

Sudden Valley Community Association
Balance Sheet
December 31, 2016 and December 31, 2015

	<u>Unaudited</u>	<u>Audited</u>	<u>Inc / (Dec)</u>
	<u>Dec 31, 2016</u>	<u>Dec 31, 2015</u>	
Operations			
Current Assets			
Operating Cash	\$ 154,892	\$ 97,038	\$ 57,854
Building Completion Deposit Fund	105,000	46,500	58,500
Member Receivables	-	92	(92)
Other Receivables	11,090	3,043	8,047
Prepaid Expenses	56,866	50,009	6,857
Inventory	3,907	7,748	(3,841)
Total Current Assets	331,755	204,430	127,325
Current Liabilities			
Accounts Payable	(92,274)	(83,221)	(9,053)
Prepaid Assessments	(126,392)	(115,046)	(11,346)
Building Completion Deposits	(105,000)	(46,500)	(58,500)
Other Refundable Deposits	(6,213)	(5,663)	(550)
Prepaid Golf Memberships	(28,452)	(35,648)	7,196
Total Current Liabilities	(358,331)	(286,078)	(72,253)
Net Operating Assets	\$ (26,576)	\$ (81,648)	\$ 55,072
Capital Reserve Funds			
CRRRF Reserve Fund	1,137,789	1,175,067	(37,278)
Roads Reserve Fund	1,490,511	1,294,236	196,275
Density Reduction Fund	122,955	146,833	(23,878)
Mailbox Fund	4,854	4,422	432
Capital Reserve Holding Fund	70,522	-	70,522
Mitigation Assignment of Savings	38,079	-	38,079
Total Capital Reserve Funds	2,864,710	2,620,558	244,152
Operating Reserve Funds			
Emergency Operating Cash	351,258	350,952	306
Undesignated Reserves	164,686	60,565	104,121
Total Operating Reserves	515,944	411,517	104,427
Capital Assets			
Fixed Assets	8,705,751	8,454,573	251,178
Lots Held for Sale	241,018	248,635	(7,617)
Total Capital Assets	8,946,769	8,703,208	243,561
Long Term Liabilities			
Capital Lease	(68,538)	(98,941)	30,403
Total Long Term Liabilities	(68,538)	(98,941)	30,403
NET ASSETS	\$ 12,232,309	\$ 11,554,694	\$ 677,615
Member Equity			
Member Equity			
Current Year Net Income: Operations	\$67,900	(\$479,078)	\$546,978
Current Year Net Income: Capital	609,676	503,836	105,840
Retained Earnings	4,321,334	4,800,373	(479,039)
Capital	7,233,399	6,729,563	503,836
TOTAL MEMBER EQUITY	\$ 12,232,309	\$ 11,554,694	\$ 677,615

* 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 December 31, 2016, and December 31, 2015, the balance of receivables written off under this policy were respectively, \$1,037,729 and \$1,091,498.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED

	<u>Current Month - December 2016</u>			<u>Year to Date - 12 Months Ending 12/31/2016</u>			
	Operations Better / (Worse)		Reserves	Operations Better / (Worse)		Coll %	Reserves
	Operations	Spending Plan		Operations	Spending Plan		
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	\$ 129,800		\$ 111,171	\$ 1,524,967			\$ 1,274,102
Bad Debt Reserve	(6,002)		(7,570)	(83,044)			(58,325)
Net Current Year Assessment Income	\$ 123,798	\$ 5,611	\$ 103,601	\$ 1,441,923	\$ 64,955	94.6%	\$ 1,215,777
Bad Debt Recoveries - Prior Years*			13,191				234,569
Golf Income	6,985	(315)	-	715,295	(52,775)		-
Marina Income	-	-	-	107,378	(7,588)		-
Legal & Collections Income	-	-	1,407	-	-		61,793
Other Income	8,826	4,076	7,985	160,567	103,568		59,896
Rental Income - Other	2,093	(249)	-	44,451	16,359		-
Rental Income- Area Z	342	(925)	-	19,311	4,111		-
Investment Income	11	(49)	334	183	(537)		11,534
Total Revenue	\$ 142,055	\$ 8,149	\$ 126,518	\$ 2,489,108	\$ 128,093		\$ 1,583,569
EXPENSES							
Salaries & Benefits	\$ 162,548	\$ (18,721)	\$ -	\$ 1,234,879	\$ 22,875		\$ -
Contracted & Professional Services	7,003	622	25,208	210,845	(64,738)		100,044
CC&Rs/ Mandates	28,464	(6,939)	1,173	291,917	(8,229)		17,841
Maintenance & Landscaping	24,942	(9,370)	-	266,142	(18,526)		-
Utilities	10,346	939	-	112,129	25,911		-
Administrative	11,520	14,461	-	117,758	(6,308)		-
Regulatory Compliance	5,888	750	135	88,024	9,055		3,777
Insurance Premiums	10,399	(2,494)	-	98,556	(3,699)		-
Other Expenses	(41)	42	-	958	41		-
Capital Lease Interest Expense	-	-	278	-	-		1,757
Depreciation Expense	-	-	103,693	-	-		850,474
Total Expenses	\$ 261,069	\$ (20,710)	\$ 130,487	\$ 2,421,208	\$ (43,618)		\$ 973,893
Net Income (Loss)	\$ (119,014)	\$ (12,561)	\$ (3,969)	\$ 67,900	\$ 84,475		\$ 609,676
Net UDR Activity for Operations							
Snow Removal, ACC Staff, & GM							
Recruiting Exp	(18,811)	18,811	18,811	(48,039)	48,039		48,039
Net Income (Loss) with UDR	\$ (137,825)	\$ (31,372)	\$ 14,842	\$ 19,861	\$ 36,436		\$ 657,715

*Prior year recoveries for operations are deposited into the Undesignated Reserve Account (UDR) and reported in the Reserves column.

Sudden Valley Community Association
Reserve Cash Balance & Activity
12 Months Actual, Year Ending 12/31/2016

UNAUDITED

	CRRRF	Roads	Capital Reserve Holding Fund	Density Reduction	Mailbox	Emergency Ops	UDR	Mitigation Assignment of Savings**	Totals
Net Available Cash 12/31/2015	1,175,067	1,294,236	-	146,833	4,422	350,952	60,565	-	3,032,075
Dues Received	543,829	742,542	70,517	17	430	-	224,904		1,582,239
Storm Water Mitigation Plan Income		3,000							3,000
Investment Income	1,180	1,516	5	108	2	306	8,401	16	11,534
Sale of Assets	1,400			8,996					10,396
Legal Settlement Income	22,945						2,264		25,209
Mitigation Assignment of Savings		(7,273)		(30,790)				38,063	-
2016 Expenditures	(606,632)	(543,510)	-	(2,209)			(131,448)		(1,283,799)
Net Available Cash at 12/31/2016	1,137,789	1,490,511	70,522	122,955	4,854	351,258	164,686	38,079	3,380,654
Obligated Expenses	(527,346)	(144,809)					(55,000)	(38,079)	(765,234)
Net Usable Cash Balance 12/31/2016	610,443	1,345,702	70,522	122,955	4,854	351,258	109,686	-	2,615,420
Board Recommended Carryover Balance*	(600,000)	(500,000)							(1,100,000)
Net Usable Cash 12/31/2016, After Motions	10,443	845,702	70,522	122,955	4,854	351,258	109,686	-	1,515,420
Net Current Year Cash Increase (Decrease)	(564,624)	51,466	70,522	(23,878)	432	306	49,121	-	(416,655)

*CRRRF Board Recommended Carryover balance changes to \$600,000 on 01/01/2017 from \$750,000 and is reflected above.

**Note, when mitigation period has ended unspent funds will be returned to the source account:

Roads	\$	7,278
Density Reduction	\$	30,801

**Sudden Valley Community Association
Operations - By Department
December 1, 2016 to December 31, 2016**

Whole \$

CURRENT MONTH

UNAUDITED								
Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	\$ 853	\$ 278	\$ 22,999	\$ (11,020)	\$ 26,905	\$ (7,955)	\$ (49,051)	\$ (18,697)
Accounting	3,346	1,679	25,174	(365)	8,854	17,607	(30,682)	18,921
Administration	3,084	2,951	28,664	2,535	9,633	(4,449)	(35,213)	1,037
Common Costs	1,554	(881)	-	-	17,056	477	(15,502)	(404)
Facilities	2,459	(1,149)	4,838	1,174	5,406	6,789	(7,785)	6,814
Maintenance	-	-	34,538	(7,971)	4,343	(1,792)	(38,881)	(9,763)
Subtotal	<u>11,296</u>	<u>2,878</u>	<u>116,213</u>	<u>(15,647)</u>	<u>72,197</u>	<u>10,677</u>	<u>(177,114)</u>	<u>(2,092)</u>
Golf	6,985	(315)	46,335	(3,074)	24,154	(11,126)	(63,504)	(14,515)
Marina	(25)	(25)	-	-	780	(151)	(805)	(176)
Pools	-	-	-	-	1,389	(1,389)	(1,389)	(1,389)
Subtotal	<u>18,256</u>	<u>2,538</u>	<u>162,548</u>	<u>(18,721)</u>	<u>98,520</u>	<u>(1,989)</u>	<u>(242,812)</u>	<u>(18,172)</u>
Ops Dues Earned	129,800						129,800	
Curr Yr Bad Debts Activity	(6,002)						(6,002)	
Net Ops Dues	<u>123,798</u>	<u>5,611</u>					<u>123,798</u>	<u>5,611</u>
Net Operations	<u>\$ 142,054</u>	<u>\$ 8,149</u>	<u>\$ 162,548</u>	<u>\$ (18,721)</u>	<u>\$ 98,520</u>	<u>\$ (1,989)</u>	<u>\$ (119,014)</u>	<u>\$ (12,561)</u>

* Excludes Depreciation

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

**Sudden Valley Community Association
Operations - By Department
December 1, 2016 to December 31, 2016**

Whole \$

YEAR TO DATE								
<u>UNAUDITED</u>								
<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	\$ 57,588	\$ 50,688	\$ 69,077	\$ 505	\$ 270,603	\$ (27,067)	\$ (282,092)	\$ 24,126
Accounting	40,660	20,660	187,291	34,241	82,628	(8,583)	(229,259)	46,318
Administration	10,203	8,603	271,922	(9,988)	132,710	(29,745)	(394,429)	(31,130)
Common Costs	46,524	17,304	-	-	233,945	10,956	(187,421)	28,260
Facilities	60,922	17,630	41,821	12,451	123,810	27,753	(104,709)	57,834
Maintenance	1,248	1,248	194,724	(26,651)	57,647	(21,802)	(251,123)	(47,205)
Subtotal	<u>217,145</u>	<u>116,133</u>	<u>764,835</u>	<u>10,558</u>	<u>901,343</u>	<u>(48,488)</u>	<u>(1,449,033)</u>	<u>78,203</u>
Golf	715,295	(52,775)	470,044	12,317	261,879	(2,556)	(16,628)	(43,014)
Marina	112,200	(2,766)	-	-	10,726	(3,067)	101,474	(5,833)
Pools	2,546	2,546	-	-	12,382	(12,382)	(9,836)	(9,836)
Subtotal	<u>1,047,186</u>	<u>63,138</u>	<u>1,234,879</u>	<u>22,875</u>	<u>1,186,330</u>	<u>(66,493)</u>	<u>(1,374,023)</u>	<u>19,520</u>
Ops Dues Earned	1,524,967						1,524,967	
Curr Yr Bad Debts Activity	(83,044)						(83,044)	
Net Ops Dues	<u>1,441,923</u>	<u>64,955</u>					<u>1,441,923</u>	<u>64,955</u>
Net Operations	<u>\$ 2,489,109</u>	<u>\$ 128,093</u>	<u>\$ 1,234,879</u>	<u>\$ 22,875</u>	<u>\$ 1,186,330</u>	<u>\$ (66,493)</u>	<u>\$ 67,900</u>	<u>\$ 84,475</u>
Net UDR Activity for Operations								
Snow Removal, ACC Staff, & GM Recruiting Exp	-	-	-	-	48,039	(48,039)	(48,039)	(48,039)
Net Operations with UDR	<u>\$ 2,489,109</u>	<u>\$ 128,093</u>	<u>\$ 1,234,879</u>	<u>\$ 22,875</u>	<u>\$ 1,234,369</u>	<u>\$ (114,532)</u>	<u>\$ 19,861</u>	<u>\$ 36,436</u>

* Excludes Depreciation

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

**Sudden Valley Community Association
Operations Income Statement
December 1, 2016 to December 31, 2016**

UNAUDITED

	2016 December Actuals	2016 MTD B / (W) Spending Plan	2016 YTD (12 Months) Actuals	2016 YTD B / (W) Spending Plan
REVENUE				
Dues and Assessment Income- Ops	\$ 123,797	\$ 5,611	\$ 1,441,923	\$ 64,955
Golf Income	6,985	(315)	715,295	(52,775)
Marina Income	-	-	107,378	(7,588)
Rental Income - Area Z	342	(925)	19,311	4,111
Rental Income - Other**	2,093	(249)	44,451	16,359
Other AR Income**	6,598	1,981	76,778	21,378
Other Income**	2,228	2,095	83,790	82,190
Investment Income	11	(49)	183	(537)
Total Revenue	\$ 142,054	\$ 8,149	\$ 2,489,109	\$ 128,093
EXPENSES				
Salaries & Benefits				
Golf	\$ 46,335	\$ (3,074)	\$ 470,044	\$ 12,317
Administration	28,664	2,535	271,922	(9,988)
Accounting	25,174	(365)	187,291	34,241
Maintenance	34,538	(7,971)	194,724	(26,651)
ACC / Security	22,999	(11,020)	69,077	505
Facilities	4,838	1,174	41,821	12,451
Total Salaries & Benefits	\$ 162,548	\$ (18,721)	\$ 1,234,879	\$ 22,875
Other Expenses				
Administrative				
General Administrative	\$ 2,445	\$ (2,403)	\$ 2,977	\$ (577)
Bank Charges & Fees	955	(330)	20,042	(2,997)
Dues & Subscriptions	485	(183)	20,050	(1,980)
Office Supplies	1,105	210	23,225	(7,445)
GM Discretionary Funds	18	232	3,653	(653)
Advertising Costs	263	(263)	13,127	(727)
Cash Over/Short	446	(446)	530	(530)
Currency Gain/Loss	-	-	870	(870)
Events Charges	602	(602)	2,802	(2,802)
Printing & Copying	3,327	19,361	13,748	18,692
Training & Conferences	1,877	(1,569)	8,427	(3,527)
Payroll Service Fees	551	(100)	8,307	(2,892)
Cashiering Clearing Account	(554)	554	-	-
Total Administrative	\$ 11,520	\$ 14,461	\$ 117,758	\$ (6,308)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	\$ 3,975	\$ (2,004)	\$ 15,349	\$ 487
Permits & Licenses	66	1,434	3,271	1,698
Audit & Tax Services	1,250	1,417	28,250	3,750
Regulatory Compliance	211	6	2,633	540
Federal Income Tax	-	-	-	-
State B&O Tax	376	(93)	8,907	(2,306)
Property/Real Estate Tax	10	(10)	29,614	4,886
Total Regulator Compliance	\$ 5,888	\$ 750	\$ 88,024	\$ 9,055
CC&Rs/ Mandates				
Annual General Meeting	\$ -	\$ -	\$ 16,483	\$ (4,283)
Special General Meeting	-	-	12,082	1
Board Support	26	141	2,782	(782)
Collection Charges	-	-	-	-
Transfer Fees	73	(40)	73	327
Lien Charges	-	-	-	-
Web Site Maintenance	361	(312)	4,870	(4,330)
Postage	2,074	(1,583)	5,368	(603)
Postage- Views	970	30	15,519	(3,519)
Newsletter Services	4,020	763	46,201	11,199
Professional Security Services	20,940	(5,938)	188,539	(6,239)
Total CC&Rs/ Mandates	\$ 28,464	\$ (6,939)	\$ 291,917	\$ (8,229)

UNAUDITED

	<u>2016 December Actuals</u>	<u>2016 MTD B / (W) Spending Plan</u>	<u>2016 YTD (12 Months) Actuals</u>	<u>2016 YTD B / (W) Spending Plan</u>
Insurance Premiums	\$ 10,399	\$ (2,494)	\$ 98,556	\$ (3,699)
Utilities				
Utilities	\$ 3,950	\$ (3,950)	\$ -	\$ -
Utilities- Natural Gas	60	1,040	9,005	98
Utilities- Water & Sewer	366	2,278	24,704	7,039
Utilities- Electricity	2,182	2,044	39,121	18,300
Utilities- Trash & Recycling Service	1,134	(107)	10,841	1,480
Utilities- Communications Service	2,654	(366)	28,458	(1,006)
Total Utilities	<u>\$ 10,346</u>	<u>\$ 939</u>	<u>\$ 112,129</u>	<u>\$ 25,911</u>
Maintenance & Landscaping				
Landscape R&M	\$ 345	\$ 655	\$ 44,594	\$ (18,294)
Building R&M	2,155	1,915	32,496	18,480
Raw Materials	3,382	(2,682)	23,146	(1,796)
Raw Materials: Sand & Gravel	9,281	(9,281)	24,756	(9,456)
Janitorial Supplies	667	186	10,477	(237)
Equipment R&M	3,051	1,932	49,261	(4,461)
Small Tools & Equipment	1,575	(1,475)	8,208	(3,108)
Vehicle R&M	1,632	(643)	15,728	(2,878)
Vehicle Fuel	1,525	142	29,967	7,133
Other Supplies	466	444	20,844	(1,844)
Other R&M	863	(563)	6,665	(2,065)
Total Maintenance & Landscaping	<u>\$ 24,942</u>	<u>\$ (9,370)</u>	<u>\$ 266,142</u>	<u>\$ (18,526)</u>
Contracted & Professional Services				
Equipment Lease & Rental	\$ 520	\$ (84)	\$ 9,018	\$ 2,102
IT Support and Services	3,444	(937)	38,895	(1,295)
Uniform and Laundry Service	454	(89)	5,034	221
Pool Management	(1,929)	1,929	11,600	(11,600)
Safety & Security Services	1,665	(1,515)	17,360	(4,248)
Snow Removal Services <i>(see UDR Activity)</i>	-	-	-	-
Storm Response Tree Removal	-	-	3,906	3,894
ACC Consultant	100	(100)	32,250	(32,250)
Legal Services	2,532	1,635	46,829	3,171
Other Professional Services	217	(217)	45,953	(24,733)
Total Contracted & Professional Services	<u>\$ 7,003</u>	<u>\$ 622</u>	<u>\$ 210,845</u>	<u>\$ (64,738)</u>
Other Expenses				
Vandalism	(42)	42	959	41
Total Other Expenses	<u>\$ (42)</u>	<u>\$ 42</u>	<u>\$ 959</u>	<u>\$ 41</u>
Total Other Expenses	<u>\$ 98,520</u>	<u>\$ (1,989)</u>	<u>\$ 1,186,330</u>	<u>\$ (66,493)</u>
Total Operations Expenses	<u>\$ 261,068</u>	<u>\$ (20,710)</u>	<u>\$ 2,421,209</u>	<u>\$ (43,618)</u>
Net Operations Income (Loss)	<u>\$ (119,014)</u>	<u>\$ (12,561)</u>	<u>\$ 67,900</u>	<u>\$ 84,475</u>
Net UDR Activity for Operations				
Snow Removal, ACC Staff, & GM Recruiting Expenses	<u>\$ (18,811)</u>	<u>\$ 18,811</u>	<u>\$ (48,039)</u>	<u>\$ 48,039</u>
Net Operations Income (Loss) with UDR	<u>\$ (137,825)</u>	<u>\$ (31,372)</u>	<u>\$ 19,861</u>	<u>\$ 36,436</u>

*** Excludes Depreciation**

**Rental Income - Other includes \$25,656 from rental of El Agave II, balance is facility rentals, Barn 8, and Library rental income.

Other A/R Income includes \$39,375 in Ops Title Transfer Fees and \$32,646 in Advertising Income; together a net \$23,521 better than budget.

Other Income includes \$51,246 in New Home Construction Fees, net to SVCA was \$18,996 after ACC Consultant charge.

Income Statement Report

Sudden Valley Community Association

Common Costs

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2017 Ops	(6,002.48)	(13,134.00)	7,131.52	(83,044.12)	(152,998.00)	69,953.88	(152,998.00)	(69,953.88)
Total Dues and Assessment Income- Ops	(6,002.48)	(13,134.00)	7,131.52	(83,044.12)	(152,998.00)	69,953.88	(152,998.00)	(69,953.88)
Dues and Assessments Income- UDR								
4002 - Member Assessments 2016	129,799.56	131,320.00	(1,520.44)	1,524,967.15	1,529,966.00	(4,998.85)	1,529,966.00	4,998.85
Total Dues and Assessments Income- UDR	129,799.56	131,320.00	(1,520.44)	1,524,967.15	1,529,966.00	(4,998.85)	1,529,966.00	4,998.85
Other AR Income								
4830 - Advertising Income	2,365.00	2,375.00	(10.00)	32,646.45	28,500.00	4,146.45	28,500.00	(4,146.45)
4831 - BD Expense- Views Ads	(913.00)	0.00	(913.00)	(436.50)	0.00	(436.50)	0.00	436.50
4842 - Member Donation Income Monthly	91.80	0.00	91.80	489.60	0.00	489.60	0.00	(489.60)
Total Other AR Income	1,543.80	2,375.00	(831.20)	32,699.55	28,500.00	4,199.55	28,500.00	(4,199.55)
Other Income								
4610 - Timber Income	0.00	0.00	0.00	6,723.40	0.00	6,723.40	0.00	(6,723.40)
4840 - Non-Taxable Income	0.00	0.00	0.00	6,917.99	0.00	6,917.99	0.00	(6,917.99)
Total Other Income	0.00	0.00	0.00	13,641.39	0.00	13,641.39	0.00	(13,641.39)
Investment Income								
4900 - Interest Earned - Operating Accounts	10.52	60.00	(49.48)	182.86	720.00	(537.14)	720.00	537.14
Total Investment Income	10.52	60.00	(49.48)	182.86	720.00	(537.14)	720.00	537.14
Total Common Costs Income	125,351.40	120,621.00	4,730.40	1,488,446.83	1,406,188.00	82,258.83	1,406,188.00	(82,258.83)
<u>Expense</u>								
Administrative								
4999 - Cashiering Clearing Account	(553.61)	0.00	(553.61)	0.00	0.00	0.00	0.00	0.00
5015 - Bank Charges & Fees	0.00	0.00	0.00	220.37	0.00	220.37	0.00	(220.37)
5120 - Cash Over/Short	0.00	0.00	0.00	2.06	0.00	2.06	0.00	(2.06)
5121 - Currency Gain/Loss	0.00	0.00	0.00	870.01	0.00	870.01	0.00	(870.01)
Total Administrative	(553.61)	0.00	(553.61)	1,092.44	0.00	1,092.44	0.00	(1,092.44)

Income Statement Report

Sudden Valley Community Association

Common Costs

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Regulatory Compliance								
9005 - State B&O Tax	12.16	11.00	1.16	184.04	138.00	46.04	138.00	(46.04)
9015 - Property/Real Estate Tax	10.00	0.00	10.00	29,613.59	34,500.00	(4,886.41)	34,500.00	4,886.41
Total Regulatory Compliance	22.16	11.00	11.16	29,797.63	34,638.00	(4,840.37)	34,638.00	4,840.37
CC&Rs/ Mandates								
5216 - Postage- Views	969.97	1,000.00	(30.03)	15,519.34	12,000.00	3,519.34	12,000.00	(3,519.34)
5225 - Newsletter Services	4,020.00	4,783.00	(763.00)	46,200.83	57,400.00	(11,199.17)	57,400.00	11,199.17
Total CC&Rs/ Mandates	4,989.97	5,783.00	(793.03)	61,720.17	69,400.00	(7,679.83)	69,400.00	7,679.83
Insurance								
5400 - Insurance Premiums	10,066.30	7,572.00	2,494.30	94,505.70	90,863.00	3,642.70	90,863.00	(3,642.70)
Total Insurance	10,066.30	7,572.00	2,494.30	94,505.70	90,863.00	3,642.70	90,863.00	(3,642.70)
Contracted & Professional Services								
7020 - Legal Services	2,531.67	4,167.00	(1,635.33)	46,828.78	50,000.00	(3,171.22)	50,000.00	3,171.22
Total Contracted & Professional Services	2,531.67	4,167.00	(1,635.33)	46,828.78	50,000.00	(3,171.22)	50,000.00	3,171.22
Total Common Costs Expense	17,056.49	17,533.00	(476.51)	233,944.72	244,901.00	(10,956.28)	244,901.00	10,956.28
Total Common Costs Income / (Loss)	108,294.91	103,088.00	5,206.91	1,254,502.11	1,161,287.00	93,215.11	1,161,287.00	(93,215.11)

Income Statement Report

Sudden Valley Community Association

ACC / Security

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4805 - Compliance Fees & Fines - ACC	0.00	242.00	(242.00)	4,812.00	2,900.00	1,912.00	2,900.00	(1,912.00)
4810 - Compliance Fines - SEC	(273.00)	333.00	(606.00)	(350.00)	4,000.00	(4,350.00)	4,000.00	4,350.00
4811 - BD Expense- Sec Fines	1,126.19	0.00	1,126.19	724.91	0.00	724.91	0.00	(724.91)
Total Other AR Income	853.19	575.00	278.19	5,186.91	6,900.00	(1,713.09)	6,900.00	1,713.09
Other Income								
4295 - Security House Checks	0.00	0.00	0.00	1,155.00	0.00	1,155.00	0.00	(1,155.00)
4350 - New Home Construction Fee	0.00	0.00	0.00	51,246.00	0.00	51,246.00	0.00	(51,246.00)
Total Other Income	0.00	0.00	0.00	52,401.00	0.00	52,401.00	0.00	(52,401.00)
Total ACC / Security Income	853.19	575.00	278.19	57,587.91	6,900.00	50,687.91	6,900.00	(50,687.91)
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	3,975.15	1,671.00	2,304.15	15,349.10	14,536.00	813.10	14,536.00	(813.10)
6300 - Permits & Licenses	0.00	1,500.00	(1,500.00)	107.50	1,714.00	(1,606.50)	1,714.00	1,606.50
9005 - State B&O Tax	0.00	9.00	(9.00)	894.55	104.00	790.55	104.00	(790.55)
Total Regulatory Compliance	3,975.15	3,180.00	795.15	16,351.15	16,354.00	(2.85)	16,354.00	2.85
CC&Rs/ Mandates								
5215 - Postage	6.05	0.00	6.05	21.69	0.00	21.69	0.00	(21.69)
7097 - Professional Security Services	20,940.35	15,002.00	5,938.35	188,539.37	182,300.00	6,239.37	182,300.00	(6,239.37)
Total CC&Rs/ Mandates	20,946.40	15,002.00	5,944.40	188,561.06	182,300.00	6,261.06	182,300.00	(6,261.06)
Payroll & Benefits								
5300 - Salaries	20,101.47	10,131.00	9,970.47	62,138.71	57,113.00	5,025.71	57,113.00	(5,025.71)
5335 - Payroll Taxes- Employer	1,953.95	1,018.00	935.95	5,925.36	6,244.00	(318.64)	6,244.00	318.64
5385 - Payroll Benefits - Medical	943.32	830.00	113.32	1,012.83	6,225.00	(5,212.17)	6,225.00	5,212.17
Total Payroll & Benefits	22,998.74	11,979.00	11,019.74	69,076.90	69,582.00	(505.10)	69,582.00	505.10

Income Statement Report
Sudden Valley Community Association
ACC / Security

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
6050 - Utilities- Communications Service	170.17	60.00	110.17	1,650.06	720.00	930.06	720.00	(930.06)
Total Utilities	170.17	60.00	110.17	1,700.06	720.00	980.06	720.00	(980.06)
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	0.00	0.00	118.39	0.00	118.39	0.00	(118.39)
6765 - Small Tools & Equipment	0.00	0.00	0.00	268.91	0.00	268.91	0.00	(268.91)
6775 - Vehicle R&M	1,122.09	81.00	1,041.09	2,970.18	2,150.00	820.18	2,150.00	(820.18)
6785 - Vehicle Fuel	567.39	467.00	100.39	4,397.96	5,600.00	(1,202.04)	5,600.00	1,202.04
6795 - Other Supplies	0.00	160.00	(160.00)	341.27	1,200.00	(858.73)	1,200.00	858.73
Total Maintenance & Landscaping	1,689.48	708.00	981.48	8,096.71	8,950.00	(853.29)	8,950.00	853.29
Contracted & Professional Services								
6408 - Uniform and Laundry Service	0.00	0.00	0.00	55.42	0.00	55.42	0.00	(55.42)
6440 - Safety & Security Services	65.22	0.00	65.22	13,090.56	10,712.00	2,378.56	10,712.00	(2,378.56)
6450 - Storm Response Tree Removal	0.00	0.00	0.00	3,906.00	7,800.00	(3,894.00)	7,800.00	3,894.00
6460 - ACC Consultant	100.00	0.00	100.00	32,250.00	0.00	32,250.00	0.00	(32,250.00)
7095 - Other Professional Services	0.00	0.00	0.00	5,633.94	15,700.00	(10,066.06)	15,700.00	10,066.06
Total Contracted & Professional Services	165.22	0.00	165.22	54,935.92	34,212.00	20,723.92	34,212.00	(20,723.92)
Other Expenses								
9120 - Vandalism	(41.76)	0.00	(41.76)	958.55	1,000.00	(41.45)	1,000.00	41.45
Total Other Expenses	(41.76)	0.00	(41.76)	958.55	1,000.00	(41.45)	1,000.00	41.45
Total ACC / Security Expense	49,903.40	30,929.00	18,974.40	339,680.35	313,118.00	26,562.35	313,118.00	(26,562.35)
Total ACC / Security Income / (Loss)	(49,050.21)	(30,354.00)	(18,696.21)	(282,092.44)	(306,218.00)	24,125.56	(306,218.00)	(24,125.56)

Income Statement Report

Sudden Valley Community Association

Accounting

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4240 - Title & Recording Fees	3,125.00	1,667.00	1,458.00	39,375.00	20,000.00	19,375.00	20,000.00	(19,375.00)
4241 - BD Expense- Title Fees	77.59	0.00	77.59	25.00	0.00	25.00	0.00	(25.00)
4705 - NSF Service Fees	206.00	0.00	206.00	1,379.00	0.00	1,379.00	0.00	(1,379.00)
4706 - BD Expense- NSF Fees	(64.00)	0.00	(64.00)	(120.00)	0.00	(120.00)	0.00	120.00
Total Other AR Income	3,344.59	1,667.00	1,677.59	40,659.00	20,000.00	20,659.00	20,000.00	(20,659.00)
Other Income								
4835 - Miscellaneous Income	0.00	0.00	0.00	0.18	0.00	0.18	0.00	(0.18)
Total Other Income	0.00	0.00	0.00	0.18	0.00	0.18	0.00	(0.18)
Total Accounting Income	3,344.59	1,667.00	1,677.59	40,659.18	20,000.00	20,659.18	20,000.00	(20,659.18)
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	209.95	17.00	192.95	2,418.99	200.00	2,218.99	200.00	(2,218.99)
5120 - Cash Over/Short	280.56	0.00	280.56	507.32	0.00	507.32	0.00	(507.32)
5210 - Printing & Copying	2,884.50	22,325.00	(19,440.50)	4,254.77	24,380.00	(20,125.23)	24,380.00	20,125.23
5399 - Payroll Service Fees	1,102.59	451.00	651.59	8,307.40	5,415.00	2,892.40	5,415.00	(2,892.40)
Total Administrative	4,477.60	22,793.00	(18,315.40)	15,488.48	29,995.00	(14,506.52)	29,995.00	14,506.52
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	11.00	30.00	(19.00)	30.00	19.00
7000 - Audit & Tax Services	1,250.00	2,667.00	(1,417.00)	28,250.00	32,000.00	(3,750.00)	32,000.00	3,750.00
9005 - State B&O Tax	280.29	25.00	255.29	1,670.02	300.00	1,370.02	300.00	(1,370.02)
Total Regulatory Compliance	1,530.29	2,692.00	(1,161.71)	29,931.02	32,330.00	(2,398.98)	32,330.00	2,398.98
CC&Rs/ Mandates								
5040 - Transfer Fees	73.00	33.00	40.00	73.00	400.00	(327.00)	400.00	327.00
5215 - Postage	1,934.13	133.00	1,801.13	3,736.27	1,600.00	2,136.27	1,600.00	(2,136.27)
Total CC&Rs/ Mandates	2,007.13	166.00	1,841.13	3,809.27	2,000.00	1,809.27	2,000.00	(1,809.27)

Income Statement Report
Sudden Valley Community Association
Accounting

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5300 - Salaries	21,937.09	20,589.00	1,348.09	162,239.74	178,440.00	(16,200.26)	178,440.00	16,200.26
5335 - Payroll Taxes- Employer	1,878.23	2,265.00	(386.77)	12,040.28	19,632.00	(7,591.72)	19,632.00	7,591.72
5385 - Payroll Benefits - Medical	1,358.68	1,955.00	(596.32)	13,011.16	23,460.00	(10,448.84)	23,460.00	10,448.84
Total Payroll & Benefits	25,174.00	24,809.00	365.00	187,291.18	221,532.00	(34,240.82)	221,532.00	34,240.82
Utilities								
6050 - Utilities- Communications Service	90.00	60.00	30.00	690.00	720.00	(30.00)	720.00	30.00
Total Utilities	90.00	60.00	30.00	690.00	720.00	(30.00)	720.00	30.00
Contracted & Professional Services								
5125 - IT Support and Services	750.00	750.00	0.00	9,349.00	9,000.00	349.00	9,000.00	(349.00)
7095 - Other Professional Services	0.00	0.00	0.00	23,359.62	0.00	23,359.62	0.00	(23,359.62)
Total Contracted & Professional Services	750.00	750.00	0.00	32,708.62	9,000.00	23,708.62	9,000.00	(23,708.62)
Total Accounting Expense	34,029.02	51,270.00	(17,240.98)	269,918.57	295,577.00	(25,658.43)	295,577.00	25,658.43
Total Accounting Income / (Loss)	(30,684.43)	(49,603.00)	18,918.57	(229,259.39)	(275,577.00)	46,317.61	(275,577.00)	(46,317.61)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4806 - BD Expense- ACC Fines	856.06	0.00	856.06	(1,767.60)	0.00	(1,767.60)	0.00	1,767.60
Total Other AR Income	856.06	0.00	856.06	(1,767.60)	0.00	(1,767.60)	0.00	1,767.60
Other Income								
4220 - Gate & Access Fees	0.00	8.00	(8.00)	0.00	100.00	(100.00)	100.00	100.00
4235 - Trash Compactor Service	0.00	0.00	0.00	698.99	0.00	698.99	0.00	(698.99)
4245 - Photocopy Income	16.00	0.00	16.00	171.80	0.00	171.80	0.00	(171.80)
4255 - Maps and Signs	59.90	125.00	(65.10)	1,919.14	1,500.00	419.14	1,500.00	(419.14)
4835 - Miscellaneous Income	(15.00)	0.00	(15.00)	720.54	0.00	720.54	0.00	(720.54)
4840 - Non-Taxable Income	894.01	0.00	894.01	1,029.02	0.00	1,029.02	0.00	(1,029.02)
4870 - Member Donation Income	1,273.20	0.00	1,273.20	7,431.20	0.00	7,431.20	0.00	(7,431.20)
Total Other Income	2,228.11	133.00	2,095.11	11,970.69	1,600.00	10,370.69	1,600.00	(10,370.69)
Total SVCA Operations- Admin Income	3,084.17	133.00	2,951.17	10,203.09	1,600.00	8,603.09	1,600.00	(8,603.09)
<u>Expense</u>								
Administrative								
5000 - General Administrative	2,445.35	42.00	2,403.35	2,456.35	500.00	1,956.35	500.00	(1,956.35)
5015 - Bank Charges & Fees	96.29	333.00	(236.71)	3,354.64	4,000.00	(645.36)	4,000.00	645.36
5045 - Dues & Subscriptions	175.40	67.00	108.40	2,076.50	800.00	1,276.50	800.00	(1,276.50)
5090 - Office Supplies	1,183.65	1,290.00	(106.35)	22,926.78	15,480.00	7,446.78	15,480.00	(7,446.78)
5100 - GM Discretionary Funds	18.21	250.00	(231.79)	3,653.24	3,000.00	653.24	3,000.00	(653.24)
5107 - Advertising Costs	0.00	0.00	0.00	5,400.00	5,400.00	0.00	5,400.00	0.00
5120 - Cash Over/Short	0.00	0.00	0.00	(10.65)	0.00	(10.65)	0.00	10.65
5205 - Events Charges	602.06	0.00	602.06	2,723.82	0.00	2,723.82	0.00	(2,723.82)
5210 - Printing & Copying	442.61	363.00	79.61	7,136.84	5,080.00	2,056.84	5,080.00	(2,056.84)
5227 - Training & Conferences	1,477.39	208.00	1,269.39	6,234.40	2,500.00	3,734.40	2,500.00	(3,734.40)
5399 - Payroll Service Fees	(552.00)	0.00	(552.00)	0.00	0.00	0.00	0.00	0.00
Total Administrative	5,888.96	2,553.00	3,335.96	55,951.92	36,760.00	19,191.92	36,760.00	(19,191.92)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	132.50	100.00	32.50	100.00	(32.50)
9005 - State B&O Tax	0.52	2.00	(1.48)	92.77	22.00	70.77	22.00	(70.77)
Total Regulatory Compliance	0.52	2.00	(1.48)	225.27	122.00	103.27	122.00	(103.27)
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	16,483.02	12,200.00	4,283.02	12,200.00	(4,283.02)
5007 - Special General Meeting	0.00	0.00	0.00	12,082.33	12,083.00	(0.67)	12,083.00	0.67
5020 - Board Support	26.04	167.00	(140.96)	2,781.94	2,000.00	781.94	2,000.00	(781.94)
5115 - Web Site Maintenance	360.56	49.00	311.56	4,837.51	540.00	4,297.51	540.00	(4,297.51)
5215 - Postage	29.70	183.00	(153.30)	928.78	2,200.00	(1,271.22)	2,200.00	1,271.22
Total CC&Rs/ Mandates	416.30	399.00	17.30	37,113.58	29,023.00	8,090.58	29,023.00	(8,090.58)
Payroll & Benefits								
5300 - Salaries	26,530.23	27,208.00	(677.77)	241,170.18	225,376.00	15,794.18	225,376.00	(15,794.18)
5335 - Payroll Taxes- Employer	2,117.83	3,013.00	(895.17)	21,609.10	24,822.00	(3,212.90)	24,822.00	3,212.90
5385 - Payroll Benefits - Medical	16.43	978.00	(961.57)	9,142.45	11,736.00	(2,593.55)	11,736.00	2,593.55
Total Payroll & Benefits	28,664.49	31,199.00	(2,534.51)	271,921.73	261,934.00	9,987.73	261,934.00	(9,987.73)
Insurance								
5400 - Insurance Premiums	0.00	0.00	0.00	55.90	0.00	55.90	0.00	(55.90)
Total Insurance	0.00	0.00	0.00	55.90	0.00	55.90	0.00	(55.90)
Utilities								
6035 - Utilities- Trash & Recycling Service	(45.00)	0.00	(45.00)	0.00	0.00	0.00	0.00	0.00
6050 - Utilities- Communications Service	180.00	120.00	60.00	1,380.00	1,440.00	(60.00)	1,440.00	60.00
Total Utilities	135.00	120.00	15.00	1,380.00	1,440.00	(60.00)	1,440.00	60.00
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	0.00	0.00	1,745.00	0.00	1,745.00	0.00	(1,745.00)
6775 - Vehicle R&M	0.00	100.00	(100.00)	179.96	1,200.00	(1,020.04)	1,200.00	1,020.04

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Maintenance & Landscaping								
6785 - Vehicle Fuel	0.00	0.00	0.00	222.23	600.00	(377.77)	600.00	377.77
Total Maintenance & Landscaping	0.00	100.00	(100.00)	2,147.19	1,800.00	347.19	1,800.00	(347.19)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	497.87	253.00	244.87	6,289.19	5,220.00	1,069.19	5,220.00	(1,069.19)
5125 - IT Support and Services	2,693.95	1,757.00	936.95	29,546.46	28,600.00	946.46	28,600.00	(946.46)
Total Contracted & Professional Services	3,191.82	2,010.00	1,181.82	35,835.65	33,820.00	2,015.65	33,820.00	(2,015.65)
Total SVCA Operations- Admin Expense	38,297.09	36,383.00	1,914.09	404,631.24	364,899.00	39,732.24	364,899.00	(39,732.24)
Total SVCA Operations- Admin Income / (L)	(35,212.92)	(36,250.00)	1,037.08	(394,428.15)	(363,299.00)	(31,129.15)	(363,299.00)	31,129.15

Income Statement Report

Sudden Valley Community Association Facilities

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Rental Income								
4410 - Area Z Storage Rental Income	(612.50)	1,267.00	(1,879.50)	19,911.70	15,200.00	4,711.70	15,200.00	(4,711.70)
4412 - BD Expense- Area Z	954.37	0.00	954.37	(601.06)	0.00	(601.06)	0.00	601.06
Total Rental Income	341.87	1,267.00	(925.13)	19,310.64	15,200.00	4,110.64	15,200.00	(4,110.64)
Rental Income - Other								
4400 - Facility Rentals	(1,050.00)	0.00	(1,050.00)	4,278.00	0.00	4,278.00	0.00	(4,278.00)
4430 - Lease Income - Restaurant	2,186.00	2,060.00	126.00	25,656.00	24,720.00	936.00	24,720.00	(936.00)
4435 - Lease Income - Barn 8	700.50	0.00	700.50	8,305.00	0.00	8,305.00	0.00	(8,305.00)
4439 - Lease Income- Library	281.00	281.00	0.00	3,372.00	3,372.00	0.00	3,372.00	0.00
Total Rental Income - Other	2,117.50	2,341.00	(223.50)	41,611.00	28,092.00	13,519.00	28,092.00	(13,519.00)
Total Facilities Income	2,459.37	3,608.00	(1,148.63)	60,921.64	43,292.00	17,629.64	43,292.00	(17,629.64)
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	901.10	0.00	901.10	0.00	(901.10)
7110 - Regulatory Compliance	73.42	69.00	4.42	888.38	1,394.00	(505.62)	1,394.00	505.62
9005 - State B&O Tax	48.46	56.00	(7.54)	965.23	675.00	290.23	675.00	(290.23)
Total Regulatory Compliance	121.88	125.00	(3.12)	2,754.71	2,069.00	685.71	2,069.00	(685.71)
Payroll & Benefits								
5300 - Salaries	4,202.34	4,673.00	(470.66)	36,344.68	40,500.00	(4,155.32)	40,500.00	4,155.32
5335 - Payroll Taxes- Employer	540.18	687.00	(146.82)	4,406.70	5,952.00	(1,545.30)	5,952.00	1,545.30
5385 - Payroll Benefits - Medical	95.92	652.00	(556.08)	1,069.90	7,820.00	(6,750.10)	7,820.00	6,750.10
Total Payroll & Benefits	4,838.44	6,012.00	(1,173.56)	41,821.28	54,272.00	(12,450.72)	54,272.00	12,450.72
Utilities								
6000 - Utilities	1,466.74	0.00	1,466.74	0.00	0.00	0.00	0.00	0.00
6005 - Utilities- Natural Gas	(207.04)	576.00	(783.04)	5,737.74	5,103.00	634.74	5,103.00	(634.74)
6023 - Utilities- Water & Sewer	(1,532.81)	1,392.00	(2,924.81)	12,219.60	16,705.00	(4,485.40)	16,705.00	4,485.40

Income Statement Report

Sudden Valley Community Association Facilities

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6033 - Utilities- Electricity	(44.88)	2,955.00	(2,999.88)	19,248.86	35,462.00	(16,213.14)	35,462.00	16,213.14
6035 - Utilities- Trash & Recycling Service	966.89	808.00	158.89	9,450.55	9,696.00	(245.45)	9,696.00	245.45
6050 - Utilities- Communications Service	1,396.33	1,436.00	(39.67)	15,316.60	17,232.00	(1,915.40)	17,232.00	1,915.40
Total Utilities	2,045.23	7,167.00	(5,121.77)	61,973.35	84,198.00	(22,224.65)	84,198.00	22,224.65
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	6,689.39	0.00	6,689.39	0.00	(6,689.39)
6515 - Building R&M	2,007.36	4,070.00	(2,062.64)	30,121.86	50,976.00	(20,854.14)	50,976.00	20,854.14
6635 - Janitorial Supplies	514.94	833.00	(318.06)	9,358.12	10,000.00	(641.88)	10,000.00	641.88
6795 - Other Supplies	0.00	0.00	0.00	35.88	0.00	35.88	0.00	(35.88)
Total Maintenance & Landscaping	2,522.30	4,903.00	(2,380.70)	46,205.25	60,976.00	(14,770.75)	60,976.00	14,770.75
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	76.09	0.00	76.09	0.00	(76.09)
6440 - Safety & Security Services	716.10	0.00	716.10	716.10	0.00	716.10	0.00	(716.10)
7095 - Other Professional Services	0.00	0.00	0.00	12,084.67	4,320.00	7,764.67	4,320.00	(7,764.67)
Total Contracted & Professional Services	716.10	0.00	716.10	12,876.86	4,320.00	8,556.86	4,320.00	(8,556.86)
Total Facilities Expense	10,243.95	18,207.00	(7,963.05)	165,631.45	205,835.00	(40,203.55)	205,835.00	40,203.55
Total Facilities Income / (Loss)	(7,784.58)	(14,599.00)	6,814.42	(104,709.81)	(162,543.00)	57,833.19	(162,543.00)	(57,833.19)

Income Statement Report

Sudden Valley Community Association

Maintenance

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Compactor Service	0.00	0.00	0.00	1,248.35	0.00	1,248.35	0.00	(1,248.35)
Total Other Income	0.00	0.00	0.00	1,248.35	0.00	1,248.35	0.00	(1,248.35)
Total Maintenance Income	0.00	0.00	0.00	1,248.35	0.00	1,248.35	0.00	(1,248.35)
Expense								
Administrative								
5090 - Office Supplies	(107.42)	0.00	(107.42)	0.00	0.00	0.00	0.00	0.00
5210 - Printing & Copying	0.00	0.00	0.00	140.22	0.00	140.22	0.00	(140.22)
Total Administrative	(107.42)	0.00	(107.42)	140.22	0.00	140.22	0.00	(140.22)
Regulatory Compliance								
6300 - Permits & Licenses	66.00	0.00	66.00	1,224.00	2,225.00	(1,001.00)	2,225.00	1,001.00
Total Regulatory Compliance	66.00	0.00	66.00	1,224.00	2,225.00	(1,001.00)	2,225.00	1,001.00
CC&Rs/ Mandates								
5215 - Postage	0.00	100.00	(100.00)	0.00	200.00	(200.00)	200.00	200.00
Total CC&Rs/ Mandates	0.00	100.00	(100.00)	0.00	200.00	(200.00)	200.00	200.00
Payroll & Benefits								
5300 - Salaries	29,335.24	21,722.00	7,613.24	159,906.83	132,746.00	27,160.83	132,746.00	(27,160.83)
5335 - Payroll Taxes- Employer	3,679.92	2,969.00	710.92	21,467.20	21,333.00	134.20	21,333.00	(134.20)
5385 - Payroll Benefits - Medical	1,522.66	1,876.00	(353.34)	12,153.71	13,994.00	(1,840.29)	13,994.00	1,840.29
5390 - Workers Compensation	0.00	0.00	0.00	1,196.00	0.00	1,196.00	0.00	(1,196.00)
Total Payroll & Benefits	34,537.82	26,567.00	7,970.82	194,723.74	168,073.00	26,650.74	168,073.00	(26,650.74)
Utilities								
6005 - Utilities- Natural Gas	0.00	0.00	0.00	166.12	0.00	166.12	0.00	(166.12)
6050 - Utilities- Communications Service	90.00	120.00	(30.00)	690.00	1,440.00	(750.00)	1,440.00	750.00
Total Utilities	90.00	120.00	(30.00)	856.12	1,440.00	(583.88)	1,440.00	583.88

Income Statement Report
Sudden Valley Community Association
Maintenance

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6110 - Landscape R&M	174.78	0.00	174.78	2,413.50	0.00	2,413.50	0.00	(2,413.50)
6610 - Raw Materials	0.00	0.00	0.00	228.12	550.00	(321.88)	550.00	321.88
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	1,951.55	1,000.00	951.55	1,000.00	(951.55)
6635 - Janitorial Supplies	0.00	0.00	0.00	966.83	0.00	966.83	0.00	(966.83)
6675 - Equipment R&M	635.28	400.00	235.28	8,595.77	4,800.00	3,795.77	4,800.00	(3,795.77)
6765 - Small Tools & Equipment	1,372.35	0.00	1,372.35	4,594.67	2,350.00	2,244.67	2,350.00	(2,244.67)
6775 - Vehicle R&M	509.98	708.00	(198.02)	10,079.48	8,500.00	1,579.48	8,500.00	(1,579.48)
6785 - Vehicle Fuel	555.48	700.00	(144.52)	10,782.18	8,500.00	2,282.18	8,500.00	(2,282.18)
6795 - Other Supplies	53.11	0.00	53.11	3,890.79	0.00	3,890.79	0.00	(3,890.79)
6796 - Other R&M	8.92	200.00	(191.08)	4,343.32	2,400.00	1,943.32	2,400.00	(1,943.32)
Total Maintenance & Landscaping	3,309.90	2,008.00	1,301.90	47,846.21	28,100.00	19,746.21	28,100.00	(19,746.21)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	83.00	(83.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6408 - Uniform and Laundry Service	64.79	90.00	(25.21)	771.49	1,080.00	(308.51)	1,080.00	308.51
6440 - Safety & Security Services	702.27	150.00	552.27	2,476.16	1,800.00	676.16	1,800.00	(676.16)
7095 - Other Professional Services	217.40	0.00	217.40	4,332.42	0.00	4,332.42	0.00	(4,332.42)
Total Contracted & Professional Services	984.46	323.00	661.46	7,580.07	3,880.00	3,700.07	3,880.00	(3,700.07)
Total Maintenance Expense	38,880.76	29,118.00	9,762.76	252,370.36	203,918.00	48,452.36	203,918.00	(48,452.36)
Total Maintenance Income / (Loss)	(38,880.76)	(29,118.00)	(9,762.76)	(251,122.01)	(203,918.00)	(47,204.01)	(203,918.00)	47,204.01

Income Statement Report
Sudden Valley Community Association
Golf

December 1, 2016 to December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 3,928	\$ 1,600	\$ 2,328	\$ 219,249	\$ 215,500	\$ 3,749	\$ 215,500	\$ (3,749)
4151 - BD Expense- Golf	43	-	43	(578)	-	(578)	-	578
4154 - Golf Course Daily Greens Fees	1,954	4,800	(2,846)	348,616	401,800	(53,184)	401,800	53,184
4170 - Driving Range Fees	49	100	(51)	20,802	23,000	(2,198)	23,000	2,198
4174 - Golf Cart Rental	840	800	40	110,274	113,000	(2,726)	113,000	2,726
4176 - Golf Club Storage	170	-	170	1,823	1,520	303	1,520	(303)
4178 - Trail Fees	-	-	-	15,109	13,250	1,859	13,250	(1,859)
Total Golf Income	6,985	7,300	(315)	715,295	768,070	(52,775)	768,070	52,775
Expense								
Administrative								
5107 - Advertising Costs	263	-	263	7,727	7,000	727	7,000	(727)
5015 - Bank Charges & Fees	648	275	373	14,048	12,845	1,203	12,845	(1,203)
5120 - Cash Over/Short	165	-	165	31	-	31	-	(31)
5045 - Dues & Subscriptions	309	235	74	17,974	17,270	704	17,270	(704)
5000 - General Administrative	-	-	-	521	1,900	(1,379)	1,900	1,379
5090 - Office Supplies	29	25	4	298	300	(2)	300	2
5205 - Events Charges	-	-	-	78	-	78	-	(78)
5210 - Printing & Copying	-	-	-	2,216	2,980	(764)	2,980	764
5227 - Training & Conferences	400	100	300	2,193	2,400	(207)	2,400	207
Total Administrative	1,815	635	1,180	45,086	44,695	391	44,695	(391)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	300	(300)	-	1,300	(1,300)	1,300	1,300
6300 - Permits & Licenses	-	-	-	565	800	(235)	800	235
9005 - State B&O Tax	33	35	(2)	3,372	3,624	(252)	3,624	252
Total Regulatory Compliance	33	335	(302)	3,937	5,724	(1,787)	5,724	1,787
CC&Rs/ Mandates								
5115 - Web Site Maintenance	-	-	-	33	-	33	-	(33)
5215 - Postage	104	75	29	682	765	(83)	765	83
CC&Rs/ Mandates Total	104	75	29	715	765	(50)	765	50
Payroll & Benefits								
5385 - Payroll Benefits - Medical	3,460	3,110	350	39,932	39,655	277	39,655	(277)

Income Statement Report
Sudden Valley Community Association
Golf

December 1, 2016 to December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
5335 - Payroll Taxes- Employer	3,924	4,592	(668)	44,092	52,232	(8,140)	52,232	8,140
5300 - Salaries	38,951	35,559	3,392	386,020	390,474	(4,454)	390,474	4,454
Total Payroll & Benefits	46,335	43,261	3,074	470,044	482,361	(12,317)	482,361	12,317
Insurance								
5400 - Insurance Premiums	333	333	(0)	3,994	3,994	0	3,994	-
Total Insurance	333	333	(0)	3,994	3,994	0	3,994	-
Utilities								
6050 - Utilities- Communications Service	584	347	237	7,011	4,160	2,851	4,160	(2,851)
6033 - Utilities- Electricity	1,199	1,188	11	18,763	20,959	(2,196)	20,959	2,196
6005 - Utilities- Natural Gas	267	524	(257)	3,101	4,000	(899)	4,000	899
6023 - Utilities- Water & Sewer	1,690	1,144	546	10,185	13,736	(3,551)	13,736	3,551
6035 - Utilities- Trash & Recycling Service	212	219	(7)	1,340	2,625	(1,285)	2,625	1,285
Total Utilities	3,952	3,422	530	40,400	45,480	(5,080)	45,480	5,080
Maintenance & Landscaping								
6515 - Building R&M	-	-	-	88	-	88	-	(88)
6675 - Equipment R&M	2,416	4,583	(2,167)	38,801	40,000	(1,199)	40,000	1,199
6635 - Janitorial Supplies	152	20	132	152	240	(88)	240	88
6110 - Landscape R&M	222	1,000	(778)	35,470	26,300	9,170	26,300	(9,170)
6796 - Other R&M	854	100	754	2,115	2,200	(85)	2,200	85
6795 - Other Supplies	413	750	(337)	16,556	17,800	(1,244)	17,800	1,244
6610 - Raw Materials	3,382	700	2,682	22,895	20,800	2,095	20,800	(2,095)
6621 - Raw Materials: Sand & Gravel	9,281	-	9,281	22,805	14,300	8,505	14,300	(8,505)
6765 - Small Tools & Equipment	202	100	102	3,322	2,750	572	2,750	(572)
6785 - Vehicle Fuel	402	500	(98)	14,564	22,400	(7,836)	22,400	7,836
6775 - Vehicle R&M	-	100	(100)	2,498	1,000	1,498	1,000	(1,498)
Total Maintenance & Landscaping	17,324	7,853	9,471	159,268	147,790	11,478	147,790	(11,476)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	22	100	(78)	2,653	4,900	(2,247)	4,900	2,247
6440 - Safety & Security Services	182	-	182	1,077	600	477	600	(477)
6408 - Uniform and Laundry Service	390	275	115	4,207	4,175	32	4,175	(32)
7095 - Other Professional Services	-	-	-	543	1,200	(658)	1,200	658
Total Contracted & Professional Services	593	375	218	8,479	10,875	(2,396)	10,875	2,396

Income Statement Report
Sudden Valley Community Association
Golf

December 1, 2016 to December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Golf Expense	70,488	56,289	14,199	731,924	741,684	(9,760)	741,684	9,763
Total Golf Income / (Loss)	\$ (63,504)	\$ (48,989)	\$ (14,515)	\$ (16,629)	\$ 26,386	\$ (43,015)	\$ 26,386	\$ 43,012

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

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	0.00	0.00	0.00	9,957.50	4,925.00	5,032.50	4,925.00	(5,032.50)
4420 - Marina Dry Slip Income	0.00	0.00	0.00	37,070.00	43,980.00	(6,910.00)	43,980.00	6,910.00
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	61,775.00	66,060.00	(4,285.00)	66,060.00	4,285.00
4426 - BD Expense- Marina	0.00	0.00	0.00	(1,425.00)	0.00	(1,425.00)	0.00	1,425.00
Total Marina Income	0.00	0.00	0.00	107,377.50	114,965.00	(7,587.50)	114,965.00	7,587.50
Rental Income - Other								
4400 - Facility Rentals	100.00	0.00	100.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
4411 - Picnic Shelter Rentals	(125.00)	0.00	(125.00)	1,640.00	0.00	1,640.00	0.00	(1,640.00)
Total Rental Income - Other	(25.00)	0.00	(25.00)	2,840.00	0.00	2,840.00	0.00	(2,840.00)
Other Income								
4220 - Gate & Access Fees	0.00	0.00	0.00	1,982.00	0.00	1,982.00	0.00	(1,982.00)
Total Other Income	0.00	0.00	0.00	1,982.00	0.00	1,982.00	0.00	(1,982.00)
Total Marina/Parks/Beaches Income	(25.00)	0.00	(25.00)	112,199.50	114,965.00	(2,765.50)	114,965.00	2,765.50
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00	100.00
7110 - Regulatory Compliance	137.19	148.00	(10.81)	1,745.01	1,779.00	(33.99)	1,779.00	33.99
9005 - State B&O Tax	1.88	145.00	(143.12)	1,690.13	1,738.00	(47.87)	1,738.00	47.87
Total Regulatory Compliance	139.07	293.00	(153.93)	3,435.14	3,617.00	(181.86)	3,617.00	181.86
Utilities								
6023 - Utilities- Water & Sewer	209.03	108.00	101.03	2,298.96	1,302.00	996.96	1,302.00	(996.96)
6033 - Utilities- Electricity	192.59	83.00	109.59	1,108.19	1,000.00	108.19	1,000.00	(108.19)
6050 - Utilities- Communications Service	143.54	145.00	(1.46)	1,720.18	1,740.00	(19.82)	1,740.00	19.82
Total Utilities	545.16	336.00	209.16	5,127.33	4,042.00	1,085.33	4,042.00	(1,085.33)

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

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6110 - Landscape R&M	(52.18)	0.00	(52.18)	21.04	0.00	21.04	0.00	(21.04)
6515 - Building R&M	147.53	0.00	147.53	1,871.31	0.00	1,871.31	0.00	(1,871.31)
6610 - Raw Materials	0.00	0.00	0.00	23.21	0.00	23.21	0.00	(23.21)
6765 - Small Tools & Equipment	0.00	0.00	0.00	21.68	0.00	21.68	0.00	(21.68)
6795 - Other Supplies	0.00	0.00	0.00	19.75	0.00	19.75	0.00	(19.75)
6796 - Other R&M	0.00	0.00	0.00	206.65	0.00	206.65	0.00	(206.65)
Total Maintenance & Landscaping	95.35	0.00	95.35	2,163.64	0.00	2,163.64	0.00	(2,163.64)
Total Marina/Parks/Beaches Expense	779.58	629.00	150.58	10,726.11	7,659.00	3,067.11	7,659.00	(3,067.11)
Total Marina/Parks/Beaches Income / (Loss)	(804.58)	(629.00)	(175.58)	101,473.39	107,306.00	(5,832.61)	107,306.00	5,832.61

Income Statement Report
Sudden Valley Community Association
Pool/Health Club

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4250 - Adult Center Pool Fees	0.00	0.00	0.00	2,546.00	0.00	2,546.00	0.00	(2,546.00)
Total Other Income	0.00	0.00	0.00	2,546.00	0.00	2,546.00	0.00	(2,546.00)
Total Pool/Health Club Income	0.00	0.00	0.00	2,546.00	0.00	2,546.00	0.00	(2,546.00)
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	330.00	0.00	330.00	0.00	(330.00)
9005 - State B&O Tax	0.00	0.00	0.00	38.19	0.00	38.19	0.00	(38.19)
Total Regulatory Compliance	0.00	0.00	0.00	368.19	0.00	368.19	0.00	(368.19)
Utilities								
6000 - Utilities	2,482.96	0.00	2,482.96	0.00	0.00	0.00	0.00	0.00
6033 - Utilities- Electricity	835.10	0.00	835.10	0.00	0.00	0.00	0.00	0.00
Total Utilities	3,318.06	0.00	3,318.06	0.00	0.00	0.00	0.00	0.00
Maintenance & Landscaping								
6515 - Building R&M	0.00	0.00	0.00	413.98	0.00	413.98	0.00	(413.98)
Total Maintenance & Landscaping	0.00	0.00	0.00	413.98	0.00	413.98	0.00	(413.98)
Contracted & Professional Services								
6438 - Pool Management	(1,928.69)	0.00	(1,928.69)	11,600.04	0.00	11,600.04	0.00	(11,600.04)
Total Contracted & Professional Services	(1,928.69)	0.00	(1,928.69)	11,600.04	0.00	11,600.04	0.00	(11,600.04)
Total Pool/Health Club Expense	1,389.37	0.00	1,389.37	12,382.21	0.00	12,382.21	0.00	(12,382.21)
Total Pool/Health Club Income / (Loss)	(1,389.37)	0.00	(1,389.37)	(9,836.21)	0.00	(9,836.21)	0.00	9,836.21

Income Statement Report

Sudden Valley Community Association

UDR Activity

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	(1,613.18)	0.00	(1,613.18)	(35,458.37)	0.00	(35,458.37)	0.00	35,458.37
4001 - BD Expense- 2016 Ops & 2015	1,817.56	0.00	1,817.56	52,443.64	0.00	52,443.64	0.00	(52,443.64)
4081 - BD Expense- Ops 2014 & Prior	6,012.16	0.00	6,012.16	145,305.31	0.00	145,305.31	0.00	(145,305.31)
Total Dues and Assessments Income- UDR	6,216.54	0.00	6,216.54	162,290.58	0.00	162,290.58	0.00	(162,290.58)
Collections Income								
4710 - Late Fees & Interest	8,420.04	0.00	8,420.04	94,298.60	0.00	94,298.60	0.00	(94,298.60)
4711 - BD Expense- Late Fee & Int	(7,587.11)	0.00	(7,587.11)	(54,960.78)	0.00	(54,960.78)	0.00	54,960.78
4715 - Lien Fees	550.00	0.00	550.00	10,274.81	0.00	10,274.81	0.00	(10,274.81)
4720 - Legal Fees/ Reimbursements	(29.00)	0.00	(29.00)	6,236.00	0.00	6,236.00	0.00	(6,236.00)
4721 - BD Expense- Legal	53.01	0.00	53.01	(17,000.11)	0.00	(17,000.11)	0.00	17,000.11
Total Collections Income	1,406.94	0.00	1,406.94	38,848.52	0.00	38,848.52	0.00	(38,848.52)
Investment Income								
4910 - Interest Earned - Reserve Accounts	1.62	0.00	1.62	8,318.47	0.00	8,318.47	0.00	(8,318.47)
Total Investment Income	1.62	0.00	1.62	8,318.47	0.00	8,318.47	0.00	(8,318.47)
Total UDR Activity Income	7,625.10	0.00	7,625.10	209,457.57	0.00	209,457.57	0.00	(209,457.57)
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	134.55	0.00	134.55	1,568.97	0.00	1,568.97	0.00	(1,568.97)
Total Regulatory Compliance	134.55	0.00	134.55	1,568.97	0.00	1,568.97	0.00	(1,568.97)
CC&Rs/ Mandates								
5025 - Collection Charges	150.62	0.00	150.62	5,643.30	0.00	5,643.30	0.00	(5,643.30)
5040 - Transfer Fees	0.00	0.00	0.00	153.00	0.00	153.00	0.00	(153.00)
5065 - Lien Charges	1,022.00	0.00	1,022.00	12,045.00	0.00	12,045.00	0.00	(12,045.00)
Total CC&Rs/ Mandates	1,172.62	0.00	1,172.62	17,841.30	0.00	17,841.30	0.00	(17,841.30)

Income Statement Report
Sudden Valley Community Association
UDR Activity

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted & Professional Services								
7020 - Legal Services	(85.00)	0.00	(85.00)	3,218.53	0.00	3,218.53	0.00	(3,218.53)
Total Contracted & Professional Services	(85.00)	0.00	(85.00)	3,218.53	0.00	3,218.53	0.00	(3,218.53)
Reserve Expenses/Transfers								
9837 - Snow Supplies UDR	18,811.33	0.00	18,811.33	26,914.86	0.00	26,914.86	0.00	(26,914.86)
9843 - ACC Staff - UDR	0.00	0.00	0.00	19,218.00	0.00	19,218.00	0.00	(19,218.00)
9847 - Bug Doctor Barn 7 - UDR	0.00	0.00	0.00	18,286.67	0.00	18,286.67	0.00	(18,286.67)
9853 - Barn 7 Legal - UDR	6,395.00	0.00	6,395.00	29,252.00	0.00	29,252.00	0.00	(29,252.00)
9890 - UDR Legal Expenses	87.00	0.00	87.00	1,247.00	0.00	1,247.00	0.00	(1,247.00)
9895 - UDR - GM Recruiting Expenses	0.00	0.00	0.00	1,906.41	0.00	1,906.41	0.00	(1,906.41)
Total Reserve Expenses/Transfers	25,293.33	0.00	25,293.33	96,824.94	0.00	96,824.94	0.00	(96,824.94)
Total UDR Activity Expense	26,515.50	0.00	26,515.50	119,453.74	0.00	119,453.74	0.00	(119,453.74)
Total UDR Activity Income / (Loss)	(18,890.40)	0.00	(18,890.40)	90,003.83	0.00	90,003.83	0.00	(90,003.83)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4030 - Special Assessments	0.00	0.00	0.00	(733.50)	0.00	(733.50)	0.00	733.50
4031 - CRRRF Special Assessment 16/17	8,267.33	0.00	8,267.33	66,302.45	0.00	66,302.45	0.00	(66,302.45)
4032 - BD Expense- CRRRF SA 16/17	(2,450.63)	0.00	(2,450.63)	(3,169.74)	0.00	(3,169.74)	0.00	3,169.74
4041 - BD Expense- MR&R	138.52	0.00	138.52	(798.04)	0.00	(798.04)	0.00	798.04
4045 - Capital Rep& Repl Assessment	0.00	0.00	0.00	(300.00)	0.00	(300.00)	0.00	300.00
4046 - BD Expense- CRRRF 16 & Prior	2,252.22	0.00	2,252.22	28,478.18	0.00	28,478.18	0.00	(28,478.18)
4048 - Capital Rep& Repl Assmt 2016	39,144.58	0.00	39,144.58	474,189.30	0.00	474,189.30	0.00	(474,189.30)
4049 - BD Expense - CRRRF 2017	(1,532.92)	0.00	(1,532.92)	(21,100.54)	0.00	(21,100.54)	0.00	21,100.54
4050 - Roads Capital Assessment	0.00	0.00	0.00	(277.81)	0.00	(277.81)	0.00	277.81
4051 - BD Expense- Roads 16 & Prior	4,467.29	0.00	4,467.29	45,194.69	0.00	45,194.69	0.00	(45,194.69)
4052 - Roads Capital Assmt 2016	63,758.70	0.00	63,758.70	733,610.91	0.00	733,610.91	0.00	(733,610.91)
4053 - BD Expense - Roads 2017	(3,585.82)	0.00	(3,585.82)	(34,053.76)	0.00	(34,053.76)	0.00	34,053.76
4061 - BD Expense- Mailbox	51.24	0.00	51.24	688.24	0.00	688.24	0.00	(688.24)
4071 - BD Expense- Mbr Density	64.84	0.00	64.84	26.57	0.00	26.57	0.00	(26.57)
Total Dues and Assessments Income- Capital	110,575.35	0.00	110,575.35	1,288,056.95	0.00	1,288,056.95	0.00	(1,288,056.95)
Collections Income								
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	22,944.82	0.00	22,944.82	0.00	(22,944.82)
Total Collections Income	0.00	0.00	0.00	22,944.82	0.00	22,944.82	0.00	(22,944.82)
Other AR Income								
4242 - Title Transfer Fee: Capital	15,354.88	0.00	15,354.88	70,579.30	0.00	70,579.30	0.00	(70,579.30)
4343 - BD Expense- Title Transfer Fee: Capital	(2.66)	0.00	(2.66)	(62.87)	0.00	(62.87)	0.00	62.87
Total Other AR Income	15,352.22	0.00	15,352.22	70,516.43	0.00	70,516.43	0.00	(70,516.43)
Other Income								
4360 - Storm Water Mitigation Revenue	0.00	0.00	0.00	3,000.00	0.00	3,000.00	0.00	(3,000.00)
4920 - Capital Gain (Loss) on Fixed Assets	(8,745.15)	0.00	(8,745.15)	(14,998.95)	0.00	(14,998.95)	0.00	14,998.95

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4922 - Capital Gain (Loss) on Lots	1,378.54	0.00	1,378.54	1,378.54	0.00	1,378.54	0.00	(1,378.54)
Total Other Income	(7,366.61)	0.00	(7,366.61)	(10,620.41)	0.00	(10,620.41)	0.00	10,620.41
Investment Income								
4910 - Interest Earned - Reserve Accounts	332.84	0.00	332.84	3,215.15	0.00	3,215.15	0.00	(3,215.15)
Total Investment Income	332.84	0.00	332.84	3,215.15	0.00	3,215.15	0.00	(3,215.15)
Total SVCA Reserves Income	118,893.80	0.00	118,893.80	1,374,112.94	0.00	1,374,112.94	0.00	(1,374,112.94)
<u>Expense</u>								
Regulatory Compliance								
9015 - Property/Real Estate Tax	0.00	0.00	0.00	2,207.95	0.00	2,207.95	0.00	(2,207.95)
Total Regulatory Compliance	0.00	0.00	0.00	2,207.95	0.00	2,207.95	0.00	(2,207.95)
Depreciation Expense								
6320 - Depr - Buildings	571.31	0.00	571.31	6,855.72	0.00	6,855.72	0.00	(6,855.72)
6325 - Depr - Land Improvement	3,703.28	0.00	3,703.28	70,341.50	0.00	70,341.50	0.00	(70,341.50)
6326 - Depr - Mailboxes	1,351.52	0.00	1,351.52	29,413.73	0.00	29,413.73	0.00	(29,413.73)
6327 - Depr - Roads and Bridges	41,273.93	0.00	41,273.93	316,313.64	0.00	316,313.64	0.00	(316,313.64)
6328 - Depr - Building Improvements	38,748.01	0.00	38,748.01	169,363.65	0.00	169,363.65	0.00	(169,363.65)
6330 - Depr - Furniture & Fixtures	172.25	0.00	172.25	699.37	0.00	699.37	0.00	(699.37)
6335 - Depr - Communication Equipment	(955.23)	0.00	(955.23)	4,833.74	0.00	4,833.74	0.00	(4,833.74)
6337 - Depr - Computers	(15,522.73)	0.00	(15,522.73)	12,650.03	0.00	12,650.03	0.00	(12,650.03)
6340 - Depr - Machinery & Equipment	15,009.46	0.00	15,009.46	182,066.24	0.00	182,066.24	0.00	(182,066.24)
6350 - Depr - Vehicles	13,565.56	0.00	13,565.56	52,161.37	0.00	52,161.37	0.00	(52,161.37)
6360 - Amortization	5,775.72	0.00	5,775.72	5,775.72	0.00	5,775.72	0.00	(5,775.72)
Total Depreciation Expense	103,693.08	0.00	103,693.08	850,474.71	0.00	850,474.71	0.00	(850,474.71)
Reserve Expenses/Transfers								
5017 - Capital Lease Interest Expense	277.85	0.00	277.85	1,757.45	0.00	1,757.45	0.00	(1,757.45)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Expenses/Transfers								
9817 - Roads- Culvert 19A Phase II Design	(10,695.00)	0.00	(10,695.00)	0.00	0.00	0.00	0.00	0.00
9859 - 2017 Reserve Study	(16,222.22)	0.00	(16,222.22)	0.00	0.00	0.00	0.00	0.00
9860 - Daylighting Louise Creek Phase 1	(37,894.95)	0.00	(37,894.95)	0.00	0.00	0.00	0.00	0.00
9871 - 2016 Ditches, Culverts, Swales Maint.	67.62	0.00	67.62	0.00	0.00	0.00	0.00	0.00
9875 - Demolition of Barn 7	(7,179.40)	0.00	(7,179.40)	0.00	0.00	0.00	0.00	0.00
9877 - Demolition of Rotunda & Postal Anne)	(8,882.14)	0.00	(8,882.14)	0.00	0.00	0.00	0.00	0.00
9881 - Roads & Culverts Plan Consolidation	(28,737.75)	0.00	(28,737.75)	0.00	0.00	0.00	0.00	0.00
9883 - Far Summit Place Drainage	(19,105.75)	0.00	(19,105.75)	0.00	0.00	0.00	0.00	0.00
9897 - Repeater Support Upgrade	(428.09)	0.00	(428.09)	0.00	0.00	0.00	0.00	0.00
9905 - Gate 1 Bus Shelter	(1,962.84)	0.00	(1,962.84)	0.00	0.00	0.00	0.00	0.00
Total Reserve Expenses/Transfers	(130,762.67)	0.00	(130,762.67)	1,757.45	0.00	1,757.45	0.00	(1,757.45)
Total SVCA Reserves Expense	(27,069.59)	0.00	(27,069.59)	854,440.11	0.00	854,440.11	0.00	(854,440.11)
Total SVCA Reserves Income / (Loss)	145,963.39	0.00	145,963.39	519,672.83	0.00	519,672.83	0.00	(519,672.83)
Total Association Net Income / (Loss)	8,057.55	(106,454.00)	114,511.55	677,575.27	(16,576.00)	694,151.27	(16,576.00)	(694,151.27)

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2016

	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	34	108	142	381	2,108	2,489	49	162	7	24	2	10	84	109	18	61	415	2,216	2,631	160	366	526	575	2,582	3,157	759	28	15	802	674	8	1,484	4,641
Feb	40	113	153	381	2,191	2,572	26	77	10	33	16	11	80	99	21	58	421	2,304	2,725	153	278	431	574	2,582	3,156	758	27	15	800	677	8	1,485	4,641
Mar	7	12	19	427	2,280	2,707	16	84	7	32	11	11	77	103	27	60	434	2,292	2,726	138	290	428	572	2,582	3,154	758	25	15	798	681	8	1,487	4,641
Apr	18	106	124	430	2,177	2,607	11	111	6	26	9	10	81	112	17	40	448	2,283	2,731	124	299	423	572	2,582	3,154	758	25	15	798	681	8	1,487	4,641
May	35	136	171	411	2,162	2,573	21	86	6	34	1	10	79	105	18	49	446	2,298	2,744	125	284	409	571	2,582	3,153	758	23	17	798	682	8	1,488	4,641
Jun	42	165	207	397	2,154	2,551	30	85	10	23	3	6	74	96	15	53	439	2,319	2,758	132	263	395	571	2,582	3,153	758	23	16	797	684	7	1,488	4,641
Jul	53	190	243	385	2,117	2,502	29	90	10	25	3	10	75	96	16	54	438	2,307	2,745	133	275	408	571	2,582	3,153	758	23	16	797	684	7	1,488	4,641
Aug	69	229	298	380	2,107	2,487	27	75	4	18	4	11	76	107	10	35	449	2,336	2,785	121	246	367	570	2,582	3,152	758	23	16	797	685	7	1,489	4,641
Sep	90	292	382	349	2,038	2,387	28	88	14	18	2	10	78	105	9	31	439	2,330	2,769	131	252	383	570	2,582	3,152	758	25	13	796	686	7	1,489	4,641
Oct	122	390	512	329	1,963	2,292	16	76	12	24	10	10	72	92	9	27	451	2,353	2,804	119	229	348	570	2,582	3,152	758	25	13	796	686	7	1,489	4,641
Nov	169	653	822	285	1,648	1,933	20	125	8	37	4	8	73	83	10	28	454	2,301	2,755	115	281	396	569	2,582	3,151	758	24	14	796	687	7	1,490	4,641
Dec	1	20	21	414	2,284	2,698	49	138	14	38	4	9	61	85	7	26	415	2,304	2,719	135	296	431	550	2,600	3,150	758	24	14	796	687	8	1,491	4,641

LLE = Lot Line Eraser
 CTB = Covenant to Bind