

**Sudden Valley Community Association
Balance Sheet
October 31, 2015 and December 31, 2014**

	<u>Unaudited</u> <u>Oct 31, 2015</u>	<u>Based on Audited</u> <u>Dec 31, 2014</u>	<u>Inc / (Dec)</u>
Operations			
Current Assets			
Operating Cash	\$176,860	\$127,566	\$49,294
Building Completion Deposit Fund	61,500	42,525	18,975
Member Receivables	5,162	95,363	(90,201)
Other Receivables	3	7,523	(7,520)
Prepaid Expenses	55,479	92,433	(36,954)
Inventory	8,590	3,048	5,542
Total Current Assets	307,594	368,458	(60,864)
Current Liabilities			
Accounts Payable	(\$43,716)	(\$45,435)	\$1,719
Prepaid Assessments	(140,860)	(56,945)	(83,915)
Building Completion Deposits	(61,500)	(42,500)	(19,000)
Other Refundable Deposits	(11,302)	(5,883)	(5,419)
Prepaid Golf Memberships	(9,768)	(24,112)	14,344
Total Current Liabilities	(267,146)	(174,875)	(92,271)
Net Operating Assets	\$40,448	\$193,583	(\$153,135)
Capital Reserve Funds			
CRRRF Reserve Fund	\$887,817	\$1,206,713	(\$318,896)
Major Repair & Replacement Fund	117,341	381,147	(263,806)
Roads Reserve Fund	1,221,490	1,044,779	176,711
Density Reduction Fund	134,572	134,044	528
Mailbox Fund	4,274	3,528	746
Total Capital Reserve Funds	2,365,494	2,770,211	(404,717)
Operating Reserve Funds			
Emergency Operating Cash	350,923	350,776	147
Undesignated Reserves	156,746	154,451	2,295
Total Operating Reserves	507,669	505,227	2,442
Capital Assets			
Fixed Assets	8,800,863	7,907,695	893,168
Lots Held for Sale	279,083	279,083	-
Total Capital Assets	9,079,946	8,186,778	893,168
Long Term Liabilities			
Capital Lease	(103,516)	(125,863)	22,347
Total Long Term Liabilities	(103,516)	(125,863)	22,347
NET ASSETS	\$11,890,041	\$11,529,936	\$360,105
Member Equity			
Member Equity			
Current Year Net Loss: Operations	(\$346,423)	(\$475,499)	\$129,076
Current Year Net Income: Capital	706,528	1,351,896	(645,368)
Retained Earnings	4,410,753	3,748,073	662,680
Capital	7,119,183	6,905,466	213,717
TOTAL MEMBER EQUITY	\$11,890,041	\$11,529,936	\$360,105

* The Association's policy is to write off any member receivables that are 30 days past due as bad debts for accounting and Federal non-profit reporting purposes. As per SVCA policy, Management continues to pursue collection of these receivables via all avenues allowed by Washington State laws. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At October 31, 2015 and December 31, 2014 the balance of receivables written off under this policy were \$1,126,201 and \$996,509, respectively.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED

	<u>Current Month - October 2015</u>			<u>Year to Date - 10 Months Ending 10/31/2015</u>		
	Operations Better / (Worse)		Reserves	Operations Better / (Worse)		Reserves
	Operations	Spending Plan		Operations	Spending Plan	
REVENUE						
Dues and Assessment Income	\$ 114,574	\$ 12,471	\$ 96,712	\$ 1,100,588	\$ 79,555	\$ 1,062,231
Golf Income	24,893	9,393	-	744,287	(3,036)	-
Marina Income	-	-	-	116,897	9,714	-
Legal & Collections Income	-	-	114,523	-	-	158,103
Other Income	8,154	3,912	3,024	69,004	26,587	5,024
Rental Income - Other	3,649	(593)	-	31,089	(5,054)	-
Rental Income- Area Z	2,412	865	-	16,592	1,120	-
Investment Income	14	14	111	211	211	842
Total Revenue	\$ 153,696	\$ 26,062	\$ 214,370	\$ 2,078,668	\$ 109,097	\$ 1,226,200
EXPENSES						
Salaries & Benefits	\$ 97,498	\$ 16,864	\$ -	\$ 944,830	\$ 185,734	\$ -
Contracted & Professional Services	25,812	(12,864)	6,645	427,774	(190,733)	54,581
CC&Rs/ Mandates	50,780	(20,636)	417	354,259	(41,350)	7,196
Maintenance & Landscaping	20,634	2,101	-	273,075	(64,826)	-
Utilities	23,839	(11,829)	-	131,556	(18,245)	-
Administrative	5,327	2,693	-	98,097	(13,099)	-
Regulatory Compliance	21,466	(650)	477	117,922	(38,362)	3,525
Insurance Premiums	7,312	1,299	-	75,515	10,600	-
Other Expenses	-	-	-	2,063	(2,063)	-
Depreciation Expense	-	-	45,437	-	-	454,370
Total Expenses	\$ 252,668	\$ (23,022)	\$ 52,976	\$ 2,425,091	\$ (172,344)	\$ 519,672
Net Income (Loss)	\$ (98,972)	\$ 49,084	\$ 161,394	\$ (346,423)	\$ 281,441	\$ 706,528

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

UNAUDITED

	<u>CRRRF</u>	<u>MR&R</u>	<u>Roads</u>	<u>Density Reduction</u>	<u>Mailbox</u>	<u>Emergency Ops</u>	<u>UDR</u>	<u>Totals</u>
Net Available Cash 12/31/2014	1,206,713	381,147	1,044,779	134,044	3,528	350,776	154,451	3,275,438
Dues Received	376,895	4,123	544,254	29	746	-	254,887	1,180,934
Investment Income	230	111	281	66	0	147	-	835
Sale of Assets	2,000			3,024				5,024
Legal Settlement Income	30,000						189,688	219,688
Board Motion, Aug 6, 2015, OPS to UDR Transfer							(310,000)	(310,000)
2015 Expenditures	(728,021)	(268,040)	(367,824)	(2,591)			(132,280)	(1,498,756)
Net Available Cash at 10/31/2015	887,817	117,341	1,221,490	134,572	4,274	350,923	156,746	2,873,163
Outlook - 2015 Dues (90% collections)	71,550		99,312					170,862
Outlook - Prior Year Collections	68	65	130	3	79		11,684	12,029
Outlook - Other Cash				6,000				6,000
Outlook - Expenses	(112,156)	-	(313,652)				-	(425,807)
Net Available Cash Balance 12/31/2015	847,279	117,406	1,007,280	140,575	4,353	350,923	168,430	2,636,247
Board Motion, Aug 6, 2015, Remaining available							-	-
Board Approved Minimum Balance	(750,000)		(500,000)					(1,250,000)
Net Available Cash 12/31/2015, After Motions	97,279	117,406	507,280	140,575	4,353	350,923	168,430	1,386,247

Sudden Valley Community Association
Operations - By Department
January 1, 2015 to October 31, 2015

Whole \$

CURRENT MONTH

UNAUDITED								
Department	Actual Revenue	Revenue Better / (Worse) Than Spending Plan	Actual Salary Benefits	Salary / Benefits Better / (Worse) Than Spending Plan	Actual Other Expense *	Other Exp Better / (Worse) Than Spending Plan *	Actual Net Income / (Loss) *	Net Better / (Worse) Than Spending Plan*
ACC / Security	\$ 122	\$ 122	\$ 7,414	\$ (3,384)	\$ 23,419	\$ 2,298	\$ (30,711)	\$ (964)
Accounting	3,928	2,261	15,733	4,050	9,917	(5,774)	(21,722)	537
Administration	370	170	18,092	7,167	37,027	(27,633)	(54,749)	(20,296)
Common Costs	3,706	1,331	-	-	35,569	(2,844)	(31,863)	(1,513)
Facilities	5,876	87	2,167	(2,167)	15,948	(8,321)	(12,239)	(10,401)
Maintenance	-	-	18,447	5,078	6,653	3,854	(25,100)	8,932
Subtotal	<u>14,002</u>	<u>3,971</u>	<u>61,853</u>	<u>10,744</u>	<u>128,533</u>	<u>(38,420)</u>	<u>(176,384)</u>	<u>(23,705)</u>
Golf	24,893	9,393	35,645	6,120	23,046	1,514	(33,798)	17,027
Marina	227	227	-	-	623	(263)	(396)	(36)
Pools	-	-	-	-	2,968	(2,717)	(2,968)	(2,717)
Subtotal	<u>39,122</u>	<u>13,591</u>	<u>97,498</u>	<u>16,864</u>	<u>155,170</u>	<u>(39,886)</u>	<u>(213,546)</u>	<u>(9,431)</u>
Ops Dues Earned	116,641						116,641	
Curr Yr Bad Debts Activity	(2,067)						(2,067)	
Net Ops Dues	<u>114,574</u>	<u>12,471</u>					<u>114,574</u>	<u>12,471</u>
Net Operations	<u>\$ 153,696</u>	<u>\$ 26,062</u>	<u>\$ 97,498</u>	<u>\$ 16,864</u>	<u>\$ 155,170</u>	<u>\$ (39,886)</u>	<u>\$ (98,972)</u>	<u>\$ 3,040</u>

YEAR TO DATE

UNAUDITED								
Department	Actual Revenue	Revenue Better / (Worse) Than Spending Plan	Actual Salary Benefits	Salary / Benefits Better / (Worse) Than Spending Plan	Actual Other Expense *	Other Exp Better / (Worse) Than Spending Plan *	Actual Net Income / (Loss) *	Net Better / (Worse) Than Spending Plan*
ACC / Security	\$ 6,964	\$ 6,964	\$ 49,310	\$ (17,066)	\$ 333,300	\$ (66,929)	\$ (375,646)	\$ (77,031)
Accounting	28,334	11,667	112,280	26,633	125,870	(28,714)	(209,816)	9,586
Administration	3,238	1,238	156,522	92,679	267,214	(116,715)	(420,498)	(22,798)
Common Costs	25,256	1,506	-	-	196,356	1,880	(171,100)	3,386
Facilities	48,438	(3,177)	20,545	(20,545)	105,596	(32,158)	(77,703)	(55,880)
Maintenance	-	-	182,014	68,908	109,732	(12,771)	(291,746)	56,137
Subtotal	<u>112,230</u>	<u>18,198</u>	<u>520,671</u>	<u>150,609</u>	<u>1,138,068</u>	<u>(255,407)</u>	<u>(1,546,509)</u>	<u>(86,600)</u>
Golf	745,652	(1,671)	424,159	35,125	261,675	(27,122)	59,818	6,332
Marina	120,289	13,106	-	-	19,324	(16,854)	100,965	(3,748)
Pools	(91)	(91)	-	-	61,194	(58,695)	(61,285)	(58,786)
Subtotal	<u>978,080</u>	<u>29,542</u>	<u>944,830</u>	<u>185,734</u>	<u>1,480,261</u>	<u>(358,078)</u>	<u>(1,447,011)</u>	<u>(142,802)</u>
Ops Dues Earned	1,206,290						1,206,290	
Curr Yr Bad Debts Activity	(105,702)						(105,702)	
Net Ops Dues	<u>1,100,588</u>	<u>79,555</u>					<u>1,100,588</u>	<u>79,555</u>
Net Operations	<u>2,078,668</u>	<u>109,097</u>	<u>944,830</u>	<u>185,734</u>	<u>1,480,261</u>	<u>(358,078)</u>	<u>(346,423)</u>	<u>(63,247)</u>

* Excludes Depreciation

**Sudden Valley Community Association
Operations Income Statement
January 1, 2015 to October 31, 2015**

UNAUDITED

	2015 October Actuals	2015 MTD B / (W) Spending Plan	2015 YTD (10 Months) Actuals	2015 YTD B / (W) Spending Plan
REVENUE				
Dues and Assessment Income- Ops	\$ 114,574	\$ 12,471	\$ 1,100,588	\$ 79,555
Golf Income	24,893	9,393	744,287	(3,036)
Marina Income	-	-	116,897	9,714
Rental Income - Area Z	2,412	865	16,592	1,120
Rental Income - Other	3,649	(593)	31,089	(5,054)
Other AR Income	7,751	3,709	58,745	18,328
Other Income	403	203	10,259	8,259
Investment Income	14	14	211	211
Total Revenue	\$ 153,696	\$ 26,062	\$ 2,078,668	\$ 109,097
EXPENSES				
Salaries & Benefits				
Golf	\$ 35,645	\$ 6,120	\$ 424,159	\$ 35,125
Administration	18,092	7,167	156,522	92,679
Accounting	15,733	4,050	112,280	26,633
Maintenance	18,447	5,078	182,014	68,908
ACC / Security	7,414	(3,384)	49,310	(17,066)
Facilities	2,167	(2,167)	20,545	(20,545)
Total Salaries & Benefits	\$ 97,498	\$ 16,864	\$ 944,830	\$ 185,734
Other Expenses				
Administrative				
General Administrative	\$ -	\$ -	\$ 1,152	\$ (1,152)
Bank Charges & Fees	1,593	237	17,122	(700)
Dues & Subscriptions	947	55	20,695	(553)
Office Supplies	1,682	(557)	21,230	(9,755)
GM Discretionary Funds	2,137	(1,304)	7,439	894
Advertising Costs	1,800	(400)	8,656	(780)
Cash Over/Short	(28)	28	174	(174)
Currency Gain/Loss	120	(120)	512	(512)
Events Charges	(5,264)	5,964	5,315	795
Printing & Copying	858	(575)	7,328	(1,518)
Training & Conferences	533	(483)	2,639	(2,139)
Payroll Service Fees	807	(10)	4,941	3,388
Cashiering Clearing Account	142	(142)	894	(893)
Total Administrative	\$ 5,327	\$ 2,693	\$ 98,097	\$ (13,099)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	\$ 245	\$ 1,255	\$ 42,851	\$ (27,851)
Permits & Licenses	79	221	3,949	(1,679)
Audit & Tax Services	4,700	(2,200)	30,055	(5,055)
Regulatory Compliance	209	(209)	1,957	(1,957)
Federal Income Tax	-	-	-	-
State B&O Tax	327	(212)	6,744	(4,444)
Property/Real Estate Tax	15,906	495	32,366	2,624
Total Regulator Compliance	\$ 21,466	\$ (650)	\$ 117,922	\$ (38,362)
CC&Rs/ Mandates				
Annual Meetings	\$ 19,196	\$ (19,196)	\$ 25,363	\$ (13,163)
Board Support	498	(331)	2,823	(1,156)
Collection Charges	1,267	(767)	2,086	2,114
Transfer Fees	-	-	-	600

UNAUDITED

	2015 October Actuals	2015 MTD B / (W) Spending Plan	2015 YTD (10 Months) Actuals	2015 YTD B / (W) Spending Plan
Lien Charges	-	-	-	-
Web Site Maintenance	610	(310)	840	660
Postage	287	(227)	3,181	(1,606)
Postage- Views	1,393	(393)	11,092	(1,092)
Newsletter Services	4,181	1,019	41,828	10,172
Professional Security Services	23,348	(431)	267,046	(37,879)
Total CC&Rs/ Mandates	\$ 50,780	\$ (20,636)	\$ 354,259	\$ (41,350)
Insurance Premiums	\$ 7,312	\$ 1,299	\$ 75,515	\$ 10,600
Utilities				
Utilities	\$ 6,868	\$ (6,868)	\$ 6,976	\$ (6,976)
Utilities- Natural Gas	741	279	12,572	3,238
Utilities- Water & Sewer	7,983	(3,246)	33,005	(4,983)
Utilities- Electricity	4,507	(913)	43,785	(583)
Utilities- Trash & Recycling Service	1,128	(681)	9,552	(5,085)
Utilities- Communications Service	2,612	(400)	25,666	(3,856)
Total Utilities	\$ 23,839	\$ (11,829)	\$ 131,556	\$ (18,245)
Maintenance & Landscaping				
Landscape R&M	\$ 1,785	\$ (1,635)	\$ 57,053	\$ (47,303)
Building R&M	1,002	(35)	27,647	(16,780)
Raw Materials	146	6,654	21,485	34,415
Raw Materials: Sand & Gravel	8,671	(4,379)	19,416	1,101
Janitorial Supplies	829	171	9,243	882
Equipment R&M	8,297	(5,947)	52,619	(27,669)
Small Tools & Equipment	346	241	6,255	1,120
Vehicle R&M	1,152	90	16,040	(4,207)
Vehicle Fuel	(3,487)	8,270	30,903	13,880
Other Supplies	1,893	(1,793)	29,507	(24,007)
Other R&M	-	464	2,907	3,742
Total Maintenance & Landscaping	\$ 20,634	\$ 2,101	\$ 273,075	\$ (64,826)
Contracted & Professional Services				
Equipment Lease & Rental	\$ 331	\$ 186	\$ 9,113	\$ (3,946)
IT Support and Services	4,656	(2,275)	43,935	(19,412)
Uniform and Laundry Service	462	(141)	3,891	(682)
Pool Management	932	(932)	44,349	(44,349)
Safety & Security Services	103	344	11,751	(7,409)
Snow Removal Services	-	1,334	-	1,334
Reserve Study & Update	-	-	-	-
Legal Services	6,896	(4,396)	37,146	(12,146)
Other Professional Services	12,432	(6,984)	277,589	(104,123)
Total Contracted & Professional Services	\$ 25,812	\$ (12,864)	\$ 427,774	\$ (190,733)
Other Expenses				
Vandalism	\$ -	\$ -	\$ 2,063	\$ (2,063)
Total Other Expenses	\$ -	\$ -	\$ 2,063	\$ (2,063)
Total Other Expenses	\$ 155,170	\$ (39,886)	\$ 1,480,261	\$ (358,078)
Total Operations Expenses	\$ 252,668	\$ (23,022)	\$ 2,425,091	\$ (172,344)
Net Operations Income (Loss)	\$ (98,972)	\$ 3,040	\$ (346,423)	\$ (63,247)

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

ACC / Security

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4805 - Compliance Fees & Fines - ACC	0.00	0.00	0.00	2,136.56	0.00	2,136.56	0.00	(2,136.56)
4806 - BD Expense- ACC Fines	0.00	0.00	0.00	(22.79)	0.00	(22.79)	0.00	22.79
4810 - Compliance Fines - SEC	220.00	0.00	220.00	4,956.40	0.00	4,956.40	0.00	(4,956.40)
4811 - BD Expense- Sec Fines	(158.20)	0.00	(158.20)	(1,623.21)	0.00	(1,623.21)	0.00	1,623.21
Total Other AR Income	61.80	0.00	61.80	5,446.96	0.00	5,446.96	0.00	(5,446.96)
Other Income								
4295 - Security House Checks	60.00	0.00	60.00	1,107.50	0.00	1,107.50	0.00	(1,107.50)
4835 - Miscellaneous Income	0.00	0.00	0.00	410.00	0.00	410.00	0.00	(410.00)
Total Other Income	60.00	0.00	60.00	1,517.50	0.00	1,517.50	0.00	(1,517.50)
Total ACC / Security Income	121.80	0.00	121.80	6,964.46	0.00	6,964.46	0.00	(6,964.46)
Expense								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	245.00	1,500.00	(1,255.00)	42,335.18	15,000.00	27,335.18	18,000.00	(24,335.18)
6300 - Permits & Licenses	0.00	0.00	0.00	58.75	0.00	58.75	0.00	(58.75)
9005 - State B&O Tax	4.20	0.00	4.20	98.44	0.00	98.44	0.00	(98.44)
Total Regulatory Compliance	249.20	1,500.00	(1,250.80)	42,492.37	15,000.00	27,492.37	18,000.00	(24,492.37)
CC&Rs/ Mandates								
7097 - Professional Security Services	23,347.94	22,917.00	430.94	267,045.67	229,167.00	37,878.67	275,000.00	7,954.33
Total CC&Rs/ Mandates	23,347.94	22,917.00	430.94	267,045.67	229,167.00	37,878.67	275,000.00	7,954.33
Payroll & Benefits								
5300 - Salaries	6,143.50	2,947.00	3,196.50	43,390.96	23,576.00	19,814.96	29,470.00	(13,920.96)
5335 - Payroll Taxes- Employer	572.60	588.00	(15.40)	4,522.52	4,708.00	(185.48)	5,885.00	1,362.48
5385 - Payroll Benefits - Medical	698.31	495.00	203.31	1,396.62	3,960.00	(2,563.38)	4,950.00	3,553.38
Total Payroll & Benefits	7,414.41	4,030.00	3,384.41	49,310.10	32,244.00	17,066.10	40,305.00	(9,005.10)

Income Statement Report
Sudden Valley Community Association
ACC / Security

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	138.71	200.00	(61.29)	1,249.55	1,930.00	(680.45)	2,340.00	1,090.45
Total Utilities	138.71	200.00	(61.29)	1,249.55	1,930.00	(680.45)	2,340.00	1,090.45
Maintenance & Landscaping								
6515 - Building R&M	0.00	0.00	0.00	32.61	0.00	32.61	0.00	(32.61)
6675 - Equipment R&M	0.00	0.00	0.00	219.65	0.00	219.65	0.00	(219.65)
6765 - Small Tools & Equipment	0.00	0.00	0.00	149.04	0.00	149.04	0.00	(149.04)
6775 - Vehicle R&M	661.63	0.00	661.63	6,818.48	0.00	6,818.48	0.00	(6,818.48)
6785 - Vehicle Fuel	(978.67)	1,000.00	(1,978.67)	9,170.69	10,000.00	(829.31)	12,000.00	2,829.31
6795 - Other Supplies	0.00	0.00	0.00	2,072.60	0.00	2,072.60	0.00	(2,072.60)
6796 - Other R&M	0.00	100.00	(100.00)	48.92	1,000.00	(951.08)	1,200.00	1,151.08
Total Maintenance & Landscaping	(317.04)	1,100.00	(1,417.04)	18,511.99	11,000.00	7,511.99	13,200.00	(5,311.99)
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	0.00	0.00	1,937.20	0.00	1,937.20	0.00	(1,937.20)
7095 - Other Professional Services	0.00	0.00	0.00	0.00	9,274.00	(9,274.00)	9,274.00	9,274.00
Total Contracted & Professional Services	0.00	0.00	0.00	1,937.20	9,274.00	(7,336.80)	9,274.00	7,336.80
Other Expenses								
9120 - Vandalism	0.00	0.00	0.00	2,062.88	0.00	2,062.88	0.00	(2,062.88)
Total Other Expenses	0.00	0.00	0.00	2,062.88	0.00	2,062.88	0.00	(2,062.88)
Total ACC / Security Expense	30,833.22	29,747.00	1,086.22	382,609.76	298,615.00	83,994.76	358,119.00	(24,490.76)
Total ACC / Security Income / (Loss)	(30,711.42)	(29,747.00)	(964.42)	(375,645.30)	(298,615.00)	(77,030.30)	(358,119.00)	17,526.30

Income Statement Report

Sudden Valley Community Association

Accounting

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4240 - Title & Recording Fees	4,000.00	1,667.00	2,333.00	28,075.00	16,667.00	11,408.00	20,000.00	(8,075.00)
4241 - BD Expense- Title Fees	(126.30)	0.00	(126.30)	68.29	0.00	68.29	0.00	(68.29)
4705 - NSF Service Fees	27.00	0.00	27.00	322.00	0.00	322.00	0.00	(322.00)
4706 - BD Expense- NSF Fees	27.00	0.00	27.00	(131.51)	0.00	(131.51)	0.00	131.51
Total Other AR Income	3,927.70	1,667.00	2,260.70	28,333.78	16,667.00	11,666.78	20,000.00	(8,333.78)
Total Accounting Income	3,927.70	1,667.00	2,260.70	28,333.78	16,667.00	11,666.78	20,000.00	(8,333.78)
Expense								
Administrative								
5015 - Bank Charges & Fees	70.00	0.00	70.00	646.50	0.00	646.50	0.00	(646.50)
5045 - Dues & Subscriptions	0.00	0.00	0.00	65.92	0.00	65.92	0.00	(65.92)
5120 - Cash Over/Short	(12.00)	0.00	(12.00)	5.87	0.00	5.87	0.00	(5.87)
5121 - Currency Gain/Loss	0.00	0.00	0.00	(35.94)	0.00	(35.94)	0.00	35.94
5210 - Printing & Copying	150.00	0.00	150.00	1,713.76	0.00	1,713.76	0.00	(1,713.76)
5399 - Payroll Service Fees	806.97	797.00	9.97	4,941.15	8,329.00	(3,387.85)	9,920.00	4,978.85
Total Administrative	1,014.97	797.00	217.97	7,337.26	8,329.00	(991.74)	9,920.00	2,582.74
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	60.28	120.00	(59.72)	120.00	59.72
7000 - Audit & Tax Services	4,700.00	2,500.00	2,200.00	30,055.00	25,000.00	5,055.00	30,000.00	(55.00)
9005 - State B&O Tax	60.40	65.00	(4.60)	426.49	650.00	(223.51)	780.00	353.51
Total Regulatory Compliance	4,760.40	2,565.00	2,195.40	30,541.77	25,770.00	4,771.77	30,900.00	358.23
CC&Rs/ Mandates								
5025 - Collection Charges	1,266.52	500.00	766.52	2,085.86	4,200.00	(2,114.14)	5,200.00	3,114.14
5040 - Transfer Fees	0.00	0.00	0.00	0.00	600.00	(600.00)	600.00	600.00
5215 - Postage	161.50	0.00	161.50	1,368.75	0.00	1,368.75	0.00	(1,368.75)
Total CC&Rs/ Mandates	1,428.02	500.00	928.02	3,454.61	4,800.00	(1,345.39)	5,800.00	2,345.39

Income Statement Report

Sudden Valley Community Association

Accounting

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5300 - Salaries	13,571.62	14,785.00	(1,213.38)	93,088.20	107,226.00	(14,137.80)	136,796.00	43,707.80
5335 - Payroll Taxes- Employer	1,241.41	1,598.00	(356.59)	9,564.84	11,587.00	(2,022.16)	14,783.00	5,218.16
5385 - Payroll Benefits - Medical	919.50	3,400.00	(2,480.50)	9,626.56	20,100.00	(10,473.44)	26,900.00	17,273.44
Total Payroll & Benefits	15,732.53	19,783.00	(4,050.47)	112,279.60	138,913.00	(26,633.40)	178,479.00	66,199.40
Utilities								
6050 - Utilities- Communications Service	60.00	61.00	(1.00)	420.03	608.00	(187.97)	720.00	299.97
Total Utilities	60.00	61.00	(1.00)	420.03	608.00	(187.97)	720.00	299.97
Contracted & Professional Services								
5125 - IT Support and Services	1,009.95	220.00	789.95	12,569.05	2,920.00	9,649.05	3,599.00	(8,970.05)
7095 - Other Professional Services	1,643.39	0.00	1,643.39	71,546.93	54,729.00	16,817.93	54,729.00	(16,817.93)
Total Contracted & Professional Services	2,653.34	220.00	2,433.34	84,115.98	57,649.00	26,466.98	58,328.00	(25,787.98)
Total Accounting Expense	25,649.26	23,926.00	1,723.26	238,149.25	236,069.00	2,080.25	284,147.00	45,997.75
Total Accounting Income / (Loss)	(21,721.56)	(22,259.00)	537.44	(209,815.47)	(219,402.00)	9,586.53	(264,147.00)	(54,331.53)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4806 - BD Expense- ACC Fines	69.40	0.00	69.40	(80.60)	0.00	(80.60)	0.00	80.60
Total Other AR Income	69.40	0.00	69.40	(80.60)	0.00	(80.60)	0.00	80.60
Other Income								
4200 - Member Services Fees	0.00	0.00	0.00	481.63	0.00	481.63	0.00	(481.63)
4220 - Gate & Access Fees	0.00	0.00	0.00	30.00	0.00	30.00	0.00	(30.00)
4235 - Trash Compactor Service	79.00	0.00	79.00	85.55	0.00	85.55	0.00	(85.55)
4245 - Photocopy Income	2.00	0.00	2.00	24.60	0.00	24.60	0.00	(24.60)
4255 - Maps and Signs	38.04	200.00	(161.96)	1,303.44	2,000.00	(696.56)	2,400.00	1,096.56
4275 - Social/Recreation/Activity Fees	0.00	0.00	0.00	160.00	0.00	160.00	0.00	(160.00)
4835 - Miscellaneous Income	15.00	0.00	15.00	25.19	0.00	25.19	0.00	(25.19)
4840 - Non-Taxable Income	0.00	0.00	0.00	110.87	0.00	110.87	0.00	(110.87)
4870 - Member Donation Income	167.00	0.00	167.00	1,097.00	0.00	1,097.00	0.00	(1,097.00)
Total Other Income	301.04	200.00	101.04	3,318.28	2,000.00	1,318.28	2,400.00	(918.28)
Total SVCA Operations- Admin Income	370.44	200.00	170.44	3,237.68	2,000.00	1,237.68	2,400.00	(837.68)
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	317.14	0.00	317.14	0.00	(317.14)
5015 - Bank Charges & Fees	282.17	430.00	(147.83)	2,621.99	4,302.00	(1,680.01)	5,162.00	2,540.01
5045 - Dues & Subscriptions	37.98	67.00	(29.02)	640.39	667.00	(26.61)	800.00	159.61
5090 - Office Supplies	1,681.67	1,000.00	681.67	21,227.58	10,000.00	11,227.58	12,000.00	(9,227.58)
5100 - GM Discretionary Funds	2,136.86	833.00	1,303.86	7,438.81	8,333.00	(894.19)	10,000.00	2,561.19
5107 - Advertising Costs	500.00	1,400.00	(900.00)	980.40	4,200.00	(3,219.60)	7,000.00	6,019.60
5120 - Cash Over/Short	(3.65)	0.00	(3.65)	281.40	0.00	281.40	0.00	(281.40)
5205 - Events Charges	(335.91)	300.00	(635.91)	5,177.63	4,510.00	667.63	5,710.00	532.37
5210 - Printing & Copying	549.91	263.00	286.91	5,154.73	2,630.00	2,524.73	3,156.00	(1,998.73)

Income Statement Report

Sudden Valley Community Association

SVCA Operations- Admin

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5227 - Training & Conferences	30.00	50.00	(20.00)	1,790.89	500.00	1,290.89	600.00	(1,190.89)
Total Administrative	4,879.03	4,343.00	536.03	45,630.96	35,142.00	10,488.96	44,428.00	(1,202.96)
Regulatory Compliance								
6300 - Permits & Licenses	53.75	0.00	53.75	785.90	0.00	785.90	0.00	(785.90)
9005 - State B&O Tax	6.11	(10.00)	16.11	22.06	(100.00)	122.06	(120.00)	(142.06)
Total Regulatory Compliance	59.86	(10.00)	69.86	807.96	(100.00)	907.96	(120.00)	(927.96)
CC&Rs/ Mandates								
5003 - Annual Meetings	19,196.33	0.00	19,196.33	25,362.83	12,200.00	13,162.83	12,200.00	(13,162.83)
5020 - Board Support	498.20	167.00	331.20	2,822.53	1,667.00	1,155.53	2,000.00	(822.53)
5115 - Web Site Maintenance	610.00	300.00	310.00	840.00	1,500.00	(660.00)	2,100.00	1,260.00
5215 - Postage	124.46	0.00	124.46	1,251.37	975.00	276.37	2,200.00	948.63
Total CC&Rs/ Mandates	20,428.99	467.00	19,961.99	30,276.73	16,342.00	13,934.73	18,500.00	(11,776.73)
Payroll & Benefits								
5300 - Salaries	16,444.70	18,918.00	(2,473.30)	139,567.68	198,642.00	(59,074.32)	236,478.00	96,910.32
5335 - Payroll Taxes- Employer	1,399.13	2,091.00	(691.87)	13,253.04	21,959.00	(8,705.96)	26,141.00	12,887.96
5385 - Payroll Benefits - Medical	248.41	4,250.00	(4,001.59)	3,701.19	28,600.00	(24,898.81)	37,950.00	34,248.81
Total Payroll & Benefits	18,092.24	25,259.00	(7,166.76)	156,521.91	249,201.00	(92,679.09)	300,569.00	144,047.09
Utilities								
6023 - Utilities- Water & Sewer	200.71	0.00	200.71	200.71	0.00	200.71	0.00	(200.71)
6033 - Utilities- Electricity	216.33	0.00	216.33	538.62	0.00	538.62	0.00	(538.62)
6050 - Utilities- Communications Service	180.00	124.00	56.00	1,200.00	1,217.00	(17.00)	1,440.00	240.00
Total Utilities	597.04	124.00	473.04	1,939.33	1,217.00	722.33	1,440.00	(499.33)
Maintenance & Landscaping								
6515 - Building R&M	10.84	0.00	10.84	10.84	0.00	10.84	0.00	(10.84)
6675 - Equipment R&M	0.00	0.00	0.00	2,050.96	0.00	2,050.96	0.00	(2,050.96)
6775 - Vehicle R&M	0.00	0.00	0.00	(110.66)	0.00	(110.66)	0.00	110.66

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6785 - Vehicle Fuel	(30.91)	0.00	(30.91)	670.59	0.00	670.59	0.00	(670.59)
6795 - Other Supplies	0.00	0.00	0.00	(313.57)	0.00	(313.57)	0.00	313.57
6796 - Other R&M	0.00	0.00	0.00	29.35	0.00	29.35	0.00	(29.35)
Total Maintenance & Landscaping	(20.07)	0.00	(20.07)	2,337.51	0.00	2,337.51	0.00	(2,337.51)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	331.13	437.00	(105.87)	4,810.57	4,367.00	443.57	5,240.00	429.43
5125 - IT Support and Services	3,646.00	2,161.00	1,485.00	31,365.83	21,603.00	9,762.83	25,923.00	(5,442.83)
7005 - Consulting Services	0.00	0.00	0.00	1,001.00	0.00	1,001.00	0.00	(1,001.00)
7095 - Other Professional Services	7,105.27	1,872.00	5,233.27	149,044.33	71,928.00	77,116.33	71,928.00	(77,116.33)
Total Contracted & Professional Services	11,082.40	4,470.00	6,612.40	186,221.73	97,898.00	88,323.73	103,091.00	(83,130.73)
Total SVCA Operations- Admin Expense	55,119.49	34,653.00	20,466.49	423,736.13	399,700.00	24,036.13	467,908.00	44,171.87
Total SVCA Operations- Admin Income / (Loss)	(54,749.05)	(34,453.00)	(20,296.05)	(420,498.45)	(397,700.00)	(22,798.45)	(465,508.00)	(45,009.55)

Income Statement Report
Sudden Valley Community Association
Common Costs

October 1, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessment Income- Ops								
4000 - Member Assessments	116,641.30	120,122.00	(3,480.70)	1,206,290.29	1,201,216.00	5,074.29	1,441,459.00	235,168.71
4001 - BD Expense- 2015 Ops	(2,066.98)	(18,019.00)	15,952.02	(105,702.16)	(180,183.00)	74,480.84	(216,219.00)	(110,516.84)
Total Dues and Assessment Income- Ops	114,574.32	102,103.00	12,471.32	1,100,588.13	1,021,033.00	79,555.13	1,225,240.00	124,651.87
Other AR Income								
4830 - Advertising Income	2,457.00	2,375.00	82.00	26,554.26	23,750.00	2,804.26	28,500.00	1,945.74
4831 - BD Expense- Views Ads	1,235.50	-	1,235.50	(1,509.50)	-	(1,509.50)	-	1,509.50
Total Other AR Income	3,692.50	2,375.00	1,317.50	25,044.76	23,750.00	1,294.76	28,500.00	3,455.24
Investment Income								
4900 - Interest Earned - Operating Accounts	12.88	-	12.88	211.70	-	211.70	-	(211.70)
Total Investment Income	12.88	-	12.88	211.70	-	211.70	-	(211.70)
Total Common Costs Income	118,279.70	104,478.00	13,801.70	1,125,844.59	1,044,783.00	81,061.59	1,253,740.00	127,895.41
Expense								
Administrative								
4999 - Cashiering Clearing Account	142.00	-	142.00	893.40	-	893.40	-	(893.40)
5015 - Bank Charges & Fees	(60.00)	-	(60.00)	49.90	-	49.90	-	(49.90)
5120 - Cash Over/Short	-	-	-	(113.94)	-	(113.94)	-	113.94
5121 - Currency Gain/Loss	120.35	-	120.35	547.74	-	547.74	-	(547.74)
Total Administrative	202.35	-	202.35	1,377.10	-	1,377.10	-	(1,377.10)
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	343.48	-	343.48	-	(343.48)
9015 - Property/Real Estate Tax	15,906.40	16,401.00	(494.60)	32,366.66	34,991.00	(2,624.34)	34,991.00	2,624.34
9005 - State B&O Tax	12.11	10.00	2.11	115.46	100.00	15.46	120.00	4.54
Total Regulatory Compliance	15,918.51	16,411.00	(492.49)	32,825.60	35,091.00	(2,265.40)	35,111.00	2,285.40
CC&Rs/ Mandates								
5216 - Postage- Views	1,392.53	1,000.00	392.53	11,092.49	10,000.00	1,092.49	12,000.00	907.51
5225 - Newsletter Services	4,181.05	5,200.00	(1,018.95)	41,827.79	52,000.00	(10,172.21)	62,400.00	20,572.21
Total CC&Rs/ Mandates	5,573.58	6,200.00	(626.42)	52,920.28	62,000.00	(9,079.72)	74,400.00	21,479.72
Insurance								
5400 - Insurance Premiums	6,978.86	7,614.00	(635.14)	72,086.94	76,145.00	(4,058.06)	91,374.00	19,287.06
Total Insurance	6,978.86	7,614.00	(635.14)	72,086.94	76,145.00	(4,058.06)	91,374.00	19,287.06

**Income Statement Report
Sudden Valley Community Association
Common Costs**

October 1, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Contracted & Professional Services								
7020 - Legal Services	6,896.03	2,500.00	4,396.03	37,145.65	25,000.00	12,145.65	30,000.00	(7,145.65)
Total Contracted & Professional Services	6,896.03	2,500.00	4,396.03	37,145.65	25,000.00	12,145.65	30,000.00	(7,145.65)
Total Common Costs Expense	28,673.30	32,725.00	2,844.33	196,355.57	198,236.00	(1,880.43)	230,885.00	34,529.43
Total Common Costs Income/ (Loss)	89,606.40	71,753.00	10,957.37	929,489.02	846,547.00	82,942.02	1,022,855.00	93,365.98

Income Statement Report
Sudden Valley Community Association
Facilities

October 1, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Rental Income								
4410 - Area Z Storage Rental Income	5,383.00	1,547.00	3,836.00	20,393.44	15,472.00	4,921.44	18,566.00	(1,827.44)
4412 - BD Expense- Area Z	(2,970.60)	-	(2,970.60)	(3,801.01)	-	(3,801.01)	-	3,801.01
Total Rental Income	2,412.40	1,547.00	865.40	16,592.43	15,472.00	1,120.43	18,566.00	1,973.57
Rental Income - Other								
4400 - Facility Rentals	310.00	931.00	(621.00)	3,646.00	9,310.00	(5,664.00)	11,172.00	7,526.00
4435 - Lease Income - Health Club	101.00	101.00	-	1,013.00	913.00	100.00	1,115.00	102.00
4430 - Lease Income - Restaurant	2,772.00	3,210.00	(438.00)	22,482.00	25,920.00	(3,438.00)	32,340.00	9,858.00
4439 - Lease Income- Library	281.00	-	281.00	2,529.00	-	2,529.00	-	(2,529.00)
Total Rental Income - Other	3,464.00	4,242.00	(778.00)	29,670.00	36,143.00	(6,473.00)	44,627.00	14,957.00
Other Income								
4225 - Pools Income	-	-	-	45.00	-	45.00	-	(45.00)
4250 - Adult Center Pool Fees	-	-	-	2,130.21	-	2,130.21	-	(2,130.21)
Total Other Income	-	-	-	2,175.21	-	2,175.21	-	(2,175.21)
Total Facilities Income	5,876.40	5,789.00	87.40	48,437.64	51,615.00	(3,177.36)	63,193.00	14,755.36
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	214.10	-	214.10	-	(214.10)
7110 - Regulatory Compliance	209.34	-	209.34	1,957.48	-	1,957.48	-	(1,957.48)
9005 - State B&O Tax	132.69	(30.00)	162.69	744.18	(210.00)	954.18	(270.00)	(1,014.18)
Total Regulatory Compliance	342.03	(30.00)	372.03	2,915.76	(210.00)	3,125.76	(270.00)	(3,185.76)
Payroll & Benefits								
5300 - Salaries	2,045.90	-	2,045.90	18,562.85	-	18,562.85	-	(18,562.85)
5335 - Payroll Taxes- Employer	121.47	-	121.47	1,981.86	-	1,981.86	-	(1,981.86)
Payroll & Benefits Total	2,167.37	-	2,167.37	20,544.71	-	20,544.71	-	(20,544.71)
Utilities								
6000 - Utilities	6,868.32	-	6,868.32	6,976.14	-	6,976.14	-	(6,976.14)
6005 - Utilities- Natural Gas	251.19	860.00	(608.81)	7,071.35	12,550.00	(5,478.65)	15,190.00	8,118.65
6023 - Utilities- Water & Sewer	4,477.08	2,762.00	1,715.08	17,688.95	18,617.00	(928.05)	21,140.00	3,451.05

Income Statement Report
Sudden Valley Community Association
Facilities

October 1, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
6033 - Utilities- Electricity	1,210.16	1,954.00	(743.84)	18,626.11	21,742.00	(3,115.89)	25,890.00	7,263.89
6035 - Utilities- Trash & Recycling Service	916.11	237.00	679.11	7,431.29	2,367.00	5,064.29	2,840.00	(4,591.29)
6050 - Utilities- Communications Service	1,267.24	1,197.00	70.24	15,190.70	11,905.00	3,285.70	14,300.00	(890.70)
Total Utilities	14,990.10	7,010.00	7,980.10	72,984.54	67,181.00	5,803.54	79,360.00	6,375.46
Maintenance & Landscaping								
6438 - Pool Management	-	-	-	393.10	-	393.10	-	(393.10)
6515 - Building R&M	805.94	542.00	263.94	25,779.82	5,417.00	20,362.82	6,500.00	(19,279.82)
6635 - Maintenance & Landscaping	(31.47)	-	(31.47)	(31.47)	-	(31.47)	-	31.47
6675 - Equipment R&M	-	-	-	146.48	-	146.48	-	(146.48)
6795 - Other Supplies	-	-	-	348.88	-	348.88	-	(348.88)
Maintenance & Landscaping Total	774.47	542.00	232.47	26,636.81	5,417.00	21,219.81	6,500.00	(20,136.81)
Contracted & Professional Services								
6402 - Building Maintenance Services	-	-	-	-	-	-	-	-
6440 - Safety & Security Services	-	105.00	(105.00)	3,217.35	1,050.00	2,167.35	1,260.00	(1,957.35)
7095 - Other Professional Services	(158.20)	-	(158.20)	(158.20)	-	(158.20)	-	158.20
Contracted & Professional Services Total	(158.20)	105.00	(263.20)	3,059.15	1,050.00	2,009.15	1,260.00	(1,799.15)
Total Facilities Expense	18,115.77	7,627.00	10,488.77	126,140.97	73,438.00	52,702.97	86,850.00	(39,290.97)
Total Facilities Income / (Loss)	(12,239.37)	(1,838.00)	(10,401.37)	(77,703.33)	(21,823.00)	(55,880.33)	(23,657.00)	54,046.33

Income Statement Report

Sudden Valley Community Association

Maintenance

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5015 - Bank Charges & Fees	0.00	0.00	0.00	6.14	0.00	6.14	0.00	(6.14)
5210 - Printing & Copying	0.00	10.00	(10.00)	0.00	100.00	(100.00)	120.00	120.00
Total Administrative	0.00	10.00	(10.00)	6.14	100.00	(93.86)	120.00	113.86
Regulatory Compliance								
6300 - Permits & Licenses	0.00	150.00	(150.00)	323.75	1,700.00	(1,376.25)	1,900.00	1,576.25
Total Regulatory Compliance	0.00	150.00	(150.00)	323.75	1,700.00	(1,376.25)	1,900.00	1,576.25
Payroll & Benefits								
5300 - Salaries	15,266.83	16,287.00	(1,020.17)	149,027.05	178,543.00	(29,515.95)	211,117.00	62,089.95
5335 - Payroll Taxes- Employer	2,017.06	2,855.00	(837.94)	21,499.54	28,546.00	(7,046.46)	34,255.00	12,755.46
5385 - Payroll Benefits - Medical	1,162.73	4,383.00	(3,220.27)	11,487.78	43,833.00	(32,345.22)	52,600.00	41,112.22
Total Payroll & Benefits	18,446.62	23,525.00	(5,078.38)	182,014.37	250,922.00	(68,907.63)	297,972.00	115,957.63
Utilities								
6005 - Utilities- Natural Gas	172.93	0.00	172.93	172.93	0.00	172.93	0.00	(172.93)
6033 - Utilities- Electricity	194.43	0.00	194.43	194.43	0.00	194.43	0.00	(194.43)
6050 - Utilities- Communications Service	316.13	120.00	196.13	1,381.13	1,200.00	181.13	1,440.00	58.87
Total Utilities	683.49	120.00	563.49	1,748.49	1,200.00	548.49	1,440.00	(308.49)
Maintenance & Landscaping								
6110 - Landscape R&M	555.49	0.00	555.49	1,213.05	2,900.00	(1,686.95)	3,000.00	1,786.95
6515 - Building R&M	(9.27)	125.00	(134.27)	(4,242.32)	1,250.00	(5,492.32)	1,500.00	5,742.32
6610 - Raw Materials	100.00	0.00	100.00	498.31	0.00	498.31	0.00	(498.31)
6621 - Raw Materials: Sand & Gravel	495.96	292.00	203.96	2,263.21	2,917.00	(653.79)	3,500.00	1,236.79
6635 - Janitorial Supplies	860.70	1,000.00	(139.30)	9,237.58	10,000.00	(762.42)	12,000.00	2,762.42
6675 - Equipment R&M	102.33	500.00	(397.67)	7,574.34	4,000.00	3,574.34	4,500.00	(3,074.34)
6765 - Small Tools & Equipment	0.00	487.00	(487.00)	2,757.42	4,875.00	(2,117.58)	5,850.00	3,092.58
6775 - Vehicle R&M	225.89	833.00	(607.11)	6,320.10	8,333.00	(2,012.90)	10,000.00	3,679.90
6785 - Vehicle Fuel	(830.90)	1,283.00	(2,113.90)	7,410.20	12,833.00	(5,422.80)	15,400.00	7,989.80

Income Statement Report

Sudden Valley Community Association

Maintenance

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6795 - Other Supplies	459.31	0.00	459.31	9,650.10	0.00	9,650.10	0.00	(9,650.10)
6796 - Other R&M	0.00	364.00	(364.00)	1,786.60	3,648.00	(1,861.40)	4,378.00	2,591.40
Total Maintenance & Landscaping	1,959.51	4,884.00	(2,924.49)	44,468.59	50,756.00	(6,287.41)	60,128.00	15,659.41
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	371.07	0.00	371.07	0.00	(371.07)
6408 - Uniform and Laundry Service	98.74	142.00	(43.26)	1,012.51	1,417.00	(404.49)	1,700.00	687.49
6440 - Safety & Security Services	72.50	292.00	(219.50)	5,645.67	2,917.00	2,728.67	3,500.00	(2,145.67)
6442 - Snow Removal Services	0.00	1,334.00	(1,334.00)	0.00	1,334.00	(1,334.00)	4,000.00	4,000.00
7095 - Other Professional Services	3,838.28	3,575.00	263.28	56,155.39	37,537.00	18,618.39	44,684.00	(11,471.39)
Total Contracted & Professional Services	4,009.52	5,343.00	(1,333.48)	63,184.64	43,205.00	19,979.64	53,884.00	(9,300.64)
Total Maintenance Expense	25,099.14	34,032.00	(8,932.86)	291,745.98	347,883.00	(56,137.02)	415,444.00	123,698.02
Total Maintenance Income / (Loss)	(25,099.14)	(34,032.00)	8,932.86	(291,745.98)	(347,883.00)	56,137.02	(415,444.00)	(123,698.02)

Income Statement Report
Sudden Valley Community Association
Golf

October 1, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	1,821.72	-	1,821.72	213,309.82	239,475.00	(26,165.18)	239,475.00	26,165.18
4151 - BD Expense- Golf	1,933.67	-	1,933.67	(2,195.43)	-	(2,195.43)	-	2,195.00
4154 - Golf Course Daily Greens Fees	15,001.28	11,000.00	4,001.28	379,295.25	369,549.00	9,746.25	379,349.00	54.00
4170 - Driving Range Fees	786.47	700.00	86.47	22,758.83	19,734.00	3,024.83	20,034.00	(2,725.00)
4174 - Golf Cart Rental	5,252.78	3,800.00	1,452.78	113,351.15	106,287.00	7,064.15	108,187.00	(5,164.00)
4176 - Golf Club Storage	-	-	-	1,361.38	1,566.00	(204.62)	1,566.00	205.00
4178 - Trail Fees	97.00	-	97.00	16,405.71	10,712.00	5,693.71	10,712.00	(5,694.00)
Total Golf Income	24,892.92	15,500.00	9,392.92	744,286.71	747,323.00	(3,036.29)	759,323.00	15,036.18
Other Income								
4870 - Member Donation Income	-	-	-	1,365.51	-	1,365.51	-	(1,366.00)
Total Other Income	-	-	-	1,365.51	-	1,365.51	-	(1,366.00)
Total Golf Income	24,892.92	15,500.00	9,392.92	745,652.22	747,323.00	(1,670.78)	759,323.00	13,670.18
Expense								
Administrative								
5107 - Advertising Costs	1,299.50	-	1,299.50	7,676.00	3,676.00	4,000.00	3,676.00	(4,000.00)
5015 - Bank Charges & Fees	1,301.08	1,400.00	(98.92)	13,797.21	12,120.00	1,677.21	12,845.00	(952.00)
5120 - Cash Over/Short	(12.40)	-	(12.40)	0.53	-	0.53	-	(1.00)
5045 - Dues & Subscriptions	909.23	935.00	(25.77)	19,989.03	19,475.00	514.03	20,845.00	856.00
5205 - Events Charges	(4,927.84)	400.00	(5,327.84)	137.22	1,600.00	(1,462.78)	1,600.00	1,463.00
5000 - General Administrative	-	-	-	835.15	-	835.15	-	(835.00)
5090 - Office Supplies	-	125.00	(125.00)	1.92	1,475.00	(1,473.08)	1,620.00	1,618.00
5210 - Printing & Copying	158.24	10.00	148.24	459.87	3,080.00	(2,620.13)	3,100.00	2,640.00
5227 - Training & Conferences	503.00	-	503.00	848.00	-	848.00	-	(848.00)
Total Administrative	(769.19)	2,870.00	(3,639.19)	43,744.93	41,426.00	2,318.93	43,686.00	(59.00)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	-	-	515.38	-	515.38	-	(515.00)
6300 - Permits & Licenses	25.00	150.00	(125.00)	50.00	450.00	(400.00)	550.00	500.00
9005 - State B&O Tax	108.14	80.00	28.14	3,503.70	3,470.00	33.70	3,530.00	26.00
Total Regulatory Compliance	133.14	230.00	(96.86)	4,069.08	3,920.00	149.08	4,080.00	11.00

Income Statement Report
Sudden Valley Community Association
Golf

October 1, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
CC&Rs/ Mandates								
5215 - Postage	1.44	60.00	(58.56)	561.11	600.00	(38.89)	720.00	159.00
CC&Rs/ Mandates Total	1.44	60.00	(58.56)	561.11	600.00	(38.89)	720.00	159.00
Payroll & Benefits								
5385 - Payroll Benefits - Medical	2,922.65	5,100.00	(2,177.35)	31,716.68	49,500.00	(17,783.32)	59,700.00	27,983.00
5335 - Payroll Taxes- Employer	3,231.45	4,103.00	(871.55)	44,159.11	46,278.00	(2,118.89)	52,978.00	8,819.00
5300 - Salaries	29,491.29	32,562.00	(3,070.71)	348,283.49	363,506.00	(15,222.51)	417,847.00	69,564.00
Total Payroll & Benefits	35,645.39	41,765.00	(6,119.61)	424,159.28	459,284.00	(35,124.72)	530,525.00	106,366.00
Insurance								
5400 - Insurance Premiums	332.85	997.00	(664.15)	3,427.76	9,970.00	(6,542.24)	13,764.00	10,336.00
Total Insurance	332.85	997.00	(664.15)	3,427.76	9,970.00	(6,542.24)	13,764.00	10,336.00
Utilities								
6050 - Utilities- Communications Service	253.38	400.00	(146.62)	3,212.70	3,930.00	(717.30)	4,700.00	1,487.00
6033 - Utilities- Electricity	1,162.53	1,600.00	(437.47)	16,286.76	20,500.00	(4,213.24)	24,000.00	7,713.00
6005 - Utilities- Natural Gas	214.84	160.00	54.84	3,256.09	3,260.00	(3.91)	4,050.00	794.00
6023 - Utilities- Water & Sewer	3,067.82	1,765.00	1,302.82	11,388.09	7,305.00	4,083.09	7,470.00	(3,918.00)
6035 - Utilities- Trash & Recycling Service	212.37	210.00	2.37	2,121.02	2,100.00	21.02	2,520.00	399.00
Total Utilities	4,910.94	4,135.00	775.94	36,264.66	37,095.00	(830.34)	42,740.00	6,475.00
Maintenance & Landscaping								
6515 - Building R&M	-	50.00	(50.00)	927.24	1,700.00	(772.76)	1,800.00	873.00
6675 - Equipment R&M	8,572.38	1,850.00	6,722.38	40,357.81	20,950.00	19,407.81	24,450.00	(15,908.00)
6555 - Equipment Rental/Repair & Maintenance	-	-	-	623.74	-	623.74	-	(624.00)
7492 - Golf Maint - Equipment Repair/Maint	(377.63)	-	(377.63)	-	-	-	-	-
6635 - Janitorial Supplies	-	-	-	37.38	125.00	(87.62)	150.00	113.00
6110 - Landscape R&M	1,229.61	150.00	1,079.61	49,814.40	6,850.00	42,964.40	7,150.00	(42,664.00)
6796 - Other R&M	-	-	-	910.71	2,000.00	(1,089.29)	2,000.00	1,089.00
6795 - Other Supplies	1,433.35	100.00	1,333.35	15,809.30	5,500.00	10,309.30	5,600.00	(10,209.00)
6610 - Raw Materials	46.10	6,800.00	(6,753.90)	20,986.95	55,900.00	(34,913.05)	61,100.00	40,113.00
6621 - Raw Materials: Sand & Gravel	8,175.14	4,000.00	4,175.14	16,366.88	17,600.00	(1,233.12)	20,300.00	3,933.00
6765 - Small Tools & Equipment	345.74	100.00	245.74	3,348.39	2,500.00	848.39	2,700.00	(648.00)
6785 - Vehicle Fuel	(1,646.09)	2,500.00	(4,146.09)	13,651.98	21,950.00	(8,298.02)	23,950.00	10,298.00
6775 - Vehicle R&M	264.66	409.00	(144.34)	3,012.24	3,500.00	(487.76)	3,900.00	888.00
Total Maintenance & Landscaping	18,043.26	15,959.00	2,084.26	165,847.02	138,575.00	27,272.02	153,100.00	(12,746.00)

Income Statement Report
Sudden Valley Community Association
Golf

October 1, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	80.00	(80.00)	3,931.36	800.00	3,131.36	960.00	(2,971.00)
6440 - Safety & Security Services	30.44	50.00	(19.56)	950.73	375.00	575.73	450.00	(501.00)
6408 - Uniform and Laundry Service	363.49	179.00	184.49	2,878.13	1,792.00	1,086.13	2,150.00	(728.00)
Total Contracted & Professional Services	393.93	309.00	84.93	7,760.22	2,967.00	4,793.22	3,560.00	(4,200.00)
Total Golf Expense	58,691.76	66,325.00	(7,633.24)	685,834.06	693,837.00	(8,002.94)	792,175.00	106,342.00
Total Golf Income / (Loss)	(33,798.84)	(50,825.00)	17,026.16	59,818.16	53,486.00	6,332.16	(32,852.00)	(92,671.82)

Income Statement Report

Sudden Valley Community Association

Marina/Parks/Beaches

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	4,385.84	10,345.00	(5,959.16)	10,345.00	5,959.16
4420 - Marina Dry Slip Income	0.00	0.00	0.00	45,260.00	29,450.00	15,810.00	29,450.00	(15,810.00)
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	66,060.00	67,388.00	(1,328.00)	67,388.00	1,328.00
4426 - BD Expense- Marina	0.00	0.00	0.00	1,191.02	0.00	1,191.02	0.00	(1,191.02)
Total Marina Income	0.00	0.00	0.00	116,896.86	107,183.00	9,713.86	107,183.00	(9,713.86)
Rental Income - Other								
4400 - Facility Rentals	0.00	0.00	0.00	200.00	0.00	200.00	0.00	(200.00)
4411 - Picnic Shelter Rentals	185.00	0.00	185.00	1,320.00	0.00	1,320.00	0.00	(1,320.00)
Total Rental Income - Other	185.00	0.00	185.00	1,520.00	0.00	1,520.00	0.00	(1,520.00)
Other Income								
4220 - Gate & Access Fees	42.00	0.00	42.00	1,872.00	0.00	1,872.00	0.00	(1,872.00)
Total Other Income	42.00	0.00	42.00	1,872.00	0.00	1,872.00	0.00	(1,872.00)
Total Marina/Parks/Beaches Income	227.00	0.00	227.00	120,288.86	107,183.00	13,105.86	107,183.00	(13,105.86)
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	1,631.05	0.00	1,631.05	0.00	(1,631.05)
9005 - State B&O Tax	3.40	0.00	3.40	1,801.30	(1,610.00)	3,411.30	(1,610.00)	(3,411.30)
Total Regulatory Compliance	3.40	0.00	3.40	3,432.35	(1,610.00)	5,042.35	(1,610.00)	(5,042.35)
Utilities								
6023 - Utilities- Water & Sewer	237.44	210.00	27.44	1,092.75	2,100.00	(1,007.25)	2,520.00	1,427.25
6033 - Utilities- Electricity	77.81	40.00	37.81	863.60	960.00	(96.40)	1,130.00	266.40
6050 - Utilities- Communications Service	141.28	110.00	31.28	1,223.18	1,020.00	203.18	1,250.00	26.82
Total Utilities	456.53	360.00	96.53	3,179.53	4,080.00	(900.47)	4,900.00	1,720.47
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	6,025.94	0.00	6,025.94	0.00	(6,025.94)

Income Statement Report
Sudden Valley Community Association
Marina/Parks/Beaches

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6515 - Building R&M	162.63	0.00	162.63	2,789.39	0.00	2,789.39	0.00	(2,789.39)
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	785.84	0.00	785.84	0.00	(785.84)
6675 - Equipment R&M	0.00	0.00	0.00	1,646.37	0.00	1,646.37	0.00	(1,646.37)
6795 - Other Supplies	0.00	0.00	0.00	1,334.29	0.00	1,334.29	0.00	(1,334.29)
6796 - Other R&M	0.00	0.00	0.00	130.07	0.00	130.07	0.00	(130.07)
Total Maintenance & Landscaping	162.63	0.00	162.63	12,711.90	0.00	12,711.90	0.00	(12,711.90)
Total Marina/Parks/Beaches Expense	622.56	360.00	262.56	19,323.78	2,470.00	16,853.78	3,290.00	(16,033.78)
Total Marina/Parks/Beaches Income / (Loss)	(395.56)	(360.00)	(35.56)	100,965.08	104,713.00	(3,747.92)	103,893.00	2,927.92

Income Statement Report

Sudden Valley Community Association

Pool/Health Club

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Rental Income - Other								
4435 - Lease Income - Health Club	0.00	0.00	0.00	(101.00)	0.00	(101.00)	0.00	101.00
Total Rental Income - Other	0.00	0.00	0.00	(101.00)	0.00	(101.00)	0.00	101.00
Other Income								
4250 - Adult Center Pool Fees	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
Total Other Income	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
Total Pool/Health Club Income	0.00	0.00	0.00	(91.00)	0.00	(91.00)	0.00	91.00
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	481.50	0.00	481.50	0.00	(481.50)
9005 - State B&O Tax	0.00	0.00	0.00	32.78	0.00	32.78	0.00	(32.78)
Total Regulatory Compliance	0.00	0.00	0.00	514.28	0.00	514.28	0.00	(514.28)
Utilities								
6005 - Utilities- Natural Gas	101.74	0.00	101.74	2,071.68	0.00	2,071.68	0.00	(2,071.68)
6023 - Utilities- Water & Sewer	0.00	0.00	0.00	2,634.63	0.00	2,634.63	0.00	(2,634.63)
6033 - Utilities- Electricity	1,645.71	0.00	1,645.71	7,275.47	0.00	7,275.47	0.00	(7,275.47)
6050 - Utilities- Communications Service	255.69	0.00	255.69	1,789.06	0.00	1,789.06	0.00	(1,789.06)
Total Utilities	2,003.14	0.00	2,003.14	13,770.84	0.00	13,770.84	0.00	(13,770.84)
Maintenance & Landscaping								
6515 - Building R&M	31.94	250.00	(218.06)	2,348.95	2,500.00	(151.05)	3,000.00	651.05
6795 - Other Supplies	0.00	0.00	0.00	605.49	0.00	605.49	0.00	(605.49)
Total Maintenance & Landscaping	31.94	250.00	(218.06)	2,954.44	2,500.00	454.44	3,000.00	45.56

Income Statement Report
Sudden Valley Community Association
Pool/Health Club

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted & Professional Services								
6438 - Pool Management	931.69	0.00	931.69	43,955.84	0.00	43,955.84	0.00	(43,955.84)
Total Contracted & Professional Services	931.69	0.00	931.69	43,955.84	0.00	43,955.84	0.00	(43,955.84)
Total Pool/Health Club Expense	2,966.77	250.00	2,716.77	61,195.40	2,500.00	58,695.40	3,000.00	(58,195.40)
Total Pool/Health Club Income / (Loss)	(2,966.77)	(250.00)	(2,716.77)	(61,286.40)	(2,500.00)	(58,786.40)	(3,000.00)	58,286.40