ 64,658
4011 - BD Expense- Rec SA 062018 to 052023	231	(2,918)	3,149	(2,819)	(29,173)	26,354	(35,007)	(32,188)
	32,628	29,495	3,133	321,489	294,965	26,524	353,959	32,470
Lease Income								
4435 - Lease Income - Barn 8	751	650	101	7,510	6,500	1,010	7,800	290
	751	650	101	7,510	6,500	1,010	7,800	290
Non-Lease Facility Rentals								
4400 - Facility Rentals	190	-	190	2,715	2,000	715	2,000	(715)
4411 - Picnic Shelter Rentals	-	-	-	2,250	1,195	1,055	1,195	(1,055)
	190	-	190	4,965	3,195	1,770	3,195	(1,770)
Rec Center and Pools Income								
4510 - Health Club Membership	58	817	(759)	860	8,167	(7,307)	9,800	8,940
4220 - Access Cards	-	-	-	30	-	30	-	(30)
4223 - Gym and Pool Access Cards	166	42	124	3,644	417	3,227	500	(3,144)
4502 - Instructor & Trainer Fees	715	104	611	4,818	1,042	3,776	1,250	(3,568)
4513 - Main Pool Income	-	-	-	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)
Total Recreation Income	939	963	(24)	20,009	9,626	10,383	11,550	(8,459)
Total Recreation Income	34,508	31,108	3,400	353,973	314,286	39,687	376,504	22,531
Expense								
Administrative								
5015 - Bank Charges & Fees	6	43	(37)	39	429	(390)	515	476
5090 - Office Supplies	150	167	(17)	1,517	1,667	(150)	2,000	483
5205 - Events Charges	720	-	720	920	350	570	350	(570)
5210 - Printing and Copying	-	-	-	175	-	175	-	(175)
5227 - Training & Conferences	-	180	(180)	728	1,786	(1,058)	2,142	1,414
6408 - Uniforms	-	-	-	1,395	-	1,395	276	(1,119)
Total Administrative	876	390	486	4,774	4,232	542	5,283	509
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	591	500	91	500	(91)
9005 - State B&O Tax	26	-	26	230	52	178	52	(178)
Total Regulatory Compliance	26	-	26	821	552	269	552	(269)
CC&Rs/ Mandates								
5215 - Postage	-	-	-	61	-	61	-	(61)
CC&Rs/ Mandates Total	-	-	-	61	-	61	-	(61)
Payroll & Benefits								
5300 - Salaries	10,604	13,040	(2,436)	167,152	182,868	(15,716)	214,763	47,611
5335 - Payroll Taxes- Employer	1,011	1,568	(557)	17,305	21,794	(4,489)	26,424	9,119
5385 - Payroll Benefits - Medical	1,600	1,675	(75)	15,979	16,748	(769)	20,097	4,118
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	-	-
Total Payroll & Benefits	13,216	16,283	(3,067)	200,436	221,410	(20,974)	261,284	60,848

Sudden Valley Community Association

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

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	857	-	857	3,568	-	3,568	-	(3,568)
6050 - Utilities- Communications Service	706	100	606	5,827	1,000	4,827	1,200	(4,627)
6033 - Utilities- Electricity	786	1,179	(393)	11,923	11,791	132	14,149	2,226
6005 - Utilities- Natural Gas	114	361	(247)	12,348	9,888	2,460	10,609	(1,739)
6023 - Utilities- Water & Sewer	3,573	1,237	2,336	13,487	10,924	2,563	12,160	(1,327)
6035 - Utilities- Trash & Recycling Service	-	125	(125)	2,445	1,250	1,195	1,500	(945)
Total Utilities	6,035	3,002	3,033	49,599	34,853	14,746	39,618	(9,980)
Maintenance & Landscaping								
6515 - Building R&M- Materials	282	167	115	7,943	1,667	6,276	2,000	(5,943)
6520 - Building R&M- Contract Services	391	-	391	3,597	-	3,597	-	(3,597)
6675 - Equipment R&M	16	257	(241)	4,523	2,060	2,463	2,060	(2,463)
6635 - Janitorial Supplies	400	227	173	3,468	2,275	1,193	2,730	(738)
6110 - Landscape R&M	98	1,417	(1,319)	20,950	14,172	6,778	17,006	(3,944)
6796 - Other R&M	-	50	(50)	(168)	500	(668)	600	768
6795 - Other Supplies	593	660	(67)	11,144	6,596	4,548	7,914	(3,230)
6621 - Raw Materials: Sand & Gravel	-	292	(292)	1,902	2,917	(1,015)	3,500	1,598
6765 - Small Tools & Equipment	-	173	(173)	905	1,729	(824)	2,075	1,170
6785 - Vehicle Fuel	236	417	(181)	4,020	4,167	(147)	5,000	980
6775 - Vehicle R&M	-	90	(90)	531	908	(377)	1,090	559
Total Maintenance & Landscaping	2,015	3,750	(1,735)	58,815	36,991	21,824	43,975	(14,840)
Contracted & Professional Services								
5085 - Equipment Lease and Rental	404	-	404	595	-	595	-	(595)
5125 - IT Support and Services	-	10	(10)	-	103	(103)	124	124
6438 - Pool Management	(164)	-	(164)	26,634	22,464	4,170	22,464	(4,170)
6440 - Safety & Security Services	-	-	-	615	-	615	-	(615)
7095 - Contracted and Professional Services	-	-	-	3,805	-	3,805	-	(3,805)
Total Contracted & Professional Services	241	10	231	31,648	22,567	9,081	22,588	(9,061)
Total Recreation Expense	22,409	23,435	(1,026)	346,153	320,605	25,548	373,300	27,146
Total Recreation Income / (Loss)	\$ 12,100	\$ 7,673	\$ 4,427	\$ 7,820	\$ (6,319)	\$ 14,139	\$ 3,204	\$ (4,615)

Income Statement Report

Sudden Valley Community Association

UDR Activity

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 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	7,028.48	0.00	7,028.48	39,747.65	0.00	39,747.65	0.00	(39,747.65)
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	9,676.77	0.00	9,676.77	12,289.82	0.00	12,289.82	0.00	(12,289.82)
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	16,705.25	0.00	16,705.25	(274.64)	0.00	(274.64)	0.00	274.64
Collections Income								
4710 - Late Fees & Interest	4,971.76	0.00	4,971.76	37,691.19	0.00	37,691.19	0.00	(37,691.19)
4711 - BD Expense- Late Fee & Int	16,784.30	0.00	16,784.30	5,916.74	0.00	5,916.74	0.00	(5,916.74)
4715 - Lien Fees	0.00	0.00	0.00	4,950.00	0.00	4,950.00	0.00	(4,950.00)
4720 - Legal Fees/ Reimbursements	6,654.13	0.00	6,654.13	10,480.13	0.00	10,480.13	0.00	(10,480.13)
4721 - BD Expense- Legal	(123.99)	0.00	(123.99)	(2,188.96)	0.00	(2,188.96)	0.00	2,188.96
Total Collections Income	28,286.20	0.00	28,286.20	56,849.10	0.00	56,849.10	0.00	(56,849.10)
Investment Income								
4910 - Interest Earned - Reserve Accounts	618.14	0.00	618.14	4,277.46	0.00	4,277.46	0.00	(4,277.46)
Total Investment Income	618.14	0.00	618.14	4,277.46	0.00	4,277.46	0.00	(4,277.46)
Total UDR Activity Income	45,609.59	0.00	45,609.59	60,851.92	0.00	60,851.92	0.00	(60,851.92)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	75.21	0.00	75.21	649.58	0.00	649.58	0.00	(649.58)
Total Regulatory Compliance	75.21	0.00	75.21	649.58	0.00	649.58	0.00	(649.58)
CC&Rs/ Mandates								
5025 - Collection Charges	178.00	0.00	178.00	2,610.51	0.00	2,610.51	0.00	(2,610.51)

Income Statement Report

Sudden Valley Community Association

UDR Activity

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 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	1,866.00	0.00	1,866.00	9,336.00	0.00	9,336.00	0.00	(9,336.00)
7020 - Legal Services	720.70	0.00	720.70	14,638.99	0.00	14,638.99	0.00	(14,638.99)
Total CC&Rs/ Mandates	2,764.70	0.00	2,764.70	27,085.50	0.00	27,085.50	0.00	(27,085.50)
Payroll & Benefits								
5391 - Accrued Vacation Liability	1,630.70	0.00	1,630.70	14,670.93	0.00	14,670.93	0.00	(14,670.93)
Total Payroll & Benefits	1,630.70	0.00	1,630.70	14,670.93	0.00	14,670.93	0.00	(14,670.93)
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	500.00	0.00	500.00	587.00	0.00	587.00	0.00	(587.00)
Total Reserve Expenses/Transfers	500.00	0.00	500.00	587.00	0.00	587.00	0.00	(587.00)
Reserve UDR Projects								
9619.01 - Kens Cozy Kitchen UDR	1,188.00	0.00	1,188.00	10,368.00	0.00	10,368.00	14,400.00	4,032.00
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	39,781.95	0.00	39,781.95	0.00	(39,781.95)
Total UDR Activity Expense	6,158.61	0.00	6,158.61	177,374.96	0.00	177,374.96	0.00	(177,374.96)
Total UDR Activity Income / (Loss)	39,450.98	0.00	39,450.98	(116,523.04)	0.00	(116,523.04)	0.00	116,523.04

Income Statement Report Sudden Valley Community Association SVCA Reserves

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4030 - Special Assessments	0.00	0.00	0.00	(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	132.00	0.00	132.00	332.64	0.00	332.64	0.00	(332.64)
4041 - BD Expense- MR&R	155.31	0.00	155.31	226.01	0.00	226.01	0.00	(226.01)
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	87,621.89	0.00	87,621.89	877,553.34	0.00	877,553.34	0.00	(877,553.34)
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	3,257.61	0.00	3,257.61	9,385.57	0.00	9,385.57	0.00	(9,385.57)
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	(2,437.59)	0.00	(2,437.59)	(19,274.74)	0.00	(19,274.74)	0.00	19,274.74
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	5,480.08	0.00	5,480.08	15,662.83	0.00	15,662.83	0.00	(15,662.83)
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	(2,842.60)	0.00	(2,842.60)	(23,141.66)	0.00	(23,141.66)	0.00	23,141.66
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	101,810.39	0.00	101,810.39	1,019,654.36	0.00	1,019,654.36	0.00	(1,019,654.36)
4060.19 - Mailbox Capital Assmt 2019	2,112.53	0.00	2,112.53	21,157.39	0.00	21,157.39	0.00	(21,157.39)
4061 - BD Expense- Mailbox 2006 SA	0.12	0.00	0.12	(404.07)	0.00	(404.07)	0.00	404.07
4071 - BD Expense- Mbr Density	2.17	0.00	2.17	2.65	0.00	2.65	0.00	(2.65)
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	195,291.91	0.00	195,291.91	1,897,605.48	0.00	1,897,605.48	0.00	(1,897,605.48)
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	22,811.40	0.00	22,811.40	196,571.69	0.00	196,571.69	0.00	(196,571.69)

Income Statement Report Sudden Valley Community Association SVCA Reserves

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4343 - BD Expense- Title Transfer Fee: Capit	(127.74)	0.00	(127.74)	(404.57)	0.00	(404.57)	0.00	404.57
Total Other AR Income	22,683.66	0.00	22,683.66	196,167.12	0.00	196,167.12	0.00	(196,167.12)
Investment Income								
4910 - Interest Earned - Reserve Accounts	3,593.05	0.00	3,593.05	26,588.25	0.00	26,588.25	0.00	(26,588.25)
Total Investment Income	3,593.05	0.00	3,593.05	26,588.25	0.00	26,588.25	0.00	(26,588.25)
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	4,500.00	0.00	4,500.00	6,737.33	0.00	6,737.33	0.00	(6,737.33)
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	4,500.00	0.00	4,500.00	21,446.25	0.00	21,446.25	0.00	(21,446.25)
Total SVCA Reserves Income	226,068.62	0.00	226,068.62	2,142,807.10	0.00	2,142,807.10	0.00	(2,142,807.10)
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	510.50	0.00	510.50	510.50	0.00	510.50	0.00	(510.50)
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	510.50	0.00	510.50	3,354.06	0.00	3,354.06	0.00	(3,354.06)
Regulatory Compliance								
9015 - Property/Real Estate Tax	658.78	0.00	658.78	1,621.19	0.00	1,621.19	0.00	(1,621.19)
Total Regulatory Compliance	658.78	0.00	658.78	1,621.19	0.00	1,621.19	0.00	(1,621.19)
Depreciation Expense								
6320 - Depr - Buildings	571.31	0.00	571.31	5,713.10	0.00	5,713.10	0.00	(5,713.10)
6325 - Depr - Land Improvement	5,322.09	0.00	5,322.09	51,153.09	0.00	51,153.09	0.00	(51,153.09)
6326 - Depr - Mailboxes	2,146.37	0.00	2,146.37	20,776.19	0.00	20,776.19	0.00	(20,776.19)
6327 - Depr - Roads and Bridges	27,652.13	0.00	27,652.13	364,858.28	0.00	364,858.28	0.00	(364,858.28)
6328 - Depr - Building Improvements	13,400.05	0.00	13,400.05	121,326.97	0.00	121,326.97	0.00	(121,326.97)
6330 - Depr - Furniture & Fixtures	65.68	0.00	65.68	1,071.25	0.00	1,071.25	0.00	(1,071.25)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6335 - Depr - Communication Equipment	371.95	0.00	371.95	3,331.42	0.00	3,331.42	0.00	(3,331.42)
6337 - Depr - Computers	929.84	0.00	929.84	13,710.56	0.00	13,710.56	0.00	(13,710.56)
6340 - Depr - Machinery & Equipment	16,736.09	0.00	16,736.09	167,481.17	0.00	167,481.17	0.00	(167,481.17)
6350 - Depr - Vehicles	4,640.47	0.00	4,640.47	57,745.24	0.00	57,745.24	0.00	(57,745.24)
6360 - Amortization	(610.76)	0.00	(610.76)	4,886.08	0.00	4,886.08	0.00	(4,886.08)
Total Depreciation Expense	71,225.22	0.00	71,225.22	812,053.35	0.00	812,053.35	0.00	(812,053.35)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	7,226.64	0.00	7,226.64	59,347.16	0.00	59,347.16	0.00	(59,347.16)
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	7,226.64	0.00	7,226.64	59,347.16	0.00	59,347.16	(4,518,009.65)	(4,577,356.81)
Reserve CRRRF Capital Proejcts								
9718.08 - Golf Cart Life Extension	219.18	0.00	219.18	15,770.07	0.00	15,770.07	20,478.00	4,707.93
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	0.00	0.00	0.00	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	0.00	0.00	0.00	136,589.96	0.00	136,589.96	133,188.00	(3,401.96)
9719.06 - Cardio Equipment (x14)	(6,285.56)	0.00	(6,285.56)	64,758.06	0.00	64,758.06	78,215.00	13,456.94
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	101.25	0.00	101.25	29,383.44	0.00	29,383.44	63,360.00	33,976.56
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	0.00	0.00	0.00	125,612.50	0.00	125,612.50	500,362.10	374,749.60
9719.11 - Playground Improvements	912.29	0.00	912.29	27,191.56	0.00	27,191.56	0.00	(27,191.56)
9719.112 - Playground Improv. Wages, Taxe:	4,853.74	0.00	4,853.74	6,204.45	0.00	6,204.45	0.00	(6,204.45)
9719.12 - Pool Furniture - Quiet & Main Pool	10,158.20	0.00	10,158.20	10,158.20	0.00	10,158.20	0.00	(10,158.20)

Income Statement Report Sudden Valley Community Association SVCA Reserves

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Proejcts								
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	9,959.10	0.00	9,959.10	567,004.73	4,158.00	562,846.73	980,766.65	413,761.92
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	15,369.51	0.00	15,369.51	457,629.47	0.00	457,629.47	428,627.30	(29,002.17)
9717.05 - Demo Barn 6/ Sprung Structure In:	14,979.21	0.00	14,979.21	529,630.86	0.00	529,630.86	647,745.68	118,114.82
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	3,225.00	0.00	3,225.00	69,858.40	0.00	69,858.40	82,203.00	12,344.60
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	33,573.72	0.00	33,573.72	1,966,963.06	0.00	1,966,963.06	2,272,476.00	305,512.94
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	2,129.66	0.00	2,129.66	576,333.31	0.00	576,333.31	597,300.00	20,966.69
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	236.25	0.00	236.25	52,230.74	0.00	52,230.74	36,465.00	(15,765.74)
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	877.50	0.00	877.50	13,292.25	0.00	13,292.25	23,000.00	9,707.75
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	405.00	0.00	405.00	9,371.77	0.00	9,371.77	107,000.00	97,628.23
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

Income Statement Report Sudden Valley Community Association SVCA Reserves

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Roads Capital Projects								
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	3,648.41	0.00	3,648.41	721,303.95	0.00	721,303.95	1,092,371.00	371,067.05
Reserve Road CVC Capital Project								
9919.08 - 2019 Culvert Vegetation Control	1,148.03	0.00	1,148.03	22,962.55	0.00	22,962.55	18,809.00	(4,153.55)
9919.082 - 2019 CVC - Wages, Taxes, & Ber	12,869.56	0.00	12,869.56	93,625.11	0.00	93,625.11	153,587.00	59,961.89
Total Reserve Road CVC Capital Project	14,017.59	0.00	14,017.59	116,587.66	0.00	116,587.66	172,396.00	55,808.34
Total SVCA Reserves Expense	140,819.96	0.00	140,819.96	4,248,235.16	4,158.00	4,244,077.16	0.00	(4,248,235.16)
Total SVCA Reserves Income / (Loss)	85,248.66	0.00	85,248.66	(2,105,428.06)	(4,158.00)	(2,101,270.06)	0.00	2,105,428.06
Total Association Net Income / (Loss)	68,164.53	(43,359.00)	111,523.53	(1,787,582.80)	121,966.00	(1,909,548.80)	0.00	1,787,582.80

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		Perm	WD10	Avail.					Total
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	WD10								
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	74	247	321	363	2,236	2,599	17	92	11	25	2	5	25	25	2	15	437	2,483	2,920	57	162	219	494	2,645	3,139	773	0	0	773	721		8	1,502	4,641	
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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