

Sudden Valley Community Association
Balance Sheet
February 29, 2020 and December 31, 2019

	<u>Unaudited</u> <u>Feb 29, 2020</u>	<u>Unaudited</u> <u>Dec 31, 2019</u>	<u>Inc / (Dec)</u>
OPERATIONS			
Current Assets			
Operating Cash	\$ 546,062	\$ 462,636	\$83,426
Building Completion Deposit Fund	214,251	232,967	(18,716)
Member Receivables - Operations*	24	39,559	(39,535)
Other Receivables	16,085	15,104	981
Prepaid Expenses	46,109	60,481	(14,372)
Inventory	3,667	3,320	347
Total Current Assets	826,198	814,067	12,131
Current Liabilities			
Accounts Payable	(117,037)	(203,791)	86,754
Accrued Vacation Liability	(43,509)	(41,344)	(2,165)
Accrued Payroll	-	(41,052)	41,052
Prepaid Assessments	(282,550)	(128,798)	(153,752)
Building Completion Deposits	(209,250)	(228,250)	19,000
Other Refundable Deposits	(9,446)	(9,696)	250
Prepaid Golf Memberships	(1,204)	(34,098)	32,894
Total Current Liabilities	(662,996)	(687,029)	24,033
Operating Reserve Funds			
Emergency Operating Cash	357,034	356,152	882
Undesignated Reserves Cash	269,093	252,586	16,507
Total Operating Reserve Funds	626,127	608,738	17,389
Net Operating Assets	\$ 789,329	\$ 735,776	\$53,553
CAPITAL			
Capital Current Assets			
CRRRF Reserve Cash Fund	977,332	1,103,247	(125,915)
Roads Reserve Cash Fund	1,358,393	1,146,658	211,735
Board Density Reduction Cash Fund	128,743	129,483	(740)
Mailbox Cash Fund	32,241	28,013	4,228
Capital Reserve Holding Cash Fund	574,239	553,495	20,744
Mitigation Assignment of Savings Cash	44,303	44,274	29
LWWS Assignment of Savings Cash	137,299	137,299	-
Member Receivables - Capital	-	16,503	(16,503)
Total Capital Current Assets	3,252,550	3,158,972	93,578
Capital Fixed Assets			
Fixed Assets	12,314,911	12,122,994	191,917
Lots Held for Sale	74,256	74,256	-
Total Capital Assets	12,389,167	12,197,250	191,917
Long Term Liabilities			
CRRRF Loan	(1,474,318)	(1,495,244)	20,926
Capital Lease- Golf Carts	-	-	-
Total Long Term Liabilities	(1,474,318)	(1,495,244)	20,926
NET ASSETS	\$ 14,956,728	\$ 14,596,754	\$359,974
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	33,232	\$55,731	-\$22,499
Current Year Net Income: Rec Special Assmt	19,454	23,576	(4,122)
Current Year Net Income: Capital	307,288	1,550,783	(1,243,495)
Retained Earnings	4,721,562	4,642,255	79,307
Capital	9,875,192	8,324,409	1,550,783
TOTAL MEMBER EQUITY	\$ 14,956,728	\$14,596,754	\$359,974

* 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 February 29, 2020 and December 31, 2019, the balance of receivables written off under GAAP policy were respectively, \$746,404 and \$540,969.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - February 2020			Year to Date - 2 Months Ending 2/29/2020			
	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	183,265		232,119	366,540			464,240
Bad Debt Reserve	(9,739)		(6,941)	(34,480)			(31,731)
Net Current Year Assessment Income	173,526	4,815	225,178	332,060	(5,362)	90.6%	432,509
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	33,342			66,684			
Bad Debt Reserve	(224)			(1,206)			
Net Special Ops Assmt Income	33,118	2,483		65,478	4,208		
Bad Debt Recoveries - Prior Years			4,562				21,402
Golf Income	39,738	15,136	-	198,420	24,453		-
Marina Income	6,951	6,951	-	7,051	7,051		-
Rec Center & Pools Income	307	(418)	-	1,016	(434)		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	3,760	(1,489)	6,154	9,124	(1,375)		18,876
Rental Income - Other	-	(308)	-	350	(266)		-
Area Z Rental Income	1,734	1,734	-	4,292	(933)		-
Lease Income	3,361	31	-	6,722	62		-
New Home Construction Fees	-	-	-	-	-		-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		-
Investment Income	391	350	3,190	818	735		6,693
Total Revenue	262,885	29,285	239,084	625,331	28,139		479,480
EXPENSES							
Salaries & Benefits	151,132	(4,502)	-	269,452	14,831		-
Contracted & Professional Services	10,677	3,159	2,378	67,444	(39,827)		4,133
CC&Rs/ Mandates	27,661	(340)	-	37,424	17,200		-
Maintenance & Landscaping	42,399	(14,303)	-	85,019	(26,624)		-
Utilities	21,603	(4,222)	-	30,316	(2,087)		-
Administrative	17,514	(7,210)	-	27,526	(6,675)		-
Regulatory Compliance	3,246	10,341	(67)	16,344	(1,411)		(67)
Insurance Premiums	8,968	566	-	17,856	1,213		-
Other Expenses	497	159	-	718	596		-
Capital Lease Interest Expense	-	-	-	-	-		-
Depreciation Expense	-	-	71,225	-	-		142,450
Interest expense	-	-	5,911	-	-		9,173
Total Expenses	283,697	(16,352)	79,447	552,099	(42,784)		155,689
Net Income (Loss)	(20,812)	12,933	159,637	73,232	(14,645)		323,791
Net UDR Activity for Operations							
Ken's Cozy Kitchen- Gym Assistance	(3,564)			(3,564)			
Net Income (Loss) with Board Approved UDR	(24,376)	12,933	159,637	69,668	(14,645)		323,791
Other Activity							
Net Other UDR Activity*	6,057			24,859			
AR Accrual - Prior Year Reversal	-		-	(39,676)			(16,503)
AR Accrual - Current Year	-		-	-			-
Vacation Liability- Prior Year Reversal	(3,286)			(2,165)			
Total Other Activity	2,771		-	(16,982)			(16,503)
Grand Total Activity	(21,605)	12,933	159,637	52,686	(14,645)		307,288

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

**Sudden Valley Community Association
Reserve Cash Balance & Activity**
2 Months Actual, 10 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 12/31/2019	1,103,247	1,146,658	553,495	129,483	28,013	181,573	\$ 3,142,469	356,152	252,586	\$ 608,738
Dues Received	221,333	228,364		-	4,139		453,836	-	23,734	23,734
Transfer Fees Received, ¼ of 1% Storm Water Mitigation Plan Fee			18,876				18,876			-
Investment Income	2,425	2,633	1,252	293	62	29	6,693	579	568	1,146
Sale of Assets	-			-			-			-
BOD Approved Transfer							-		-	-
Prior Year Interest Receivable	1,285	1,324	616	154	27		3,407	303	277	
Mitigation Release							-			-
2020 Expenditures	(350,958)	(20,586)		(1,187)	-		(372,731)		(8,072)	(8,072)
Net Available Cash at 2/29/2020	977,332	1,358,393	574,239	128,743	32,241	181,602	\$ 3,252,551	357,034	269,093	\$ 626,127
10 Month Outlook										
Outlook - 2020 Dues (92% collections)**	940,365	967,194			17,451		\$ 1,925,010			\$ -
Outlook - Prior Year Collections	221	217		5	131		574		19,427	19,427
LWWSD Assignment of Savings Return	126,745					(126,745)	-			-
CRRRF Loan Payments for year 2020	(163,927)						(163,927)			-
Obligated Expenses	(369,116)	(217,629)				(54,857)	(641,602)		(27,319)	(27,319)
Net Usable Cash Balance 12/31/2020	1,511,620	2,108,175	574,239	128,748	49,823	-	\$ 4,372,606	357,034	261,201	\$ 618,235
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2020, After Recommendation	\$ 911,620	\$ 1,608,175	\$ 574,239	\$ 128,748	\$ 49,823	\$ -	\$ 3,272,606	\$ 357,034	\$ 261,201	\$ 618,235
Net Current Year Cash Increase (Decrease)	408,373	961,517	20,744	(735)	21,810	(181,573)	\$ 1,230,137	882	8,615	\$ 9,497

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

**Note, in March 2020 the Board formally voted on a declaration of emergency in response to the Covid 19 pandemic, which includes waiving all April 2020 dues for SVCA residents. As a result of this declaration, the 10 month outlook for dues collections takes into account that SVCA will not be billing residents for dues during April 2020.

Sudden Valley Community Association

Sudden Valley Community Association
 Operations - By Department
 February 1, 2020 to February 29, 2020
 CURRENT MONTH

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	636	545	8,635	860	21,305	14,080	(29,304)	15,485
Accounting	1,304	(862)	18,615	764	2,892	(787)	(20,203)	(884)
Administration	48	(77)	28,891	1,917	13,104	(4,383)	(41,947)	(2,543)
Common Costs	2,162	(545)	-	-	16,387	2,679	(14,225)	2,134
Facilities	4,344	1,664	6,344	(326)	16,147	(2,356)	(18,147)	(1,018)
Maintenance	-	(200)	24,747	(327)	20,807	(12,471)	(45,554)	(12,998)
Subtotal	8,494	525	87,232	2,888	90,642	(3,238)	(169,380)	176
Golf	39,738	15,136	41,275	(2,388)	29,448	(7,882)	(30,985)	4,866
Marina	6,951	6,951	2,388	(2,388)	4,882	(2,803)	(319)	1,760
Subtotal	55,183	22,612	130,895	(1,888)	124,972	(13,923)	(200,684)	6,802
Rec/ Pools/ Parks								
Special Assmt Earned	33,342						33,342	
Curr Yr Bad Debts Activity	(224)						(224)	
Net Special Assmt Dues	<u>33,118</u>	<u>2,483</u>					<u>33,118</u>	<u>2,483</u>
Rec/ Pools/ Parks	1,058	(625)	20,237	(2,614)	7,593	2,072	(26,772)	(1,167)
Subtotal Rec/ Pools/ Parks	34,176	1,858	20,237	(2,614)	7,593	2,072	6,346	1,316
Subtotal Operations before Ops Dues	89,359	24,470	151,132	(4,502)	132,565	(11,851)	(194,338)	8,118
Ops Dues Earned	183,265						183,265	
Curr Yr Bad Debts Activity	(9,739)						(9,739)	
Net Ops Dues	<u>173,526</u>	<u>4,815</u>					<u>173,526</u>	<u>4,815</u>
Net Operations	262,885	29,285	151,132	(4,502)	132,565	(11,851)	(20,812)	12,933
Net BOD Approved UDR Activity for Operations								
Ken's Cozy Kitchen- Gym Assistance	-		-		3,564		(3,564)	
Net Operations with Board Approved UDR	262,885	29,285	151,132	(4,502)	136,129	(11,851)	(24,376)	12,933
Other Operating Activity								
UDR Activity	7,565				1,508		6,057	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				3,286		(3,286)	
Total Other Operating Activity	<u>7,565</u>				<u>4,794</u>		<u>2,771</u>	
Grand Total Operations Activity	270,450	29,285	151,132	(4,502)	140,923	(11,851)	(21,605)	12,933

* Excludes Depreciation
 B / (W) = Better / (Worse) Than Budget

Sudden Valley Community Association

Sudden Valley Community Association
 Operations - By Department
 January 1, 2020 to February 29, 2020
 YEAR TO DATE

Whole \$

<u>UNAUDITED</u>								
<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	828	645	14,337	4,654	67,159	(8,425)	(80,668)	(3,126)
Accounting	3,718	(615)	32,904	5,854	4,410	(49)	(33,596)	5,190
Administration	171	(79)	50,811	10,802	26,411	(9,327)	(77,051)	1,396
Common Costs	5,187	(229)	-	-	32,312	5,823	(27,125)	5,594
Facilities	9,512	(1,073)	10,282	1,754	26,438	(6)	(27,208)	675
Maintenance	-	(400)	58,935	(10,097)	68,222	(51,890)	(127,157)	(62,387)
Subtotal	19,416	(1,751)	167,269	12,967	224,952	(63,874)	(372,805)	(52,658)
Golf	198,420	24,453	65,397	3,405	37,203	5,322	95,820	33,180
Marina	7,051	7,051	2,978	(2,978)	5,370	(1,406)	(1,297)	2,667
Subtotal	224,887	29,753	235,644	13,394	267,525	(59,958)	(278,282)	(16,811)
Rec/ Pools/ Parks								
Special Assmt Earned	66,684						66,684	
Curr Yr Bad Debts Activity	(1,206)						(1,206)	
Net Special Assmt Dues	65,478	4,208					65,478	4,208
Rec/ Pools/ Parks	2,907	(459)	33,808	1,437	15,123	2,342	(46,024)	3,320
Subtotal Rec/ Pools/ Parks	68,385	3,749	33,808	1,437	15,123	2,342	19,454	7,528
Subtotal Operations before Ops Dues	293,272	33,502	269,452	14,831	282,648	(57,616)	(258,828)	(9,283)
Ops Dues Earned	366,540						366,540	
Curr Yr Bad Debts Activity	(34,480)						(34,480)	
Net Ops Dues	332,060	(5,362)					332,060	(5,362)
Net Operations	625,332	28,140	269,452	14,831	282,648	(57,616)	73,232	(14,645)
Net BOD Approved UDR Activity for Operations								
Ken's Cozy Kitchen- Gym Assistance	-		-		3,564		(3,564)	
Net Operations with Board Approved UDR	625,332	28,140	269,452	14,831	286,212	(57,616)	69,668	(14,645)
Other Operating Activity								
UDR Activity	28,310				3,451		24,859	
AR Accrual - Prior Year Reversal	(39,676)				-		(39,676)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				2,165		(2,165)	
Total Other Operating Activity	(11,366)				5,616		(16,982)	
Grand Total Operations Activity	613,966	28,140	269,452	14,831	291,828	(57,616)	52,686	(14,645)

* Excludes Depreciation
 B / (W) = Better / (Worse) Than Budget

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
February 1, 2020 to February 29, 2020

UNAUDITED

	2020 February Actuals	2020 MTD B / (W) Budget	2020 YTD (2 Months) Actuals	2020 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	173,526	4,815	332,060	(5,362)
Special Ops Assmt Income- Rec/ Pools/ Parks	33,118	2,483	65,478	4,208
Golf Income	39,738	15,136	198,420	24,453
Marina Income	6,951	6,951	7,051	7,051
Area Z Rental Income	1,734	1,734	4,292	(933)
Lease Income	3,361	31	6,722	62
Non-Lease Facility Rentals	-	(308)	350	(266)
Rec Center and Pools Income	307	(418)	1,016	(434)
New Home Construction Fees	-	-	-	-
Other AR Income	3,621	(1,211)	8,271	(1,395)
Other Income	138	(278)	853	20
Investment Income	391	350	818	735
Total Revenue	262,885	29,285	625,331	28,139
EXPENSES				
Salaries & Benefits				
ACC / Security	8,635	860	14,337	4,654
Accounting	18,615	764	32,904	5,854
Administration	28,891	1,917	50,811	10,802
Facilities	6,344	(326)	10,282	1,754
Maintenance	24,747	(327)	58,935	(10,097)
Golf	41,275	(2,388)	65,397	3,405
Rec/ Pools/ Parks	20,237	(2,614)	33,808	1,437
Marina	2,388	(2,388)	2,978	(2,978)
Total Salaries & Benefits	151,132	(4,502)	269,452	14,831
Other Expenses				
Administrative				
General Administrative	-	-	-	-
Bank Charges & Fees	1,294	667	2,482	1,438
Dues & Subscriptions	9,084	(7,455)	10,146	(6,890)
Office Supplies	2,099	(59)	4,502	(423)
GM Discretionary Funds	376	249	3,108	(1,858)
Advertising Costs	647	187	647	1,020
Cash Over/Short	-	-	1	(1)
Currency Gain/Loss	10	(10)	10	(10)
Events Charges	306	(306)	518	(518)
Printing & Copying	805	73	1,115	640
Training & Conferences	628	84	1,286	138
Recruiting Expense	-	616	-	1,233
Payroll Service Fees	1,229	(670)	1,448	(331)
Uniforms	1,035	(585)	2,262	(1,112)
Cashiering Clearing Account	1	(1)	1	(1)
Total Administrative	17,514	(7,210)	27,526	(6,675)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	586	11,633	12,711	(367)
Permits & Licenses	361	109	774	17
Audit & Tax Services	-	-	-	-
Regulatory Compliance	215	11	430	23
Federal Income Tax	-	-	-	-
State B&O Tax	2,084	(1,412)	2,429	(1,084)
Property/Real Estate Tax	-	-	-	-
Total Regulator Compliance	3,246	10,341	16,344	(1,411)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	2,864	(2,864)	2,959	(2,959)
Board Support	154	96	877	(377)
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	561	(339)	1,800	(1,356)
Postage	256	102	596	121
Postage- Views	925	159	1,818	349
Newsletter Services	4,439	93	8,858	207
Legal Services	2,424	1,742	4,478	3,855
Professional Security Services	16,038	671	16,038	17,360
Total CC&Rs/ Mandates	27,661	(340)	37,424	17,200
Insurance Premiums	8,968	566	17,856	1,213

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
February 1, 2020 to February 29, 2020

UNAUDITED

	2020 February Actuals	2020 MTD B / (W) Budget	2020 YTD (2 Months) Actuals	2020 YTD B / (W) Budget
Utilities				
Utilities	2,656	(2,656)	(300)	300
Utilities- Natural Gas	1,359	386	3,166	623
Utilities- Water & Sewer	6,864	(231)	6,864	(231)
Utilities- Electricity	4,169	387	8,875	39
Utilities- Trash & Recycling Service	1,063	165	2,094	361
Utilities- Communications Service	5,492	(2,273)	9,617	(3,179)
Total Utilities	21,603	(4,222)	30,316	(2,087)
Maintenance & Landscaping				
Landscape R&M	7,321	(3,118)	7,483	798
Building R&M- Materials	1,575	(140)	7,310	(3,613)
Building R&M- Contract Services	2,458	1,066	4,047	3,000
Raw Materials	2,471	(234)	2,471	2,001
Raw Materials: Sand & Gravel	3,555	(3,057)	3,555	(2,558)
Janitorial Supplies	1,252	(52)	2,198	201
Equipment R&M	5,111	(691)	6,532	4,226
Small Tools & Equipment	1,324	(504)	3,419	(2,173)
Vehicle R&M	1,624	(326)	2,405	297
Vehicle Fuel	553	2,463	4,360	1,579
Other Supplies	1,826	2,256	5,067	3,062
Other R&M	783	580	1,572	1,156
Weather Response	12,546	(12,546)	34,600	(34,600)
Total Maintenance & Landscaping	42,399	(14,303)	85,019	(26,624)
Contracted & Professional Services				
Equipment Lease & Rental	429	283	952	473
IT Support and Services	3,026	1,223	6,058	2,383
Pool Management	168	(168)	3,516	(3,516)
Safety & Security Services	427	1,424	18,003	(14,300)
Snow Removal Services	1,671	2,079	16,808	(9,308)
Storm Response Tree Removal	-	844	10,473	(8,784)
ACC Consultant	1,100	1,193	2,200	2,384
Other Professional Services	3,856	(3,719)	9,434	(9,159)
Total Contracted & Professional Services	10,677	3,159	67,444	(39,827)
Other Expenses				
Vandalism	-	250	-	500
Emergency Preparedness Committee Support	497	(91)	718	96
Total Other Expenses	497	159	718	596
Total Other Expenses	132,565	(11,850)	282,647	(57,615)
Total Operations Expenses	283,697	(16,352)	552,099	(42,784)
Net Operations Income (Loss)	(20,812)	12,933	73,232	(14,645)
Net BOD Approved UDR Activity for Operations (Expense)				
Ken's Cozy Kitchen- Gym Assistance	(3,564)		(3,564)	
Net Operations Income (Loss) with BOD Approved UDR	(24,376)	12,933	69,668	(14,645)
Other Operating Activity- Income/(Expense)				
UDR Activity	6,057		24,859	
AR Accrual - Prior Year Reversal	-		(39,676)	
AR Accrual - Current Year	-		-	
Vacation Liability Accrual	(3,286)		(2,165)	
Total Other Operating Activity	2,771		(16,982)	
Grand Total Operations Activity	(21,605)	12,933	52,686	(14,645)

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2020 Ops	(9,738.96)	(14,670.00)	4,931.04	(34,480.45)	(29,341.00)	(5,139.45)	(176,047.00)	(141,566.55)
4005.20 - Member Assessments 2020	183,265.16	183,381.00	(115.84)	366,540.32	366,763.00	(222.68)	2,200,578.00	1,834,037.68
Total Dues and Assessment Income- Ops	173,526.20	168,711.00	4,815.20	332,059.87	337,422.00	(5,362.13)	2,024,531.00	1,692,471.13
Other AR Income								
4830 - Advertising Income	2,269.50	2,666.00	(396.50)	4,860.00	5,333.00	(473.00)	32,000.00	27,140.00
4831 - BD Expense- Views Ads	(560.00)	0.00	(560.00)	(1,105.50)	0.00	(1,105.50)	0.00	1,105.50
4842 - Member Donation Income Monthly	61.20	0.00	61.20	61.20	0.00	61.20	0.00	(61.20)
Total Other AR Income	1,770.70	2,666.00	(895.30)	3,815.70	5,333.00	(1,517.30)	32,000.00	28,184.30
Other Income								
4870 - Member Donation Income	0.00	0.00	0.00	552.91	0.00	552.91	0.00	(552.91)
Total Other Income	0.00	0.00	0.00	552.91	0.00	552.91	0.00	(552.91)
Investment Income								
4900 - Interest Earned - Operating Accounts	391.44	41.00	350.44	818.47	83.00	735.47	500.00	(318.47)
Total Investment Income	391.44	41.00	350.44	818.47	83.00	735.47	500.00	(318.47)
Total Common Costs Income	175,688.34	171,418.00	4,270.34	337,246.95	342,838.00	(5,591.05)	2,057,031.00	1,719,784.05
<u>Expense</u>								
Administrative								
4999 - Cashiering Clearing Account	1.00	0.00	1.00	1.00	0.00	1.00	0.00	(1.00)
5121 - Currency Gain/Loss	10.31	0.00	10.31	10.31	0.00	10.31	0.00	(10.31)
Total Administrative	11.31	0.00	11.31	11.31	0.00	11.31	0.00	(11.31)
Regulatory Compliance								
9005 - State B&O Tax	10.98	12.00	(1.02)	23.36	25.00	(1.64)	150.00	126.64
9015 - Property/Real Estate Tax	0.00	0.00	0.00	0.00	0.00	0.00	33,667.00	33,667.00
Total Regulatory Compliance	10.98	12.00	(1.02)	23.36	25.00	(1.64)	33,817.00	33,793.64

Income Statement Report Sudden Valley Community Association Common Costs

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5216 - Postage- Views	924.58	1,084.00	(159.42)	1,818.14	2,167.00	(348.86)	13,000.00	11,181.86
5225 - Newsletter Services	4,310.00	4,532.00	(222.00)	8,649.25	9,065.00	(415.75)	54,392.00	45,742.75
7020 - Legal Services	2,424.00	4,166.00	(1,742.00)	4,478.00	8,333.00	(3,855.00)	50,000.00	45,522.00
Total CC&Rs/ Mandates	7,658.58	9,782.00	(2,123.42)	14,945.39	19,565.00	(4,619.61)	117,392.00	102,446.61
Insurance								
5400 - Insurance Premiums	8,705.75	9,272.00	(566.25)	17,331.50	18,545.00	(1,213.50)	111,270.00	93,938.50
Total Insurance	8,705.75	9,272.00	(566.25)	17,331.50	18,545.00	(1,213.50)	111,270.00	93,938.50
Total Common Costs Expense	16,386.62	19,066.00	(2,679.38)	32,311.56	38,135.00	(5,823.44)	262,479.00	230,167.44
Total Common Costs Income / (Loss)	159,301.72	152,352.00	6,949.72	304,935.39	304,703.00	232.39	1,794,552.00	1,489,616.61

Income Statement Report

Sudden Valley Community Association

ACC / Security

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 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	0.00	0.00	0.00	35,000.00	35,000.00
Total New Home Construction Fees	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00	35,000.00
Other AR Income								
4805 - Compliance Fees & Fines - ACC	100.00	0.00	100.00	560.00	0.00	560.00	0.00	(560.00)
4806 - BD Expense- ACC Fines	446.47	0.00	446.47	177.57	0.00	177.57	0.00	(177.57)
Total Other AR Income	546.47	0.00	546.47	737.57	0.00	737.57	0.00	(737.57)
Other Income								
4295 - Security House Checks	90.00	91.00	(1.00)	90.00	183.00	(93.00)	1,100.00	1,010.00
Total Other Income	90.00	91.00	(1.00)	90.00	183.00	(93.00)	1,100.00	1,010.00
Total ACC / Security Income	636.47	91.00	545.47	827.57	183.00	644.57	36,100.00	35,272.43
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	585.70	12,094.00	(11,508.30)	12,710.58	12,094.00	616.58	60,000.00	47,289.42
6300 - Permits & Licenses	0.00	16.00	(16.00)	0.00	33.00	(33.00)	200.00	200.00
9005 - State B&O Tax	2.85	46.00	(43.15)	9.75	92.00	(82.25)	550.00	540.25
Total Regulatory Compliance	588.55	12,156.00	(11,567.45)	12,720.33	12,219.00	501.33	60,750.00	48,029.67
CC&Rs/ Mandates								
5215 - Postage	0.00	8.00	(8.00)	0.00	17.00	(17.00)	103.00	103.00
7097 - Professional Security Services	16,038.45	16,709.00	(670.55)	16,038.45	33,398.00	(17,359.55)	200,346.00	184,307.55
Total CC&Rs/ Mandates	16,038.45	16,717.00	(678.55)	16,038.45	33,415.00	(17,376.55)	200,449.00	184,410.55
Payroll & Benefits								
5300 - Salaries	7,700.18	8,067.00	(366.82)	12,694.56	16,134.00	(3,439.44)	104,870.00	92,175.44
5335 - Payroll Taxes- Employer	684.33	742.00	(57.67)	1,128.37	1,484.00	(355.63)	9,644.00	8,515.63
5385 - Payroll Benefits - Medical	250.17	686.00	(435.83)	513.77	1,373.00	(859.23)	8,239.00	7,725.23
Total Payroll & Benefits	8,634.68	9,495.00	(860.32)	14,336.70	18,991.00	(4,654.30)	122,753.00	108,416.30

Income Statement Report

Sudden Valley Community Association

ACC / Security

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	86.11	89.00	(2.89)	172.22	178.00	(5.78)	1,068.00	895.78
Total Utilities	86.11	89.00	(2.89)	172.22	178.00	(5.78)	1,068.00	895.78
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	77.00	(77.00)	0.00	154.00	(154.00)	922.00	922.00
6765 - Small Tools & Equipment	0.00	21.00	(21.00)	0.00	42.00	(42.00)	250.00	250.00
6775 - Vehicle R&M	467.16	388.00	79.16	467.16	883.00	(415.84)	1,500.00	1,032.84
6785 - Vehicle Fuel	532.96	529.00	3.96	1,264.42	1,058.00	206.42	6,345.00	5,080.58
6795 - Other Supplies	0.00	28.00	(28.00)	184.00	28.00	156.00	500.00	316.00
Total Maintenance & Landscaping	1,000.12	1,043.00	(42.88)	1,915.58	2,165.00	(249.42)	9,517.00	7,601.42
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	1,584.00	(1,584.00)	17,537.24	3,167.00	14,370.24	19,000.00	1,462.76
6442 - Snow Removal Services	1,671.27	0.00	1,671.27	1,671.27	0.00	1,671.27	0.00	(1,671.27)
6450 - Storm Response Tree Removal	0.00	844.00	(844.00)	10,326.50	1,689.00	8,637.50	5,068.00	(5,258.50)
6460 - ACC Consultant	1,100.00	2,293.00	(1,193.00)	2,200.00	4,584.00	(2,384.00)	27,500.00	25,300.00
7095 - Other Professional Services	320.08	0.00	320.08	4,077.88	0.00	4,077.88	0.00	(4,077.88)
Total Contracted & Professional Services	3,091.35	4,721.00	(1,629.65)	35,812.89	9,440.00	26,372.89	51,568.00	15,755.11
Other Expenses								
9120 - Vandalism & Towing	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00	3,000.00
9210 - Emergency Preparedness Committee	500.00	409.00	91.00	500.00	817.00	(317.00)	4,900.00	4,400.00
Total Other Expenses	500.00	659.00	(159.00)	500.00	1,317.00	(817.00)	7,900.00	7,400.00
Total ACC / Security Expense	29,939.26	44,880.00	(14,940.74)	81,496.17	77,725.00	3,771.17	454,005.00	372,508.83
Total ACC / Security Income / (Loss)	(29,302.79)	(44,789.00)	15,486.21	(80,668.60)	(77,542.00)	(3,126.60)	(417,905.00)	(337,236.40)

Income Statement Report

Sudden Valley Community Association

Accounting

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	1,250.00	2,100.00	(850.00)	3,475.00	4,200.00	(725.00)	30,000.00	26,525.00
4705 - NSF Service Fees	162.00	66.00	96.00	432.00	133.00	299.00	800.00	368.00
4706 - BD Expense- NSF Fees	(108.00)	0.00	(108.00)	(189.00)	0.00	(189.00)	0.00	189.00
Total Other AR Income	1,304.00	2,166.00	(862.00)	3,718.00	4,333.00	(615.00)	30,800.00	27,082.00
Total Accounting Income	1,304.00	2,166.00	(862.00)	3,718.00	4,333.00	(615.00)	30,800.00	27,082.00
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	90.00	256.00	(166.00)	332.46	513.00	(180.54)	3,080.00	2,747.54
5210 - Printing & Copying	425.61	63.00	362.61	475.41	126.00	349.41	4,515.00	4,039.59
5399 - Payroll Service Fees	1,228.80	559.00	669.80	1,447.60	1,117.00	330.60	6,700.00	5,252.40
Total Administrative	1,744.41	878.00	866.41	2,255.47	1,756.00	499.47	14,295.00	12,039.53
Regulatory Compliance								
6300 - Permits & Licenses	0.00	150.00	(150.00)	0.00	150.00	(150.00)	150.00	150.00
7000 - Audit & Tax Services	0.00	0.00	0.00	0.00	0.00	0.00	27,500.00	27,500.00
9005 - State B&O Tax	21.19	30.00	(8.81)	58.61	60.00	(1.39)	360.00	301.39
Total Regulatory Compliance	21.19	180.00	(158.81)	58.61	210.00	(151.39)	28,010.00	27,951.39
CC&Rs/ Mandates								
5215 - Postage	124.89	188.00	(63.11)	291.44	376.00	(84.56)	4,189.00	3,897.56
Total CC&Rs/ Mandates	124.89	188.00	(63.11)	291.44	376.00	(84.56)	4,189.00	3,897.56
Payroll & Benefits								
5300 - Salaries	14,883.11	15,879.00	(995.89)	24,380.31	31,758.00	(7,377.69)	206,426.00	182,045.69
5335 - Payroll Taxes- Employer	1,281.67	1,439.00	(157.33)	2,119.37	2,878.00	(758.63)	18,706.00	16,586.63
5385 - Payroll Benefits - Medical	2,450.52	2,061.00	389.52	6,404.60	4,122.00	2,282.60	24,731.00	18,326.40
Total Payroll & Benefits	18,615.30	19,379.00	(763.70)	32,904.28	38,758.00	(5,853.72)	249,863.00	216,958.72

Income Statement Report Sudden Valley Community Association Accounting

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	0.00	60.00	(60.00)	0.00	120.00	(120.00)	720.00	720.00
Total Utilities	0.00	60.00	(60.00)	0.00	120.00	(120.00)	720.00	720.00
Contracted & Professional Services								
5125 - IT Support and Services	800.00	800.00	0.00	1,600.00	1,899.00	(299.00)	9,899.00	8,299.00
7095 - Other Professional Services	202.90	0.00	202.90	202.90	0.00	202.90	17,655.00	17,452.10
Total Contracted & Professional Services	1,002.90	800.00	202.90	1,802.90	1,899.00	(96.10)	27,554.00	25,751.10
Total Accounting Expense	21,508.69	21,485.00	23.69	37,312.70	43,119.00	(5,806.30)	324,631.00	287,318.30
Total Accounting Income / (Loss)	(20,204.69)	(19,319.00)	(885.69)	(33,594.70)	(38,786.00)	5,191.30	(293,831.00)	(260,236.30)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4245 - Photocopy Income	12.30	0.00	12.30	57.29	0.00	57.29	0.00	(57.29)
4255 - Maps and Signs	35.94	125.00	(89.06)	114.18	250.00	(135.82)	1,500.00	1,385.82
Total Other Income	48.24	125.00	(76.76)	171.47	250.00	(78.53)	1,500.00	1,328.53
Total SVCA Operations- Admin Income	48.24	125.00	(76.76)	171.47	250.00	(78.53)	1,500.00	1,328.53
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	178.74	250.00	(71.26)	239.42	500.00	(260.58)	3,000.00	2,760.58
5045 - Dues & Subscriptions	0.00	135.00	(135.00)	150.00	270.00	(120.00)	1,622.00	1,472.00
5090 - Office Supplies	1,292.18	1,834.00	(541.82)	3,503.60	3,667.00	(163.40)	22,000.00	18,496.40
5100 - GM Discretionary Funds	376.10	625.00	(248.90)	3,108.21	1,250.00	1,858.21	7,500.00	4,391.79
5120 - Cash Over/Short	(0.33)	0.00	(0.33)	0.81	0.00	0.81	0.00	(0.81)
5205 - Events Charges	306.45	0.00	306.45	518.27	0.00	518.27	15,000.00	14,481.73
5210 - Printing & Copying	379.28	543.00	(163.72)	639.23	1,084.00	(444.77)	6,500.00	5,860.77
5227 - Training & Conferences	628.00	209.00	419.00	1,286.03	417.00	869.03	2,500.00	1,213.97
5325 - Recruiting Expense	0.00	616.00	(616.00)	0.00	1,233.00	(1,233.00)	7,400.00	7,400.00
Total Administrative	3,160.42	4,212.00	(1,051.58)	9,445.57	8,421.00	1,024.57	65,522.00	56,076.43
Regulatory Compliance								
9005 - State B&O Tax	0.35	6.00	(5.65)	0.35	12.00	(11.65)	70.00	69.65
Total Regulatory Compliance	0.35	6.00	(5.65)	0.35	12.00	(11.65)	70.00	69.65
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
5007 - Special General Meeting	2,864.24	0.00	2,864.24	2,958.95	0.00	2,958.95	0.00	(2,958.95)
5020 - Board Support	154.09	250.00	(95.91)	876.63	500.00	376.63	3,000.00	2,123.37
5115 - Web Site Maintenance	560.83	222.00	338.83	1,199.61	444.00	755.61	4,000.00	2,800.39
5215 - Postage	129.40	87.00	42.40	290.43	175.00	115.43	1,050.00	759.57

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5225 - Newsletter Services	129.28	0.00	129.28	208.56	0.00	208.56	0.00	(208.56)
Total CC&Rs/ Mandates	3,837.84	559.00	3,278.84	5,534.18	1,119.00	4,415.18	23,050.00	17,515.82
Payroll & Benefits								
5300 - Salaries	23,780.77	26,415.00	(2,634.23)	40,443.84	52,830.00	(12,386.16)	343,393.00	302,949.16
5335 - Payroll Taxes- Employer	2,004.17	2,042.00	(37.83)	3,452.25	4,084.00	(631.75)	26,541.00	23,088.75
5385 - Payroll Benefits - Medical	3,106.21	2,351.00	755.21	6,914.68	4,699.00	2,215.68	28,186.00	21,271.32
Total Payroll & Benefits	28,891.15	30,808.00	(1,916.85)	50,810.77	61,613.00	(10,802.23)	398,120.00	347,309.23
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	54.00	0.00	54.00	0.00	(54.00)
6050 - Utilities- Communications Service	120.00	120.00	0.00	965.00	240.00	725.00	1,440.00	475.00
Total Utilities	120.00	120.00	0.00	1,019.00	240.00	779.00	1,440.00	421.00
Maintenance & Landscaping								
6785 - Vehicle Fuel	(2.93)	0.00	(2.93)	188.00	0.00	188.00	0.00	(188.00)
Total Maintenance & Landscaping	(2.93)	0.00	(2.93)	188.00	0.00	188.00	0.00	(188.00)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	428.66	375.00	53.66	613.19	750.00	(136.81)	4,500.00	3,886.81
5125 - IT Support and Services	2,226.44	3,449.00	(1,222.56)	4,457.88	6,542.00	(2,084.12)	30,000.00	25,542.12
7095 - Other Professional Services	3,332.89	0.00	3,332.89	5,152.89	0.00	5,152.89	0.00	(5,152.89)
Total Contracted & Professional Services	5,987.99	3,824.00	2,163.99	10,223.96	7,292.00	2,931.96	34,500.00	24,276.04
Total SVCA Operations- Admin Expense	41,994.82	39,529.00	2,465.82	77,221.83	78,697.00	(1,475.17)	522,702.00	445,480.17
Total SVCA Operations- Admin Income / (Loss)	(41,946.58)	(39,404.00)	(2,542.58)	(77,050.36)	(78,447.00)	1,396.64	(521,202.00)	(444,151.64)

Income Statement Report

Sudden Valley Community Association Facilities

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	(58.00)	0.00	(58.00)	5,576.33	5,225.00	351.33	20,900.00	15,323.67
4412 - BD Expense- Area Z	1,792.00	0.00	1,792.00	(1,284.58)	0.00	(1,284.58)	0.00	1,284.58
Total Area Z Rental Income	1,734.00	0.00	1,734.00	4,291.75	5,225.00	(933.25)	20,900.00	16,608.25
Lease Income								
4430 - Lease Income - Restaurant	2,329.00	2,399.00	(70.00)	4,658.00	4,798.00	(140.00)	29,076.00	24,418.00
4439 - Lease Income- Library	281.00	281.00	0.00	562.00	562.00	0.00	3,372.00	2,810.00
Total Lease Income	2,610.00	2,680.00	(70.00)	5,220.00	5,360.00	(140.00)	32,448.00	27,228.00
Total Facilities Income	4,344.00	2,680.00	1,664.00	9,511.75	10,585.00	(1,073.25)	53,348.00	43,836.25
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	6.00	(6.00)	0.00	12.00	(12.00)	69.00	69.00
7110 - Regulatory Compliance	74.89	74.00	0.89	149.78	149.00	0.78	895.00	745.22
9005 - State B&O Tax	38.28	78.00	(39.72)	161.95	156.00	5.95	935.00	773.05
Total Regulatory Compliance	113.17	158.00	(44.83)	311.73	317.00	(5.27)	1,899.00	1,587.27
Payroll & Benefits								
5300 - Salaries	5,037.90	4,885.00	152.90	7,546.28	9,770.00	(2,223.72)	63,498.00	55,951.72
5335 - Payroll Taxes- Employer	478.43	517.00	(38.57)	727.52	1,034.00	(306.48)	6,718.00	5,990.48
5385 - Payroll Benefits - Medical	827.22	616.00	211.22	2,008.18	1,232.00	776.18	7,392.00	5,383.82
Total Payroll & Benefits	6,343.55	6,018.00	325.55	10,281.98	12,036.00	(1,754.02)	77,608.00	67,326.02
Utilities								
6000 - Utilities	2,656.18	0.00	2,656.18	(299.79)	0.00	(299.79)	0.00	299.79
6005 - Utilities- Natural Gas	630.09	1,010.00	(379.91)	1,580.20	2,154.00	(573.80)	6,585.00	5,004.80
6023 - Utilities- Water & Sewer	2,928.81	2,137.00	791.81	2,928.81	2,137.00	791.81	16,491.00	13,562.19
6033 - Utilities- Electricity	1,812.35	1,547.00	265.35	3,619.00	3,125.00	494.00	17,637.00	14,018.00
6035 - Utilities- Trash & Recycling Service	644.10	767.00	(122.90)	1,363.46	1,533.00	(169.54)	9,195.00	7,831.54

Income Statement Report

Sudden Valley Community Association Facilities

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	1,987.77	1,415.00	572.77	3,289.71	2,830.00	459.71	16,980.00	13,690.29
Total Utilities	10,659.30	6,876.00	3,783.30	12,481.39	11,779.00	702.39	66,888.00	54,406.61
Maintenance & Landscaping								
6515 - Building R&M- Materials	1,385.16	957.00	428.16	7,120.12	2,739.00	4,381.12	23,565.00	16,444.88
6520 - Building R&M- Contract Vendor	2,283.67	3,274.00	(990.33)	3,872.80	6,547.00	(2,674.20)	39,281.00	35,408.20
6635 - Janitorial Supplies	609.60	944.00	(334.40)	1,555.59	1,888.00	(332.41)	11,330.00	9,774.41
6675 - Equipment R&M	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
6775 - Vehicle R&M	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
6785 - Vehicle Fuel	(8.54)	111.00	(119.54)	(8.54)	222.00	(230.54)	1,331.00	1,339.54
6795 - Other Supplies	644.31	390.00	254.31	644.31	779.00	(134.69)	4,673.00	4,028.69
B6795.01 - BUDGET-Supplies Maint 1 FTE	0.00	201.00	(201.00)	0.00	402.00	(402.00)	2,412.00	2,412.00
6796 - Other R&M	279.39	696.00	(416.61)	279.39	1,392.00	(1,112.61)	8,352.00	8,072.61
Total Maintenance & Landscaping	5,193.59	6,741.00	(1,547.41)	13,463.67	14,303.00	(839.33)	92,944.00	79,480.33
Contracted & Professional Services								
5125 - IT Support and Services	0.00	0.00	0.00	0.00	0.00	0.00	8,040.00	8,040.00
6440 - Safety & Security Services	181.37	16.00	165.37	181.37	33.00	148.37	200.00	18.63
7095 - Other Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
Total Contracted & Professional Services	181.37	16.00	165.37	181.37	33.00	148.37	8,740.00	8,558.63
Total Facilities Expense	22,490.98	19,809.00	2,681.98	36,720.14	38,468.00	(1,747.86)	248,079.00	211,358.86
Total Facilities Income / (Loss)	(18,146.98)	(17,129.00)	(1,017.98)	(27,208.39)	(27,883.00)	674.61	(194,731.00)	(167,522.61)

Income Statement Report

Sudden Valley Community Association

Maintenance

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00	2,400.00
Total Other Income	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00	2,400.00
Total Maintenance Income	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00	2,400.00
Expense								
Administrative								
5090 - Office Supplies	78.74	0.00	78.74	226.47	0.00	226.47	0.00	(226.47)
6408 - Uniforms	81.51	50.00	31.51	418.41	100.00	318.41	600.00	181.59
Total Administrative	160.25	50.00	110.25	644.88	100.00	544.88	600.00	(44.88)
Regulatory Compliance								
6300 - Permits & Licenses	314.00	214.00	100.00	517.50	429.00	88.50	2,575.00	2,057.50
9005 - State B&O Tax	0.00	0.00	0.00	0.00	0.00	0.00	85.00	85.00
Total Regulatory Compliance	314.00	214.00	100.00	517.50	429.00	88.50	2,660.00	2,142.50
Payroll & Benefits								
5300 - Salaries	14,661.55	15,933.00	(1,271.45)	22,762.61	31,866.00	(9,103.39)	207,126.00	184,363.39
5335 - Payroll Taxes- Employer	1,585.85	1,868.00	(282.15)	2,466.57	3,736.00	(1,269.43)	24,289.00	21,822.43
5385 - Payroll Benefits - Medical	2,964.23	2,397.00	567.23	7,173.38	4,791.00	2,382.38	28,741.00	21,567.62
B5395.01 - BUDGET- WTB Maint 1 FTE	0.00	4,222.00	(4,222.00)	0.00	8,445.00	(8,445.00)	50,671.00	50,671.00
6447.1 - Weather Response Payroll	4,969.72	0.00	4,969.72	23,935.80	0.00	23,935.80	0.00	(23,935.80)
6447.2 - Weather Response Payroll Taxes	566.09	0.00	566.09	2,596.70	0.00	2,596.70	0.00	(2,596.70)
Total Payroll & Benefits	24,747.44	24,420.00	327.44	58,935.06	48,838.00	10,097.06	310,827.00	251,891.94
Utilities								
6050 - Utilities- Communications Service	509.25	120.00	389.25	958.50	240.00	718.50	1,440.00	481.50
Total Utilities	509.25	120.00	389.25	958.50	240.00	718.50	1,440.00	481.50
Maintenance & Landscaping								
6447 - Weather Response	12,546.29	0.00	12,546.29	34,599.60	0.00	34,599.60	0.00	(34,599.60)

Income Statement Report

Sudden Valley Community Association

Maintenance

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6515 - Building R&M- Materials	0.00	62.00	(62.00)	0.00	125.00	(125.00)	750.00	750.00
6610 - Raw Materials	0.00	69.00	(69.00)	0.00	138.00	(138.00)	825.00	825.00
6621 - Raw Materials: Sand & Gravel	2,769.36	86.00	2,683.36	2,769.36	172.00	2,597.36	1,030.00	(1,739.36)
6635 - Janitorial Supplies	6.22	0.00	6.22	6.22	0.00	6.22	0.00	(6.22)
6675 - Equipment R&M	1,606.43	663.00	943.43	2,400.46	1,326.00	1,074.46	7,956.00	5,555.54
6765 - Small Tools & Equipment	853.62	343.00	510.62	2,928.27	343.00	2,585.27	4,027.00	1,098.73
6775 - Vehicle R&M	1,156.53	601.00	555.53	1,938.32	1,202.00	736.32	7,210.00	5,271.68
6785 - Vehicle Fuel	244.20	948.00	(703.80)	2,732.37	1,897.00	835.37	11,382.00	8,649.63
6795 - Other Supplies	136.99	209.00	(72.01)	1,573.54	417.00	1,156.54	2,500.00	926.46
B6795.01 - BUDGET-Supplies Maint 1 FTE	0.00	916.00	(916.00)	0.00	1,832.00	(1,832.00)	10,994.00	10,994.00
6796 - Other R&M	504.10	0.00	504.10	1,292.53	0.00	1,292.53	3,158.00	1,865.47
Total Maintenance & Landscaping	19,823.74	3,897.00	15,926.74	50,240.67	7,452.00	42,788.67	49,832.00	(408.67)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	150.00	(150.00)	338.74	300.00	38.74	1,800.00	1,461.26
6440 - Safety & Security Services	0.00	155.00	(155.00)	18.47	311.00	(292.53)	1,868.00	1,849.53
6442 - Snow Removal Services	0.00	3,750.00	(3,750.00)	15,136.42	7,500.00	7,636.42	15,000.00	(136.42)
6450 - Storm Response Tree Removal	0.00	0.00	0.00	146.11	0.00	146.11	0.00	(146.11)
Total Contracted & Professional Services	0.00	4,055.00	(4,055.00)	15,639.74	8,111.00	7,528.74	18,668.00	3,028.26
Other Expenses								
9210 - Emergency Preparedness Committee	0.00	0.00	0.00	220.92	0.00	220.92	0.00	(220.92)
Total Other Expenses	0.00	0.00	0.00	220.92	0.00	220.92	0.00	(220.92)
Total Maintenance Expense	45,554.68	32,756.00	12,798.68	127,157.27	65,170.00	61,987.27	384,027.00	256,869.73
Total Maintenance Income / (Loss)	(45,554.68)	(32,556.00)	(12,998.68)	(127,157.27)	(64,770.00)	(62,387.27)	(381,627.00)	(254,469.73)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

February 1, 2020 to February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 33,520	\$ 22,345	\$ 11,175	\$ 182,156	\$ 157,390	\$ 24,766	\$ 308,399	\$ 126,243
4151 - BD Expense- Golf	(1,986)	-	(1,986)	(3,974)	-	(3,974)	-	3,974
4154 - Golf Course Daily Greens Fees	4,464	779	3,685	7,116	5,302	1,814	402,961	395,845
4170 - Driving Range Fees	573	55	518	852	465	387	21,443	20,591
4174 - Golf Cart Rental	1,822	833	989	5,013	5,154	(141)	127,416	122,403
4176 - Golf Club Storage	60	-	60	990	600	390	770	(220)
4178 - Trail Fees	1,286	590	696	6,267	5,056	1,211	16,048	9,781
Total Golf Income	39,738	24,602	15,136	198,420	173,967	24,453	877,037	678,617
Other AR Income								
4830 - Advertising Income	-	-	-	-	-	-	-	-
Total Other AR Income	-	-	-	-	-	-	-	-
Total Golf Pro Income	39,738	24,602	15,136	198,420	173,967	24,453	877,037	678,617
Expense								
Administrative								
5107 - Advertising Costs	647	834	(187)	647	1,667	(1,020)	10,000	9,353
5015 - Bank Charges & Fees	1,026	1,410	(384)	1,910	2,818	(908)	16,907	14,997
5120 - Cash Over/Short	-	-	-	-	-	-	-	-
5045 - Dues & Subscriptions	9,085	1,494	7,591	9,997	2,986	7,011	17,912	7,916
5000 - General Administrative	-	-	-	-	-	-	1,648	1,648
5090 - Office Supplies	14	35	(21)	58	69	(11)	409	351
5210 - Printing & Copying	-	256	(256)	-	512	(512)	3,069	3,069
5227 - Training & Conferences	-	319	(319)	-	639	(639)	3,836	3,836
6408 - Uniforms	815	375	440	1,601	750	851	4,850	3,249
Total Administrative	11,586	4,723	6,863	14,212	9,441	4,771	58,631	44,419
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	125	(125)	-	250	(250)	1,500	1,500
6300 - Permits & Licenses	47	84	(37)	47	167	(120)	1,000	953
9005 - State B&O Tax	197	334	(137)	351	667	(316)	4,000	3,649
Total Regulatory Compliance	244	543	(299)	399	1,084	(685)	6,500	6,103
CC&Rs/ Mandates								
5215 - Postage	2	66	(65)	14	132	(118)	792	778
CC&Rs/ Mandates Total	2	66	(65)	614	132	482	792	178
Payroll & Benefits								
5300 - Salaries	33,561	30,779	2,782	49,493	53,425	(3,932)	522,651	473,158
5335 - Payroll Taxes- Employer	3,350	3,158	192	4,886	5,482	(596)	53,640	48,754
5385 - Payroll Benefits - Medical	4,364	4,950	(586)	11,018	9,895	1,123	59,361	48,343
Total Payroll & Benefits	41,275	38,887	2,388	65,397	68,802	(3,405)	635,652	570,255

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf Enterprise

February 1, 2020 to February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	262	262	0	524	524	0	3,145	2,621
Total Insurance	262	262	0	524	524	0	3,145	2,621
Utilities								
6050 - Utilities- Communications Service	1,146	621	525	1,756	1,242	514	7,452	5,696
6033 - Utilities- Electricity	1,103	1,618	(515)	2,553	2,992	(439)	19,869	17,316
6005 - Utilities- Natural Gas	269	364	(95)	604	892	(288)	3,379	2,775
6023 - Utilities- Water & Sewer	1,717	1,900	(183)	1,717	1,900	(183)	12,015	10,298
6035 - Utilities- Trash & Recycling Service	258	240	18	516	479	37	2,872	2,356
Total Utilities	4,493	4,743	(250)	7,145	7,505	(360)	45,587	38,441
Maintenance & Landscaping								
6675 - Equipment R&M	3,343	3,507	(164)	3,956	8,669	(4,713)	45,400	41,444
6635 - Janitorial Supplies	-	21	(21)	-	42	(42)	250	250
6110 - Landscape R&M	6,337	2,019	4,318	6,499	3,913	2,586	33,200	26,701
6796 - Other R&M	-	200	(200)	-	400	(400)	2,400	2,400
6795 - Other Supplies	566	1,586	(1,020)	927	3,168	(2,241)	19,000	18,073
6610 - Raw Materials	2,471	2,168	303	2,471	4,334	(1,863)	26,000	23,529
6621 - Raw Materials: Sand & Gravel	-	-	-	-	-	-	35,000	35,000
6765 - Small Tools & Equipment	470	278	192	470	505	(35)	2,980	2,510
6785 - Vehicle Fuel	(341)	969	(1,310)	(47)	1,845	(1,892)	21,400	21,447
6775 - Vehicle R&M	-	132	(132)	-	263	(263)	1,575	1,575
Total Maintenance & Landscaping	12,847	10,880	1,967	14,277	23,139	(8,862)	187,205	172,929
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	166	(166)	-	333	(333)	4,100	4,100
6440 - Safety & Security Services	14	46	(32)	34	92	(58)	550	515
7095 - Other Professional Services	-	137	(137)	-	275	(275)	1,650	1,650
Total Contracted & Professional Services	14	349	(335)	34	700	(666)	6,300	6,265
Total Golf Expense	70,722	60,453	10,269	102,601	111,327	(8,726)	943,812	841,211
Total Golf Income / (Loss)	\$ (30,984)	\$ (35,851)	\$ 4,867	\$ 95,819	\$ 62,640	\$ 33,179	\$ (66,775)	\$ (162,594)

Income Statement Report

Sudden Valley Community Association

Marina

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	10,440.00	0.00	10,440.00	10,440.00	0.00	10,440.00	9,125.00	(1,315.00)
4420 - Marina Dry Slip Income	39,760.00	0.00	39,760.00	39,660.00	0.00	39,660.00	43,241.00	3,581.00
4425 - Marina Wet/Dry Combo Income	69,870.00	0.00	69,870.00	69,870.00	0.00	69,870.00	65,714.00	(4,156.00)
4426 - BD Expense- Marina	(113,118.75)	0.00	(113,118.75)	(112,918.75)	0.00	(112,918.75)	0.00	112,918.75
Total Marina Income	6,951.25	0.00	6,951.25	7,051.25	0.00	7,051.25	118,080.00	111,028.75
Other Income								
4220 - Marina Gate & Access Cards	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Total Marina Income	6,951.25	0.00	6,951.25	7,051.25	0.00	7,051.25	120,080.00	113,028.75
<u>Expense</u>								
Administrative								
5090 - Office Supplies	356.74	0.00	356.74	356.74	0.00	356.74	0.00	(356.74)
6408 - Uniforms	139.10	0.00	139.10	139.10	0.00	139.10	0.00	(139.10)
Total Administrative	495.84	0.00	495.84	495.84	0.00	495.84	0.00	(495.84)
Regulatory Compliance								
7110 - Regulatory Compliance	140.14	152.00	(11.86)	280.28	304.00	(23.72)	1,825.00	1,544.72
9005 - State B&O Tax	1,801.05	151.00	1,650.05	1,799.55	303.00	1,496.55	1,820.00	20.45
Total Regulatory Compliance	1,941.19	303.00	1,638.19	2,079.83	607.00	1,472.83	3,645.00	1,565.17
Payroll & Benefits								
5300 - Salaries	2,182.29	0.00	2,182.29	2,720.85	0.00	2,720.85	0.00	(2,720.85)
5335 - Payroll Taxes- Employer	205.91	0.00	205.91	257.59	0.00	257.59	0.00	(257.59)
Total Payroll & Benefits	2,388.20	0.00	2,388.20	2,978.44	0.00	2,978.44	0.00	(2,978.44)
Utilities								
6023 - Utilities- Water & Sewer	774.27	211.00	563.27	774.27	211.00	563.27	2,229.00	1,454.73
6033 - Utilities- Electricity	219.98	216.00	3.98	437.42	446.00	(8.58)	2,216.00	1,778.58

Income Statement Report

Sudden Valley Community Association

Marina

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	273.00	167.00	106.00	404.56	334.00	70.56	2,004.00	1,599.44
Total Utilities	1,267.25	594.00	673.25	1,616.25	991.00	625.25	6,449.00	4,832.75
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	625.00	(625.00)	0.00	1,250.00	(1,250.00)	7,500.00	7,500.00
6515 - Building R&M- Materials	117.53	0.00	117.53	117.53	0.00	117.53	0.00	(117.53)
6621 - Raw Materials: Sand & Gravel	785.93	91.00	694.93	785.93	183.00	602.93	1,100.00	314.07
6795 - Other Supplies	144.84	50.00	94.84	144.84	100.00	44.84	600.00	455.16
6796 - Other R&M	0.00	416.00	(416.00)	0.00	833.00	(833.00)	5,000.00	5,000.00
Total Maintenance & Landscaping	1,048.30	1,182.00	(133.70)	1,048.30	2,366.00	(1,317.70)	14,200.00	13,151.70
Contracted & Professional Services								
6440 - Safety & Security Services	129.77	0.00	129.77	129.77	0.00	129.77	0.00	(129.77)
Total Contracted & Professional Services	129.77	0.00	129.77	129.77	0.00	129.77	0.00	(129.77)
Total Marina Expense	7,270.55	2,079.00	5,191.55	8,348.43	3,964.00	4,384.43	24,294.00	15,945.57
Total Marina Income / (Loss)	(319.30)	(2,079.00)	1,759.70	(1,297.18)	(3,964.00)	2,666.82	95,786.00	97,083.18

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 February 1, 2020 to February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to052023	\$ 33,342	\$ 33,299	\$ 43	\$ 66,684	\$ 66,598	\$ 86	\$ 399,585	\$ 332,901
4011 - BD Expense- Rec SA 062018 to 052023	(224)	(2,664)	2,440	(1,206)	(5,328)	4,122	(31,967)	(30,761)
	33,118	30,635	2,483	65,478	61,270	4,208	367,618	302,141
Lease Income								
4435 - Lease Income - Barn 8	751	650	101	1,502	1,300	202	7,800	6,298
	751	650	101	1,502	1,300	202	7,800	6,298
Non-Lease Facility Rentals								
4400 - Facility Rentals	-	209	(209)	290	417	(127)	2,500	2,210
4411 - Picnic Shelter Rentals	-	99	(99)	60	199	(139)	1,195	1,135
	-	308	(308)	350	616	(266)	3,695	3,345
Rec Center and Pools Income								
4510 - Health Club Membership	92	409	(317)	160	817	(657)	4,900	4,740
4220 - Access Cards	-	-	-	-	-	-	-	-
4223 - Gym and Pool Access Cards	215	125	90	482	250	232	1,500	1,018
4502 - Instructor & Trainer Fees	-	166	(166)	374	333	41	2,000	1,626
4513 - Main Pool Income	-	-	-	-	-	-	7,500	7,500
4515 - Locker Rental	-	25	(25)	-	50	(50)	300	300
4516 - Quiet Pool Income	-	-	-	-	-	-	-	-
4840 - Non-Taxable Income	-	-	-	39	-	39	-	(39)
Total Recreation Income	307	725	(418)	1,055	1,450	(395)	16,200	15,145
Total Recreation Income	34,176	32,318	1,858	68,385	64,636	3,749	395,313	326,929
Expense								
Administrative								
5015 - Bank Charges & Fees	-	45	(45)	-	89	(89)	531	531
5090 - Office Supplies	357	171	186	357	343	14	2,060	1,703
5205 - Events Charges	-	-	-	-	-	-	361	361
5210 - Printing and Copying	-	16	(16)	-	33	(33)	200	200
5227 - Training & Conferences	-	184	(184)	-	368	(368)	2,208	2,208
6408 - Uniforms	-	25	(25)	103	300	(197)	800	697
Total Administrative	357	441	(84)	461	1,133	(672)	6,160	5,701
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	209	-	209	515	306
9005 - State B&O Tax	13	15	(2)	24	30	(6)	234	210
Total Regulatory Compliance	13	15	(2)	233	30	203	749	516
CC&Rs/ Mandates								
5215 - Postage	-	9	(9)	-	17	(17)	100	100
CC&Rs/ Mandates Total	-	9	(9)	-	17	(17)	100	100
Payroll & Benefits								
5300 - Salaries	16,097	14,366	1,731	23,660	28,732	(5,072)	225,687	202,027
5335 - Payroll Taxes- Employer	1,714	1,399	315	2,503	2,798	(295)	22,284	19,781
5385 - Payroll Benefits - Medical	2,427	1,858	569	7,645	3,715	3,930	22,289	14,644
Total Payroll & Benefits	20,237	17,623	2,614	33,808	35,245	(1,437)	270,260	236,452

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 February 1, 2020 to February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Utilities								
6000 - Utilities	-	-	-	-	-	-	-	-
6050 - Utilities- Communications Service	1,370	627	743	2,071	1,254	817	7,524	5,453
6033 - Utilities- Electricity	1,034	1,175	(141)	2,266	2,351	(85)	14,107	11,841
6005 - Utilities- Natural Gas	460	371	89	982	743	239	10,928	9,946
6023 - Utilities- Water & Sewer	1,444	2,385	(941)	1,444	2,385	(941)	19,195	17,751
6035 - Utilities- Trash & Recycling Service	160	221	(61)	160	443	(283)	2,658	2,498
Total Utilities	4,468	4,779	(311)	6,923	7,176	(253)	54,412	47,489
Maintenance & Landscaping								
6515 - Building R&M- Materials	73	416	(343)	73	833	(760)	5,000	4,927
6520 - Building R&M- Contract Services	175	250	(75)	175	500	(325)	3,000	2,825
6675 - Equipment R&M	161	89	72	175	442	(267)	2,122	1,947
6635 - Janitorial Supplies	636	235	401	636	469	167	2,812	2,176
6110 - Landscape R&M	984	1,559	(575)	984	3,118	(2,134)	18,707	17,723
6796 - Other R&M	-	51	(51)	-	103	(103)	618	618
6795 - Other Supplies	329	699	(370)	1,596	1,400	196	8,402	6,806
6621 - Raw Materials: Sand & Gravel	-	321	(321)	-	642	(642)	3,850	3,850
6765 - Small Tools & Equipment	-	178	(178)	20	356	(336)	2,138	2,118
6785 - Vehicle Fuel	128	459	(331)	230	917	(687)	5,500	5,270
6775 - Vehicle R&M	-	93	(93)	-	187	(187)	1,123	1,123
Total Maintenance & Landscaping	2,485	4,350	(1,865)	3,889	8,967	(5,078)	53,272	49,383
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	21	(21)	-	42	(42)	250	250
5125 - IT Support and Services	-	-	-	-	-	-	-	-
6438 - Pool Management	168	-	168	3,516	-	3,516	22,844	19,328
6440 - Safety & Security Services	101	50	51	101	100	1	600	499
7095 - Contracted and Professional Services	-	-	-	-	-	-	-	-
Total Contracted & Professional Services	270	71	199	3,617	142	3,475	23,694	20,078
Total Recreation Expense	27,830	27,288	542	48,931	52,710	(3,779)	408,647	359,719
Total Recreation Income / (Loss)	\$ 6,345	\$ 5,030	\$ 1,315	\$ 19,454	\$ 11,926	\$ 7,528	\$ (13,334)	\$ (32,790)

Income Statement Report

Sudden Valley Community Association

UDR Activity

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- UDR								
4001 - BD Expense- 2019 Ops & prior	5,211.62	0.00	5,211.62	22,815.31	0.00	22,815.31	0.00	(22,815.31)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(39,675.81)	0.00	(39,675.81)	0.00	39,675.81
Total Dues and Assessments Income- UDR	5,211.62	0.00	5,211.62	(16,860.50)	0.00	(16,860.50)	0.00	16,860.50
Collections Income								
4710 - Late Fees & Interest	10,121.44	0.00	10,121.44	8,596.69	0.00	8,596.69	0.00	(8,596.69)
4711 - BD Expense- Late Fee & Int	(8,489.83)	0.00	(8,489.83)	(3,986.38)	0.00	(3,986.38)	0.00	3,986.38
4715 - Lien Fees	1,100.00	0.00	1,100.00	2,475.00	0.00	2,475.00	0.00	(2,475.00)
4720 - Legal Fees/ Reimbursements	150.00	0.00	150.00	190.00	0.00	190.00	0.00	(190.00)
4721 - BD Expense- Legal	(1,079.92)	0.00	(1,079.92)	(2,927.17)	0.00	(2,927.17)	0.00	2,927.17
Total Collections Income	1,801.69	0.00	1,801.69	4,348.14	0.00	4,348.14	0.00	(4,348.14)
Investment Income								
4910 - Interest Earned - Reserve Accounts	550.53	0.00	550.53	1,146.29	0.00	1,146.29	0.00	(1,146.29)
Total Investment Income	550.53	0.00	550.53	1,146.29	0.00	1,146.29	0.00	(1,146.29)
Total UDR Activity Income	7,563.84	0.00	7,563.84	(11,366.07)	0.00	(11,366.07)	0.00	11,366.07
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	168.32	0.00	168.32	166.07	0.00	166.07	0.00	(166.07)
Total Regulatory Compliance	168.32	0.00	168.32	166.07	0.00	166.07	0.00	(166.07)
CC&Rs/ Mandates								
5025 - Collection Charges	153.05	0.00	153.05	624.70	0.00	624.70	0.00	(624.70)
5065 - Lien Charges	1,035.00	0.00	1,035.00	2,277.00	0.00	2,277.00	0.00	(2,277.00)
7020 - Legal Services	0.00	0.00	0.00	233.94	0.00	233.94	0.00	(233.94)
Total CC&Rs/ Mandates	1,188.05	0.00	1,188.05	3,135.64	0.00	3,135.64	0.00	(3,135.64)

Income Statement Report Sudden Valley Community Association UDR Activity

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5391 - Accrued Vacation Liability	3,286.22	0.00	3,286.22	2,164.47	0.00	2,164.47	0.00	(2,164.47)
Total Payroll & Benefits	3,286.22	0.00	3,286.22	2,164.47	0.00	2,164.47	0.00	(2,164.47)
Reserve Expenses/Transfers								
9890 - UDR Legal Expenses	150.00	0.00	150.00	150.00	0.00	150.00	0.00	(150.00)
Total Reserve Expenses/Transfers	150.00	0.00	150.00	150.00	0.00	150.00	0.00	(150.00)
Reserve UDR Projects								
9619.01 - Kens Cozy Kitchen UDR	3,564.00	0.00	3,564.00	3,564.00	0.00	3,564.00	0.00	(3,564.00)
Total Reserve UDR Projects	3,564.00	0.00	3,564.00	3,564.00	0.00	3,564.00	0.00	(3,564.00)
Total UDR Activity Expense	8,356.59	0.00	8,356.59	9,180.18	0.00	9,180.18	0.00	(9,180.18)
Total UDR Activity Income / (Loss)	(792.75)	0.00	(792.75)	(20,546.25)	0.00	(20,546.25)	0.00	20,546.25

Income Statement Report Sudden Valley Community Association SVCA Reserves

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- Capital								
4043.20 - Capital Rep & Repl Assmt 2020	113,390.10	0.00	113,390.10	226,780.20	0.00	226,780.20	0.00	(226,780.20)
4046 - BD Expense- CRRRF 19 & Prior	1,967.81	0.00	1,967.81	2,374.99	0.00	2,374.99	0.00	(2,374.99)
4049 - BD Expense - CRRRF 2020	(3,290.32)	0.00	(3,290.32)	(14,980.37)	0.00	(14,980.37)	0.00	14,980.37
4051 - BD Expense- Roads 19 & Prior	2,544.75	0.00	2,544.75	18,798.36	0.00	18,798.36	0.00	(18,798.36)
4053 - BD Expense - Roads 2020	(3,589.03)	0.00	(3,589.03)	(16,464.91)	0.00	(16,464.91)	0.00	16,464.91
4055.20 - Roads Capital Assmt 2020	116,625.35	0.00	116,625.35	233,250.70	0.00	233,250.70	0.00	(233,250.70)
4060.20 - Mailbox Capital Assmt 2020	2,104.49	0.00	2,104.49	4,208.98	0.00	4,208.98	0.00	(4,208.98)
4061 - BD Expense- Mailbox 2020	(61.91)	0.00	(61.91)	(286.10)	0.00	(286.10)	0.00	286.10
4062 - BD Expense- Mailbox 19 & Prior	48.91	0.00	48.91	228.61	0.00	228.61	0.00	(228.61)
4995 - BD Expense- 60day accrual CAP	0.00	0.00	0.00	(16,502.68)	0.00	(16,502.68)	0.00	16,502.68
Total Dues and Assessments Income- Capital	229,740.15	0.00	229,740.15	437,407.78	0.00	437,407.78	0.00	(437,407.78)
Other AR Income								
4242 - Title Transfer Fee: Capital	6,027.00	0.00	6,027.00	18,748.62	0.00	18,748.62	0.00	(18,748.62)
4343 - BD Expense- Title Transfer Fee: Capital	127.38	0.00	127.38	127.38	0.00	127.38	0.00	(127.38)
Total Other AR Income	6,154.38	0.00	6,154.38	18,876.00	0.00	18,876.00	0.00	(18,876.00)
Investment Income								
4910 - Interest Earned - Reserve Accounts	3,190.29	0.00	3,190.29	6,693.32	0.00	6,693.32	0.00	(6,693.32)
Total Investment Income	3,190.29	0.00	3,190.29	6,693.32	0.00	6,693.32	0.00	(6,693.32)
Total SVCA Reserves Income	239,084.82	0.00	239,084.82	462,977.10	0.00	462,977.10	0.00	(462,977.10)
<u>Expense</u>								
Regulatory Compliance								
9015 - Property/Real Estate Tax	(66.64)	0.00	(66.64)	(66.64)	0.00	(66.64)	0.00	66.64
Total Regulatory Compliance	(66.64)	0.00	(66.64)	(66.64)	0.00	(66.64)	0.00	66.64
Depreciation Expense								
6320 - Depr - Buildings	571.31	0.00	571.31	1,142.62	0.00	1,142.62	0.00	(1,142.62)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6325 - Depr - Land Improvement	5,322.09	0.00	5,322.09	10,644.18	0.00	10,644.18	0.00	(10,644.18)
6326 - Depr - Mailboxes	2,146.37	0.00	2,146.37	4,292.74	0.00	4,292.74	0.00	(4,292.74)
6327 - Depr - Roads and Bridges	27,652.13	0.00	27,652.13	55,304.26	0.00	55,304.26	0.00	(55,304.26)
6328 - Depr - Building Improvements	13,400.05	0.00	13,400.05	26,800.10	0.00	26,800.10	0.00	(26,800.10)
6330 - Depr - Furniture & Fixtures	65.68	0.00	65.68	131.36	0.00	131.36	0.00	(131.36)
6335 - Depr - Communication Equipment	371.95	0.00	371.95	743.90	0.00	743.90	0.00	(743.90)
6337 - Depr - Computers	929.84	0.00	929.84	1,859.68	0.00	1,859.68	0.00	(1,859.68)
6340 - Depr - Machinery & Equipment	16,736.09	0.00	16,736.09	33,472.18	0.00	33,472.18	0.00	(33,472.18)
6350 - Depr - Vehicles	4,640.47	0.00	4,640.47	9,280.94	0.00	9,280.94	0.00	(9,280.94)
6360 - Amortization	(610.76)	0.00	(610.76)	(1,221.52)	0.00	(1,221.52)	0.00	1,221.52
Total Depreciation Expense	71,225.22	0.00	71,225.22	142,450.44	0.00	142,450.44	0.00	(142,450.44)
Contracted & Professional Services								
7095 - Other Professional Services	2,378.05	0.00	2,378.05	4,133.05	0.00	4,133.05	0.00	(4,133.05)
Total Contracted & Professional Services	2,378.05	0.00	2,378.05	4,133.05	0.00	4,133.05	0.00	(4,133.05)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	5,911.05	0.00	5,911.05	9,173.18	0.00	9,173.18	0.00	(9,173.18)
Total Reserve Expenses/Transfers	5,911.05	0.00	5,911.05	9,173.18	0.00	9,173.18	0.00	(9,173.18)
Reserve CRRRF Capital Proejcts								
9718.08 - Golf Cart Life Extension	0.00	0.00	0.00	18,005.59	0.00	18,005.59	0.00	(18,005.59)
9719.03 - Used Custodial Van	0.00	0.00	0.00	21,169.23	0.00	21,169.23	0.00	(21,169.23)
9719.04 - Greens Triplex Mower	0.00	0.00	0.00	39,028.70	0.00	39,028.70	0.00	(39,028.70)
9719.05 - Sec/ Parks/ Maint Vehicles	0.00	0.00	0.00	133,187.96	0.00	133,187.96	0.00	(133,187.96)
9719.06 - Cardio Equipment (x14)	0.00	0.00	0.00	64,758.06	0.00	64,758.06	0.00	(64,758.06)
9719.07 - Main Pool Heaters	0.00	0.00	0.00	8,316.68	0.00	8,316.68	0.00	(8,316.68)
9719.08 - Quiet Pool Retaining Wall & Pump	0.00	0.00	0.00	50,895.95	0.00	50,895.95	0.00	(50,895.95)
9719.09 - Pressure Pump #14 Pump Station	0.00	0.00	0.00	6,944.00	0.00	6,944.00	0.00	(6,944.00)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Proejcts								
9719.10 - Golf Course Irrigation System	(144.75)	0.00	(144.75)	412,848.01	0.00	412,848.01	0.00	(412,848.01)
9719.11 - Playground Improvements	1,156.86	0.00	1,156.86	32,765.91	0.00	32,765.91	0.00	(32,765.91)
9719.112 - Playground Improv. Wages, Taxes	685.13	0.00	685.13	15,776.07	0.00	15,776.07	0.00	(15,776.07)
9719.12 - Pool Furniture - Quiet & Main Pool	267.36	0.00	267.36	27,039.84	0.00	27,039.84	0.00	(27,039.84)
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	0.00	0.00	0.00	19,175.20	0.00	19,175.20	0.00	(19,175.20)
9719.15 - Deicer Storage Tank & Skid Spray	0.00	0.00	0.00	11,929.10	0.00	11,929.10	0.00	(11,929.10)
9719.16 - Quiet Pool Pumphouse Equipment	6,930.81	0.00	6,930.81	6,930.81	0.00	6,930.81	0.00	(6,930.81)
9719.17 - Security Cameras- Rec Departmer	6,019.40	0.00	6,019.40	6,019.40	0.00	6,019.40	0.00	(6,019.40)
9882 - CRRRF-Pool Reno. Design & Permitti	0.00	0.00	0.00	76,287.09	0.00	76,287.09	0.00	(76,287.09)
Total Reserve CRRRF Capital Proejcts	14,914.81	0.00	14,914.81	956,991.94	0.00	956,991.94	0.00	(956,991.94)
Reserve CRRRF Capital Loan Projects								
9717.02 - Marina Standpipe & Gangways	0.00	0.00	0.00	255,315.75	0.00	255,315.75	0.00	(255,315.75)
9717.03 - Marina Soft Armoring A&E/ Constr	0.00	0.00	0.00	457,629.47	0.00	457,629.47	0.00	(457,629.47)
9717.05 - Demo Barn 6/ Sprung Structure In:	0.00	0.00	0.00	739,916.34	0.00	739,916.34	0.00	(739,916.34)
9717.06 - (2) Pools Liner/Deck/ADA Construc	0.00	0.00	0.00	654,028.58	0.00	654,028.58	0.00	(654,028.58)
9717.07 - CRRRF Project Manager	270.00	0.00	270.00	80,695.90	0.00	80,695.90	0.00	(80,695.90)
9717.072 - SVCA Mgmt Contingency	0.00	0.00	0.00	500.00	0.00	500.00	0.00	(500.00)
Total Reserve CRRRF Capital Loan Project	270.00	0.00	270.00	2,188,086.04	0.00	2,188,086.04	0.00	(2,188,086.04)
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	0.00	(12,043.00)
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	18,078.26	0.00	18,078.26	597,298.67	0.00	597,298.67	0.00	(597,298.67)
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	0.00	(35.00)
9918.09 - 30 Fairway Lane Design	0.00	0.00	0.00	36,464.99	0.00	36,464.99	0.00	(36,464.99)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Roads Capital Projects								
9918.10 - Windward Drainage Design	0.00	0.00	0.00	10,000.00	0.00	10,000.00	0.00	(10,000.00)
9919.01 - 2019 Roads On-Call Engineering	236.25	0.00	236.25	18,805.50	0.00	18,805.50	0.00	(18,805.50)
9919.02 - Culvert 25 Design	197.76	0.00	197.76	38,551.47	0.00	38,551.47	0.00	(38,551.47)
9919.03 - Culvert 200 Design	0.00	0.00	0.00	31,720.20	0.00	31,720.20	0.00	(31,720.20)
9919.04 - Culverts 212 & 213 Design	0.00	0.00	0.00	34,132.39	0.00	34,132.39	0.00	(34,132.39)
9919.05 - Culvert 315 Design	0.00	0.00	0.00	38,353.70	0.00	38,353.70	0.00	(38,353.70)
9919.06 - Rec Corridor Parking Lot Patching	0.00	0.00	0.00	62,760.88	0.00	62,760.88	0.00	(62,760.88)
9919.07 - Barn 7 & Rotunda Foundation Ren	0.00	0.00	0.00	16,732.14	0.00	16,732.14	0.00	(16,732.14)
9919.09 - Sugarpine Cul de Sac	0.00	0.00	0.00	30,000.00	0.00	30,000.00	0.00	(30,000.00)
Total Reserve Roads Capital Projects	18,512.27	0.00	18,512.27	928,644.93	0.00	928,644.93	0.00	(928,644.93)
Reserve Road CVC Capital Project								
9919.08 - 2019 Culvert Vegetation Control	1,231.46	0.00	1,231.46	25,824.20	0.00	25,824.20	0.00	(25,824.20)
9919.082 - 2019 CVC - Wages, Taxes, & Ber	0.00	0.00	0.00	94,416.20	0.00	94,416.20	0.00	(94,416.20)
Total Reserve Road CVC Capital Project	1,231.46	0.00	1,231.46	120,240.40	0.00	120,240.40	0.00	(120,240.40)
Total SVCA Reserves Expense	114,376.22	0.00	114,376.22	4,349,653.34	0.00	4,349,653.34	0.00	(4,349,653.34)
Total SVCA Reserves Income / (Loss)	124,708.60	0.00	124,708.60	(3,886,676.24)	0.00	(3,886,676.24)	0.00	3,886,676.24
Total Association Net Income / (Loss)	103,103.96	(33,745.00)	136,848.96	(3,833,990.54)	87,877.00	(3,921,867.54)	933.00	3,834,923.54

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2020

	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								
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10					Avail.	Total	
Jan	18	71	89	374	2,411	2,785	49	107	3	17	3	6	22	36	2	20	392	2,482	2,874	79	186	265	471	2,668	3,139	773	0	0	773	721	8	1,502	4,641	
Feb	28	77	105	354	2,364	2,718	46	148	17	25	1	4	23	33	2	17	382	2,441	2,823	89	227	316	471	2,668	3,139	773	0	0	773	721	8	1,502	4,641	
Mar	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
Apr	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
May	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jun	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser
 CTB = Covenant to Bind