

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

	<u>Unaudited</u> <u>Dec 31, 2019</u>	<u>Audited</u> <u>Dec 31, 2018</u>	<u>Inc / (Dec)</u>
OPERATIONS			
Current Assets			
Operating Cash	\$ 462,636	\$ 347,318	\$115,318
Building Completion Deposit Fund	232,967	210,750	22,217
Member Receivables - Operations*	39,559	48,727	(9,168)
Other Receivables	15,104	11,262	3,842
Prepaid Expenses	60,481	57,817	2,664
Inventory	3,320	12,538	(9,218)
Total Current Assets	814,067	688,412	125,655
Current Liabilities			
Accounts Payable	(203,791)	(143,718)	(60,073)
Accrued Vacation Liability	(41,344)	(33,375)	(7,969)
Accrued Payroll	(41,052)	(34,905)	(6,147)
Prepaid Assessments	(128,798)	(138,284)	9,486
Building Completion Deposits	(228,250)	(210,750)	(17,500)
Other Refundable Deposits	(9,696)	(4,993)	(4,703)
Prepaid Golf Memberships	(34,098)	(58,358)	24,260
Total Current Liabilities	(687,029)	(624,383)	(62,646)
Operating Reserve Funds			
Emergency Operating Cash	356,152	352,243	3,909
Undesignated Reserves Cash	252,586	254,736	(2,150)
Total Operating Reserve Funds	608,738	606,979	1,759
Net Operating Assets	\$ 735,776	\$ 671,008	\$64,768
CAPITAL			
Capital Current Assets			
CRRRF Reserve Cash Fund	1,103,247	378,709	724,538
Roads Reserve Cash Fund	1,146,658	898,015	248,643
Board Density Reduction Cash Fund	129,483	115,167	14,316
Mailbox Cash Fund	28,013	2,843	25,170
Capital Reserve Holding Cash Fund	553,495	312,800	240,695
Mitigation Assignment of Savings Cash	44,274	45,745	(1,471)
LWWSD Assignment of Savings Cash	137,299	136,275	1,024
Member Receivables - Capital	16,503	2,193	14,310
Total Capital Current Assets	3,158,972	1,891,747	1,267,225
Capital Fixed Assets			
Fixed Assets	12,122,994	10,632,826	1,490,168
Lots Held for Sale	74,256	74,256	-
Total Capital Assets	12,197,250	10,707,082	1,490,168
Long Term Liabilities			
CRRRF Loan	(1,495,244)	(295,196)	(1,200,048)
Capital Lease- Golf Carts	-	(7,977)	7,977
Total Long Term Liabilities	(1,495,244)	(303,173)	(1,192,071)
NET ASSETS	\$ 14,596,754	\$ 12,966,664	\$1,630,090
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	55,731	(\$57,727)	\$113,458
Current Year Net Income: Rec Special Assmt	23,576	(24,916)	48,492
Current Year Net Income: Capital	1,550,783	303,706	1,247,077
Retained Earnings	4,642,255	4,724,898	(82,643)
Capital	8,324,409	8,020,703	303,706
TOTAL MEMBER EQUITY	\$ 14,596,754	\$12,966,664	\$1,630,090

* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal financial statement purposes. As per SVCA policy, Management continues to pursue collection of these receivables via all avenues allowed by Washington State laws. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At December 31, 2019 and December 31, 2018, the balance of receivables written off under GAAP policy were respectively, \$540,969 and \$525,711.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED

	Current Month - December 2019			Year to Date - 12 Months Ending 12/31/2019			
	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	172,408		190,847	2,077,005			2,299,968
Bad Debt Reserve	(2,788)		(852)	(56,204)			(47,514)
Net Current Year Assessment Income	169,620	12,202	189,995	2,020,801	131,794	97.3%	2,252,454
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	32,306			388,909			
Bad Debt Reserve	(336)			(3,747)			
Net Special Ops Assmt Income	31,970	2,473		385,162	31,202		
Bad Debt Recoveries - Prior Years			580				24,407
Golf Income	24,488	11,488	0	908,219	123,169		0
Marina Income	100	100	0	127,645	18,300		0
Rec Center & Pools Income	734	(229)	0	21,755	10,205		0
Legal & Collections Income	0	0	0	0	0		0
Other Income	4,576	1,070	10,656	94,400	30,438		236,926
Rental Income - Other	365	365	0	5,755	2,560		0
Area Z Rental Income	902	902	0	20,941	1,941		0
Lease Income	3,361	120	0	40,332	1,443		0
New Home Construction Fees	0	0	0	105,670	70,670		1,000
Capital Gain (Loss) on Sale of Assets	0	0	0	0	0		21,446
Investment Income	428	386	3,680	3,505	3,005		33,334
Total Revenue	236,544	28,877	204,911	3,734,185	424,727		2,569,567
EXPENSES							
Salaries & Benefits	171,810	(30,959)	0	1,865,326	74,445		0
Contracted & Professional Services	71,638	(59,507)	68	287,425	(119,029)		68
CC&Rs/ Mandates	25,264	672	0	335,340	(5,952)		0
Maintenance & Landscaping	53,600	(30,236)	0	513,707	(161,895)		0
Utilities	19,780	(3,686)	0	184,012	(9,105)		0
Administrative	22,924	(10,033)	0	170,854	(46,134)		3,194
Regulatory Compliance	8,643	(4,939)	0	118,887	(17,456)		1,621
Insurance Premiums	8,888	373	0	109,330	1,803		0
Other Expenses	2,283	(1,625)	0	8,487	(587)		0
Capital Lease Interest Expense	0	0	0	0	0		0
Depreciation Expense	0	0	71,225	0	0		954,504
Interest expense	0	0	8,328	0	0		73,707
Total Expenses	384,830	(139,940)	79,621	3,593,368	(283,910)		1,033,094
Net Income (Loss)	(148,286)	(111,063)	125,290	140,817	140,817		1,536,473
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	(2,376)			(12,744)			
Snow Removal	0			(94,600)			
Net Income (Loss) with Board Approved UDR	(150,662)	(111,063)	125,290	4,059	140,817		1,536,473
Other Activity							
Net Other UDR Activity*	26,173			92,245			
AR Accrual - Prior Year Reversal	0		0	(48,703)			(2,193)
AR Accrual - Current Year	39,676		16,503	39,676			16,503
Vacation Liability- Prior Year Reversal	(8,194)			(7,970)			
Total Other Activity	57,655		16,503	75,248			14,310
Grand Total Activity	(93,007)	(111,063)	141,793	79,307	140,817		1,550,783

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

Sudden Valley Community Association
Reserve Cash Balance & Activity
12 Months Actual, 0 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	Capital Reserve Holding Fund	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2018	378,709	898,015	312,800	115,167	2,843	182,020	\$ 1,889,554	352,243	254,736	\$ 606,979
Dues Received	1,044,216	1,220,217		2	25,053		2,289,488	-	131,606	131,606
Transfer Fees Received, ¼ of 1%			236,836				236,836			-
Storm Water Mitigation Plan Fee		1,000					1,000			-
Investment Income	13,063	13,057	4,475	1,382	153	1,203	33,334	3,909	2,031	5,940
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	(1,720,832)	(987,281)	(616)	(1,777)	(36)		(2,710,543)		(71,187)	(71,187)
Net Available Cash at 12/31/2019	1,103,247	1,146,658	553,495	129,483	28,013	181,573	\$ 3,142,469	356,152	252,586	\$ 608,738
Obligated Expenses**	(238,113)	(238,215)				(181,573)	(657,901)		(17,095)	(17,095)
Golf Course Irrigation year 2020	(271,079)						(271,079)			-
Net Usable Cash Balance 12/31/2019	594,055	908,443	553,495	129,483	28,013	-	\$ 2,213,489	356,152	235,491	\$ 591,643
Board Recommended Carryover Balance	(600,000)	(500,000)					(1,100,000)			-
Net Usable Cash 12/31/2019, After Recommendation	\$ (5,945)	\$ 408,443	\$ 553,495	\$ 129,483	\$ 28,013	\$ -	\$ 1,113,489	\$ 356,152	\$ 235,491	\$ 591,643
Net Current Year Cash Increase (Decrease)	215,346	10,428	240,695	14,316	25,170	(182,020)	\$ 323,935	3,909	(19,245)	\$ (15,336)

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

**Note, obligated expenses do not include CRRRF loan payments of \$196,712 annually over the next 9 years (2020 to 2028).

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

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	526	480	11,355	(1,816)	74,908	(53,548)	(85,737)	(54,884)
Accounting	1,510	867	21,628	(934)	14,508	(7,049)	(34,626)	(7,116)
Administration	88	(37)	39,466	(10,717)	22,364	(14,324)	(61,742)	(25,078)
Common Costs	2,855	313	-	-	22,137	(3,123)	(19,282)	(2,810)
Facilities	3,512	921	6,915	(1,224)	21,679	(6,618)	(25,082)	(6,921)
Maintenance	25	(167)	28,663	(4,331)	35,251	(28,500)	(63,889)	(32,998)
Subtotal	8,516	2,377	108,027	(19,022)	190,847	(113,162)	(290,358)	(129,807)
Golf	24,488	11,488	45,013	(9,422)	12,104	5,759	(32,629)	7,825
Marina	100	100	-	-	1,133	189	(1,033)	289
Subtotal	33,104	13,965	153,040	(28,444)	204,084	(107,214)	(324,020)	(121,693)
Rec/ Pools/ Parks								
Special Assmt Earned	32,306						32,306	
Curr Yr Bad Debts Activity	(336)						(336)	
Net Special Assmt Dues	31,970	2,473					31,970	2,473
Rec/ Pools/ Parks	1,850	237	18,770	(2,515)	8,936	(1,767)	(25,856)	(4,045)
Subtotal Rec/ Pools/ Parks	33,820	2,710	18,770	(2,515)	8,936	(1,767)	6,114	(1,572)
Subtotal Operations before Ops Dues	66,924	16,675	171,810	(30,959)	213,020	(108,981)	(317,906)	(123,265)
Ops Dues Earned	172,408						172,408	
Curr Yr Bad Debts Activity	(2,788)						(2,788)	
Net Ops Dues	169,620	12,202					169,620	12,202
Net Operations	236,544	28,877	171,810	(30,959)	213,020	(108,981)	(148,286)	(111,063)
Net BOD Approved UDR Activity for Operations								
Area Z Mitigation	-		-		-		-	
GM Recruiting Expense	-		-		-		-	
Harardous Tree Removal	-		-		-		-	
Ken's Cozy Kitchen- Gym Assistance	-		-		2,376		(2,376)	
Snow Removal Services	-		-		-		-	
Net Operations with Board Approved UDR	236,544	28,877	171,810	(30,959)	215,396	(108,981)	(150,662)	(111,063)
Other Operating Activity								
UDR Activity	9,888				(16,285)		26,173	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	39,676				-		39,676	
Vacation Liability Accrual	-				8,194		(8,194)	
Total Other Operating Activity	49,564				(8,091)		57,655	
Grand Total Operations Activity	286,108	28,877	171,810	(30,959)	207,305	(108,981)	(93,007)	(111,063)

* Excludes Depreciation

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

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

Whole \$

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	116,624	81,069	113,296	5,307	354,910	(76,827)	(351,582)	9,549
Accounting	40,892	11,292	218,166	35,370	90,528	(15,404)	(267,802)	31,259
Administration	4,570	3,070	380,200	22,977	179,187	(70,155)	(554,817)	(44,108)
Common Costs	39,323	8,823	-	-	263,330	(2,485)	(224,007)	6,338
Facilities	52,261	2,172	76,171	(4,841)	144,911	18,041	(168,821)	15,372
Maintenance	2,166	(141)	258,542	(2,450)	189,816	(131,799)	(446,192)	(134,390)
Subtotal	<u>255,836</u>	<u>106,285</u>	<u>1,046,375</u>	<u>56,363</u>	<u>1,222,682</u>	<u>(278,629)</u>	<u>(2,013,221)</u>	<u>(115,980)</u>
Golf	908,219	123,169	579,077	(3,328)	319,305	(21,421)	9,837	98,420
Marina	127,645	18,300	-	-	27,821	(12,088)	99,824	6,212
Subtotal	<u>1,291,700</u>	<u>247,754</u>	<u>1,625,452</u>	<u>53,035</u>	<u>1,569,808</u>	<u>(312,138)</u>	<u>(1,903,560)</u>	<u>(11,348)</u>
Rec/ Pools/ Parks								
Special Assmt Earned	388,909						388,909	
Curr Yr Bad Debts Activity	(3,747)						(3,747)	
Net Special Assmt Dues	<u>385,162</u>	<u>31,202</u>					<u>385,162</u>	<u>31,202</u>
Rec/ Pools/ Parks	36,522	13,977	239,874	21,410	158,234	(46,218)	(361,586)	(10,831)
Subtotal Rec/ Pools/ Parks	<u>421,684</u>	<u>45,179</u>	<u>239,874</u>	<u>21,410</u>	<u>158,234</u>	<u>(46,218)</u>	<u>23,576</u>	<u>20,371</u>
Subtotal Operations before Ops Dues	<u>1,713,384</u>	<u>292,933</u>	<u>1,865,326</u>	<u>74,445</u>	<u>1,728,042</u>	<u>(358,356)</u>	<u>(1,879,984)</u>	<u>9,023</u>
Ops Dues Earned	2,077,005						2,077,005	
Curr Yr Bad Debts Activity	(56,204)						(56,204)	
Net Ops Dues	<u>2,020,801</u>	<u>131,794</u>					<u>2,020,801</u>	<u>131,794</u>
Net Operations	<u>3,734,185</u>	<u>424,727</u>	<u>1,865,326</u>	<u>74,445</u>	<u>1,728,042</u>	<u>(358,356)</u>	<u>140,817</u>	<u>140,817</u>
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	-		-		12,744		(12,744)	
Snow Removal Services	-		-		94,600		(94,600)	
Net Operations with Board Approved UDR	<u>3,734,185</u>	<u>424,727</u>	<u>1,865,326</u>	<u>74,445</u>	<u>1,864,800</u>	<u>(358,356)</u>	<u>4,059</u>	<u>140,817</u>
Other Operating Activity								
UDR Activity	123,760				31,515		92,245	
AR Accrual - Prior Year Reversal	(48,703)				-		(48,703)	
AR Accrual - Current Year	39,676				-		39,676	
Vacation Liability Accrual	-				7,970		(7,970)	
Total Other Operating Activity	<u>114,733</u>				<u>39,485</u>		<u>75,248</u>	
Grand Total Operations Activity	<u>3,848,918</u>	<u>424,727</u>	<u>1,865,326</u>	<u>74,445</u>	<u>1,904,285</u>	<u>(358,356)</u>	<u>79,307</u>	<u>140,817</u>

* Excludes Depreciation

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

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

UNAUDITED

	2019 December Actuals	2019 MTD B / (W) Budget	2019 YTD (12 Months) Actuals	2019 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	169,620	12,202	2,020,801	131,794
Special Ops Assmt Income- Rec/ Pools/ Parks	31,970	2,473	385,161	31,202
Golf Income	24,488	11,488	908,219	123,169
Marina Income	100	100	127,645	18,300
Area Z Rental Income	902	902	20,941	1,941
Lease Income	3,361	120	40,332	1,443
Non-Lease Facility Rentals	365	365	5,755	2,560
Rec Center and Pools Income	734	(229)	21,755	10,205
New Home Construction Fees	-	-	105,670	70,670
Other AR Income	4,463	1,320	85,414	25,814
Other Income	113	(250)	8,987	4,624
Investment Income	428	386	3,505	3,005
Total Revenue	236,544	28,877	3,734,185	424,727
EXPENSES				
Salaries & Benefits				
ACC / Security	11,355	(1,816)	113,296	5,307
Accounting	21,628	(934)	218,166	35,370
Administration	39,466	(10,717)	380,200	22,977
Facilities	6,915	(1,224)	76,171	(4,841)
Maintenance	28,663	(4,331)	258,542	(2,450)
Golf	45,013	(9,422)	579,077	(3,328)
Rec/ Pools/ Parks	18,770	(2,515)	239,874	21,410
Total Salaries & Benefits	171,810	(30,959)	1,865,326	74,445
Other Expenses				
Administrative				
General Administrative	939	(687)	1,533	1,068
Bank Charges & Fees	637	60	23,111	(2,530)
Dues & Subscriptions	1,696	(59)	29,072	(9,410)
Office Supplies	3,605	(1,805)	26,832	(5,232)
GM Discretionary Funds	104	230	6,822	(2,822)
Advertising Costs	394	(377)	5,069	2,131
Cash Over/Short	5	(5)	252	(252)
Currency Gain/Loss	5	(5)	1,072	(1,072)
Events Charges	1,646	229	15,805	(2,955)
Printing & Copying	6,630	(2,574)	18,044	(5,764)
Training & Conferences	4,623	(3,937)	15,209	(6,967)
Recruiting Expense	-	-	6,256	(6,256)
Operating Performance Commissions	1,736	(1,736)	1,736	(1,736)
Payroll Service Fees	582	166	9,940	(965)
Uniforms	144	645	10,101	(3,372)
Cashiering Clearing Account	178	(178)	-	-
Total Administrative	22,924	(10,033)	170,854	(46,134)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	3,798	(1,382)	38,324	(16,924)
Permits & Licenses	462	(163)	3,931	148
Audit & Tax Services	3,750	(3,750)	33,750	(5,750)
Regulatory Compliance	315	322	4,526	3,112
Federal Income Tax	-	-	-	-
State B&O Tax	318	34	8,460	(832)
Property/Real Estate Tax	-	-	29,896	2,790
Total Regulator Compliance	8,643	(4,939)	118,887	(17,456)
CC&Rs/ Mandates				
Annual General Meeting	-	-	11,901	3,099
Special General Meeting	8,118	(8,118)	14,126	(14,126)
Board Support	-	250	4,361	(1,361)
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	618	(255)	6,931	(2,931)
Postage	4,248	(2,118)	8,290	(2,520)
Postage- Views	892	275	11,592	2,408
Newsletter Services	4,233	100	54,633	(2,633)
Legal Services	7,155	(2,988)	55,546	(5,546)
Professional Security Services	-	13,526	167,960	17,658
Total CC&Rs/ Mandates	25,264	672	335,340	(5,952)
Insurance Premiums	8,888	373	109,330	1,803

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

UNAUDITED

	2019 December Actuals	2019 MTD B / (W) Budget	2019 YTD (12 Months) Actuals	2019 YTD B / (W) Budget
Utilities				
Utilities	2,753	(2,753)	6,022	(6,022)
Utilities- Natural Gas	1,761	(61)	23,994	(2,775)
Utilities- Water & Sewer	6,336	(856)	44,537	(3,217)
Utilities- Electricity	4,705	(193)	53,668	5,864
Utilities- Trash & Recycling Service	1,127	509	16,497	3,145
Utilities- Communications Service	3,098	(332)	39,294	(6,100)
Total Utilities	19,780	(3,686)	184,012	(9,105)
Maintenance & Landscaping				
Landscape R&M	201	2,737	59,923	(2,917)
Building R&M- Materials	6,908	(5,031)	26,471	(3,048)
Building R&M- Contract Services	1,528	1,601	31,363	6,190
Raw Materials	-	2,128	37,289	(11,739)
Raw Materials: Sand & Gravel	1,594	(1,136)	38,885	615
Janitorial Supplies	6,453	(5,288)	24,793	(10,813)
Equipment R&M	7,042	(1,738)	70,929	(20,223)
Small Tools & Equipment	1,928	(1,517)	13,629	(4,544)
Vehicle R&M	7,690	(6,759)	35,804	(23,814)
Vehicle Fuel	2,597	(434)	42,654	(1,649)
Other Supplies	4,595	(2,477)	36,286	(6,172)
Other R&M	13,064	(12,322)	95,681	(83,781)
Total Maintenance & Landscaping	53,600	(30,236)	513,707	(161,895)
Contracted & Professional Services				
Equipment Lease & Rental	185	473	12,504	(2,504)
IT Support and Services	2,636	(33)	42,683	4,780
Pool Management	-	-	26,634	(4,170)
Safety & Security Services	18,954	(18,095)	39,525	(18,625)
Snow Removal Services	151	3,599	16,306	(1,306)
Snow Removal Wages - Regular	-	-	-	-
Snow Removal Wages - OT	-	-	-	-
Snow Removal Taxes & Benefits	-	-	-	-
Storm Response Tree Removal	-	845	738	4,331
ACC Consultant	36,630	(34,339)	71,391	(43,891)
Other Professional Services	13,082	(11,957)	77,644	(57,644)
Total Contracted & Professional Services	71,638	(59,507)	287,425	(119,029)
Other Expenses				
Vandalism	-	250	4,939	(1,939)
Emergency Preparedness Committee Support	2,283	(1,875)	3,548	1,352
Total Other Expenses	2,283	(1,625)	8,487	(587)
Total Other Expenses	213,020	(108,981)	1,728,042	(358,355)
Total Operations Expenses	384,830	(139,940)	3,593,368	(283,910)
Net Operations Income (Loss)	(148,286)	(111,063)	140,817	140,817
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	(2,376)		(12,744)	
Snow Removal Services	-		(94,600)	
Net Operations Income (Loss) with BOD Approved UDR	(150,662)	(111,063)	4,059	140,817
Other Operating Activity- Income/(Expense)				
UDR Activity	26,173		92,245	
AR Accrual - Prior Year Reversal	-		(48,703)	
AR Accrual - Current Year	39,676		39,676	
Vacation Liability Accrual	(8,194)		(7,970)	
Total Other Operating Activity	57,655		75,248	
Grand Total Operations Activity	(93,007)	(111,063)	79,307	140,817

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2019 Ops	(2,788.21)	(15,744.00)	12,955.79	(56,203.78)	(188,932.00)	132,728.22	(188,932.00)	(132,728.22)
4005.19 - Member Assessments 2019	172,407.85	173,162.00	(754.15)	2,077,004.64	2,077,939.00	(934.36)	2,077,939.00	934.36
Total Dues and Assessment Income- Ops	169,619.64	157,418.00	12,201.64	2,020,800.86	1,889,007.00	131,793.86	1,889,007.00	(131,793.86)
Other AR Income								
4830 - Advertising Income	2,594.80	2,500.00	94.80	33,761.30	30,000.00	3,761.30	30,000.00	(3,761.30)
4831 - BD Expense- Views Ads	(229.00)	0.00	(229.00)	52.00	0.00	52.00	0.00	(52.00)
4842 - Member Donation Income Monthly	61.20	0.00	61.20	397.80	0.00	397.80	0.00	(397.80)
Total Other AR Income	2,427.00	2,500.00	(73.00)	34,211.10	30,000.00	4,211.10	30,000.00	(4,211.10)
Other Income								
4870 - Member Donation Income	0.00	0.00	0.00	1,607.34	0.00	1,607.34	0.00	(1,607.34)
Total Other Income	0.00	0.00	0.00	1,607.34	0.00	1,607.34	0.00	(1,607.34)
Investment Income								
4900 - Interest Earned - Operating Accounts	427.86	42.00	385.86	3,504.62	500.00	3,004.62	500.00	(3,004.62)
Total Investment Income	427.86	42.00	385.86	3,504.62	500.00	3,004.62	500.00	(3,004.62)
Total Common Costs Income	172,474.50	159,960.00	12,514.50	2,060,123.92	1,919,507.00	140,616.92	1,919,507.00	(140,616.92)
<u>Expense</u>								
Administrative								
4999 - Cashiering Clearing Account	178.27	0.00	178.27	0.00	0.00	0.00	0.00	0.00
5015 - Bank Charges & Fees	32.99	0.00	32.99	0.00	0.00	0.00	0.00	0.00
5120 - Cash Over/Short	(250.76)	0.00	(250.76)	0.00	0.00	0.00	0.00	0.00
5121 - Currency Gain/Loss	5.21	0.00	5.21	1,071.71	0.00	1,071.71	0.00	(1,071.71)
Total Administrative	(34.29)	0.00	(34.29)	1,071.71	0.00	1,071.71	0.00	(1,071.71)
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	5,000.00	(3,245.00)	5,000.00	3,245.00

Income Statement Report
Sudden Valley Community Association
Common Costs

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Regulatory Compliance								
9005 - State B&O Tax	12.56	12.00	0.56	181.12	140.00	41.12	140.00	(41.12)
9015 - Property/Real Estate Tax	0.00	0.00	0.00	29,895.69	32,686.00	(2,790.31)	32,686.00	2,790.31
Total Regulatory Compliance	12.56	429.00	(416.44)	31,857.49	37,826.00	(5,968.51)	37,826.00	5,968.51
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	2,812.31	0.00	2,812.31	0.00	(2,812.31)
5020 - Board Support	0.00	0.00	0.00	25.96	0.00	25.96	0.00	(25.96)
5215 - Postage	0.00	0.00	0.00	432.70	0.00	432.70	0.00	(432.70)
5216 - Postage- Views	891.79	1,167.00	(275.21)	11,592.17	14,000.00	(2,407.83)	14,000.00	2,407.83
5225 - Newsletter Services	4,233.00	4,333.00	(100.00)	52,552.75	52,000.00	552.75	52,000.00	(552.75)
7020 - Legal Services	7,155.00	4,167.00	2,988.00	55,546.47	50,000.00	5,546.47	50,000.00	(5,546.47)
Total CC&Rs/ Mandates	12,279.79	9,667.00	2,612.79	122,962.36	116,000.00	6,962.36	116,000.00	(6,962.36)
Insurance								
5400 - Insurance Premiums	8,625.75	8,918.00	(292.25)	106,185.18	107,019.00	(833.82)	107,019.00	833.82
Total Insurance	8,625.75	8,918.00	(292.25)	106,185.18	107,019.00	(833.82)	107,019.00	833.82
Contracted & Professional Services								
7095 - Other Professional Services	1,253.31	0.00	1,253.31	1,253.31	0.00	1,253.31	0.00	(1,253.31)
Total Contracted & Professional Services	1,253.31	0.00	1,253.31	1,253.31	0.00	1,253.31	0.00	(1,253.31)
Total Common Costs Expense	22,137.12	19,014.00	3,123.12	263,330.05	260,845.00	2,485.05	260,845.00	(2,485.05)
Total Common Costs Income / (Loss)	150,337.38	140,946.00	9,391.38	1,796,793.87	1,658,662.00	138,131.87	1,658,662.00	(138,131.87)

Income Statement Report

Sudden Valley Community Association

ACC / Security

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 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	105,670.00	35,000.00	70,670.00	35,000.00	(70,670.00)
Total New Home Construction Fees	0.00	0.00	0.00	105,670.00	35,000.00	70,670.00	35,000.00	(70,670.00)
Other AR Income								
4805 - Compliance Fees & Fines - ACC	300.00	0.00	300.00	4,785.60	0.00	4,785.60	0.00	(4,785.60)
4806 - BD Expense- ACC Fines	226.00	0.00	226.00	5,225.20	0.00	5,225.20	0.00	(5,225.20)
Total Other AR Income	526.00	0.00	526.00	10,010.80	0.00	10,010.80	0.00	(10,010.80)
Other Income								
4295 - Security House Checks	0.00	46.00	(46.00)	780.00	555.00	225.00	555.00	(225.00)
4835 - Miscellaneous Income	0.00	0.00	0.00	162.75	0.00	162.75	0.00	(162.75)
Total Other Income	0.00	46.00	(46.00)	942.75	555.00	387.75	555.00	(387.75)
Total ACC / Security Income	526.00	46.00	480.00	116,623.55	35,555.00	81,068.55	35,555.00	(81,068.55)
<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	0.00	0.00	0.00	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	0.00	0.00	0.00	717.86	0.00	717.86	0.00	(717.86)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	3,797.50	2,299.00	1,498.50	38,324.30	20,000.00	18,324.30	20,000.00	(18,324.30)
6300 - Permits & Licenses	0.00	17.00	(17.00)	111.95	200.00	(88.05)	200.00	88.05
9005 - State B&O Tax	4.51	46.00	(41.49)	80.36	550.00	(469.64)	550.00	469.64
Total Regulatory Compliance	3,802.01	2,362.00	1,440.01	38,516.61	20,750.00	17,766.61	20,750.00	(17,766.61)
CC&Rs/ Mandates								
5215 - Postage	0.00	8.00	(8.00)	0.00	100.00	(100.00)	100.00	100.00

Income Statement Report
Sudden Valley Community Association
ACC / Security

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
7097 - Professional Security Services	0.00	13,526.00	(13,526.00)	167,959.57	185,618.00	(17,658.43)	185,618.00	17,658.43
Total CC&Rs/ Mandates	0.00	13,534.00	(13,534.00)	167,959.57	185,718.00	(17,758.43)	185,718.00	17,758.43
Payroll & Benefits								
5300 - Salaries	10,471.60	7,806.00	2,665.60	100,424.43	101,816.00	(1,391.57)	101,816.00	1,391.57
5335 - Payroll Taxes- Employer	883.38	1,113.00	(229.62)	8,486.17	9,350.00	(863.83)	9,350.00	863.83
5385 - Payroll Benefits - Medical	0.00	620.00	(620.00)	4,385.84	7,437.00	(3,051.16)	7,437.00	3,051.16
Total Payroll & Benefits	11,354.98	9,539.00	1,815.98	113,296.44	118,603.00	(5,306.56)	118,603.00	5,306.56
Utilities								
6050 - Utilities- Communications Service	86.20	184.00	(97.80)	1,527.52	2,207.00	(679.48)	2,207.00	679.48
Total Utilities	86.20	184.00	(97.80)	1,527.52	2,207.00	(679.48)	2,207.00	679.48
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	77.00	(77.00)	0.00	922.00	(922.00)	922.00	922.00
6765 - Small Tools & Equipment	151.88	21.00	130.88	386.20	250.00	136.20	250.00	(136.20)
6775 - Vehicle R&M	88.44	57.00	31.44	3,640.63	1,500.00	2,140.63	1,500.00	(2,140.63)
6785 - Vehicle Fuel	1,067.23	481.00	586.23	6,483.32	5,768.00	715.32	5,768.00	(715.32)
6795 - Other Supplies	16.50	67.00	(50.50)	16.50	500.00	(483.50)	500.00	483.50
6796 - Other R&M	0.00	83.00	(83.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
Total Maintenance & Landscaping	1,324.05	786.00	538.05	10,526.65	9,940.00	586.65	9,940.00	(586.65)
Contracted & Professional Services								
6440 - Safety & Security Services	18,953.96	700.00	18,253.96	35,655.08	19,000.00	16,655.08	19,000.00	(16,655.08)
6450 - Storm Response Tree Removal	0.00	845.00	(845.00)	737.50	5,068.00	(4,330.50)	5,068.00	4,330.50
6460 - ACC Consultant	36,630.00	2,291.00	34,339.00	71,390.93	27,500.00	43,890.93	27,500.00	(43,890.93)
7095 - Other Professional Services	11,829.16	0.00	11,829.16	19,452.29	0.00	19,452.29	0.00	(19,452.29)
Total Contracted & Professional Services	67,413.12	3,836.00	63,577.12	127,235.80	51,568.00	75,667.80	51,568.00	(75,667.80)
Other Expenses								
9120 - Vandalism & Towing	0.00	250.00	(250.00)	4,939.19	3,000.00	1,939.19	3,000.00	(1,939.19)

Income Statement Report
Sudden Valley Community Association
ACC / Security

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Other Expenses								
9210 - Emergency Preparedness Committee	2,283.00	408.00	1,875.00	3,486.73	4,900.00	(1,413.27)	4,900.00	1,413.27
Total Other Expenses	2,283.00	658.00	1,625.00	8,425.92	7,900.00	525.92	7,900.00	(525.92)
Total ACC / Security Expense	86,263.36	30,899.00	55,364.36	468,206.37	396,686.00	71,520.37	396,686.00	(71,520.37)
Total ACC / Security Income / (Loss)	(85,737.36)	(30,853.00)	(54,884.36)	(351,582.82)	(361,131.00)	9,548.18	(361,131.00)	(9,548.18)

Income Statement Report

Sudden Valley Community Association

Accounting

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	1,375.00	576.00	799.00	39,000.00	28,800.00	10,200.00	28,800.00	(10,200.00)
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	54.00	67.00	(13.00)	1,852.48	800.00	1,052.48	800.00	(1,052.48)
4706 - BD Expense- NSF Fees	81.01	0.00	81.01	(7.96)	0.00	(7.96)	0.00	7.96
Total Other AR Income	1,510.01	643.00	867.01	40,892.46	29,600.00	11,292.46	29,600.00	(11,292.46)
Total Accounting Income	1,510.01	643.00	867.01	40,892.46	29,600.00	11,292.46	29,600.00	(11,292.46)
<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	(7.99)	257.00	(264.99)	1,486.88	3,080.00	(1,593.12)	3,080.00	1,593.12
5120 - Cash Over/Short	250.76	0.00	250.76	245.61	0.00	245.61	0.00	(245.61)
5210 - Printing & Copying	5,902.67	3,640.00	2,262.67	7,428.06	4,300.00	3,128.06	4,300.00	(3,128.06)
5227 - Training & Conferences	0.00	0.00	0.00	1.00	0.00	1.00	0.00	(1.00)
5399 - Payroll Service Fees	582.30	748.00	(165.70)	9,939.61	8,975.00	964.61	8,975.00	(964.61)
Total Administrative	6,727.74	4,645.00	2,082.74	19,120.66	16,355.00	2,765.66	16,355.00	(2,765.66)
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	3,750.00	0.00	3,750.00	33,750.00	28,000.00	5,750.00	28,000.00	(5,750.00)
9005 - State B&O Tax	21.48	29.00	(7.52)	619.20	350.00	269.20	350.00	(269.20)
Total Regulatory Compliance	3,771.48	29.00	3,742.48	34,551.20	28,350.00	6,201.20	28,350.00	(6,201.20)
CC&Rs/ Mandates								
5215 - Postage	4,008.29	1,975.00	2,033.29	5,869.55	3,900.00	1,969.55	3,900.00	(1,969.55)
Total CC&Rs/ Mandates	4,008.29	1,975.00	2,033.29	5,869.55	3,900.00	1,969.55	3,900.00	(1,969.55)
Payroll & Benefits								
5300 - Salaries	19,962.99	16,692.00	3,270.99	184,731.30	212,035.00	(27,303.70)	212,035.00	27,303.70

Income Statement Report
Sudden Valley Community Association
Accounting

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5335 - Payroll Taxes- Employer	1,664.69	2,144.00	(479.31)	14,641.10	19,202.00	(4,560.90)	19,202.00	4,560.90
5385 - Payroll Benefits - Medical	0.00	1,858.00	(1,858.00)	18,793.87	22,299.00	(3,505.13)	22,299.00	3,505.13
Total Payroll & Benefits	21,627.68	20,694.00	933.68	218,166.27	253,536.00	(35,369.73)	253,536.00	35,369.73
Utilities								
6050 - Utilities- Communications Service	0.00	60.00	(60.00)	420.00	720.00	(300.00)	720.00	300.00
Total Utilities	0.00	60.00	(60.00)	420.00	720.00	(300.00)	720.00	300.00
Contracted & Professional Services								
5125 - IT Support and Services	0.00	750.00	(750.00)	9,749.00	9,299.00	450.00	9,299.00	(450.00)
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	0.00	750.00	(750.00)	30,566.41	25,799.00	4,767.41	25,799.00	(4,767.41)
Total Accounting Expense	36,135.19	28,153.00	7,982.19	308,694.09	328,660.00	(19,965.91)	328,660.00	19,965.91
Total Accounting Income / (Loss)	(34,625.18)	(27,510.00)	(7,115.18)	(267,801.63)	(299,060.00)	31,258.37	(299,060.00)	(31,258.37)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	21.60	0.00	21.60	235.24	0.00	235.24	0.00	(235.24)
4255 - Maps and Signs	66.35	125.00	(58.65)	1,707.97	1,500.00	207.97	1,500.00	(207.97)
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	87.95	125.00	(37.05)	4,570.31	1,500.00	3,070.31	1,500.00	(3,070.31)
Total SVCA Operations- Admin Income	87.95	125.00	(37.05)	4,570.31	1,500.00	3,070.31	1,500.00	(3,070.31)
Expense								
Administrative								
5000 - General Administrative	0.00	83.00	(83.00)	303.15	1,000.00	(696.85)	1,000.00	696.85
5015 - Bank Charges & Fees	117.28	292.00	(174.72)	3,609.51	3,500.00	109.51	3,500.00	(109.51)
5045 - Dues & Subscriptions	278.00	135.00	143.00	3,602.44	1,622.00	1,980.44	1,622.00	(1,980.44)
5090 - Office Supplies	3,332.45	1,583.00	1,749.45	22,908.41	19,000.00	3,908.41	19,000.00	(3,908.41)
5100 - GM Discretionary Funds	103.50	333.00	(229.50)	6,822.10	4,000.00	2,822.10	4,000.00	(2,822.10)
5107 - Advertising Costs	0.00	17.00	(17.00)	0.00	200.00	(200.00)	200.00	200.00
5120 - Cash Over/Short	5.05	0.00	5.05	7.58	0.00	7.58	0.00	(7.58)
5205 - Events Charges	1,646.35	1,875.00	(228.65)	14,818.55	12,500.00	2,318.55	12,500.00	(2,318.55)
5210 - Printing & Copying	727.37	416.00	311.37	7,989.20	5,000.00	2,989.20	5,000.00	(2,989.20)
5227 - Training & Conferences	4,442.98	208.00	4,234.98	11,162.81	2,500.00	8,662.81	2,500.00	(8,662.81)
5325 - Recruiting Expense	0.00	0.00	0.00	6,256.42	0.00	6,256.42	0.00	(6,256.42)
Total Administrative	10,652.98	4,942.00	5,710.98	77,480.17	49,322.00	28,158.17	49,322.00	(28,158.17)
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	0.64	6.00	(5.36)	30.81	70.00	(39.19)	70.00	39.19
Total Regulatory Compliance	0.64	6.00	(5.36)	177.31	70.00	107.31	70.00	(107.31)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	9,088.60	15,000.00	(5,911.40)	15,000.00	5,911.40
5007 - Special General Meeting	8,117.94	0.00	8,117.94	14,126.13	0.00	14,126.13	0.00	(14,126.13)
5020 - Board Support	0.00	250.00	(250.00)	4,335.45	3,000.00	1,335.45	3,000.00	(1,335.45)
5115 - Web Site Maintenance	617.56	363.00	254.56	6,930.66	4,000.00	2,930.66	4,000.00	(2,930.66)
5215 - Postage	33.53	83.00	(49.47)	1,531.68	1,000.00	531.68	1,000.00	(531.68)
5225 - Newsletter Services	0.00	0.00	0.00	2,079.81	0.00	2,079.81	0.00	(2,079.81)
Total CC&Rs/ Mandates	8,769.03	696.00	8,073.03	38,092.33	23,000.00	15,092.33	23,000.00	(15,092.33)
Payroll & Benefits								
5300 - Salaries	37,069.36	23,289.00	13,780.36	338,550.01	346,545.00	(7,994.99)	346,545.00	7,994.99
5335 - Payroll Taxes- Employer	2,272.77	3,477.00	(1,204.23)	26,835.93	31,136.00	(4,300.07)	31,136.00	4,300.07
5385 - Payroll Benefits - Medical	123.90	1,983.00	(1,859.10)	14,813.99	25,496.00	(10,682.01)	25,496.00	10,682.01
Total Payroll & Benefits	39,466.03	28,749.00	10,717.03	380,199.93	403,177.00	(22,977.07)	403,177.00	22,977.07
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	8.00	(8.00)	495.00	100.00	395.00	100.00	(395.00)
6050 - Utilities- Communications Service	120.00	120.00	0.00	3,129.40	1,440.00	1,689.40	1,440.00	(1,689.40)
Total Utilities	120.00	128.00	(8.00)	3,624.40	1,540.00	2,084.40	1,540.00	(2,084.40)
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	151.48	0.00	151.48	0.00	(151.48)
6795 - Other Supplies	0.00	0.00	0.00	212.94	0.00	212.94	0.00	(212.94)
Total Maintenance & Landscaping	0.00	0.00	0.00	364.42	0.00	364.42	0.00	(364.42)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	184.53	425.00	(240.47)	4,071.86	5,100.00	(1,028.14)	5,100.00	1,028.14
5125 - IT Support and Services	2,636.44	1,843.00	793.44	32,934.10	30,000.00	2,934.10	30,000.00	(2,934.10)
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	2,820.97	2,268.00	552.97	59,386.50	35,100.00	24,286.50	35,100.00	(24,286.50)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 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	61,829.65	36,789.00	25,040.65	559,386.62	512,209.00	47,177.62	512,209.00	(47,177.62)
Total SVCA Operations- Admin Income / (Loss)	(61,741.70)	(36,664.00)	(25,077.70)	(554,816.31)	(510,709.00)	(44,107.31)	(510,709.00)	44,107.31

Income Statement Report

Sudden Valley Community Association

Facilities

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	(96.00)	0.00	(96.00)	19,970.00	19,000.00	970.00	19,000.00	(970.00)
4412 - BD Expense- Area Z	997.50	0.00	997.50	970.68	0.00	970.68	0.00	(970.68)
Total Area Z Rental Income	901.50	0.00	901.50	20,940.68	19,000.00	1,940.68	19,000.00	(1,940.68)
Lease Income								
4430 - Lease Income - Restaurant	2,329.00	2,310.00	19.00	27,948.00	27,717.00	231.00	27,717.00	(231.00)
4439 - Lease Income- Library	281.00	281.00	0.00	3,372.00	3,372.00	0.00	3,372.00	0.00
Total Lease Income	2,610.00	2,591.00	19.00	31,320.00	31,089.00	231.00	31,089.00	(231.00)
Total Facilities Income	3,511.50	2,591.00	920.50	52,260.68	50,089.00	2,171.68	50,089.00	(2,171.68)
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	6.00	(6.00)	71.80	69.00	2.80	69.00	(2.80)
7110 - Regulatory Compliance	74.89	75.00	(0.11)	886.92	895.00	(8.08)	895.00	8.08
9005 - State B&O Tax	39.23	72.00	(32.77)	837.02	865.00	(27.98)	865.00	27.98
Total Regulatory Compliance	114.12	153.00	(38.88)	1,795.74	1,829.00	(33.26)	1,829.00	33.26
Payroll & Benefits								
5300 - Salaries	6,338.30	4,242.00	2,096.30	64,494.78	56,092.00	8,402.78	56,092.00	(8,402.78)
5335 - Payroll Taxes- Employer	577.05	705.00	(127.95)	6,148.63	6,310.00	(161.37)	6,310.00	161.37
5385 - Payroll Benefits - Medical	0.00	744.00	(744.00)	5,527.44	8,928.00	(3,400.56)	8,928.00	3,400.56
Total Payroll & Benefits	6,915.35	5,691.00	1,224.35	76,170.85	71,330.00	4,840.85	71,330.00	(4,840.85)
Utilities								
6000 - Utilities	2,752.64	0.00	2,752.64	2,454.33	0.00	2,454.33	0.00	(2,454.33)
6005 - Utilities- Natural Gas	946.79	1,045.00	(98.21)	7,581.52	7,288.00	293.52	7,288.00	(293.52)
6023 - Utilities- Water & Sewer	2,301.95	2,336.00	(34.05)	15,014.00	16,555.00	(1,541.00)	16,555.00	1,541.00
6033 - Utilities- Electricity	2,069.19	1,954.00	115.19	18,573.16	23,461.00	(4,887.84)	23,461.00	4,887.84
6035 - Utilities- Trash & Recycling Service	560.55	1,264.00	(703.45)	10,234.89	15,171.00	(4,936.11)	15,171.00	4,936.11

Income Statement Report

Sudden Valley Community Association

Facilities

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	1,297.64	1,377.00	(79.36)	16,888.02	16,522.00	366.02	16,522.00	(366.02)
Total Utilities	9,928.76	7,976.00	1,952.76	70,745.92	78,997.00	(8,251.08)	78,997.00	8,251.08
Maintenance & Landscaping								
6515 - Building R&M- Materials	6,908.05	1,710.00	5,198.05	17,045.57	21,423.00	(4,377.43)	21,423.00	4,377.43
6520 - Building R&M- Contract Vendor	1,527.70	3,129.00	(1,601.30)	27,766.07	37,553.00	(9,786.93)	37,553.00	9,786.93
6635 - Janitorial Supplies	1,771.39	917.00	854.39	16,504.12	11,000.00	5,504.12	11,000.00	(5,504.12)
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	215.86	0.00	215.86	0.00	(215.86)
6775 - Vehicle R&M	0.00	75.00	(75.00)	1,047.30	900.00	147.30	900.00	(147.30)
6785 - Vehicle Fuel	0.00	101.00	(101.00)	167.03	1,210.00	(1,042.97)	1,210.00	1,042.97
6795 - Other Supplies	0.00	0.00	0.00	1,511.57	0.00	1,511.57	0.00	(1,511.57)
6796 - Other R&M	1,428.59	0.00	1,428.59	4,883.77	0.00	4,883.77	0.00	(4,883.77)
Total Maintenance & Landscaping	11,635.73	5,932.00	5,703.73	69,500.88	72,086.00	(2,585.12)	72,086.00	2,585.12
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	1,000.00	(1,000.00)	1,302.00	2,000.00	(698.00)	2,000.00	698.00
Total Contracted & Professional Services	0.00	1,000.00	(1,000.00)	2,868.13	10,040.00	(7,171.87)	10,040.00	7,171.87
Total Facilities Expense	28,593.96	20,752.00	7,841.96	221,081.52	234,282.00	(13,200.48)	234,282.00	13,200.48
Total Facilities Income / (Loss)	(25,082.46)	(18,161.00)	(6,921.46)	(168,820.84)	(184,193.00)	15,372.16	(184,193.00)	(15,372.16)

Income Statement Report

Sudden Valley Community Association

Maintenance

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	25.00	192.00	(167.00)	2,166.25	2,307.00	(140.75)	2,307.00	140.75
Total Other Income	25.00	192.00	(167.00)	2,166.25	2,307.00	(140.75)	2,307.00	140.75
Total Maintenance Income	25.00	192.00	(167.00)	2,166.25	2,307.00	(140.75)	2,307.00	140.75
Expense								
Administrative								
5090 - Office Supplies	151.43	0.00	151.43	1,036.15	0.00	1,036.15	0.00	(1,036.15)
6408 - Uniforms	0.00	171.00	(171.00)	768.49	2,053.00	(1,284.51)	2,053.00	1,284.51
Total Administrative	151.43	171.00	(19.57)	1,804.64	2,053.00	(248.36)	2,053.00	248.36
Regulatory Compliance								
6300 - Permits & Licenses	221.00	209.00	12.00	1,614.00	2,510.00	(896.00)	2,510.00	896.00
9005 - State B&O Tax	0.90	0.00	0.90	77.99	83.00	(5.01)	83.00	5.01
Total Regulatory Compliance	221.90	209.00	12.90	1,691.99	2,593.00	(901.01)	2,593.00	901.01
Payroll & Benefits								
5300 - Salaries	26,030.25	18,288.00	7,742.25	215,236.69	204,159.00	11,077.69	204,159.00	(11,077.69)
5335 - Payroll Taxes- Employer	2,663.73	3,320.00	(656.27)	22,890.14	25,373.00	(2,482.86)	25,373.00	2,482.86
5385 - Payroll Benefits - Medical	(30.79)	2,724.00	(2,754.79)	20,414.80	26,560.00	(6,145.20)	26,560.00	6,145.20
Total Payroll & Benefits	28,663.19	24,332.00	4,331.19	258,541.63	256,092.00	2,449.63	256,092.00	(2,449.63)
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)	1,468.10	1,440.00	28.10	1,440.00	(28.10)
Total Utilities	60.00	120.00	(60.00)	1,490.95	1,440.00	50.95	1,440.00	(50.95)
Maintenance & Landscaping								
6447 - Weather Response	770.74	0.00	770.74	770.74	0.00	770.74	0.00	(770.74)
6515 - Building R&M- Materials	0.00	0.00	0.00	354.35	0.00	354.35	0.00	(354.35)
6610 - Raw Materials	0.00	46.00	(46.00)	801.74	550.00	251.74	550.00	(251.74)

Income Statement Report

Sudden Valley Community Association

Maintenance

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6621 - Raw Materials: Sand & Gravel	0.00	83.00	(83.00)	1,414.01	1,000.00	414.01	1,000.00	(414.01)
6635 - Janitorial Supplies	4,449.27	0.00	4,449.27	4,507.95	0.00	4,507.95	0.00	(4,507.95)
6675 - Equipment R&M	5,751.84	644.00	5,107.84	15,634.71	7,724.00	7,910.71	7,724.00	(7,910.71)
6765 - Small Tools & Equipment	1,640.34	0.00	1,640.34	8,300.14	3,910.00	4,390.14	3,910.00	(4,390.14)
6775 - Vehicle R&M	7,601.14	583.00	7,018.14	29,935.78	7,000.00	22,935.78	7,000.00	(22,935.78)
6785 - Vehicle Fuel	490.63	737.00	(246.37)	11,553.64	8,847.00	2,706.64	8,847.00	(2,706.64)
6795 - Other Supplies	2,532.70	208.00	2,324.70	5,744.48	2,500.00	3,244.48	2,500.00	(3,244.48)
6796 - Other R&M	11,430.58	0.00	11,430.58	88,474.02	3,000.00	85,474.02	3,000.00	(85,474.02)
Total Maintenance & Landscaping	34,667.24	2,301.00	32,366.24	167,491.56	34,531.00	132,960.56	34,531.00	(132,960.56)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	83.00	(83.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6440 - Safety & Security Services	0.00	117.00	(117.00)	1,031.41	1,400.00	(368.59)	1,400.00	368.59
6442 - Snow Removal Services	150.82	3,750.00	(3,599.18)	16,305.62	15,000.00	1,305.62	15,000.00	(1,305.62)
Total Contracted & Professional Services	150.82	3,950.00	(3,799.18)	17,337.03	17,400.00	(62.97)	17,400.00	62.97
Total Maintenance Expense	63,914.58	31,083.00	32,831.58	448,357.80	314,109.00	134,248.80	314,109.00	(134,248.80)
Total Maintenance Income / (Loss)	(63,889.58)	(30,891.00)	(32,998.58)	(446,191.55)	(311,802.00)	(134,389.55)	(311,802.00)	134,389.55

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

December 1, 2019 to December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 6,381	\$ 6,000	\$ 381	\$ 309,080	\$ 285,000	\$ 24,080	\$ 285,000	\$ (24,080)
4151 - BD Expense- Golf	2,311	-	2,311	716	-	716	-	(716)
4154 - Golf Course Daily Greens Fees	12,319	4,800	7,519	436,596	351,300	85,296	351,300	(85,296)
4170 - Driving Range Fees	1,026	100	926	21,775	16,300	5,475	16,300	(5,475)
4174 - Golf Cart Rental	2,344	2,000	344	123,669	118,000	5,669	118,000	(5,669)
4176 - Golf Club Storage	-	100	(100)	1,077	1,200	(124)	1,200	124
4178 - Trail Fees	106	-	106	14,957	13,250	1,707	13,250	(1,707)
4835 - Miscellaneous Income	-	-	-	49	-	49	-	(49)
Total Golf Income	24,488	13,000	11,488	907,919	785,050	122,869	785,050	(122,869)
Other AR Income								
4830 - Advertising Income	-	-	-	300	-	300	-	(300)
Total Other AR Income	-	-	-	300	-	300	-	(300)
Total Golf Pro Income	24,488	13,000	11,488	908,219	785,050	123,169	785,050	(123,169)
Expense								
Administrative								
5107 - Advertising Costs	394	-	394	5,069	7,000	(1,931)	7,000	1,931
5015 - Bank Charges & Fees	665	275	390	17,808	13,487	4,321	13,487	(4,321)
5120 - Cash Over/Short	-	-	-	(1)	-	(1)	-	1
5045 - Dues & Subscriptions	1,419	1,502	(83)	25,470	18,040	7,430	18,040	(7,429)
5000 - General Administrative	-	-	-	440	1,600	(1,160)	1,600	1,160
5090 - Office Supplies	-	50	(50)	875	600	275	600	(275)
5210 - Printing & Copying	-	-	-	1,759	2,980	(1,221)	2,980	1,221
5227 - Training & Conferences	-	300	(300)	3,138	3,600	(462)	3,600	462
5326 - Operating Performance Commissions	1,736	-	1,736	1,736	-	1,736	-	(1,736)
6408 - Uniforms	144	342	(198)	7,807	4,400	3,407	4,400	(3,407)
Total Administrative	4,357	2,469	1,888	64,100	51,707	12,393	51,707	(12,393)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	117	(117)	-	1,400	(1,400)	1,400	1,400
6300 - Permits & Licenses	208	67	141	1,155	800	355	800	(355)
9005 - State B&O Tax	215	35	180	4,428	3,698	730	3,698	(730)
TotalRegulatory Compliance	423	219	204	5,582	5,898	(316)	5,898	316
CC&Rs/ Mandates								
5215 - Postage	207	64	143	396	770	(374)	770	374
CC&Rs/ Mandates Total	207	64	143	396	770	(374)	770	374
Payroll & Benefits								
5300 - Salaries	41,768	26,744	15,024	497,088	472,112	24,976	472,112	(24,976)
5335 - Payroll Taxes- Employer	3,843	4,386	(543)	47,563	50,093	(2,530)	50,093	2,530
5385 - Payroll Benefits - Medical	(599)	4,461	(5,060)	34,426	53,544	(19,118)	53,544	19,118
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	-	-
Total Payroll & Benefits	45,013	35,591	9,422	579,077	575,749	3,328	575,749	(3,328)

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

December 1, 2019 to December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	262	343	(81)	3,144	4,114	(970)	4,114	970
Total Insurance	262	343	(81)	3,144	4,114	(970)	4,114	970
Utilities								
6050 - Utilities- Communications Service	606	633	(27)	7,265	7,596	(331)	7,596	331
6033 - Utilities- Electricity	1,317	1,226	91	18,828	20,008	(1,180)	20,008	1,180
6005 - Utilities- Natural Gas	339	294	45	3,266	3,322	(56)	3,322	56
6023 - Utilities- Water & Sewer	1,782	1,758	24	10,822	11,018	(196)	11,018	196
6035 - Utilities- Trash & Recycling Service	244	239	5	2,838	2,871	(33)	2,871	33
Total Utilities	4,288	4,150	138	43,019	44,815	(1,796)	44,815	1,796
Maintenance & Landscaping								
6675 - Equipment R&M	833	4,583	(3,750)	48,573	40,000	8,573	40,000	(8,573)
6635 - Janitorial Supplies	-	21	(21)	-	250	(250)	250	250
6110 - Landscape R&M	201	1,521	(1,320)	37,338	40,000	(2,662)	40,000	2,662
6796 - Other R&M	205	192	13	1,482	2,300	(818)	2,300	818
6795 - Other Supplies	394	1,133	(739)	15,468	18,600	(3,132)	18,600	3,132
6610 - Raw Materials	-	2,082	(2,082)	36,487	25,000	11,487	25,000	(11,487)
6621 - Raw Materials: Sand & Gravel	-	-	-	32,533	34,000	(1,467)	34,000	1,467
6765 - Small Tools & Equipment	135	217	(82)	2,388	2,850	(462)	2,850	462
6785 - Vehicle Fuel	801	427	374	19,757	20,180	(423)	20,180	423
6775 - Vehicle R&M	-	125	(125)	649	1,500	(851)	1,500	851
Total Maintenance & Landscaping	2,569	10,301	(7,732)	194,674	184,680	9,994	184,680	(9,994)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	150	(150)	7,628	3,900	3,728	3,900	(3,728)
6440 - Safety & Security Services	-	42	(42)	324	500	(176)	500	176
7095 - Other Professional Services	-	125	(125)	438	1,500	(1,062)	1,500	1,062
Total Contracted & Professional Services	-	317	(317)	8,390	5,900	2,490	5,900	(2,490)
Total Golf Expense	57,118	53,454	3,664	898,382	873,633	24,749	873,633	(24,749)
Total Golf Income / (Loss)	\$ (32,629)	\$ (40,454)	\$ 7,825	\$ 9,837	\$ (88,583)	\$ 98,420	\$ (88,583)	\$ (98,420)

Income Statement Report

Sudden Valley Community Association

Marina

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	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	49,795.00	39,310.00	10,485.00	39,310.00	(10,485.00)
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	66,075.00	59,740.00	6,335.00	59,740.00	(6,335.00)
4426 - BD Expense- Marina	0.00	0.00	0.00	(340.00)	0.00	(340.00)	0.00	340.00
Total Marina Income	100.00	0.00	100.00	125,575.00	107,345.00	18,230.00	107,345.00	(18,230.00)
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	100.00	0.00	100.00	127,645.00	109,345.00	18,300.00	109,345.00	(18,300.00)
<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	240.14	145.00	95.14	1,884.15	1,743.00	141.15	1,743.00	(141.15)
9005 - State B&O Tax	1.50	152.00	(150.50)	1,926.72	1,820.00	106.72	1,820.00	(106.72)
Total Regulatory Compliance	241.64	297.00	(55.36)	3,810.87	3,563.00	247.87	3,563.00	(247.87)
Utilities								
6023 - Utilities- Water & Sewer	591.56	150.00	441.56	3,553.21	1,587.00	1,966.21	1,587.00	(1,966.21)
6033 - Utilities- Electricity	179.41	153.00	26.41	2,087.38	1,914.00	173.38	1,914.00	(173.38)
6050 - Utilities- Communications Service	120.72	172.00	(51.28)	1,901.45	2,069.00	(167.55)	2,069.00	167.55
Total Utilities	891.69	475.00	416.69	7,542.04	5,570.00	1,972.04	5,570.00	(1,972.04)
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

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 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	1,000.00	442.48	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	600.00	(384.51)	600.00	384.51
6796 - Other R&M	0.00	417.00	(417.00)	844.73	5,000.00	(4,155.27)	5,000.00	4,155.27
Total Maintenance & Landscaping	0.00	550.00	(550.00)	7,247.85	6,600.00	647.85	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	8,575.50	0.00	8,575.50	0.00	(8,575.50)
Total Contracted & Professional Services	0.00	0.00	0.00	8,738.25	0.00	8,738.25	0.00	(8,738.25)
Total Marina Expense	1,133.33	1,322.00	(188.67)	27,820.64	15,733.00	12,087.64	15,733.00	(12,087.64)
Total Marina Income / (Loss)	(1,033.33)	(1,322.00)	288.67	99,824.36	93,612.00	6,212.36	93,612.00	(6,212.36)

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

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to052023	\$ 32,306	\$ 32,414	\$ (108)	\$ 388,909	\$ 388,966	\$ (57)	\$ 388,966	\$ 57
4011 - BD Expense- Rec SA 062018 to 052023	(336)	(2,917)	2,581	(3,747)	(35,007)	31,260	(35,007)	(31,260)
	31,970	29,497	2,473	385,161	353,959	31,202	353,959	(31,202)
Lease Income								
4435 - Lease Income - Barn 8	751	650	101	9,012	7,800	1,212	7,800	(1,212)
	751	650	101	9,012	7,800	1,212	7,800	(1,212)
Non-Lease Facility Rentals								
4400 - Facility Rentals	365	-	365	3,446	2,000	1,445	2,000	(1,445)
4411 - Picnic Shelter Rentals	-	-	-	2,310	1,195	1,115	1,195	(1,115)
	365	-	365	5,756	3,195	2,560	3,195	(2,560)
Rec Center and Pools Income								
4510 - Health Club Membership	34	817	(783)	1,094	9,800	(8,706)	9,800	8,706
4220 - Access Cards	-	-	-	30	-	30	-	(30)
4223 - Gym and Pool Access Cards	166	42	124	4,033	500	3,533	500	(3,533)
4502 - Instructor & Trainer Fees	534	104	430	5,941	1,250	4,691	1,250	(4,691)
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	734	963	(229)	21,755	11,550	10,205	11,550	(10,205)
Total Recreation Income	33,820	31,110	2,710	421,684	376,504	45,179	376,504	(45,179)
Expense								
Administrative								
5015 - Bank Charges & Fees	-	43	(43)	39	515	(476)	515	476
5090 - Office Supplies	121	167	(46)	1,806	2,000	(194)	2,000	194
5205 - Events Charges	-	-	-	986	350	636	350	(636)
5210 - Printing and Copying	-	-	-	175	-	175	-	(175)
5227 - Training & Conferences	180	178	2	908	2,142	(1,234)	2,142	1,234
6408 - Uniforms	-	276	(276)	1,395	276	1,119	276	(1,119)
Total Administrative	301	664	(363)	5,308	5,283	25	5,283	(25)
Regulatory Compliance								
6300 - Permits & Licenses	33	-	33	624	500	124	500	(124)
9005 - State B&O Tax	22	-	22	279	52	227	52	(227)
Total Regulatory Compliance	55	-	55	903	552	351	552	(351)
CC&Rs/ Mandates								
5215 - Postage	-	-	-	61	-	61	-	(61)
CC&Rs/ Mandates Total	-	-	-	61	-	61	-	(61)
Payroll & Benefits								
5300 - Salaries	17,092	12,304	4,788	201,749	214,763	(13,014)	214,763	13,014
5335 - Payroll Taxes- Employer	1,678	2,276	(598)	20,719	26,424	(5,705)	26,424	5,705
5385 - Payroll Benefits - Medical	-	1,675	(1,675)	17,406	20,097	(2,691)	20,097	2,691
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	-	-
Total Payroll & Benefits	18,770	16,255	2,515	239,874	261,284	(21,410)	261,284	21,410

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

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	3,568	-	3,568	-	(3,568)
6050 - Utilities- Communications Service	808	100	708	6,695	1,200	5,495	1,200	(5,495)
6033 - Utilities- Electricity	1,140	1,179	(39)	14,179	14,149	30	14,149	(30)
6005 - Utilities- Natural Gas	475	361	114	13,123	10,609	2,514	10,609	(2,514)
6023 - Utilities- Water & Sewer	1,661	1,236	425	15,148	12,160	2,988	12,160	(2,988)
6035 - Utilities- Trash & Recycling Service	323	125	198	2,929	1,500	1,429	1,500	(1,429)
Total Utilities	4,406	3,001	1,405	55,642	39,618	16,024	39,618	(16,024)
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	167	(167)	8,015	2,000	6,015	2,000	(6,015)
6520 - Building R&M- Contract Services	-	-	-	3,597	-	3,597	-	(3,597)
6675 - Equipment R&M	457	-	457	5,112	2,060	3,052	2,060	(3,052)
6635 - Janitorial Supplies	232	227	5	3,781	2,730	1,051	2,730	(1,051)
6110 - Landscape R&M	-	1,417	(1,417)	20,950	17,006	3,944	17,006	(3,944)
6796 - Other R&M	-	50	(50)	(3)	600	(603)	600	603
6795 - Other Supplies	1,652	660	992	13,117	7,914	5,203	7,914	(5,203)
6621 - Raw Materials: Sand & Gravel	1,594	292	1,302	3,496	3,500	(4)	3,500	4
6765 - Small Tools & Equipment	-	173	(173)	1,535	2,075	(540)	2,075	540
6785 - Vehicle Fuel	239	417	(178)	4,541	5,000	(459)	5,000	459
6775 - Vehicle R&M	-	91	(91)	531	1,090	(559)	1,090	559
Total Maintenance & Landscaping	4,174	3,494	680	64,672	43,975	20,697	43,975	(20,697)
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	595	-	595	-	(595)
5125 - IT Support and Services	-	10	(10)	-	124	(124)	124	124
6438 - Pool Management	-	-	-	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	-	10	(10)	31,648	22,588	9,060	22,588	(9,060)
Total Recreation Expense	27,706	23,424	4,282	398,108	373,300	24,808	373,300	(24,808)
Total Recreation Income / (Loss)	\$ 6,114	\$ 7,686	\$ (1,572)	\$ 23,576	\$ 3,204	\$ 20,371	\$ 3,204	\$ (20,371)

Income Statement Report

Sudden Valley Community Association

UDR Activity

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	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	1,274.77	0.00	1,274.77	41,693.95	0.00	41,693.95	0.00	(41,693.95)
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	73.27	0.00	73.27	12,363.09	0.00	12,363.09	0.00	(12,363.09)
4993 - BD Expense- 60day accrual OPS	39,675.81	0.00	39,675.81	(9,027.63)	0.00	(9,027.63)	0.00	9,027.63
Total Dues and Assessments Income- UDR	41,023.85	0.00	41,023.85	41,420.74	0.00	41,420.74	0.00	(41,420.74)
Collections Income								
4710 - Late Fees & Interest	6,933.67	0.00	6,933.67	51,511.34	0.00	51,511.34	0.00	(51,511.34)
4711 - BD Expense- Late Fee & Int	(1,531.82)	0.00	(1,531.82)	821.26	0.00	821.26	0.00	(821.26)
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	0.00	0.00	0.00	10,480.13	0.00	10,480.13	0.00	(10,480.13)
4721 - BD Expense- Legal	1,985.72	0.00	1,985.72	(390.80)	0.00	(390.80)	0.00	390.80
Total Collections Income	7,387.57	0.00	7,387.57	67,371.93	0.00	67,371.93	0.00	(67,371.93)
Investment Income								
4910 - Interest Earned - Reserve Accounts	1,151.56	0.00	1,151.56	5,940.77	0.00	5,940.77	0.00	(5,940.77)
Total Investment Income	1,151.56	0.00	1,151.56	5,940.77	0.00	5,940.77	0.00	(5,940.77)
Total UDR Activity Income	49,562.98	0.00	49,562.98	114,733.44	0.00	114,733.44	0.00	(114,733.44)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	106.79	0.00	106.79	860.17	0.00	860.17	0.00	(860.17)
Total Regulatory Compliance	106.79	0.00	106.79	860.17	0.00	860.17	0.00	(860.17)
CC&Rs/ Mandates								
5025 - Collection Charges	239.95	0.00	239.95	3,062.61	0.00	3,062.61	0.00	(3,062.61)

Income Statement Report
Sudden Valley Community Association
UDR Activity

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 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	0.00	0.00	0.00	9,336.00	0.00	9,336.00	0.00	(9,336.00)
7020 - Legal Services	2,031.00	0.00	2,031.00	17,069.99	0.00	17,069.99	0.00	(17,069.99)
Total CC&Rs/ Mandates	2,270.95	0.00	2,270.95	29,968.60	0.00	29,968.60	0.00	(29,968.60)
Payroll & Benefits								
5391 - Accrued Vacation Liability	(8,193.98)	0.00	(8,193.98)	7,969.62	0.00	7,969.62	0.00	(7,969.62)
Total Payroll & Benefits	(8,193.98)	0.00	(8,193.98)	7,969.62	0.00	7,969.62	0.00	(7,969.62)
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	100.00	0.00	100.00	687.00	0.00	687.00	0.00	(687.00)
Total Reserve Expenses/Transfers	100.00	0.00	100.00	687.00	0.00	687.00	0.00	(687.00)
Reserve UDR Projects								
9619.01 - Kens Cozy Kitchen UDR	0.00	14,400.00	(14,400.00)	12,744.00	14,400.00	(1,656.00)	14,400.00	1,656.00
9619.02 - Hazardous Tree Removal	0.00	16,990.90	(16,990.90)	8,788.51	16,990.90	(8,202.39)	16,990.90	8,202.39
9699 - UDR Project Budget Adj	0.00	(59,655.77)	59,655.77	0.00	(59,655.77)	59,655.77	(59,655.77)	(59,655.77)
9895 - UDR - GM Recruiting Expenses	0.00	4,151.99	(4,151.99)	3,750.00	4,151.99	(401.99)	4,151.99	401.99
9902 - UDR - Area Z Mitigation	0.00	24,112.88	(24,112.88)	16,875.44	24,112.88	(7,237.44)	24,112.88	7,237.44
Total Reserve UDR Projects	0.00	0.00	0.00	42,157.95	0.00	42,157.95	0.00	(42,157.95)
Total UDR Activity Expense	(5,716.24)	0.00	(5,716.24)	176,243.34	0.00	176,243.34	0.00	(176,243.34)
Total UDR Activity Income / (Loss)	55,279.22	0.00	55,279.22	(61,509.90)	0.00	(61,509.90)	0.00	61,509.90

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4030 - Special Assessments	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	0.00	0.00	0.00	332.64	0.00	332.64	0.00	(332.64)
4041 - BD Expense- MR&R	5.91	0.00	5.91	231.92	0.00	231.92	0.00	(231.92)
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	87,288.41	0.00	87,288.41	1,052,102.37	0.00	1,052,102.37	0.00	(1,052,102.37)
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	240.73	0.00	240.73	9,638.27	0.00	9,638.27	0.00	(9,638.27)
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	(297.68)	0.00	(297.68)	(21,633.89)	0.00	(21,633.89)	0.00	21,633.89
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	371.47	0.00	371.47	16,048.33	0.00	16,048.33	0.00	(16,048.33)
4052 - Roads Capital Assmt 2016	(32.29)	0.00	(32.29)	(264.57)	0.00	(264.57)	0.00	264.57
4053 - BD Expense - Roads 2019	(553.72)	0.00	(553.72)	(25,879.88)	0.00	(25,879.88)	0.00	25,879.88
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	101,455.20	0.00	101,455.20	1,222,500.18	0.00	1,222,500.18	0.00	(1,222,500.18)
4060.19 - Mailbox Capital Assmt 2019	2,104.49	0.00	2,104.49	25,365.70	0.00	25,365.70	0.00	(25,365.70)
4061 - BD Expense- Mailbox 2006 SA	(6.31)	0.00	(6.31)	(458.11)	0.00	(458.11)	0.00	458.11
4071 - BD Expense- Mbr Density	0.00	0.00	0.00	2.65	0.00	2.65	0.00	(2.65)
4995 - BD Expense- 60day accrual CAP	16,502.68	0.00	16,502.68	14,309.62	0.00	14,309.62	0.00	(14,309.62)
Total Dues and Assessments Income- Capital	207,078.89	0.00	207,078.89	2,291,171.73	0.00	2,291,171.73	0.00	(2,291,171.73)
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	10,401.25	0.00	10,401.25	236,947.79	0.00	236,947.79	0.00	(236,947.79)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4343 - BD Expense- Title Transfer Fee: Capit	255.12	0.00	255.12	(22.08)	0.00	(22.08)	0.00	22.08
Total Other AR Income	10,656.37	0.00	10,656.37	236,925.71	0.00	236,925.71	0.00	(236,925.71)
Investment Income								
4910 - Interest Earned - Reserve Accounts	3,680.23	0.00	3,680.23	33,334.32	0.00	33,334.32	0.00	(33,334.32)
Total Investment Income	3,680.23	0.00	3,680.23	33,334.32	0.00	33,334.32	0.00	(33,334.32)
Capital Gain (Loss) on Sale of Assets								
4920 - Capital Gain (Loss) on Fixed Assets	0.00	0.00	0.00	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	0.00	0.00	0.00	21,446.25	0.00	21,446.25	0.00	(21,446.25)
Total SVCA Reserves Income	221,415.49	0.00	221,415.49	2,583,878.01	0.00	2,583,878.01	0.00	(2,583,878.01)
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	0.00	0.00	0.00	350.00	0.00	350.00	0.00	(350.00)
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	3,193.56	0.00	3,193.56	0.00	(3,193.56)
Regulatory Compliance								
9015 - Property/Real Estate Tax	0.00	0.00	0.00	1,621.19	0.00	1,621.19	0.00	(1,621.19)
Total Regulatory Compliance	0.00	0.00	0.00	1,621.19	0.00	1,621.19	0.00	(1,621.19)
Depreciation Expense								
6320 - Depr - Buildings	571.31	0.00	571.31	6,855.72	0.00	6,855.72	0.00	(6,855.72)
6325 - Depr - Land Improvement	5,322.09	0.00	5,322.09	61,797.27	0.00	61,797.27	0.00	(61,797.27)
6326 - Depr - Mailboxes	2,146.37	0.00	2,146.37	25,068.93	0.00	25,068.93	0.00	(25,068.93)
6327 - Depr - Roads and Bridges	27,652.13	0.00	27,652.13	420,162.54	0.00	420,162.54	0.00	(420,162.54)
6328 - Depr - Building Improvements	13,400.05	0.00	13,400.05	148,127.07	0.00	148,127.07	0.00	(148,127.07)
6330 - Depr - Furniture & Fixtures	65.68	0.00	65.68	1,202.61	0.00	1,202.61	0.00	(1,202.61)

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SVCA Reserves

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6335 - Depr - Communication Equipment	371.95	0.00	371.95	4,075.32	0.00	4,075.32	0.00	(4,075.32)
6337 - Depr - Computers	929.84	0.00	929.84	15,570.24	0.00	15,570.24	0.00	(15,570.24)
6340 - Depr - Machinery & Equipment	16,736.09	0.00	16,736.09	200,953.35	0.00	200,953.35	0.00	(200,953.35)
6350 - Depr - Vehicles	4,640.47	0.00	4,640.47	67,026.18	0.00	67,026.18	0.00	(67,026.18)
6360 - Amortization	(610.76)	0.00	(610.76)	3,664.56	0.00	3,664.56	0.00	(3,664.56)
Total Depreciation Expense	71,225.22	0.00	71,225.22	954,503.79	0.00	954,503.79	0.00	(954,503.79)
Contracted & Professional Services								
7095 - Other Professional Services	67.50	0.00	67.50	67.50	0.00	67.50	0.00	(67.50)
Total Contracted & Professional Services	67.50	0.00	67.50	67.50	0.00	67.50	0.00	(67.50)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	8,327.65	0.00	8,327.65	73,706.76	0.00	73,706.76	0.00	(73,706.76)
9999 - Reserve Cap Project Budget Adj	0.00	(4,518,009.65)	4,518,009.65	0.00	(4,518,009.65)	4,518,009.65	(4,518,009.65)	(4,518,009.65)
Total Reserve Expenses/Transfers	8,327.65	(4,518,009.65)	4,526,337.30	73,706.76	(4,518,009.65)	4,591,716.41	(4,518,009.65)	(4,591,716.41)
Reserve CRRRF Capital Proejcts								
9718.08 - Golf Cart Life Extension	1,351.07	20,478.00	(19,126.93)	17,121.14	20,478.00	(3,356.86)	20,478.00	3,356.86
9718.09 - Golf Sales Office	0.00	16,861.00	(16,861.00)	0.00	16,861.00	(16,861.00)	16,861.00	16,861.00
9719.01 - Turf Debris Blower	0.00	8,994.38	(8,994.38)	0.00	8,994.38	(8,994.38)	8,994.38	8,994.38
9719.02 - Range Picking Vehicle	0.00	5,750.50	(5,750.50)	0.00	5,750.50	(5,750.50)	5,750.50	5,750.50
9719.03 - Used Custodial Van	0.00	22,000.00	(22,000.00)	21,169.23	22,000.00	(830.77)	22,000.00	830.77
9719.04 - Greens Triplex Mower	409.21	39,778.00	(39,368.79)	39,028.70	39,778.00	(749.30)	39,778.00	749.30
9719.05 - Sec/ Parks/ Maint Vehicles	(3,402.00)	133,188.00	(136,590.00)	133,187.96	133,188.00	(0.04)	133,188.00	0.04
9719.06 - Cardio Equipment (x14)	0.00	78,215.00	(78,215.00)	64,758.06	78,215.00	(13,456.94)	78,215.00	13,456.94
9719.07 - Main Pool Heaters	0.00	4,158.67	(4,158.67)	8,316.68	8,316.67	0.01	8,316.67	(0.01)
9719.08 - Quiet Pool Retaining Wall & Pump	12,348.89	63,360.00	(51,011.11)	50,558.45	63,360.00	(12,801.55)	63,360.00	12,801.55
9719.09 - Pressure Pump #14 Pump Station	0.00	7,153.00	(7,153.00)	6,944.00	7,153.00	(209.00)	7,153.00	209.00
9719.10 - Golf Course Irrigation System	1,254.00	500,362.10	(499,108.10)	126,866.50	500,362.10	(373,495.60)	500,362.10	373,495.60

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Proejcts								
9719.11 - Playground Improvements	805.24	0.00	805.24	31,208.43	0.00	31,208.43	0.00	(31,208.43)
9719.112 - Playground Improv. Wages, Taxes	3,603.21	0.00	3,603.21	15,009.20	0.00	15,009.20	0.00	(15,009.20)
9719.12 - Pool Furniture - Quiet & Main Pool	6,456.07	0.00	6,456.07	16,614.27	0.00	16,614.27	0.00	(16,614.27)
9719.13 - Furnace Replacement- Barn 8	0.00	0.00	0.00	5,914.34	0.00	5,914.34	0.00	(5,914.34)
9719.14 - Snow Plow - Sander Unit	19,175.20	0.00	19,175.20	19,175.20	0.00	19,175.20	0.00	(19,175.20)
9719.15 - Deicer Storage Tank & Skid Spray	11,929.10	0.00	11,929.10	11,929.10	0.00	11,929.10	0.00	(11,929.10)
9882 - CRRRF-Pool Reno. Design & Permitti	0.00	76,310.00	(76,310.00)	76,287.09	76,310.00	(22.91)	76,310.00	22.91
Total Reserve CRRRF Capital Proejcts	53,929.99	976,608.65	(922,678.66)	644,088.35	980,766.65	(336,678.30)	980,766.65	336,678.30
Reserve CRRRF Capital Loan Projects								
9717.02 - Marina Standpipe & Gangways	0.00	248,989.30	(248,989.30)	255,315.75	248,989.30	6,326.45	248,989.30	(6,326.45)
9717.03 - Marina Soft Armoring A&E/ Constr	0.00	428,627.30	(428,627.30)	457,629.47	428,627.30	29,002.17	428,627.30	(29,002.17)
9717.05 - Demo Barn 6/ Sprung Structure In:	63,715.11	647,745.68	(584,030.57)	739,916.34	647,745.68	92,170.66	647,745.68	(92,170.66)
9717.06 - (2) Pools Liner/Deck/ADA Constr	0.00	645,834.67	(645,834.67)	654,028.58	645,834.67	8,193.91	645,834.67	(8,193.91)
9717.07 - CRRRF Project Manager	3,697.50	82,203.00	(78,505.50)	79,818.40	82,203.00	(2,384.60)	82,203.00	2,384.60
9717.071 - PNW Recomendated Contingency	0.00	107,637.30	(107,637.30)	0.00	107,637.30	(107,637.30)	107,637.30	107,637.30
9717.072 - SVCA Mgmt Contingency	0.00	111,438.75	(111,438.75)	500.00	111,438.75	(110,938.75)	111,438.75	110,938.75
Total Reserve CRRRF Capital Loan Project	67,412.61	2,272,476.00	(2,205,063.39)	2,187,208.54	2,272,476.00	(85,267.46)	2,272,476.00	85,267.46
Reserve Roads Capital Projects								
9901 - RDS- Windward Dr Retaining Wall Cc	0.00	30,000.00	(30,000.00)	12,043.00	30,000.00	(17,957.00)	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	(1,384.13)	597,300.00	(598,684.13)	579,220.41	597,300.00	(18,079.59)	597,300.00	18,079.59
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	32,320.00	(32,320.00)	35.00	32,320.00	(32,285.00)	32,320.00	32,285.00
9918.09 - 30 Fairway Lane Design	(17,407.00)	36,465.00	(53,872.00)	36,464.99	36,465.00	(0.01)	36,465.00	0.01
9918.10 - Windward Drainage Design	0.00	10,000.00	(10,000.00)	10,000.00	10,000.00	0.00	10,000.00	0.00
9919.01 - 2019 Roads On-Call Engineering	337.50	23,000.00	(22,662.50)	18,569.25	23,000.00	(4,430.75)	23,000.00	4,430.75

Income Statement Report
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December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Roads Capital Projects								
9919.02 - Culvert 25 Design	36,868.71	64,908.00	(28,039.29)	38,353.71	64,908.00	(26,554.29)	64,908.00	26,554.29
9919.03 - Culvert 200 Design	31,720.20	11,987.00	19,733.20	31,720.20	11,987.00	19,733.20	11,987.00	(19,733.20)
9919.04 - Culverts 212 & 213 Design	34,132.39	31,115.00	3,017.39	34,132.39	31,115.00	3,017.39	31,115.00	(3,017.39)
9919.05 - Culvert 315 Design	38,353.70	67,204.00	(28,850.30)	38,353.70	67,204.00	(28,850.30)	67,204.00	28,850.30
9919.06 - Rec Corridor Parking Lot Patching	2,446.33	107,000.00	(104,553.67)	62,760.88	107,000.00	(44,239.12)	107,000.00	44,239.12
9919.07 - Barn 7 & Rotunda Foundation Ren	0.00	51,072.00	(51,072.00)	16,732.14	51,072.00	(34,339.86)	51,072.00	34,339.86
9919.09 - Sugarpine Cul de Sac	0.00	30,000.00	(30,000.00)	30,000.00	30,000.00	0.00	30,000.00	0.00
Total Reserve Roads Capital Projects	125,067.70	1,092,371.00	(967,303.30)	910,132.66	1,092,371.00	(182,238.34)	1,092,371.00	182,238.34
Reserve Road CVC Capital Project								
9919.08 - 2019 Culvert Vegetation Control	462.58	18,809.00	(18,346.42)	23,750.21	18,809.00	4,941.21	18,809.00	(4,941.21)
9919.082 - 2019 CVC - Wages, Taxes, & Ber	0.00	153,587.00	(153,587.00)	94,416.20	153,587.00	(59,170.80)	153,587.00	59,170.80
Total Reserve Road CVC Capital Project	462.58	172,396.00	(171,933.42)	118,166.41	172,396.00	(54,229.59)	172,396.00	54,229.59
Total SVCA Reserves Expense	326,493.25	(4,158.00)	330,651.25	4,892,688.76	0.00	4,892,688.76	0.00	(4,892,688.76)
Total SVCA Reserves Income / (Loss)	(105,077.76)	4,158.00	(109,235.76)	(2,308,810.75)	0.00	(2,308,810.75)	0.00	2,308,810.75
Total Association Net Income / (Loss)	(198,085.45)	(33,065.00)	(165,020.45)	(2,229,503.69)	0.00	(2,229,503.69)	0.00	2,229,503.69

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2019

	SVCA Owned Lots																											LLE & CTB	Dues Exempt	Total Non-Billable Lots	Total All Lots				
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots			Restricted						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									
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	113	587	700	319	1,906	2,225	24	70	7	19	4	6	25	43	2	14	432	2,493	2,925	62	152	214	494	2,645	3,139	773	0	0	773	721		8	1,502	4,641	
Dec	3	14	17	426	2,480	2,906	12	90	4	24	2	3	22	39	2	18	429	2,494	2,923	42	174	216	471	2,668	3,139	773	0	0	773	721		8	1,502	4,641	

LLE = Lot Line Eraser
 CTB = Covenant to Bind