

**Sudden Valley Community Association**  
**Balance Sheet**  
**April 30, 2018 and December 31, 2017**

	<u>Unaudited</u> <u>Apr 30, 2018</u>	<u>Audited</u> <u>Dec 31, 2017</u>	<u>Inc / (Dec)</u>
<b>OPERATIONS</b>			
<b>Current Assets</b>			
Operating Cash	\$ 470,680	\$ 297,571	\$ 173,109
Building Completion Deposit Fund	120,129	125,000	(4,871)
Member Receivables - Operations	(1,225)	67,625	(68,850)
Other Receivables	2,808	10,373	(7,565)
Prepaid Expenses	28,588	66,797	(38,209)
Inventory	2,531	7,393	(4,862)
<b>Total Current Assets</b>	<b>623,511</b>	<b>574,759</b>	<b>48,752</b>
<b>Current Liabilities</b>			
Accounts Payable	(101,192)	(80,821)	(20,371)
Prepaid Assessments	(237,515.00)	(100,578)	(136,937)
Building Completion Deposits	(120,000)	(125,000)	5,000
Other Refundable Deposits	(5,413)	(4,953)	(460)
Prepaid Golf Memberships	(1,444)	(50,019)	48,575
<b>Total Current Liabilities</b>	<b>(465,564)</b>	<b>(361,371)</b>	<b>(104,193)</b>
<b>Operating Reserve Funds</b>			
Emergency Operating Cash	351,725	351,609	116
Undesignated Reserves Cash	229,180	189,730	39,450
<b>Total Operating Reserve Funds</b>	<b>580,905</b>	<b>541,339</b>	<b>39,566</b>
<b>Net Operating Assets</b>	<b>\$ 738,852</b>	<b>\$ 754,727</b>	<b>\$ (15,875)</b>
<b>CAPITAL</b>			
<b>Capital Current Assets</b>			
CRRRF Reserve Cash Fund	1,195,469	1,195,964	(495)
Roads Reserve Cash Fund	1,237,053	1,091,292	145,761
Density Reduction Cash Fund	131,307	85,191	46,116
Mailbox Cash Fund	5,321	5,272	49
Capital Reserve Holding Cash Fund	150,608	87,363	63,245
Mitigation Assignment of Savings Cash	36,084	38,133	(2,049)
Member Receivables - Capital	-	9,094	(9,094)
<b>Total Capital Current Assets</b>	<b>2,755,842</b>	<b>2,512,309</b>	<b>243,533</b>
<b>Capital Fixed Assets</b>			
Fixed Assets	9,432,153	9,370,813	61,340
Lots Held for Sale	149,589	149,589	-
<b>Total Capital Assets</b>	<b>9,581,742</b>	<b>9,520,402</b>	<b>61,340</b>
<b>Long Term Liabilities</b>			
CRRRF Loan	(2,871)	(2,871)	-
Capital Lease	(28,799)	(38,968)	10,169
<b>Total Long Term Liabilities</b>	<b>(31,669)</b>	<b>(41,838)</b>	<b>10,169</b>
<b>NET ASSETS</b>	<b>\$ 13,044,766</b>	<b>\$ 12,745,599</b>	<b>\$ 299,167</b>
<b>MEMBER EQUITY</b>			
<b>Member Equity</b>			
Current Year Net Income: Operations	\$102,622	\$185,187	(\$82,565)
Current Year Net Income: Capital	196,545	251,410	(54,865)
Retained Earnings	4,724,896	4,539,709	185,187
Capital	8,020,703	7,769,293	251,410
<b>TOTAL MEMBER EQUITY</b>	<b>\$13,044,766</b>	<b>\$ 12,745,599</b>	<b>\$ 299,167</b>

\* 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 Apr 30, 2018, and December 31, 2017, the balance of receivables written off under GAAP policy were respectively, \$684,333 and \$639,381.

**Sudden Valley Community Association  
Income Statement Summary**

<u>UNAUDITED</u>	<u>Current Month - April 2018</u>			<u>Year to Date - 4 Months Ending 04/30/2018</u>			
	<u>Operations &amp; Operating Reserves</u>	<u>Operations Better / (Worse) Spending Plan</u>	<u>Capital Reserves</u>	<u>Operations &amp; Operating Reserves</u>	<u>Operations Better / (Worse) Spending Plan</u>	<u>Coll %</u>	<u>Capital Reserves</u>
<b>REVENUE</b>							
Current Year Dues & Assessments Income							
Dues & Assessments Income	\$ 145,601		\$ 89,103	\$ 582,259			\$ 356,246
Bad Debt Reserve	(493)		(236)	(23,516)			(11,277)
Net Current Year Assessment Income	<u>\$ 145,108</u>	<u>\$ 10,133</u>	<u>\$ 88,867</u>	<u>\$ 558,743</u>	<u>\$ 18,844</u>	96.0%	<u>\$ 344,969</u>
Bad Debt Recoveries - Prior Years			3,369				15,863
Golf Income	31,258	(19,842)	-	263,016	(10,014)		-
Marina Income	24,594	24,594	-	85,551	4,751		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	58,055	53,398	18,674	141,520	120,444		66,361
Rental Income - Other	3,819	502	-	14,586	1,316		-
Rental Income- Area Z	2,931	(1,819)	-	6,212	(3,289)		-
Investment Income	19	(23)	218	134	(33)		1,210
<b>Total Revenue</b>	<u><b>\$ 265,784</b></u>	<u><b>\$ 66,943</b></u>	<u><b>\$ 111,128</b></u>	<u><b>\$ 1,069,762</b></u>	<u><b>\$ 132,019</b></u>		<u><b>\$ 428,403</b></u>
<b>EXPENSES</b>							
Salaries & Benefits	\$ 109,058	\$ 1,521	\$ -	\$ 415,794	\$ (14,150)		\$ -
Contracted & Professional Services	24,418	(14,266)	-	93,156	(29,235)		-
CC&Rs/ Mandates	19,338	1,973	-	85,745	254		(250)
Maintenance & Landscaping	30,563	(3,464)	-	103,882	(14,664)		-
Utilities	18,891	(3,207)	-	49,588	2,653		-
Administrative	34,260	(20,876)	123	56,299	(22,332)		562
Regulatory Compliance	15,895	8,423	495	48,100	5,164		495
Insurance Premiums	8,530	234	-	34,118	940		-
Other Expenses	-	250	-	-	1,000		-
Capital Lease Interest Expense	-	-	-	-	-		-
Depreciation Expense	-	-	-	-	-		213,676
Reserve Expense/ Transfers	-	-	-	-	-		8,281
<b>Total Expenses</b>	<u><b>\$ 260,953</b></u>	<u><b>\$ (29,412)</b></u>	<u><b>\$ 618</b></u>	<u><b>\$ 886,682</b></u>	<u><b>\$ (70,370)</b></u>		<u><b>\$ 222,764</b></u>
<b>Net Income (Loss)</b>	<u><b>\$ 4,831</b></u>	<u><b>\$ 37,531</b></u>	<u><b>\$ 110,510</b></u>	<u><b>\$ 183,080</b></u>	<u><b>\$ 61,649</b></u>		<u><b>\$ 205,639</b></u>
<b>Net UDR Activity for Operations</b>	0			0			
<b>Net Income (Loss) with Board Approved UDR</b>	<u><b>\$ 4,831</b></u>	<u><b>\$ 37,531</b></u>	<u><b>\$ 110,510</b></u>	<u><b>\$ 183,080</b></u>	<u><b>\$ 61,649</b></u>		<u><b>\$ 205,639</b></u>
<b>Other Activity</b>							
Net Other UDR Activity*	\$ 11,856			\$ (12,857)			
AR Accrual - Prior Year Reversal	-		-	(67,601)			(9,094)
AR Accrual - Current Year	-		-	-			-
<b>Total Other Activity</b>	<u><b>\$ 11,856</b></u>		<u><b>\$ -</b></u>	<u><b>\$ (80,458)</b></u>			<u><b>\$ (9,094)</b></u>
<b>Grand Total Activity</b>	<u><u><b>\$ 16,687</b></u></u>	<u><u><b>\$ 37,531</b></u></u>	<u><u><b>\$ 110,510</b></u></u>	<u><u><b>\$ 102,622</b></u></u>	<u><u><b>\$ 61,649</b></u></u>		<u><u><b>\$ 196,545</b></u></u>

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

<b>Sudden Valley Community Association</b>										
<b>Reserve Cash Balance &amp; Activity</b>										
<b>4 Months Actual, 8 Months Projected</b>										
<b>UNAUDITED</b>										
	<b>Capital Reserve Funds</b>						<b>Operating Reserve Funds</b>			
	<b>CRRRF</b>	<b>Roads</b>	<b>Capital Reserve Holding Fund</b>	<b>Density Reduction</b>	<b>Mailbox</b>	<b>Mitigation Assignment of Savings*</b>	<b>Total Capital Reserve Funds</b>	<b>Emergency Ops</b>	<b>UDR</b>	<b>Total Operating Reserve Funds</b>
<b>Net Available Cash 12/31/2017</b>	<b>1,195,964</b>	<b>1,091,292</b>	<b>87,363</b>	<b>85,191</b>	<b>5,272</b>	<b>38,133</b>	<b>\$ 2,503,215</b>	<b>351,609</b>	<b>189,730</b>	<b>\$ 541,339</b>
Dues Received	140,956	221,913		2	49		362,920	-	33,082	33,082
Transfer Fees Received, ¼ of 1%			63,222				63,222			-
Storm Water Mitigation Plan Fee		500					500			-
Investment Income	456	442	23	30	1	18	970	116	49	165
Sale of Assets	-			77,715			77,715			-
Legal Settlement Income	-						-		1,584	1,584
CRRRF Loan Funding Received	-						-			-
Interfund Transfer	25,000	2,068	-	(25,000)		(2,068)	-		73,766	73,766
2018 Expenditures	(166,907)	(79,162)		(6,631)	(1)	1	(252,700)		(69,031)	(69,031)
<b>Net Available Cash at 04/30/2018</b>	<b>1,195,469</b>	<b>1,237,053</b>	<b>150,608</b>	<b>131,307</b>	<b>5,321</b>	<b>36,084</b>	<b>\$ 2,755,842</b>	<b>351,725</b>	<b>229,180</b>	<b>\$ 580,905</b>
<b>08 Month Outlook</b>										
Outlook - 2018 Dues (93% collections)	258,232	407,008					\$ 665,240			\$ -
Outlook - Prior Year Collections	263	258		6	156		\$ 683		23,186	\$ 23,186
Anticipated CRRRF Loan Funding	1,122,129						1,122,129			-
Anticipated Loan Payments	(9,536)									
Obligated Expenses	(1,684,023)	(830,087)				(36,084)	(2,550,194)		(76,814)	(76,814)
<b>Net Usable Cash Balance 12/31/2018</b>	<b>882,534</b>	<b>814,232</b>	<b>150,608</b>	<b>131,313</b>	<b>5,477</b>	<b>-</b>	<b>\$ 1,984,164</b>	<b>351,725</b>	<b>175,552</b>	<b>\$ 527,277</b>
Board Recommended Carryover Balance*	(600,000)	(500,000)					\$ (1,100,000)			\$ -
<b>Net Usable Cash 12/31/2018, After Recommendation</b>	<b>\$ 282,534</b>	<b>\$ 314,232</b>	<b>\$ 150,608</b>	<b>\$ 131,313</b>	<b>\$ 5,477</b>	<b>\$ -</b>	<b>\$ 884,164</b>	<b>\$ 351,725</b>	<b>\$ 175,552</b>	<b>\$ 527,277</b>
<b>Net Current Year Cash Increase (Decrease)</b>	<b>(313,430)</b>	<b>(277,060)</b>	<b>63,245</b>	<b>46,122</b>	<b>205</b>	<b>(38,133)</b>	<b>\$ (519,051)</b>	<b>116</b>	<b>\$ (14,178)</b>	<b>\$ (14,062)</b>
*Note, when mitigation period has ended unspent funds will be returned to the source account, Roads.										

**Sudden Valley Community Association**  
**Operations - By Department**  
**April 1, 2018 to April 30, 2018**  
**CURRENT MONTH**

Whole \$

**UNAUDITED**

<b>Department</b>	<b>Actual Revenue</b>	<b>Revenue B / (W)</b>	<b>Actual Salary Benefits</b>	<b>Salary &amp; Benefits B / (W)</b>	<b>Actual Other Expense *</b>	<b>Other Exp B / (W)*</b>	<b>Net Income / (Loss) *</b>	<b>Net B / (W)*</b>
ACC / Security	\$ 11,990	\$ 11,944	\$ 8,424	\$ 449	\$ 17,871	\$ (1,675)	\$ (14,305)	\$ 10,718
Accounting	3,833	2,123	16,510	310	8,940	451	(21,617)	2,884
Administration	286	161	23,578	(755)	11,959	(4,528)	(35,251)	(5,122)
Common Costs	40,475	38,016	-	-	46,576	(12,308)	(6,101)	25,708
Facilities	6,215	(1,753)	3,706	1,320	17,149	(2,537)	(14,640)	(2,970)
Maintenance	181	(11)	18,149	(2,160)	3,455	886	(21,423)	(1,285)
Subtotal	<u>62,980</u>	<u>50,480</u>	<u>70,367</u>	<u>(836)</u>	<u>105,950</u>	<u>(19,711)</u>	<u>(113,337)</u>	<u>29,933</u>
Golf	31,558	(19,542)	38,691	2,357	41,526	(9,044)	(48,659)	(26,229)
Marina	25,379	25,113	-	-	1,038	(46)	24,341	25,067
Pools	760	760	-	-	3,378	(2,128)	(2,618)	(1,368)
Subtotal	<u>120,677</u>	<u>56,811</u>	<u>109,058</u>	<u>1,521</u>	<u>151,892</u>	<u>(30,929)</u>	<u>(140,273)</u>	<u>27,403</u>
Ops Dues Earned	145,601						145,601	
Curr Yr Bad Debts Activity	(493)						(493)	
Net Ops Dues	<u>145,108</u>	<u>10,133</u>					<u>145,108</u>	<u>10,133</u>
<b>Net Operations</b>	<b><u>\$ 265,784</u></b>	<b><u>\$ 66,943</u></b>	<b><u>\$ 109,058</u></b>	<b><u>\$ 1,521</u></b>	<b><u>\$ 151,892</u></b>	<b><u>\$ (30,933)</u></b>	<b><u>\$ 4,831</u></b>	<b><u>\$ 37,531</u></b>
<b>Net BOD Approved UDR Activity for Operations</b>	-		-		-		-	
<b>Net Operations with Board Approved UDR</b>	<b><u>\$ 265,784</u></b>	<b><u>\$ 66,943</u></b>	<b><u>\$ 109,058</u></b>	<b><u>\$ 1,521</u></b>	<b><u>\$ 151,892</u></b>	<b><u>\$ (30,933)</u></b>	<b><u>\$ 4,831</u></b>	<b><u>\$ 37,531</u></b>
<b>Other Operating Activity</b>								
UDR Activity	16,460				4,604		11,856	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
<b>Total Other Operating Activity</b>	<u>\$ 16,460</u>				<u>\$ 4,604</u>		<u>\$ 11,856</u>	
<b>Grand Total Operations Activity</b>	<b><u>\$ 282,244</u></b>	<b><u>\$ 66,943</u></b>	<b><u>\$ 109,058</u></b>	<b><u>\$ 1,521</u></b>	<b><u>\$ 156,496</u></b>	<b><u>\$ (30,933)</u></b>	<b><u>\$ 16,687</u></b>	<b><u>\$ 37,531</u></b>

\* Excludes Depreciation

B / (W) = Better / (Worse) Than Spending Plan

**Sudden Valley Community Association**  
**Operations - By Department**  
**January 1, 2018 to April 30, 2018**  
**YEAR TO DATE**

Whole \$

**UNAUDITED**

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary &amp; 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	\$ 34,145	\$ 31,510	\$ 36,126	\$ (3,693)	\$ 85,342	\$ 2,056	\$ (87,323)	\$ 29,873
Accounting	12,682	5,843	64,182	(2,914)	41,551	(5,102)	(93,051)	(2,173)
Administration	857	357	90,965	(8,174)	37,238	(8,694)	(127,346)	(16,511)
Common Costs	89,033	79,199	-	-	109,212	(19,389)	(20,179)	59,810
Facilities	19,838	(2,535)	13,390	4,992	42,940	4,075	(36,492)	6,532
Maintenance	393	(376)	74,154	(1,287)	33,382	(8,926)	(107,143)	(10,589)
<b>Subtotal</b>	<u>156,948</u>	<u>113,998</u>	<u>278,817</u>	<u>(11,076)</u>	<u>349,665</u>	<u>(35,980)</u>	<u>(471,534)</u>	<u>66,942</u>
Golf	264,316	(8,714)	136,977	(3,074)	105,547	(13,148)	21,792	(24,936)
Marina	86,836	4,971	-	-	4,746	(1,162)	82,090	3,809
Pools	2,920	2,920	-	-	10,930	(5,930)	(8,010)	(3,010)
<b>Subtotal</b>	<u>511,020</u>	<u>113,175</u>	<u>415,794</u>	<u>(14,150)</u>	<u>470,888</u>	<u>(56,220)</u>	<u>(375,662)</u>	<u>42,805</u>
Ops Dues Earned	582,259						582,259	
Curr Yr Bad Debts Activity	(23,516)						(23,516)	
Net Ops Dues	<u>558,743</u>	<u>18,844</u>					<u>558,743</u>	<u>18,844</u>
<b>Net Operations</b>	<u><b>\$ 1,069,763</b></u>	<u><b>\$ 132,019</b></u>	<u><b>\$ 415,794</b></u>	<u><b>\$ (14,150)</b></u>	<u><b>\$ 470,888</b></u>	<u><b>\$ (56,220)</b></u>	<u><b>\$ 183,081</b></u>	<u><b>\$ 61,649</b></u>
Net BOD Approved UDR Activity for Operations	-		-		-		-	
<b>Net Operations with Board Approved UDR</b>	<u><b>\$ 1,069,763</b></u>	<u><b>\$ 132,019</b></u>	<u><b>\$ 415,794</b></u>	<u><b>\$ (14,150)</b></u>	<u><b>\$ 470,888</b></u>	<u><b>\$ (56,220)</b></u>	<u><b>\$ 183,081</b></u>	<u><b>\$ 61,649</b></u>
<b>Other Operating Activity</b>								
UDR Activity	57,305				70,162		(12,857)	
AR Accrual - Prior Year Reversal	(67,601)				-		(67,601)	
AR Accrual - Current Year	-				-		-	
<b>Total Other Operating Activity</b>	<u><b>\$ (10,296)</b></u>				<u><b>\$ 70,162</b></u>		<u><b>\$ (80,458)</b></u>	
<b>Grand Total Operations Activity</b>	<u><b>\$ 1,059,467</b></u>	<u><b>\$ 132,019</b></u>	<u><b>\$ 415,794</b></u>	<u><b>\$ (14,150)</b></u>	<u><b>\$ 541,050</b></u>	<u><b>\$ (56,220)</b></u>	<u><b>\$ 102,623</b></u>	<u><b>\$ 61,649</b></u>

\* Excludes Depreciation

B / (W) = Better / (Worse) Than Spending Plan

**Sudden Valley Community Association**  
**Operations Income Statement**  
**April 1, 2018 to April 30, 2018**

**UNAUDITED**

	2018 April Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (4 Months) Actuals	2017 YTD B / (W) Spending Plan
<b>REVENUE</b>				
Dues and Assessment Income- Ops	\$ 145,108	\$ 10,133	\$ 558,743	\$ 18,844
Golf Income	31,258	(19,842)	263,016	(10,014)
Marina Income	24,594	24,594	85,551	4,751
Rental Income - Area Z	2,931	(1,819)	6,212	(3,289)
Rental Income - Other	3,819	502	14,586	1,316
Other AR Income	7,788	3,661	40,187	23,681
Other Income	50,267	49,737	101,334	96,763
Investment Income	19	(23)	134	(33)
<b>Total Revenue</b>	<b>\$ 265,784</b>	<b>\$ 66,943</b>	<b>\$ 1,069,763</b>	<b>\$ 132,019</b>

**EXPENSES**

**Salaries & Benefits**

ACC / Security	\$ 8,425	\$ 449	\$ 36,126	\$ (3,693)
Accounting	16,509	310	64,182	(2,914)
Administration	23,578	(755)	90,965	(8,174)
Facilities	3,706	1,320	13,390	4,992
Maintenance	18,149	(2,160)	74,154	(1,287)
Golf	38,691	2,357	136,977	(3,074)
Marina	-	-	-	-
<b>Total Salaries &amp; Benefits</b>	<b>\$ 109,058</b>	<b>\$ 1,521</b>	<b>\$ 415,794</b>	<b>\$ (14,150)</b>

**Other Expenses**

**Administrative**

General Administrative	\$ 100	\$ (100)	\$ 120	\$ 280
Bank Charges & Fees	2,388	(839)	4,443	371
Dues & Subscriptions	11,791	(5,714)	15,614	(6,994)
Office Supplies	2,665	(1,140)	10,766	(4,666)
GM Discretionary Funds	1,880	(1,547)	1,880	(547)
Advertising Costs	12	1,496	1,444	1,389
Cash Over/Short	8	(8)	(32)	32
Currency Gain/Loss	12	(12)	9	(9)
Events Charges	-	417	-	1,667
Printing & Copying	711	64	2,458	942
Training & Conferences	4	504	2,188	(155)
Payroll Service Fees	613	79	3,257	(490)
Cashiering Clearing Account	14,076	(14,076)	14,152	(14,152)
<b>Total Administrative</b>	<b>\$ 34,260</b>	<b>\$ (20,876)</b>	<b>\$ 56,299</b>	<b>\$ (22,332)</b>

**Regulatory Compliance**

Hazardous Tree Removal/ Pruning	\$ -	\$ 108	\$ 3,288	\$ 1,176
Permits & Licenses	112	181	855	316
Audit & Tax Services	-	6,990	23,510	3,330
Regulatory Compliance	214	419	854	1,678
Federal Income Tax	-	-	-	-
State B&O Tax	602	(58)	4,626	(2,119)
Property/Real Estate Tax	14,967	783	14,967	783
<b>Total Regulator Compliance</b>	<b>\$ 15,895</b>	<b>\$ 8,423</b>	<b>\$ 48,100</b>	<b>\$ 5,164</b>

**CC&Rs/ Mandates**

Annual General Meeting	\$ -	\$ -	\$ -	\$ -
Special General Meeting	920	(920)	920	(920)
Board Support	432	(257)	1,447	(747)
Collection Charges	-	-	-	-
Transfer Fees	-	-	250	(250)
Lien Charges	-	-	-	-
Web Site Maintenance	(2,805)	3,027	289	600
Postage	357	24	1,999	(472)
Postage- Views	909	424	3,719	1,614

**Sudden Valley Community Association**  
**Operations Income Statement**  
**April 1, 2018 to April 30, 2018**

**UNAUDITED**

	2018 April Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (4 Months) Actuals	2017 YTD B / (W) Spending Plan
Newsletter Services	4,710	(543)	18,002	(1,335)
Professional Security Services	14,815	218	59,119	1,764
<b>Total CC&amp;Rs/ Mandates</b>	<b>\$ 19,338</b>	<b>\$ 1,973</b>	<b>\$ 85,745</b>	<b>\$ 254</b>
<b>Insurance Premiums</b>	<b>\$ 8,530</b>	<b>\$ 234</b>	<b>\$ 34,118</b>	<b>\$ 940</b>
<b>Utilities</b>				
Utilities	\$ 4,712	\$ (3,462)	\$ 4,712	\$ 288
Utilities- Natural Gas	1,176	(187)	5,537	1,365
Utilities- Water & Sewer	5,530	313	9,791	215
Utilities- Electricity	4,069	306	16,555	873
Utilities- Trash & Recycling Service	977	(66)	3,056	588
Utilities- Communications Service	2,427	(111)	9,937	(676)
<b>Total Utilities</b>	<b>\$ 18,891</b>	<b>\$ (3,207)</b>	<b>\$ 49,588</b>	<b>\$ 2,653</b>
<b>Maintenance &amp; Landscaping</b>				
Landscape R&M	\$ 907	\$ 1,318	\$ 5,282	\$ 4,802
Building R&M	2,125	2,333	7,924	5,783
Raw Materials	6,283	(4,505)	21,575	(14,459)
Raw Materials: Sand & Gravel	6,832	(1,037)	15,061	(3,754)
Janitorial Supplies	29	908	1,423	2,324
Equipment R&M	5,154	(1,031)	22,391	(5,894)
Small Tools & Equipment	576	35	1,049	932
Vehicle R&M	1,665	(862)	7,834	(3,820)
Vehicle Fuel	2,456	1,131	10,112	(207)
Other Supplies	3,427	(1,203)	5,467	3,160
Other R&M	1,109	(551)	5,764	(3,531)
<b>Total Maintenance &amp; Landscaping</b>	<b>\$ 30,563</b>	<b>\$ (3,464)</b>	<b>\$ 103,882</b>	<b>\$ (14,664)</b>
<b>Contracted &amp; Professional Services</b>				
Equipment Lease & Rental	\$ 568	\$ 90	\$ 1,320	\$ 1,313
IT Support and Services	7,892	(3,345)	17,857	(852)
Uniform and Laundry Service	314	199	3,666	(1,615)
Pool Management	-	-	-	-
Safety & Security Services	318	(151)	17,768	(4,562)
Snow Removal Services <i>(see UDR Activity)</i>	7	(7)	6,783	717
Storm Response Tree Removal	204	(204)	689	1,845
ACC Consultant	-	-	950	975
Legal Services	3,941	226	25,772	(9,105)
Other Professional Services	11,174	(11,074)	18,351	(17,951)
<b>Total Contracted &amp; Professional Services</b>	<b>\$ 24,418</b>	<b>\$ (14,266)</b>	<b>\$ 93,156</b>	<b>\$ (29,235)</b>
<b>Other Expenses</b>				
Vandalism	-	250	-	1,000
<b>Total Other Expenses</b>	<b>\$ -</b>	<b>\$ 250</b>	<b>\$ -</b>	<b>\$ 1,000</b>
<b>Total Other Expenses</b>	<b>\$ 151,895</b>	<b>\$ (30,933)</b>	<b>\$ 470,888</b>	<b>\$ (56,220)</b>
<b>Total Operations Expenses</b>	<b>\$ 260,953</b>	<b>\$ (29,412)</b>	<b>\$ 886,682</b>	<b>\$ (70,370)</b>
<b>Net Operations Income (Loss)</b>	<b>\$ 4,831</b>	<b>\$ 37,531</b>	<b>\$ 183,081</b>	<b>\$ 61,649</b>
<b>Net BOD Approved UDR Activity for Operations (Expense)</b>				
SGM Expenses				
<b>Net Operations Income (Loss) with BOD Approved UDR</b>	<b>\$ 4,831</b>	<b>\$ 37,531</b>	<b>\$ 183,081</b>	<b>\$ 61,649</b>
<b>Other Operating Activity- Income/(Expense)</b>				
UDR Activity	\$ 11,856		\$ (12,857)	
AR Accrual - Prior Year Reversal	-		(67,601)	
AR Accrual - Current Year	-		-	
<b>Total Other Operating Activity</b>	<b>\$ 11,856</b>		<b>\$ (80,458)</b>	
<b>Grand Total Operations Activity</b>	<b>\$ 16,687</b>	<b>\$ 37,531</b>	<b>\$ 102,623</b>	<b>\$ 61,649</b>

\* Excludes Depreciation

# Income Statement Report

## Sudden Valley Community Association

### Common Costs

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Dues and Assessment Income- Ops</b>								
4003 - BD Expense- 2018 Ops	(23,525.99)	(10,159.00)	(13,366.99)	(46,548.71)	(40,637.00)	(5,911.71)	(121,912.00)	(75,363.29)
4005 - Member Assessments 2018	145,601.34	145,134.00	467.34	582,258.93	580,536.00	1,722.93	1,741,607.00	1,159,348.07
<b>Total Dues and Assessment Income- Ops</b>	<b>122,075.35</b>	<b>134,975.00</b>	<b>(12,899.65)</b>	<b>535,710.22</b>	<b>539,899.00</b>	<b>(4,188.78)</b>	<b>1,619,695.00</b>	<b>1,083,984.78</b>
<b>Other AR Income</b>								
4830 - Advertising Income	3,514.50	2,417.00	1,097.50	11,492.00	9,667.00	1,825.00	29,000.00	17,508.00
4831 - BD Expense- Views Ads	(431.00)	0.00	(431.00)	(1,004.00)	0.00	(1,004.00)	0.00	1,004.00
4842 - Member Donation Income Monthly	0.00	0.00	0.00	122.40	0.00	122.40	0.00	(122.40)
<b>Total Other AR Income</b>	<b>3,083.50</b>	<b>2,417.00</b>	<b>666.50</b>	<b>10,610.40</b>	<b>9,667.00</b>	<b>943.40</b>	<b>29,000.00</b>	<b>18,389.60</b>
<b>Other Income</b>								
4922 - Capital Gain (Loss) on Lots	36,800.00	0.00	36,800.00	77,715.00	0.00	77,715.00	0.00	(77,715.00)
<b>Total Other Income</b>	<b>36,800.00</b>	<b>0.00</b>	<b>36,800.00</b>	<b>77,715.00</b>	<b>0.00</b>	<b>77,715.00</b>	<b>0.00</b>	<b>(77,715.00)</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	18.82	42.00	(23.18)	134.10	167.00	(32.90)	500.00	365.90
<b>Total Investment Income</b>	<b>18.82</b>	<b>42.00</b>	<b>(23.18)</b>	<b>134.10</b>	<b>167.00</b>	<b>(32.90)</b>	<b>500.00</b>	<b>365.90</b>
<b>Total Common Costs Income</b>	<b>161,977.67</b>	<b>137,434.00</b>	<b>24,543.67</b>	<b>624,169.72</b>	<b>549,733.00</b>	<b>74,436.72</b>	<b>1,649,195.00</b>	<b>1,025,025.28</b>
<b>Expense</b>								
<b>Administrative</b>								
4999 - Cashiering Clearing Account	133.38	0.00	133.38	209.42	0.00	209.42	0.00	(209.42)
5015 - Bank Charges & Fees	0.00	0.00	0.00	(4.00)	0.00	(4.00)	0.00	4.00
5121 - Currency Gain/Loss	12.12	0.00	12.12	9.22	0.00	9.22	0.00	(9.22)
<b>Total Administrative</b>	<b>145.50</b>	<b>0.00</b>	<b>145.50</b>	<b>214.64</b>	<b>0.00</b>	<b>214.64</b>	<b>0.00</b>	<b>(214.64)</b>
<b>Regulatory Compliance</b>								
7110 - Regulatory Compliance	0.00	417.00	(417.00)	0.00	1,667.00	(1,667.00)	5,000.00	5,000.00
9005 - State B&O Tax	18.46	11.00	7.46	62.56	46.00	16.56	138.00	75.44

# Income Statement Report

## Sudden Valley Community Association

### Common Costs

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Regulatory Compliance</b>								
9015 - Property/Real Estate Tax	14,967.01	15,750.00	(782.99)	14,967.01	15,750.00	(782.99)	31,500.00	16,532.99
<b>Total Regulatory Compliance</b>	<b>14,985.47</b>	<b>16,178.00</b>	<b>(1,192.53)</b>	<b>15,029.57</b>	<b>17,463.00</b>	<b>(2,433.43)</b>	<b>36,638.00</b>	<b>21,608.43</b>
<b>CC&amp;Rs/ Mandates</b>								
5216 - Postage- Views	909.30	1,333.00	(423.70)	3,718.94	5,333.00	(1,614.06)	16,000.00	12,281.06
5225 - Newsletter Services	4,710.25	4,167.00	543.25	18,001.75	16,667.00	1,334.75	50,000.00	31,998.25
<b>Total CC&amp;Rs/ Mandates</b>	<b>5,619.55</b>	<b>5,500.00</b>	<b>119.55</b>	<b>21,720.69</b>	<b>22,000.00</b>	<b>(279.31)</b>	<b>66,000.00</b>	<b>44,279.31</b>
<b>Insurance</b>								
5400 - Insurance Premiums	8,196.74	8,423.00	(226.26)	32,786.96	33,693.00	(906.04)	101,080.00	68,293.04
<b>Total Insurance</b>	<b>8,196.74</b>	<b>8,423.00</b>	<b>(226.26)</b>	<b>32,786.96</b>	<b>33,693.00</b>	<b>(906.04)</b>	<b>101,080.00</b>	<b>68,293.04</b>
<b>Contracted &amp; Professional Services</b>								
7020 - Legal Services	3,940.67	4,167.00	(226.33)	25,771.67	16,667.00	9,104.67	50,000.00	24,228.33
<b>Total Contracted &amp; Professional Services</b>	<b>3,940.67</b>	<b>4,167.00</b>	<b>(226.33)</b>	<b>25,771.67</b>	<b>16,667.00</b>	<b>9,104.67</b>	<b>50,000.00</b>	<b>24,228.33</b>
<b>Total Common Costs Expense</b>	<b>32,887.93</b>	<b>34,268.00</b>	<b>(1,380.07)</b>	<b>95,523.53</b>	<b>89,823.00</b>	<b>5,700.53</b>	<b>253,718.00</b>	<b>158,194.47</b>
<b>Total Common Costs Income / (Loss)</b>	<b>129,089.74</b>	<b>103,166.00</b>	<b>25,923.74</b>	<b>528,646.19</b>	<b>459,910.00</b>	<b>68,736.19</b>	<b>1,395,477.00</b>	<b>866,830.81</b>

# Income Statement Report

## Sudden Valley Community Association

### ACC / Security

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other AR Income</b>								
4805 - Compliance Fees & Fines - ACC	(32,041.69)	0.00	(32,041.69)	(11,441.69)	0.00	(11,441.69)	0.00	11,441.69
4806 - BD Expense- ACC Fines	26,263.00	0.00	26,263.00	20,484.31	0.00	20,484.31	0.00	(20,484.31)
4811 - BD Expense- Sec Fines	200.00	0.00	200.00	400.00	0.00	400.00	0.00	(400.00)
<b>Total Other AR Income</b>	<b>(5,578.69)</b>	<b>0.00</b>	<b>(5,578.69)</b>	<b>9,442.62</b>	<b>0.00</b>	<b>9,442.62</b>	<b>0.00</b>	<b>(9,442.62)</b>
<b>Other Income</b>								
4295 - Security House Checks	90.00	46.00	44.00	420.00	185.00	235.00	555.00	135.00
4350 - New Home Construction Fee	11,900.00	0.00	11,900.00	18,704.00	2,450.00	16,254.00	35,000.00	16,296.00
<b>Total Other Income</b>	<b>11,990.00</b>	<b>46.00</b>	<b>11,944.00</b>	<b>19,124.00</b>	<b>2,635.00</b>	<b>16,489.00</b>	<b>35,555.00</b>	<b>16,431.00</b>
<b>Total ACC / Security Income</b>	<b>6,411.31</b>	<b>46.00</b>	<b>6,365.31</b>	<b>28,566.62</b>	<b>2,635.00</b>	<b>25,931.62</b>	<b>35,555.00</b>	<b>6,988.38</b>
<b>Expense</b>								
<b>Administrative</b>								
5090 - Office Supplies	1,090.04	0.00	1,090.04	1,090.04	0.00	1,090.04	0.00	(1,090.04)
<b>Total Administrative</b>	<b>1,090.04</b>	<b>0.00</b>	<b>1,090.04</b>	<b>1,090.04</b>	<b>0.00</b>	<b>1,090.04</b>	<b>0.00</b>	<b>(1,090.04)</b>
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	0.00	0.00	0.00	2,800.00	4,031.00	(1,231.00)	20,000.00	17,200.00
6300 - Permits & Licenses	0.00	17.00	(17.00)	63.75	67.00	(3.25)	200.00	136.25
9005 - State B&O Tax	1.36	38.00	(36.64)	315.67	153.00	162.67	460.00	144.33
<b>Total Regulatory Compliance</b>	<b>1.36</b>	<b>55.00</b>	<b>(53.64)</b>	<b>3,179.42</b>	<b>4,251.00</b>	<b>(1,071.58)</b>	<b>20,660.00</b>	<b>17,480.58</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	18.07	0.00	18.07	40.34	0.00	40.34	0.00	(40.34)
7097 - Professional Security Services	14,814.80	15,033.00	(218.20)	59,119.05	60,883.00	(1,763.95)	185,618.00	126,498.95
<b>Total CC&amp;Rs/ Mandates</b>	<b>14,832.87</b>	<b>15,033.00</b>	<b>(200.13)</b>	<b>59,159.39</b>	<b>60,883.00</b>	<b>(1,723.61)</b>	<b>185,618.00</b>	<b>126,458.61</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	7,265.75	7,242.00	23.75	31,176.44	26,165.00	5,011.44	94,148.00	62,971.56
5335 - Payroll Taxes- Employer	579.27	661.00	(81.73)	2,630.91	2,389.00	241.91	8,596.00	5,965.09

# Income Statement Report

## Sudden Valley Community Association

### ACC / Security

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Payroll &amp; Benefits</b>								
5385 - Payroll Benefits - Medical	578.97	970.00	(391.03)	2,318.76	3,879.00	(1,560.24)	11,637.00	9,318.24
<b>Total Payroll &amp; Benefits</b>	<b>8,423.99</b>	<b>8,873.00</b>	<b>(449.01)</b>	<b>36,126.11</b>	<b>32,433.00</b>	<b>3,693.11</b>	<b>114,381.00</b>	<b>78,254.89</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	116.72	150.00	(33.28)	464.09	600.00	(135.91)	1,800.00	1,335.91
<b>Total Utilities</b>	<b>116.72</b>	<b>150.00</b>	<b>(33.28)</b>	<b>464.09</b>	<b>600.00</b>	<b>(135.91)</b>	<b>1,800.00</b>	<b>1,335.91</b>
<b>Maintenance &amp; Landscaping</b>								
6675 - Equipment R&M	0.00	76.00	(76.00)	0.00	307.00	(307.00)	922.00	922.00
6765 - Small Tools & Equipment	0.00	20.00	(20.00)	0.00	83.00	(83.00)	250.00	250.00
6775 - Vehicle R&M	950.29	62.00	888.29	1,166.80	1,048.00	118.80	1,500.00	333.20
6785 - Vehicle Fuel	514.96	467.00	47.96	1,833.87	1,867.00	(33.13)	5,600.00	3,766.13
6795 - Other Supplies	0.00	0.00	0.00	0.00	28.00	(28.00)	500.00	500.00
6796 - Other R&M	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
<b>Total Maintenance &amp; Landscaping</b>	<b>1,465.25</b>	<b>708.00</b>	<b>757.25</b>	<b>3,000.67</b>	<b>3,666.00</b>	<b>(665.33)</b>	<b>9,772.00</b>	<b>6,771.33</b>
<b>Contracted &amp; Professional Services</b>								
6440 - Safety & Security Services	159.99	0.00	159.99	16,293.26	12,539.00	3,754.26	12,539.00	(3,754.26)
6450 - Storm Response Tree Removal	204.37	0.00	204.37	688.82	2,534.00	(1,845.18)	5,068.00	4,379.18
6460 - ACC Consultant	0.00	0.00	0.00	950.00	1,925.00	(975.00)	27,500.00	26,550.00
7095 - Other Professional Services	0.00	0.00	0.00	516.33	0.00	516.33	0.00	(516.33)
<b>Total Contracted &amp; Professional Services</b>	<b>364.36</b>	<b>0.00</b>	<b>364.36</b>	<b>18,448.41</b>	<b>16,998.00</b>	<b>1,450.41</b>	<b>45,107.00</b>	<b>26,658.59</b>
<b>Other Expenses</b>								
9120 - Vandalism	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00	3,000.00
<b>Total Other Expenses</b>	<b>0.00</b>	<b>250.00</b>	<b>(250.00)</b>	<b>0.00</b>	<b>1,000.00</b>	<b>(1,000.00)</b>	<b>3,000.00</b>	<b>3,000.00</b>
<b>Total ACC / Security Expense</b>	<b>26,294.59</b>	<b>25,069.00</b>	<b>1,225.59</b>	<b>121,468.13</b>	<b>119,831.00</b>	<b>1,637.13</b>	<b>380,338.00</b>	<b>258,869.87</b>
<b>Total ACC / Security Income / (Loss)</b>	<b>(19,883.28)</b>	<b>(25,023.00)</b>	<b>5,139.72</b>	<b>(92,901.51)</b>	<b>(117,196.00)</b>	<b>24,294.49</b>	<b>(344,783.00)</b>	<b>(251,881.49)</b>

# Income Statement Report

## Sudden Valley Community Association

### Accounting

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other AR Income</b>								
4240 - Title & Recording Fees	3,750.00	1,667.00	2,083.00	12,375.00	6,667.00	5,708.00	20,000.00	7,625.00
4241 - BD Expense- Title Fees	(47.94)	0.00	(47.94)	(95.88)	0.00	(95.88)	0.00	95.88
4705 - NSF Service Fees	108.00	43.00	65.00	459.00	172.00	287.00	515.00	56.00
4706 - BD Expense- NSF Fees	(103.74)	0.00	(103.74)	(180.47)	0.00	(180.47)	0.00	180.47
<b>Total Other AR Income</b>	<b>3,706.32</b>	<b>1,710.00</b>	<b>1,996.32</b>	<b>12,557.65</b>	<b>6,839.00</b>	<b>5,718.65</b>	<b>20,515.00</b>	<b>7,957.35</b>
<b>Other Income</b>								
4835 - Miscellaneous Income	0.04	0.00	0.04	0.04	0.00	0.04	0.00	(0.04)
<b>Total Other Income</b>	<b>0.04</b>	<b>0.00</b>	<b>0.04</b>	<b>0.04</b>	<b>0.00</b>	<b>0.04</b>	<b>0.00</b>	<b>(0.04)</b>
<b>Total Accounting Income</b>	<b>3,706.36</b>	<b>1,710.00</b>	<b>1,996.36</b>	<b>12,557.69</b>	<b>6,839.00</b>	<b>5,718.69</b>	<b>20,515.00</b>	<b>7,957.31</b>
<b>Expense</b>								
<b>Administrative</b>								
4999 - Cashiering Clearing Account	255.00	0.00	255.00	255.00	0.00	255.00	0.00	(255.00)
5015 - Bank Charges & Fees	130.00	257.00	(127.00)	(323.12)	1,027.00	(1,350.12)	3,080.00	3,403.12
5120 - Cash Over/Short	0.04	0.00	0.04	(41.19)	0.00	(41.19)	0.00	41.19
5210 - Printing & Copying	52.39	358.00	(305.61)	449.80	1,433.00	(983.20)	4,300.00	3,850.20
5227 - Training & Conferences	4.00	0.00	4.00	4.00	0.00	4.00	0.00	(4.00)
5399 - Payroll Service Fees	613.34	692.00	(78.66)	3,256.92	2,767.00	489.92	8,300.00	5,043.08
<b>Total Administrative</b>	<b>1,054.77</b>	<b>1,307.00</b>	<b>(252.23)</b>	<b>3,601.41</b>	<b>5,227.00</b>	<b>(1,625.59)</b>	<b>15,680.00</b>	<b>12,078.59</b>
<b>Regulatory Compliance</b>								
7000 - Audit & Tax Services	0.00	6,990.00	(6,990.00)	23,510.00	26,840.00	(3,330.00)	26,840.00	3,330.00
9005 - State B&O Tax	186.60	25.00	161.60	1,007.08	103.00	904.08	310.00	(697.08)
<b>Total Regulatory Compliance</b>	<b>186.60</b>	<b>7,015.00</b>	<b>(6,828.40)</b>	<b>24,517.08</b>	<b>26,943.00</b>	<b>(2,425.92)</b>	<b>27,150.00</b>	<b>2,632.92</b>
<b>CC&amp;Rs/ Mandates</b>								
5040 - Transfer Fees	0.00	0.00	0.00	250.00	0.00	250.00	0.00	(250.00)

# Income Statement Report

## Sudden Valley Community Association

### Accounting

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	129.31	234.00	(104.69)	807.91	939.00	(131.09)	3,800.00	2,992.09
<b>Total CC&amp;Rs/ Mandates</b>	<b>129.31</b>	<b>234.00</b>	<b>(104.69)</b>	<b>1,057.91</b>	<b>939.00</b>	<b>118.91</b>	<b>3,800.00</b>	<b>2,742.09</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	14,224.34	14,244.00	(19.66)	55,366.33	51,461.00	3,905.33	185,168.00	129,801.67
5335 - Payroll Taxes- Employer	1,039.82	1,294.00	(254.18)	4,313.12	4,676.00	(362.88)	16,824.00	12,510.88
5385 - Payroll Benefits - Medical	1,236.93	1,282.00	(45.07)	4,491.08	5,131.00	(639.92)	15,394.00	10,902.92
<b>Total Payroll &amp; Benefits</b>	<b>16,501.09</b>	<b>16,820.00</b>	<b>(318.91)</b>	<b>64,170.53</b>	<b>61,268.00</b>	<b>2,902.53</b>	<b>217,386.00</b>	<b>153,215.47</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	60.00	60.00	0.00	240.00	240.00	0.00	720.00	480.00
<b>Total Utilities</b>	<b>60.00</b>	<b>60.00</b>	<b>0.00</b>	<b>240.00</b>	<b>240.00</b>	<b>0.00</b>	<b>720.00</b>	<b>480.00</b>
<b>Contracted &amp; Professional Services</b>								
5125 - IT Support and Services	750.00	774.00	(24.00)	3,299.00	3,099.00	200.00	9,299.00	6,000.00
7095 - Other Professional Services	5,244.00	0.00	5,244.00	7,315.00	0.00	7,315.00	0.00	(7,315.00)
<b>Total Contracted &amp; Professional Services</b>	<b>5,994.00</b>	<b>774.00</b>	<b>5,220.00</b>	<b>10,614.00</b>	<b>3,099.00</b>	<b>7,515.00</b>	<b>9,299.00</b>	<b>(1,315.00)</b>
<b>Total Accounting Expense</b>	<b>23,925.77</b>	<b>26,210.00</b>	<b>(2,284.23)</b>	<b>104,200.93</b>	<b>97,716.00</b>	<b>6,484.93</b>	<b>274,035.00</b>	<b>169,834.07</b>
<b>Total Accounting Income / (Loss)</b>	<b>(20,219.41)</b>	<b>(24,500.00)</b>	<b>4,280.59</b>	<b>(91,643.24)</b>	<b>(90,877.00)</b>	<b>(766.24)</b>	<b>(253,520.00)</b>	<b>(161,876.76)</b>

**Income Statement Report**  
**Sudden Valley Community Association**  
**SVCA Operations- Admin**

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other Income</b>								
4245 - Photocopy Income	20.00	0.00	20.00	102.30	0.00	102.30	0.00	(102.30)
4255 - Maps and Signs	132.83	125.00	7.83	481.53	500.00	(18.47)	1,500.00	1,018.47
4835 - Miscellaneous Income	18.43	0.00	18.43	142.88	0.00	142.88	0.00	(142.88)
4840 - Non-Taxable Income	15.00	0.00	15.00	30.00	0.00	30.00	0.00	(30.00)
4870 - Member Donation Income	100.00	0.00	100.00	100.00	0.00	100.00	0.00	(100.00)
<b>Total Other Income</b>	<b>286.26</b>	<b>125.00</b>	<b>161.26</b>	<b>856.71</b>	<b>500.00</b>	<b>356.71</b>	<b>1,500.00</b>	<b>643.29</b>
<b>Total SVCA Operations- Admin Income</b>	<b>286.26</b>	<b>125.00</b>	<b>161.26</b>	<b>856.71</b>	<b>500.00</b>	<b>356.71</b>	<b>1,500.00</b>	<b>643.29</b>
<b>Expense</b>								
<b>Administrative</b>								
5000 - General Administrative	100.00	0.00	100.00	120.00	0.00	120.00	0.00	(120.00)
5015 - Bank Charges & Fees	0.00	292.00	(292.00)	91.51	1,167.00	(1,075.49)	3,500.00	3,408.49
5045 - Dues & Subscriptions	107.42	115.00	(7.58)	723.42	460.00	263.42	1,380.00	656.58
5090 - Office Supplies	1,507.98	1,500.00	7.98	9,328.32	6,000.00	3,328.32	18,000.00	8,671.68
5100 - GM Discretionary Funds	1,879.68	333.00	1,546.68	1,879.68	1,333.00	546.68	4,000.00	2,120.32
5107 - Advertising Costs	0.00	8.00	(8.00)	0.00	33.00	(33.00)	100.00	100.00
5120 - Cash Over/Short	2.74	0.00	2.74	3.14	0.00	3.14	0.00	(3.14)
5205 - Events Charges	0.00	417.00	(417.00)	0.00	1,667.00	(1,667.00)	5,000.00	5,000.00
5210 - Printing & Copying	217.66	417.00	(199.34)	1,463.53	1,667.00	(203.47)	5,000.00	3,536.47
5227 - Training & Conferences	0.00	208.00	(208.00)	519.50	833.00	(313.50)	2,500.00	1,980.50
<b>Total Administrative</b>	<b>3,815.48</b>	<b>3,290.00</b>	<b>525.48</b>	<b>14,129.10</b>	<b>13,160.00</b>	<b>969.10</b>	<b>39,480.00</b>	<b>25,350.90</b>
<b>Regulatory Compliance</b>								
9005 - State B&O Tax	1.24	5.00	(3.76)	4.92	23.00	(18.08)	70.00	65.08
<b>Total Regulatory Compliance</b>	<b>1.24</b>	<b>5.00</b>	<b>(3.76)</b>	<b>4.92</b>	<b>23.00</b>	<b>(18.08)</b>	<b>70.00</b>	<b>65.08</b>
<b>CC&amp;Rs/ Mandates</b>								
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	920.48	0.00	920.48	920.48	0.00	920.48	0.00	(920.48)

# Income Statement Report

## Sudden Valley Community Association

### SVCA Operations- Admin

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>CC&amp;Rs/ Mandates</b>								
5020 - Board Support	432.36	175.00	257.36	1,447.27	700.00	747.27	2,100.00	652.73
5115 - Web Site Maintenance	10.41	222.00	(211.59)	2,939.56	889.00	2,050.56	4,000.00	1,060.44
5215 - Postage	208.13	83.00	125.13	508.65	333.00	175.65	1,000.00	491.35
<b>Total CC&amp;Rs/ Mandates</b>	<b>1,571.38</b>	<b>480.00</b>	<b>1,091.38</b>	<b>5,815.96</b>	<b>1,922.00</b>	<b>3,893.96</b>	<b>22,100.00</b>	<b>16,284.04</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	20,937.63	20,148.00	789.63	80,737.06	72,793.00	7,944.06	261,926.00	181,188.94
5335 - Payroll Taxes- Employer	1,679.37	1,813.00	(133.63)	6,447.13	6,550.00	(102.87)	23,568.00	17,120.87
5385 - Payroll Benefits - Medical	960.67	862.00	98.67	3,780.44	3,448.00	332.44	10,344.00	6,563.56
<b>Total Payroll &amp; Benefits</b>	<b>23,577.67</b>	<b>22,823.00</b>	<b>754.67</b>	<b>90,964.63</b>	<b>82,791.00</b>	<b>8,173.63</b>	<b>295,838.00</b>	<b>204,873.37</b>
<b>Utilities</b>								
6035 - Utilities- Trash & Recycling Service	0.00	8.00	(8.00)	0.00	33.00	(33.00)	100.00	100.00
6050 - Utilities- Communications Service	120.00	120.00	0.00	480.00	480.00	0.00	1,440.00	960.00
<b>Total Utilities</b>	<b>120.00</b>	<b>128.00</b>	<b>(8.00)</b>	<b>480.00</b>	<b>513.00</b>	<b>(33.00)</b>	<b>1,540.00</b>	<b>1,060.00</b>
<b>Maintenance &amp; Landscaping</b>								
6785 - Vehicle Fuel	9.42	0.00	9.42	9.42	0.00	9.42	0.00	(9.42)
<b>Total Maintenance &amp; Landscaping</b>	<b>9.42</b>	<b>0.00</b>	<b>9.42</b>	<b>9.42</b>	<b>0.00</b>	<b>9.42</b>	<b>0.00</b>	<b>(9.42)</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	568.30	425.00	143.30	1,319.91	1,700.00	(380.09)	5,100.00	3,780.09
5125 - IT Support and Services	4,327.32	3,103.00	1,224.32	11,742.97	11,226.00	516.97	25,000.00	13,257.03
7095 - Other Professional Services	1,546.24	0.00	1,546.24	3,736.00	0.00	3,736.00	0.00	(3,736.00)
<b>Total Contracted &amp; Professional Services</b>	<b>6,441.86</b>	<b>3,528.00</b>	<b>2,913.86</b>	<b>16,798.88</b>	<b>12,926.00</b>	<b>3,872.88</b>	<b>30,100.00</b>	<b>13,301.12</b>
<b>Total SVCA Operations- Admin Expense</b>	<b>35,537.05</b>	<b>30,254.00</b>	<b>5,283.05</b>	<b>128,202.91</b>	<b>111,335.00</b>	<b>16,867.91</b>	<b>389,128.00</b>	<b>260,925.09</b>
<b>Total SVCA Operations- Admin Income / (Loss)</b>	<b>(35,250.79)</b>	<b>(30,129.00)</b>	<b>(5,121.79)</b>	<b>(127,346.20)</b>	<b>(110,835.00)</b>	<b>(16,511.20)</b>	<b>(387,628.00)</b>	<b>(260,281.80)</b>

# Income Statement Report

## Sudden Valley Community Association

### Facilities

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Rental Income</b>								
4410 - Area Z Storage Rental Income	4,494.00	4,750.00	(256.00)	8,685.50	9,500.00	(814.50)	19,000.00	10,314.50
4412 - BD Expense- Area Z	(2,474.00)	0.00	(2,474.00)	(3,385.25)	0.00	(3,385.25)	0.00	3,385.25
<b>Total Rental Income</b>	<b>2,020.00</b>	<b>4,750.00</b>	<b>(2,730.00)</b>	<b>5,300.25</b>	<b>9,500.00</b>	<b>(4,199.75)</b>	<b>19,000.00</b>	<b>13,699.75</b>
<b>Rental Income - Other</b>								
4400 - Facility Rentals	0.00	0.00	0.00	490.00	0.00	490.00	0.00	(490.00)
4430 - Lease Income - Restaurant	2,252.00	2,186.00	66.00	9,008.00	8,744.00	264.00	26,232.00	17,224.00
4435 - Lease Income - Barn 8	751.00	751.00	0.00	3,004.00	3,004.00	0.00	9,012.00	6,008.00
4439 - Lease Income- Library	281.00	281.00	0.00	1,124.00	1,124.00	0.00	3,372.00	2,248.00
<b>Total Rental Income - Other</b>	<b>3,284.00</b>	<b>3,218.00</b>	<b>66.00</b>	<b>13,626.00</b>	<b>12,872.00</b>	<b>754.00</b>	<b>38,616.00</b>	<b>24,990.00</b>
<b>Total Facilities Income</b>	<b>5,304.00</b>	<b>7,968.00</b>	<b>(2,664.00)</b>	<b>18,926.25</b>	<b>22,372.00</b>	<b>(3,445.75)</b>	<b>57,616.00</b>	<b>38,689.75</b>
<b>Expense</b>								
<b>Administrative</b>								
5210 - Printing & Copying	441.17	0.00	441.17	441.17	0.00	441.17	0.00	(441.17)
<b>Total Administrative</b>	<b>441.17</b>	<b>0.00</b>	<b>441.17</b>	<b>441.17</b>	<b>0.00</b>	<b>441.17</b>	<b>0.00</b>	<b>(441.17)</b>
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	69.10	0.00	69.10	69.10	0.00	69.10	0.00	(69.10)
7110 - Regulatory Compliance	73.42	74.00	(0.58)	293.68	298.00	(4.32)	895.00	601.32
9005 - State B&O Tax	118.88	72.00	46.88	347.78	288.00	59.78	865.00	517.22
<b>Total Regulatory Compliance</b>	<b>261.40</b>	<b>146.00</b>	<b>115.40</b>	<b>710.56</b>	<b>586.00</b>	<b>124.56</b>	<b>1,760.00</b>	<b>1,049.44</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	3,207.91	3,958.00	(750.09)	11,411.06	14,302.00	(2,890.94)	51,462.00	40,050.94
5335 - Payroll Taxes- Employer	350.32	493.00	(142.68)	1,390.08	1,780.00	(389.92)	6,404.00	5,013.92
5385 - Payroll Benefits - Medical	147.28	575.00	(427.72)	589.12	2,300.00	(1,710.88)	6,900.00	6,310.88
<b>Total Payroll &amp; Benefits</b>	<b>3,705.51</b>	<b>5,026.00</b>	<b>(1,320.49)</b>	<b>13,390.26</b>	<b>18,382.00</b>	<b>(4,991.74)</b>	<b>64,766.00</b>	<b>51,375.74</b>

# Income Statement Report

## Sudden Valley Community Association

### Facilities

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6000 - Utilities	4,711.62	0.00	4,711.62	4,711.63	0.00	4,711.63	0.00	(4,711.63)
6005 - Utilities- Natural Gas	614.13	731.00	(116.87)	3,182.06	5,485.00	(2,302.94)	9,635.00	6,452.94
6023 - Utilities- Water & Sewer	2,613.66	3,883.00	(1,269.34)	4,918.69	6,170.00	(1,251.31)	17,652.00	12,733.31
6033 - Utilities- Electricity	1,991.27	2,659.00	(667.73)	9,005.17	10,130.00	(1,124.83)	24,218.00	15,212.83
6035 - Utilities- Trash & Recycling Service	764.84	681.00	83.84	2,206.72	2,722.00	(515.28)	8,165.00	5,958.28
6050 - Utilities- Communications Service	1,299.31	964.00	335.31	5,365.41	3,856.00	1,509.41	11,568.00	6,202.59
<b>Total Utilities</b>	<b>11,994.83</b>	<b>8,918.00</b>	<b>3,076.83</b>	<b>29,389.68</b>	<b>28,363.00</b>	<b>1,026.68</b>	<b>71,238.00</b>	<b>41,848.32</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M	1,924.85	4,458.00	(2,533.15)	7,620.60	13,707.00	(6,086.40)	58,976.00	51,355.40
6610 - Raw Materials	664.02	0.00	664.02	664.02	0.00	664.02	0.00	(664.02)
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	699.39	0.00	699.39	0.00	(699.39)
6635 - Janitorial Supplies	29.27	917.00	(887.73)	1,155.71	3,667.00	(2,511.29)	11,000.00	9,844.29
6775 - Vehicle R&M	0.00	75.00	(75.00)	0.00	300.00	(300.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	98.00	(98.00)	0.00	392.00	(392.00)	1,175.00	1,175.00
6795 - Other Supplies	0.00	0.00	0.00	31.74	0.00	31.74	0.00	(31.74)
6796 - Other R&M	169.41	0.00	169.41	563.46	0.00	563.46	0.00	(563.46)
<b>Total Maintenance &amp; Landscaping</b>	<b>2,787.55</b>	<b>5,548.00</b>	<b>(2,760.45)</b>	<b>10,734.92</b>	<b>18,066.00</b>	<b>(7,331.08)</b>	<b>72,051.00</b>	<b>61,316.08</b>
<b>Contracted &amp; Professional Services</b>								
7095 - Other Professional Services	1,663.94	0.00	1,663.94	1,663.94	0.00	1,663.94	0.00	(1,663.94)
<b>Total Contracted &amp; Professional Services</b>	<b>1,663.94</b>	<b>0.00</b>	<b>1,663.94</b>	<b>1,663.94</b>	<b>0.00</b>	<b>1,663.94</b>	<b>0.00</b>	<b>(1,663.94)</b>
<b>Total Facilities Expense</b>	<b>20,854.40</b>	<b>19,638.00</b>	<b>1,216.40</b>	<b>56,330.53</b>	<b>65,397.00</b>	<b>(9,066.47)</b>	<b>209,815.00</b>	<b>153,484.47</b>
<b>Total Facilities Income / (Loss)</b>	<b>(15,550.40)</b>	<b>(11,670.00)</b>	<b>(3,880.40)</b>	<b>(37,404.28)</b>	<b>(43,025.00)</b>	<b>5,620.72</b>	<b>(152,199.00)</b>	<b>(114,794.72)</b>

# Income Statement Report

## Sudden Valley Community Association

### Maintenance

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other Income</b>								
4235 - Trash Service	181.15	192.00	(10.85)	392.77	769.00	(376.23)	2,307.00	1,914.23
<b>Total Other Income</b>	<b>181.15</b>	<b>192.00</b>	<b>(10.85)</b>	<b>392.77</b>	<b>769.00</b>	<b>(376.23)</b>	<b>2,307.00</b>	<b>1,914.23</b>
<b>Total Maintenance Income</b>	<b>181.15</b>	<b>192.00</b>	<b>(10.85)</b>	<b>392.77</b>	<b>769.00</b>	<b>(376.23)</b>	<b>2,307.00</b>	<b>1,914.23</b>
<b>Expense</b>								
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	42.75	209.00	(166.25)	541.75	837.00	(295.25)	2,510.00	1,968.25
9005 - State B&O Tax	6.52	0.00	6.52	7.88	0.00	7.88	0.00	(7.88)
<b>Total Regulatory Compliance</b>	<b>49.27</b>	<b>209.00</b>	<b>(159.73)</b>	<b>549.63</b>	<b>837.00</b>	<b>(287.37)</b>	<b>2,510.00</b>	<b>1,960.37</b>
<b>Payroll &amp; Benefits</b>								
5300 - Salaries	14,514.67	12,684.00	1,830.67	58,426.52	56,842.00	1,584.52	158,024.00	99,597.48
5335 - Payroll Taxes- Employer	1,629.92	1,589.00	40.92	7,074.29	7,212.00	(137.71)	20,018.00	12,943.71
5385 - Payroll Benefits - Medical	2,004.13	1,716.00	288.13	8,653.10	8,813.00	(159.90)	21,317.00	12,663.90
<b>Total Payroll &amp; Benefits</b>	<b>18,148.72</b>	<b>15,989.00</b>	<b>2,159.72</b>	<b>74,153.91</b>	<b>72,867.00</b>	<b>1,286.91</b>	<b>199,359.00</b>	<b>125,205.09</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	88.99	230.00	(141.01)	436.14	920.00	(483.86)	2,760.00	2,323.86
<b>Total Utilities</b>	<b>88.99</b>	<b>230.00</b>	<b>(141.01)</b>	<b>436.14</b>	<b>920.00</b>	<b>(483.86)</b>	<b>2,760.00</b>	<b>2,323.86</b>
<b>Maintenance &amp; Landscaping</b>								
6610 - Raw Materials	0.00	45.00	(45.00)	0.00	183.00	(183.00)	550.00	550.00
6621 - Raw Materials: Sand & Gravel	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
6675 - Equipment R&M	922.99	644.00	278.99	7,114.22	2,575.00	4,539.22	7,724.00	609.78
6765 - Small Tools & Equipment	215.92	333.00	(117.08)	619.97	915.00	(295.03)	3,910.00	3,290.03
6775 - Vehicle R&M	432.99	583.00	(150.01)	6,092.94	2,333.00	3,759.94	7,000.00	907.06
6785 - Vehicle Fuel	830.95	715.00	115.95	4,477.87	2,863.00	1,614.87	8,590.00	4,112.13
6795 - Other Supplies	8.44	208.00	(199.56)	714.79	833.00	(118.21)	2,500.00	1,785.21

**Income Statement Report**  
**Sudden Valley Community Association**  
**Maintenance**

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Maintenance &amp; Landscaping</b>								
6796 - Other R&M	718.68	250.00	468.68	4,471.09	1,000.00	3,471.09	3,000.00	(1,471.09)
<b>Total Maintenance &amp; Landscaping</b>	<b>3,129.97</b>	<b>2,861.00</b>	<b>268.97</b>	<b>23,490.88</b>	<b>11,035.00</b>	<b>12,455.88</b>	<b>34,274.00</b>	<b>10,783.12</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
5125 - IT Support and Services	0.00	670.00	(670.00)	0.00	2,680.00	(2,680.00)	8,040.00	8,040.00
6408 - Uniform and Laundry Service	21.20	171.00	(149.80)	1,163.30	684.00	479.30	2,053.00	889.70
6440 - Safety & Security Services	157.96	117.00	40.96	958.73	467.00	491.73	1,400.00	441.27
6442 - Snow Removal Services	7.38	0.00	7.38	6,783.40	7,500.00	(716.60)	15,000.00	8,216.60
<b>Total Contracted &amp; Professional Services</b>	<b>186.54</b>	<b>1,041.00</b>	<b>(854.46)</b>	<b>8,905.43</b>	<b>11,664.00</b>	<b>(2,758.57)</b>	<b>27,493.00</b>	<b>18,587.57</b>
<b>Total Maintenance Expense</b>	<b>21,603.49</b>	<b>20,330.00</b>	<b>1,273.49</b>	<b>107,535.99</b>	<b>97,323.00</b>	<b>10,212.99</b>	<b>266,396.00</b>	<b>158,860.01</b>
<b>Total Maintenance Income / (Loss)</b>	<b>(21,422.34)</b>	<b>(20,138.00)</b>	<b>(1,284.34)</b>	<b>(107,143.22)</b>	<b>(96,554.00)</b>	<b>(10,589.22)</b>	<b>(264,089.00)</b>	<b>(156,945.78)</b>

**Income Statement Report**  
**Sudden Valley Community Association**  
**Golf**

April 1, 2018 to April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Golf Income</b>								
4150 - Golf Course Annual Greens Fees	\$ 14,437	\$ 24,000	\$ (9,563)	\$ 212,940	\$ 204,000	\$ 8,940	\$ 245,000	\$ 32,060
4151 - BD Expense- Golf	(3,610)	-	(3,610)	(3,333)	-	(3,333)	-	3,333
4154 - Golf Course Daily Greens Fees	14,168	17,500	(3,332)	28,071	38,000	(9,929)	358,800	330,729
4170 - Driving Range Fees	888	1,700	(812)	1,618	3,300	(1,682)	23,000	21,382
4174 - Golf Cart Rental	4,247	5,500	(1,253)	12,406	15,300	(2,894)	110,000	97,594
4176 - Golf Club Storage	-	100	(100)	780	980	(200)	1,520	740
4178 - Trail Fees	1,129	2,300	(1,172)	10,534	11,450	(916)	13,250	2,716
<b>Total Golf Income</b>	<b>31,258</b>	<b>51,100</b>	<b>(19,842)</b>	<b>263,016</b>	<b>273,030</b>	<b>(10,014)</b>	<b>751,570</b>	<b>488,554</b>
<b>Other AR Income</b>								
4830 - Advertising Income	300	-	300	1,300	-	1,300	-	(1,300)
<b>Total Other AR Income</b>	<b>300</b>	<b>-</b>	<b>300</b>	<b>1,300</b>	<b>-</b>	<b>1,300</b>	<b>-</b>	<b>(1,300)</b>
<b>Total Golf Pro Income</b>	<b>31,558</b>	<b>51,100</b>	<b>(19,542)</b>	<b>264,316</b>	<b>273,030</b>	<b>(8,714)</b>	<b>751,570</b>	<b>487,254</b>
<b>Expense</b>								
<b>Administrative</b>								
5107 - Advertising Costs	12	1,500	(1,488)	1,444	2,800	(1,356)	7,000	5,556
5015 - Bank Charges & Fees	2,258	1,000	1,258	4,678	2,620	2,058	12,845	8,167
5120 - Cash Over/Short	5	-	5	6	-	6	-	(6)
5045 - Dues & Subscriptions	11,683	5,962	5,721	14,891	8,160	6,731	17,270	2,379
5000 - General Administrative	-	-	-	-	400	(400)	1,600	1,600
5090 - Office Supplies	67	25	42	347	100	247	300	(47)
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	-	-	-	-	300	(300)	2,980	2,980
5227 - Training & Conferences	-	300	(300)	1,664	1,200	464	3,600	1,936
<b>Total Administrative</b>	<b>14,025</b>	<b>8,787</b>	<b>5,238</b>	<b>23,031</b>	<b>15,580</b>	<b>7,451</b>	<b>45,595</b>	<b>22,565</b>
<b>Regulatory Compliance</b>								
6165 - Hazardous Tree Removal/ Pruning	-	108	(108)	488	433	55	1,300	812
6300 - Permits & Licenses	-	67	(67)	181	267	(86)	800	619
9005 - State B&O Tax	164	241	(77)	1,255	1,287	(32)	3,541	2,286
<b>Total Regulatory Compliance</b>	<b>164</b>	<b>416</b>	<b>(252)</b>	<b>1,924</b>	<b>1,987</b>	<b>(63)</b>	<b>5,641</b>	<b>3,717</b>
<b>CC&amp;Rs/ Mandates</b>								
5215 - Postage	2	64	(62)	642	255	387	765	123
5115 - Web Site Maintenance	-	-	-	165	-	165	-	(165)
<b>CC&amp;Rs/ Mandates Total</b>	<b>2</b>	<b>64</b>	<b>(62)</b>	<b>807</b>	<b>255</b>	<b>552</b>	<b>765</b>	<b>(42)</b>
<b>Payroll &amp; Benefits</b>								
5385 - Payroll Benefits - Medical	3,805	3,951	(146)	14,927	14,942	(15)	46,550	31,623
5335 - Payroll Taxes- Employer	3,065	3,589	(524)	11,065	11,350	(285)	48,042	36,977
5300 - Salaries	31,822	33,508	(1,686)	110,985	107,611	3,374	447,794	336,809

**Income Statement Report**  
**Sudden Valley Community Association**  
**Golf**

April 1, 2018 to April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Total Payroll &amp; Benefits</b>	<b>38,691</b>	<b>41,048</b>	<b>(2,357)</b>	<b>136,977</b>	<b>133,903</b>	<b>3,074</b>	<b>542,386</b>	<b>405,409</b>
<b>Insurance</b>								
5400 - Insurance Premiums	333	341	(8)	1,331	1,365	(34)	4,095	2,764
<b>Total Insurance</b>	<b>333</b>	<b>341</b>	<b>(8)</b>	<b>1,331</b>	<b>1,365</b>	<b>(34)</b>	<b>4,095</b>	<b>2,764</b>
<b>Utilities</b>								
6050 - Utilities- Communications Service	585	619	(34)	2,321	2,475	(154)	7,425	5,104
6033 - Utilities- Electricity	1,178	1,472	(294)	4,793	6,383	(1,590)	20,463	15,670
6005 - Utilities- Natural Gas	324	258	66	1,499	1,417	82	3,100	1,601
6023 - Utilities- Water & Sewer	1,597	1,804	(207)	3,335	3,530	(195)	10,897	7,562
6035 - Utilities- Trash & Recycling Service	212	222	(10)	849	889	(40)	2,666	1,817
<b>Total Utilities</b>	<b>3,896</b>	<b>4,375</b>	<b>(479)</b>	<b>12,797</b>	<b>14,694</b>	<b>(1,897)</b>	<b>44,551</b>	<b>31,754</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M	-	-	-	-	-	-	-	-
6675 - Equipment R&M	4,231	3,403	828	12,505	13,615	(1,110)	38,000	25,495
6635 - Janitorial Supplies	-	20	(20)	-	80	(80)	240	240
6110 - Landscape R&M	907	2,225	(1,318)	5,282	10,084	(4,802)	39,000	33,718
6796 - Other R&M	-	183	(183)	-	733	(733)	2,200	2,200
6795 - Other Supplies	3,390	2,016	1,374	4,693	7,766	(3,073)	17,800	13,107
6610 - Raw Materials	5,619	1,733	3,886	20,911	6,933	13,978	20,800	(111)
6621 - Raw Materials: Sand & Gravel	6,832	5,629	1,203	14,361	10,641	3,720	32,300	17,939
6765 - Small Tools & Equipment	360	258	102	429	983	(554)	2,750	2,321
6785 - Vehicle Fuel	1,192	2,307	(1,115)	3,882	4,783	(901)	20,000	16,118
6775 - Vehicle R&M	282	83	199	575	333	242	1,000	425
<b>Total Maintenance &amp; Landscaping</b>	<b>22,814</b>	<b>17,857</b>	<b>4,957</b>	<b>62,639</b>	<b>55,951</b>	<b>6,688</b>	<b>174,090</b>	<b>111,452</b>
<b>Contracted &amp; Professional Services</b>								
5085 - Equipment Lease & Rental	-	150	(150)	-	600	(600)	3,900	3,900
6440 - Safety & Security Services	-	50	(50)	516	200	316	600	84
6408 - Uniform and Laundry Service	293	342	(49)	2,503	1,367	1,136	4,400	1,897
7095 - Other Professional Services	-	100	(100)	-	400	(400)	1,200	1,200
<b>Total Contracted &amp; Professional Services</b>	<b>293</b>	<b>642</b>	<b>(349)</b>	<b>3,018</b>	<b>2,567</b>	<b>451</b>	<b>10,100</b>	<b>7,081</b>
<b>Total Golf Expense</b>	<b>80,217</b>	<b>73,530</b>	<b>6,687</b>	<b>242,524</b>	<b>226,302</b>	<b>16,222</b>	<b>827,223</b>	<b>584,700</b>
<b>Total Golf Income / (Loss)</b>	<b>\$ (48,659)</b>	<b>\$ (22,430)</b>	<b>\$ (26,229)</b>	<b>\$ 21,792</b>	<b>\$ 46,728</b>	<b>\$ (24,936)</b>	<b>\$ (75,653)</b>	<b>\$ (97,446)</b>

# Income Statement Report

## Sudden Valley Community Association

### Marina

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Marina Income</b>								
4415 - Marina Wet Slip Income	(3,275.00)	0.00	(3,275.00)	8,295.00	3,509.00	4,786.00	4,386.00	(3,909.00)
4420 - Marina Dry Slip Income	3,700.03	0.00	3,700.03	34,150.03	24,443.00	9,707.03	30,554.00	(3,596.03)
4425 - Marina Wet/Dry Combo Income	(605.00)	0.00	(605.00)	57,790.00	52,848.00	4,942.00	66,060.00	8,270.00
4426 - BD Expense- Marina	(14,683.75)	0.00	(14,683.75)	(54,141.22)	0.00	(54,141.22)	0.00	54,141.22
<b>Total Marina Income</b>	<b>(14,863.72)</b>	<b>0.00</b>	<b>(14,863.72)</b>	<b>46,093.81</b>	<b>80,800.00</b>	<b>(34,706.19)</b>	<b>101,000.00</b>	<b>54,906.19</b>
<b>Rental Income - Other</b>								
4400 - Facility Rentals	100.00	0.00	100.00	400.00	0.00	400.00	1,200.00	800.00
4411 - Picnic Shelter Rentals	435.00	99.00	336.00	560.00	398.00	162.00	1,195.00	635.00
<b>Total Rental Income - Other</b>	<b>535.00</b>	<b>99.00</b>	<b>436.00</b>	<b>960.00</b>	<b>398.00</b>	<b>562.00</b>	<b>2,395.00</b>	<b>1,435.00</b>
<b>Other Income</b>								
4220 - Gate & Access Fees	250.00	167.00	83.00	325.00	667.00	(342.00)	2,000.00	1,675.00
<b>Total Other Income</b>	<b>250.00</b>	<b>167.00</b>	<b>83.00</b>	<b>325.00</b>	<b>667.00</b>	<b>(342.00)</b>	<b>2,000.00</b>	<b>1,675.00</b>
<b>Total Marina Income</b>	<b>(14,078.72)</b>	<b>266.00</b>	<b>(14,344.72)</b>	<b>47,378.81</b>	<b>81,865.00</b>	<b>(34,486.19)</b>	<b>105,395.00</b>	<b>58,016.19</b>
<b>Expense</b>								
<b>Administrative</b>								
5210 - Printing & Copying	0.00	0.00	0.00	103.80	0.00	103.80	0.00	(103.80)
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>103.80</b>	<b>0.00</b>	<b>103.80</b>	<b>0.00</b>	<b>(103.80)</b>
<b>Regulatory Compliance</b>								
7110 - Regulatory Compliance	140.66	142.00	(1.34)	559.88	567.00	(7.12)	1,700.00	1,140.12
9005 - State B&O Tax	101.03	152.00	(50.97)	1,611.99	607.00	1,004.99	1,820.00	208.01
<b>Total Regulatory Compliance</b>	<b>241.69</b>	<b>294.00</b>	<b>(52.31)</b>	<b>2,171.87</b>	<b>1,174.00</b>	<b>997.87</b>	<b>3,520.00</b>	<b>1,348.13</b>
<b>Utilities</b>								
6023 - Utilities- Water & Sewer	227.02	156.00	71.02	444.86	306.00	138.86	1,587.00	1,142.14
6033 - Utilities- Electricity	191.61	244.00	(52.39)	914.32	914.00	0.32	1,914.00	999.68

**Income Statement Report**  
**Sudden Valley Community Association**  
**Marina**

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6050 - Utilities- Communications Service	156.94	173.00	(16.06)	629.69	690.00	(60.31)	2,069.00	1,439.31
<b>Total Utilities</b>	<b>575.57</b>	<b>573.00</b>	<b>2.57</b>	<b>1,988.87</b>	<b>1,910.00</b>	<b>78.87</b>	<b>5,570.00</b>	<b>3,581.13</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M	0.00	0.00	0.00	55.75	0.00	55.75	0.00	(55.75)
6621 - Raw Materials: Sand & Gravel	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
6796 - Other R&M	221.06	42.00	179.06	426.12	167.00	259.12	500.00	73.88
<b>Total Maintenance &amp; Landscaping</b>	<b>221.06</b>	<b>125.00</b>	<b>96.06</b>	<b>481.87</b>	<b>500.00</b>	<b>(18.13)</b>	<b>1,500.00</b>	<b>1,018.13</b>
<b>Total Marina Expense</b>	<b>1,038.32</b>	<b>992.00</b>	<b>46.32</b>	<b>4,746.41</b>	<b>3,584.00</b>	<b>1,162.41</b>	<b>10,590.00</b>	<b>5,843.59</b>
<b>Total Marina Income / (Loss)</b>	<b>(15,117.04)</b>	<b>(726.00)</b>	<b>(14,391.04)</b>	<b>42,632.40</b>	<b>78,281.00</b>	<b>(35,648.60)</b>	<b>94,805.00</b>	<b>52,172.60</b>

# Income Statement Report

## Sudden Valley Community Association

### Pool/Health Club/Parks

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Other Income</b>								
4510 - Health Club Membership	760.00	0.00	760.00	2,920.00	0.00	2,920.00	0.00	(2,920.00)
<b>Total Other Income</b>	<b>760.00</b>	<b>0.00</b>	<b>760.00</b>	<b>2,920.00</b>	<b>0.00</b>	<b>2,920.00</b>	<b>0.00</b>	<b>(2,920.00)</b>
<b>Total Pool/Health Club/Parks Income</b>	<b>760.00</b>	<b>0.00</b>	<b>760.00</b>	<b>2,920.00</b>	<b>0.00</b>	<b>2,920.00</b>	<b>0.00</b>	<b>(2,920.00)</b>
<b>Expense</b>								
<b>Regulatory Compliance</b>								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	482.00	482.00
9005 - State B&O Tax	3.58	0.00	3.58	13.76	0.00	13.76	38.00	24.24
<b>Total Regulatory Compliance</b>	<b>3.58</b>	<b>0.00</b>	<b>3.58</b>	<b>13.76</b>	<b>0.00</b>	<b>13.76</b>	<b>520.00</b>	<b>506.24</b>
<b>Utilities</b>								
6000 - Utilities	0.00	1,250.00	(1,250.00)	0.00	5,000.00	(5,000.00)	15,000.00	15,000.00
6005 - Utilities- Natural Gas	237.79	0.00	237.79	856.31	0.00	856.31	0.00	(856.31)
6023 - Utilities- Water & Sewer	1,092.89	0.00	1,092.89	1,092.89	0.00	1,092.89	0.00	(1,092.89)
6033 - Utilities- Electricity	708.06	0.00	708.06	1,841.77	0.00	1,841.77	0.00	(1,841.77)
<b>Total Utilities</b>	<b>2,038.74</b>	<b>1,250.00</b>	<b>788.74</b>	<b>3,790.97</b>	<b>5,000.00</b>	<b>(1,209.03)</b>	<b>15,000.00</b>	<b>11,209.03</b>
<b>Maintenance &amp; Landscaping</b>								
6515 - Building R&M	200.00	0.00	200.00	247.70	0.00	247.70	1,750.00	1,502.30
6635 - Janitorial Supplies	0.00	0.00	0.00	267.36	0.00	267.36	0.00	(267.36)
6675 - Equipment R&M	0.00	0.00	0.00	2,771.31	0.00	2,771.31	1,750.00	(1,021.31)
6785 - Vehicle Fuel	(92.04)	0.00	(92.04)	(92.04)	0.00	(92.04)	0.00	92.04
6795 - Other Supplies	27.69	0.00	27.69	27.69	0.00	27.69	0.00	(27.69)
6796 - Other R&M	0.00	0.00	0.00	303.45	0.00	303.45	0.00	(303.45)
<b>Total Maintenance &amp; Landscaping</b>	<b>135.65</b>	<b>0.00</b>	<b>135.65</b>	<b>3,525.47</b>	<b>0.00</b>	<b>3,525.47</b>	<b>3,500.00</b>	<b>(25.47)</b>

**Income Statement Report**  
**Sudden Valley Community Association**  
**Pool/Health Club/Parks**  
 April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted &amp; Professional Services</b>								
7095 - Other Professional Services	1,200.00	0.00	1,200.00	3,600.00	0.00	3,600.00	0.00	(3,600.00)
<b>Total Contracted &amp; Professional Services</b>	<b>1,200.00</b>	<b>0.00</b>	<b>1,200.00</b>	<b>3,600.00</b>	<b>0.00</b>	<b>3,600.00</b>	<b>0.00</b>	<b>(3,600.00)</b>
<b>Total Pool/Health Club/Parks Expense</b>	<b>3,377.97</b>	<b>1,250.00</b>	<b>2,127.97</b>	<b>10,930.20</b>	<b>5,000.00</b>	<b>5,930.20</b>	<b>19,020.00</b>	<b>8,089.80</b>
<b>Total Pool/Health Club/Parks Income / (Los</b>	<b>(2,617.97)</b>	<b>(1,250.00)</b>	<b>(1,367.97)</b>	<b>(8,010.20)</b>	<b>(5,000.00)</b>	<b>(3,010.20)</b>	<b>(19,020.00)</b>	<b>(11,009.80)</b>

# Income Statement Report

## Sudden Valley Community Association

### UDR Activity

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Dues and Assessments Income- UDR</b>								
4000 - Member Assessments 2015	(11,334.93)	0.00	(11,334.93)	(11,334.93)	0.00	(11,334.93)	0.00	11,334.93
4001 - BD Expense- 2017 Ops & prior	30,826.24	0.00	30,826.24	52,655.28	0.00	52,655.28	0.00	(52,655.28)
4081 - BD Expense- Ops 2014 & Prior	18,917.51	0.00	18,917.51	25,842.93	0.00	25,842.93	0.00	(25,842.93)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(67,600.71)	0.00	(67,600.71)	0.00	67,600.71
<b>Total Dues and Assessments Income- UDR</b>	<b>38,408.82</b>	<b>0.00</b>	<b>38,408.82</b>	<b>(437.43)</b>	<b>0.00</b>	<b>(437.43)</b>	<b>0.00</b>	<b>437.43</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	2,405.23	0.00	2,405.23	19,450.07	0.00	19,450.07	0.00	(19,450.07)
4711 - BD Expense- Late Fee & Int	(3,304.31)	0.00	(3,304.31)	(9,827.67)	0.00	(9,827.67)	0.00	9,827.67
4715 - Lien Fees	0.00	0.00	0.00	1,650.00	0.00	1,650.00	0.00	(1,650.00)
4720 - Legal Fees/ Reimbursements	58.00	0.00	58.00	1,641.50	0.00	1,641.50	0.00	(1,641.50)
4721 - BD Expense- Legal	(518.15)	0.00	(518.15)	(2,222.86)	0.00	(2,222.86)	0.00	2,222.86
<b>Total Collections Income</b>	<b>(1,359.23)</b>	<b>0.00</b>	<b>(1,359.23)</b>	<b>10,691.04</b>	<b>0.00</b>	<b>10,691.04</b>	<b>0.00</b>	<b>(10,691.04)</b>
<b>Investment Income</b>								
4910 - Interest Earned - Reserve Accounts	10.06	0.00	10.06	49.49	0.00	49.49	0.00	(49.49)
<b>Total Investment Income</b>	<b>10.06</b>	<b>0.00</b>	<b>10.06</b>	<b>49.49</b>	<b>0.00</b>	<b>49.49</b>	<b>0.00</b>	<b>(49.49)</b>
<b>Total UDR Activity Income</b>	<b>37,059.65</b>	<b>0.00</b>	<b>37,059.65</b>	<b>10,303.10</b>	<b>0.00</b>	<b>10,303.10</b>	<b>0.00</b>	<b>(10,303.10)</b>
<b>Expense</b>								
<b>Regulatory Compliance</b>								
9005 - State B&O Tax	37.11	0.00	37.11	317.82	0.00	317.82	0.00	(317.82)
<b>Total Regulatory Compliance</b>	<b>37.11</b>	<b>0.00</b>	<b>37.11</b>	<b>317.82</b>	<b>0.00</b>	<b>317.82</b>	<b>0.00</b>	<b>(317.82)</b>
<b>CC&amp;Rs/ Mandates</b>								
5007 - Special General Meeting	0.00	0.00	0.00	7,125.56	0.00	7,125.56	0.00	(7,125.56)
5025 - Collection Charges	95.31	0.00	95.31	889.05	0.00	889.05	0.00	(889.05)
5065 - Lien Charges	742.00	0.00	742.00	2,518.00	0.00	2,518.00	0.00	(2,518.00)
<b>Total CC&amp;Rs/ Mandates</b>	<b>837.31</b>	<b>0.00</b>	<b>837.31</b>	<b>10,532.61</b>	<b>0.00</b>	<b>10,532.61</b>	<b>0.00</b>	<b>(10,532.61)</b>

**Income Statement Report**  
**Sudden Valley Community Association**  
**UDR Activity**

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted &amp; Professional Services</b>								
7020 - Legal Services	2,993.83	0.00	2,993.83	7,637.58	0.00	7,637.58	0.00	(7,637.58)
<b>Total Contracted &amp; Professional Services</b>	<b>2,993.83</b>	<b>0.00</b>	<b>2,993.83</b>	<b>7,637.58</b>	<b>0.00</b>	<b>7,637.58</b>	<b>0.00</b>	<b>(7,637.58)</b>
<b>Reserve Expenses/Transfers</b>								
9618.01 - Hazard Tree Removal - UDR	0.00	0.00	0.00	31,139.50	0.00	31,139.50	0.00	(31,139.50)
9890 - UDR Legal Expenses	87.00	0.00	87.00	290.00	0.00	290.00	0.00	(290.00)
9902 - UDR - Area Z Mitigation	0.00	0.00	0.00	19,595.15	0.00	19,595.15	0.00	(19,595.15)
<b>Total Reserve Expenses/Transfers</b>	<b>87.00</b>	<b>0.00</b>	<b>87.00</b>	<b>51,024.65</b>	<b>0.00</b>	<b>51,024.65</b>	<b>0.00</b>	<b>(51,024.65)</b>
<b>Total UDR Activity Expense</b>	<b>3,955.25</b>	<b>0.00</b>	<b>3,955.25</b>	<b>69,512.66</b>	<b>0.00</b>	<b>69,512.66</b>	<b>0.00</b>	<b>(69,512.66)</b>
<b>Total UDR Activity Income / (Loss)</b>	<b>33,104.40</b>	<b>0.00</b>	<b>33,104.40</b>	<b>(59,209.56)</b>	<b>0.00</b>	<b>(59,209.56)</b>	<b>0.00</b>	<b>59,209.56</b>

# Income Statement Report

## Sudden Valley Community Association

### SVCA Reserves

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Dues and Assessments Income- Capital</b>								
4030 - Special Assessments	(244.50)	0.00	(244.50)	(244.50)	0.00	(244.50)	0.00	244.50
4032 - BD Expense- CRRRF SA 16/17	231.15	0.00	231.15	422.70	0.00	422.70	0.00	(422.70)
4041 - BD Expense- MR&R	218.41	0.00	218.41	315.78	0.00	315.78	0.00	(315.78)
4043 - Capital Rep& Repl Assmt 2018	34,588.41	0.00	34,588.41	138,287.82	0.00	138,287.82	0.00	(138,287.82)
4045 - Capital Rep& Repl Assessment	(150.00)	0.00	(150.00)	(150.00)	0.00	(150.00)	0.00	150.00
4046 - BD Expense- CRRRF 17 & Prior	5,894.10	0.00	5,894.10	10,429.56	0.00	10,429.56	0.00	(10,429.56)
4049 - BD Expense - CRRRF 2018	(4,316.23)	0.00	(4,316.23)	(8,524.77)	0.00	(8,524.77)	0.00	8,524.77
4050 - Roads Capital Assessment	(208.20)	0.00	(208.20)	(208.20)	0.00	(208.20)	0.00	208.20
4051 - BD Expense- Roads 17 & Prior	10,001.01	0.00	10,001.01	17,628.53	0.00	17,628.53	0.00	(17,628.53)
4053 - BD Expense - Roads 2018	(6,967.01)	0.00	(6,967.01)	(13,798.90)	0.00	(13,798.90)	0.00	13,798.90
4055 - Roads Capital Assmt 2018	54,515.37	0.00	54,515.37	217,957.74	0.00	217,957.74	0.00	(217,957.74)
4061 - BD Expense- Mailbox	117.29	0.00	117.29	158.66	0.00	158.66	0.00	(158.66)
4071 - BD Expense- Mbr Density	4.53	0.00	4.53	6.13	0.00	6.13	0.00	(6.13)
4995 - BD Expense- 60day accrual CAP	0.00	0.00	0.00	(9,093.99)	0.00	(9,093.99)	0.00	9,093.99
<b>Total Dues and Assessments Income- Capital</b>	<b>93,684.33</b>	<b>0.00</b>	<b>93,684.33</b>	<b>353,186.56</b>	<b>0.00</b>	<b>353,186.56</b>	<b>0.00</b>	<b>(353,186.56)</b>
<b>Other AR Income</b>								
4242 - Title Transfer Fee: Capital	18,240.49	0.00	18,240.49	63,915.46	0.00	63,915.46	0.00	(63,915.46)
4343 - BD Expense- Title Transfer Fee: Capit	57.29	0.00	57.29	181.27	0.00	181.27	0.00	(181.27)
<b>Total Other AR Income</b>	<b>18,297.78</b>	<b>0.00</b>	<b>18,297.78</b>	<b>64,096.73</b>	<b>0.00</b>	<b>64,096.73</b>	<b>0.00</b>	<b>(64,096.73)</b>
<b>Other Income</b>								
4360 - Storm Water Mitigation Revenue	500.00	0.00	500.00	500.00	0.00	500.00	0.00	(500.00)
4922 - Capital Gain (Loss) on Lots	0.00	0.00	0.00	1,887.77	0.00	1,887.77	0.00	(1,887.77)
<b>Total Other Income</b>	<b>500.00</b>	<b>0.00</b>	<b>500.00</b>	<b>2,387.77</b>	<b>0.00</b>	<b>2,387.77</b>	<b>0.00</b>	<b>(2,387.77)</b>

# Income Statement Report

## Sudden Valley Community Association

### SVCA Reserves

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Investment Income</b>								
4910 - Interest Earned - Reserve Accounts	218.01	0.00	218.01	1,210.22	0.00	1,210.22	0.00	(1,210.22)
<b>Total Investment Income</b>	<b>218.01</b>	<b>0.00</b>	<b>218.01</b>	<b>1,210.22</b>	<b>0.00</b>	<b>1,210.22</b>	<b>0.00</b>	<b>(1,210.22)</b>
<b>Total SVCA Reserves Income</b>	<b>112,700.12</b>	<b>0.00</b>	<b>112,700.12</b>	<b>420,881.28</b>	<b>0.00</b>	<b>420,881.28</b>	<b>0.00</b>	<b>(420,881.28)</b>
<b>Expense</b>								
<b>Administrative</b>								
5017 - Capital Lease Interest Expense	122.81	0.00	122.81	550.95	0.00	550.95	0.00	(550.95)
8002 - CRRRF Loan Interest Expense	0.00	0.00	0.00	11.42	0.00	11.42	0.00	(11.42)
<b>Total Administrative</b>	<b>122.81</b>	<b>0.00</b>	<b>122.81</b>	<b>562.37</b>	<b>0.00</b>	<b>562.37</b>	<b>0.00</b>	<b>(562.37)</b>
<b>Regulatory Compliance</b>								
9005 - State B&O Tax	7.55	0.00	7.55	7.55	0.00	7.55	0.00	(7.55)
9015 - Property/Real Estate Tax	487.09	0.00	487.09	487.09	0.00	487.09	0.00	(487.09)
<b>Total Regulatory Compliance</b>	<b>494.64</b>	<b>0.00</b>	<b>494.64</b>	<b>494.64</b>	<b>0.00</b>	<b>494.64</b>	<b>0.00</b>	<b>(494.64)</b>
<b>CC&amp;Rs/ Mandates</b>								
5040 - Transfer Fees	0.00	0.00	0.00	(250.00)	0.00	(250.00)	0.00	250.00
<b>Total CC&amp;Rs/ Mandates</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(250.00)</b>	<b>0.00</b>	<b>(250.00)</b>	<b>0.00</b>	<b>250.00</b>
<b>Depreciation Expense</b>								
6320 - Depr - Buildings	0.00	0.00	0.00	1,713.93	0.00	1,713.93	0.00	(1,713.93)
6325 - Depr - Land Improvement	0.00	0.00	0.00	15,966.27	0.00	15,966.27	0.00	(15,966.27)
6326 - Depr - Mailboxes	0.00	0.00	0.00	6,439.11	0.00	6,439.11	0.00	(6,439.11)
6327 - Depr - Roads and Bridges	0.00	0.00	0.00	82,956.39	0.00	82,956.39	0.00	(82,956.39)
6328 - Depr - Building Improvements	0.00	0.00	0.00	40,200.15	0.00	40,200.15	0.00	(40,200.15)
6330 - Depr - Furniture & Fixtures	0.00	0.00	0.00	197.04	0.00	197.04	0.00	(197.04)
6335 - Depr - Communication Equipment	0.00	0.00	0.00	1,115.85	0.00	1,115.85	0.00	(1,115.85)
6337 - Depr - Computers	0.00	0.00	0.00	2,789.52	0.00	2,789.52	0.00	(2,789.52)
6340 - Depr - Machinery & Equipment	0.00	0.00	0.00	50,208.27	0.00	50,208.27	0.00	(50,208.27)

**Income Statement Report**  
**Sudden Valley Community Association**  
**SVCA Reserves**

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Depreciation Expense</b>								
6350 - Depr - Vehicles	0.00	0.00	0.00	13,921.41	0.00	13,921.41	0.00	(13,921.41)
6360 - Amortization	0.00	0.00	0.00	(1,832.28)	0.00	(1,832.28)	0.00	1,832.28
<b>Total Depreciation Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>213,675.66</b>	<b>0.00</b>	<b>213,675.66</b>	<b>0.00</b>	<b>(213,675.66)</b>
<b>Reserve Expenses/Transfers</b>								
9518.01 - Auction for SVCA Owned Lots	0.00	0.00	0.00	8,281.03	0.00	8,281.03	0.00	(8,281.03)
<b>Total Reserve Expenses/Transfers</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,281.03</b>	<b>0.00</b>	<b>8,281.03</b>	<b>0.00</b>	<b>(8,281.03)</b>
<b>Total SVCA Reserves Expense</b>	<b>617.45</b>	<b>0.00</b>	<b>617.45</b>	<b>222,763.70</b>	<b>0.00</b>	<b>222,763.70</b>	<b>0.00</b>	<b>(222,763.70)</b>
<b>Total SVCA Reserves Income / (Loss)</b>	<b>112,082.67</b>	<b>0.00</b>	<b>112,082.67</b>	<b>198,117.58</b>	<b>0.00</b>	<b>198,117.58</b>	<b>0.00</b>	<b>(198,117.58)</b>
<b>Total Association Net Income / (Loss)</b>	<b>95,619.61</b>	<b>(32,700.00)</b>	<b>128,319.61</b>	<b>267,592.84</b>	<b>121,432.00</b>	<b>146,160.84</b>	<b>(6,610.00)</b>	<b>(274,202.84)</b>

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2018

	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	31	103	134	411	2,304	2,715	38	103	12	20	0	5	34	62	1	19	442	2,407	2,849	85	209	294	527	2,616	3,143	763	15	12	790	700	8	1,498	4,641	
Feb	36	120	156	412	2,303	2,715	21	69	14	37	6	13	36	44	2	30	448	2,423	2,871	79	193	272	527	2,616	3,143	763	15	12	790	700	8	1,498	4,641	
Mar	47	130	177	421	2,319	2,740	21	66	3	13	6	15	36	45	2	28	468	2,449	2,917	68	167	235	536	2,616	3,152	763	8	8	779	702	8	1,489	4,641	
Apr	53	138	191	426	2,344	2,770	13	45	6	15	5	7	36	44	2	23	479	2,482	2,961	62	134	196	541	2,616	3,157	770	4	0	774	702	8	1,484	4,641	
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