

Sudden Valley Community Association
Balance Sheet
November 30, 2017 and December 31, 2016

	<u>Unaudited</u>	<u>Audited</u>	<u>Inc / (Dec)</u>
	<u>Nov 30, 2017</u>	<u>Dec 31, 2016</u>	
Operations			
Current Assets			
Operating Cash	\$ 248,035	\$ 154,892	\$ 93,143
Building Completion Deposit Fund	140,000	105,000	35,000
Member Receivables	24	-	24
Other Receivables	7,487	11,090	(3,603)
Prepaid Expenses	61,922	56,866	5,056
Inventory	3,896	3,906	(10)
Total Current Assets	461,364	331,754	129,610
Current Liabilities			
Accounts Payable	(29,434)	(94,013)	64,579
Prepaid Assessments	(125,600)	(126,392)	792
Building Completion Deposits	(140,000)	(105,000)	(35,000)
Other Refundable Deposits	(4,913)	(6,213)	1,300
Prepaid Golf Memberships	(13,751)	(28,452)	14,701
Total Current Liabilities	(313,698)	(360,070)	46,372
Net Operating Assets	\$ 147,666	\$ (28,316)	\$ 175,982
Capital Reserve Funds			
CRRRF Reserve Fund	1,230,872	1,137,789	93,083
Roads Reserve Fund	1,147,502	1,489,511	(342,009)
Density Reduction Fund	152,852	122,955	29,897
Mailbox Fund	5,120	4,854	266
Capital Reserve Holding Fund	73,725	70,522	3,203
Mitigation Assignment of Savings	36,061	38,079	(2,018)
Total Capital Reserve Funds	2,646,132	2,863,710	(217,578)
Operating Reserve Funds			
Emergency Operating Cash	351,580	351,258	322
Undesignated Reserves	148,857	164,686	(15,829)
Total Operating Reserves	500,437	515,944	(15,507)
Capital Assets			
Fixed Assets	9,659,120	8,705,396	953,724
Lots Held for Sale	241,018	241,018	-
Total Capital Assets	9,900,138	8,946,414	953,724
Long Term Liabilities			
CRRRF Loan	(2,871)	-	-
Capital Lease	(41,495)	(68,538)	27,043
Total Long Term Liabilities	(41,495)	(68,538)	27,043
NET ASSETS	\$ 13,152,878	\$ 12,229,214	\$ 923,664
Member Equity			
Member Equity			
Current Year Net Income: Operations	\$170,757	\$66,160	\$104,597
Current Year Net Income: Capital	752,907	608,321	144,586
Retained Earnings	4,387,494	4,321,334	66,160
Capital	7,841,720	7,233,399	608,321
TOTAL MEMBER EQUITY	\$ 13,152,878	\$ 12,229,214	\$ 923,664

* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal financial statement purposes. As per SVCA policy, Management continues to pursue collection of these receivables via all avenues allowed by Washington State laws. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At November 30, 2017, and December 31, 2016, the balance of receivables written off under this policy were respectively, \$777,449 and \$1,037,729.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - 43040			Year to Date - 11 Months Ending 43069			
	Operations Better / (Worse)		Reserves	Operations Better / (Worse)		Coll %	Reserves
	Operations	Spending Plan		Operations	Spending Plan		
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	\$ 145,397		\$ 89,024	\$ 1,598,534			\$ 1,012,749
Bad Debt Reserve	(3,304)		(2,060)	(48,924)			(22,435)
Net Current Year Assessment Income	<u>\$ 142,093</u>	<u>\$ 11,253</u>	<u>\$ 86,964</u>	<u>\$ 1,549,610</u>	<u>\$ 110,360</u>	96.9%	<u>\$ 990,314</u>
Bad Debt Recoveries - Prior Years*			3,738				164,830
Golf Income	23,389	14,489	-	728,604	(32,166)		-
Marina Income	-	(160)	-	116,835	(232)		-
Legal & Collections Income	-	-	5,329	-	-		265,564
Other Income	11,589	6,729	17,459	154,003	63,625		245,787
Rental Income - Other	3,287	170	-	39,564	2,532		-
Rental Income- Area Z	552	(906)	-	17,767	1,736		-
Investment Income	13	(47)	318	159	(501)		3,978
Total Revenue	<u>\$ 180,923</u>	<u>\$ 31,528</u>	<u>\$ 113,808</u>	<u>\$ 2,606,542</u>	<u>\$ 145,354</u>		<u>\$ 1,670,473</u>
EXPENSES							
Salaries & Benefits	\$ 104,218	\$ 2,358	\$ -	\$ 1,217,636	\$ 78,578		\$ -
Contracted & Professional Services	22,511	(12,575)	(1,663)	207,465	(34,683)		129,165
CC&Rs/ Mandates	24,492	(3,238)	1,663	251,457	(1,955)		46,082
Maintenance & Landscaping	26,093	(7,317)	-	295,307	(7,958)		-
Utilities	3,901	5,413	-	115,699	(6,639)		-
Administrative	4,197	1,306	182	95,109	5,279		-
Regulatory Compliance	1,145	4,564	113	97,748	(6,887)		11,164
Insurance Premiums	8,547	(74)	-	94,051	(844)		-
Other Expenses	-	250	-	(325)	3,075		-
Capital Lease Interest Expense	-	-	182	-	-		2,437
Depreciation Expense	-	-	71,225	-	-		790,356
Total Expenses	<u>\$ 195,104</u>	<u>\$ (9,313)</u>	<u>\$ 71,702</u>	<u>\$ 2,374,147</u>	<u>\$ 27,966</u>		<u>\$ 979,204</u>
Net Income (Loss)	<u>\$ (14,181)</u>	<u>\$ 22,215</u>	<u>\$ 42,106</u>	<u>\$ 232,395</u>	<u>\$ 173,320</u>		<u>\$ 691,269</u>
Net UDR Activity for Operations							
Snow Response, SGM, and Accounting Assistant	0		-	61,638			(61,638)
Net Income (Loss) with UDR	<u>\$ (14,181)</u>	<u>\$ 22,215</u>	<u>\$ 42,106</u>	<u>\$ 170,757</u>	<u>\$ 173,320</u>		<u>\$ 752,907</u>

*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**

11 Months Actual, 1 Months Projected

UNAUDITED

	CRRRF	Roads	Capital Reserve Holding Fund	Density Reduction	Mailbox	Emergency Ops	UDR	Mitigation Assignment of Savings*	Totals
Net Available Cash 12/31/2016	1,137,789	1,490,511	70,522	122,955	4,854	351,258	164,686	38,079	3,380,654
Dues Received	427,324	620,544	178,120	10	264	-	156,125		1,382,387
Storm Water Mitigation Plan Income		3,750							3,750
Investment Income	1,343	1,848	83	98	2	322	172	50	3,918
Sale of Assets	3,800			64,820					68,620
Legal Settlement Income	224,548						-		224,548
Interfund Transfer	175,000	2,068	(175,000)					(2,068)	
2017 Expenditures	(738,932)	(971,219)	-	(35,031)			(172,126)		(1,917,308)
Net Available Cash at 43069	1,230,872	1,147,502	73,725	152,852	5,120	351,580	148,857	36,061	3,146,569
1 Month Outlook									
Outlook - 2017 Dues (93% collections)	32,086	50,571							82,657
Outlook - Prior Year Collections	56	54		1	33		4,857		5,001
Outlook - Other Cash									-
Anticipated Loan Funding	1,125,000								
Obligated Expenses	(1,844,081)	(238,599)					(101,201)	(36,061)	(2,219,942)
Net Usable Cash Balance 12/31/2017	543,933	959,528	73,725	152,853	5,153	351,580	52,513	-	1,014,285
Board Recommended Carryover Balance*	(600,000)	(500,000)							(1,100,000)
Net Usable Cash 12/31/2017, After Recommendation	(56,067)	459,528	73,725	152,853	5,153	351,580	52,513	-	1,039,285
Net Current Year Cash Increase (Decrease)	(593,856)	(530,983)	3,203	29,898	299	322	(112,173)	(38,079)	(2,366,369)

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

Sudden Valley Community Association
Operations - By Department
November 1, 2017 to November 30, 2017

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	\$ 2,510	\$ 2,510	\$ 8,768	\$ (276)	\$ 19,917	\$ 1,204	\$ (26,175)	\$ 3,438
Accounting	3,107	1,398	15,548	1,078	1,744	3,065	(14,185)	5,541
Administration	669	535	21,758	1,389	9,592	(3,982)	(30,681)	(2,058)
Common Costs	5,316	2,931	-	-	18,366	(116)	(13,050)	2,815
Facilities	3,864	(711)	4,816	(453)	10,172	1,137	(11,124)	(27)
Maintenance	-	(192)	16,741	3,808	15,663	(13,262)	(32,404)	(9,646)
Subtotal	<u>15,466</u>	<u>6,471</u>	<u>67,631</u>	<u>5,546</u>	<u>75,454</u>	<u>(11,954)</u>	<u>(127,619)</u>	<u>63</u>
Golf	23,389	14,489	36,587	(3,188)	18,532	(4,040)	(31,730)	7,261
Marina	(25)	(185)	-	-	601	143	(626)	(42)
Pools	-	(500)	-	-	(3,702)	4,180	3,702	3,680
Subtotal	<u>38,830</u>	<u>20,275</u>	<u>104,218</u>	<u>2,358</u>	<u>90,885</u>	<u>(11,671)</u>	<u>(156,273)</u>	<u>10,962</u>
Ops Dues Earned	145,397						145,397	
Curr Yr Bad Debts Activity	(3,303)						(3,303)	
Net Ops Dues	<u>142,094</u>	<u>11,253</u>					<u>142,094</u>	<u>11,253</u>
Net Operations	<u>\$ 180,924</u>	<u>\$ 31,528</u>	<u>\$ 104,218</u>	<u>\$ 2,358</u>	<u>\$ 90,885</u>	<u>\$ (11,671)</u>	<u>\$ (14,179)</u>	<u>\$ 22,215</u>

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
January 1, 2017 to November 30, 2017

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	\$ 65,229	\$ 30,229	\$ 92,162	\$ 5,247	\$ 261,609	\$ (6,144)	\$ (288,542)	\$ 29,332
Accounting	39,610	20,805	180,296	10,263	54,467	(1,260)	(195,153)	29,808
Administration	7,754	6,287	254,534	11,241	98,827	(12,108)	(345,607)	5,420
Common Costs	35,365	9,130	-	-	221,055	9,717	(185,690)	18,847
Facilities	54,886	4,568	43,973	6,138	117,103	12,072	(106,190)	22,778
Maintenance	424	(1,691)	160,320	1,733	88,407	(38,501)	(248,303)	(38,459)
Subtotal	<u>203,268</u>	<u>69,328</u>	<u>731,285</u>	<u>34,622</u>	<u>841,468</u>	<u>(36,224)</u>	<u>(1,369,485)</u>	<u>67,726</u>
Golf	728,604	(32,166)	468,233	30,805	260,460	(2,467)	(89)	(3,828)
Marina	121,796	67	18,118	13,151	37,478	(8,012)	66,200	5,206
Pools	3,265	(2,235)	-	-	17,105	(3,909)	(13,840)	(6,144)
Subtotal	<u>1,056,933</u>	<u>34,994</u>	<u>1,217,636</u>	<u>78,578</u>	<u>1,156,511</u>	<u>(50,612)</u>	<u>(1,317,214)</u>	<u>62,960</u>
Ops Dues Earned	1,598,534						1,598,534	
Curr Yr Bad Debts Activity	(48,924)						(48,924)	
Net Ops Dues	<u>1,549,610</u>	<u>110,360</u>					<u>1,549,610</u>	<u>110,360</u>
Net Operations	<u>\$ 2,606,543</u>	<u>\$ 145,354</u>	<u>\$ 1,217,636</u>	<u>\$ 78,578</u>	<u>\$ 1,156,511</u>	<u>\$ (50,612)</u>	<u>\$ 232,396</u>	<u>\$ 173,320</u>
Net UDR Activity for Operations Snow Response, SGM, and Accounting Assistant	-	-	-	-	61,638	(61,638)	(61,638)	
Net Operations with UDR	<u>\$ 2,606,543</u>	<u>\$ 145,354</u>	<u>\$ 1,217,636</u>	<u>\$ 78,578</u>	<u>1,218,149</u>	<u>\$ (112,250)</u>	<u>\$ 170,758</u>	<u>\$ 173,320</u>

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

Sudden Valley Community Association
Operations Income Statement
November 1, 2017 to November 30, 2017

UNAUDITED

	2017 November Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (11 Months) Actuals	2017 YTD B / (W) Spending Plan
REVENUE				
Dues and Assessment Income- Ops	\$ 142,094	\$ 11,253	\$ 1,549,610	\$ 110,360
Golf Income	23,389	14,489	728,604	(32,166)
Marina Income	-	(160)	116,835	(232)
Rental Income - Area Z	552	(906)	17,767	1,736
Rental Income - Other	3,287	170	39,564	2,532
Other AR Income	9,438	5,404	77,153	32,773
Other Income	2,151	1,325	76,851	30,852
Investment Income	13	(47)	159	(501)
Total Revenue	\$ 180,924	\$ 31,528	\$ 2,606,543	\$ 145,354
EXPENSES				
Salaries & Benefits				
ACC / Security	\$ 8,768	\$ (276)	\$ 92,162	\$ 5,247
Accounting	15,548	1,078	180,296	10,263
Administration	21,758	1,389	254,534	11,241
Facilities	4,816	(453)	43,973	6,138
Maintenance	16,741	3,808	160,320	1,733
Golf	36,587	(3,188)	468,233	30,805
Marina	-	-	18,118	13,151
Total Salaries & Benefits	\$ 104,218	\$ 2,358	\$ 1,217,636	\$ 78,578
Other Expenses				
Administrative				
General Administrative	\$ 198	\$ (198)	\$ 1,766	\$ (166)
Bank Charges & Fees	917	76	17,292	1,263
Dues & Subscriptions	624	(275)	19,891	(1,594)
Office Supplies	412	904	13,853	630
GM Discretionary Funds	-	334	2,505	1,162
Advertising Costs	70	130	6,435	5,965
Cash Over/Short	11	(11)	(196)	196
Currency Gain/Loss	-	-	243	(243)
Events Charges	233	352	2,233	4,184
Printing & Copying	837	121	12,741	1,489
Training & Conferences	282	27	10,137	(4,445)
Payroll Service Fees	612	(153)	8,138	(3,091)
Cashiering Clearing Account	1	(1)	71	(71)
Total Administrative	\$ 4,197	\$ 1,306	\$ 95,109	\$ 5,279
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	\$ 450	\$ 2,049	\$ 26,660	\$ (7,959)
Permits & Licenses	257	(217)	3,005	762
Audit & Tax Services	-	2,236	26,650	(2,047)
Regulatory Compliance	211	406	2,424	4,698
Federal Income Tax	-	-	-	-
State B&O Tax	227	90	7,304	(636)
Property/Real Estate Tax	-	-	31,705	(1,705)
Total Regulator Compliance	\$ 1,145	\$ 4,564	\$ 97,748	\$ (6,887)
CC&Rs/ Mandates				
Annual General Meeting	\$ 935	\$ (935)	\$ 9,121	\$ 3,279
Special General Meeting	-	-	-	-
Board Support	1,742	(1,576)	4,499	(2,666)
Collection Charges	-	-	-	-
Transfer Fees	-	34	500	(133)
Lien Charges	-	-	-	-
Web Site Maintenance	1,400	(1,302)	8,730	(7,821)
Postage	315	245	5,451	744

UNAUDITED

	2017 November Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (11 Months) Actuals	2017 YTD B / (W) Spending Plan
Postage- Views	964	370	10,645	4,022
Newsletter Services	4,158	8	47,273	(1,440)
Professional Security Services	14,978	(82)	165,238	2,060
Total CC&Rs/ Mandates	\$ 24,492	\$ (3,238)	\$ 251,457	\$ (1,955)
Insurance Premiums	\$ 8,547	\$ (74)	\$ 94,051	\$ (844)
Utilities				
Utilities	\$ (4,197)	\$ 4,197	\$ 2,899	\$ (2,899)
Utilities- Natural Gas	1,590	(1,035)	11,298	(2,537)
Utilities- Water & Sewer	(17)	2,768	24,509	5,746
Utilities- Electricity	3,142	217	41,430	(546)
Utilities- Trash & Recycling Service	997	(90)	9,525	460
Utilities- Communications Service	2,386	(644)	26,038	(6,863)
Total Utilities	\$ 3,901	\$ 5,413	\$ 115,699	\$ (6,639)
Maintenance & Landscaping				
Landscape R&M	\$ -	\$ 3,422	\$ 57,249	\$ (9,616)
Building R&M	3,485	1,130	39,044	14,067
Raw Materials	-	1,000	22,733	(2,083)
Raw Materials: Sand & Gravel	5,776	(5,776)	21,827	11,473
Janitorial Supplies	479	457	7,153	3,150
Equipment R&M	8,015	(4,214)	53,432	(15,430)
Small Tools & Equipment	366	(266)	9,633	(3,983)
Vehicle R&M	1,920	(1,180)	18,284	(8,424)
Vehicle Fuel	2,488	(762)	38,245	(1,772)
Other Supplies	2,683	(1,322)	18,398	2,244
Other R&M	881	194	9,309	2,416
Total Maintenance & Landscaping	\$ 26,093	\$ (7,317)	\$ 295,307	\$ (7,958)
Contracted & Professional Services				
Equipment Lease & Rental	\$ 498	\$ (111)	\$ 7,140	\$ 3,544
IT Support and Services	3,229	(794)	40,414	(9,246)
Uniform and Laundry Service	551	(110)	6,477	(765)
Pool Management	(1,898)	1,898	16,077	(8,143)
Safety & Security Services	2,479	(2,263)	24,700	(13,657)
Snow Removal Services <i>(see UDR Activity)</i>	4,849	(4,849)	20,849	(4,849)
Storm Response Tree Removal	-	-	-	18,000
ACC Consultant	1,150	1,141	41,075	(15,867)
Legal Services	5,016	(850)	40,629	5,204
Other Professional Services	6,637	(6,637)	10,104	(8,904)
Total Contracted & Professional Services	\$ 22,511	\$ (12,575)	\$ 207,465	\$ (34,683)
Other Expenses				
Vandalism	-	250	(325)	3,075
Total Other Expenses	\$ -	\$ 250	\$ (325)	\$ 3,075
Total Other Expenses	\$ 90,886	\$ (11,671)	\$ 1,156,511	\$ (50,612)
Total Operations Expenses	\$ 195,104	\$ (9,313)	\$ 2,374,147	\$ 27,966
Net Operations Income (Loss)	\$ (14,180)	\$ 22,215	\$ 232,396	\$ 173,320
Net UDR Activity for Operations				
Snow Response, SGM, and Accounting Assistant	\$ -	-	\$ 61,638	-
Net Operations Income (Loss) with UDR	\$ (14,180)	\$ 22,215	\$ 170,758	\$ 173,320

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2018 Ops	(3,302.91)	(14,538.00)	11,235.09	(48,923.70)	(159,917.00)	110,993.30	(174,455.00)	(125,531.30)
4004 - Member Assessments 2017	145,397.31	145,379.00	18.31	1,598,533.68	1,599,167.00	(633.32)	1,744,546.00	146,012.32
Total Dues and Assessment Income- Ops	142,094.40	130,841.00	11,253.40	1,549,609.98	1,439,250.00	110,359.98	1,570,091.00	20,481.02
Other AR Income								
4830 - Advertising Income	2,784.50	2,375.00	409.50	32,725.00	26,125.00	6,600.00	28,500.00	(4,225.00)
4831 - BD Expense- Views Ads	(112.00)	(50.00)	(62.00)	(425.00)	(550.00)	125.00	(600.00)	(175.00)
4842 - Member Donation Income Monthly	30.60	0.00	30.60	306.00	0.00	306.00	0.00	(306.00)
Total Other AR Income	2,703.10	2,325.00	378.10	32,606.00	25,575.00	7,031.00	27,900.00	(4,706.00)
Other Income								
4920 - Capital Gain (Loss) on Fixed Assets	2,600.00	0.00	2,600.00	2,600.00	0.00	2,600.00	0.00	(2,600.00)
Total Other Income	2,600.00	0.00	2,600.00	2,600.00	0.00	2,600.00	0.00	(2,600.00)
Investment Income								
4900 - Interest Earned - Operating Accounts	12.89	60.00	(47.11)	158.98	660.00	(501.02)	720.00	561.02
Total Investment Income	12.89	60.00	(47.11)	158.98	660.00	(501.02)	720.00	561.02
Total Common Costs Income	147,410.39	133,226.00	14,184.39	1,584,974.96	1,465,485.00	119,489.96	1,598,711.00	13,736.04
Expense								
Administrative								
5015 - Bank Charges & Fees	0.00	16.00	(16.00)	0.00	183.00	(183.00)	200.00	200.00
5120 - Cash Over/Short	1.00	0.00	1.00	1.00	0.00	1.00	0.00	(1.00)
5121 - Currency Gain/Loss	0.00	0.00	0.00	242.63	0.00	242.63	0.00	(242.63)
Total Administrative	1.00	16.00	(15.00)	243.63	183.00	60.63	200.00	(43.63)
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	11.00	0.00	11.00	0.00	(11.00)
7110 - Regulatory Compliance	0.00	416.00	(416.00)	0.00	4,583.00	(4,583.00)	5,000.00	5,000.00
9005 - State B&O Tax	13.48	12.00	1.48	159.34	127.00	32.34	138.00	(21.34)

Income Statement Report
Sudden Valley Community Association
Common Costs

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Regulatory Compliance								
9015 - Property/Real Estate Tax	0.00	0.00	0.00	31,704.57	30,000.00	1,704.57	30,000.00	(1,704.57)
Total Regulatory Compliance	13.48	428.00	(414.52)	31,874.91	34,710.00	(2,835.09)	35,138.00	3,263.09
CC&Rs/ Mandates								
5216 - Postage- Views	964.27	1,334.00	(369.73)	10,645.47	14,667.00	(4,021.53)	16,000.00	5,354.53
5225 - Newsletter Services	4,157.75	4,166.00	(8.25)	47,273.25	45,833.00	1,440.25	50,000.00	2,726.75
Total CC&Rs/ Mandates	5,122.02	5,500.00	(377.98)	57,918.72	60,500.00	(2,581.28)	66,000.00	8,081.28
Insurance								
5400 - Insurance Premiums	8,213.91	8,140.00	73.91	90,389.31	89,546.00	843.31	97,687.00	7,297.69
Total Insurance	8,213.91	8,140.00	73.91	90,389.31	89,546.00	843.31	97,687.00	7,297.69
Contracted & Professional Services								
7020 - Legal Services	5,015.68	4,166.00	849.68	40,628.55	45,833.00	(5,204.45)	50,000.00	9,371.45
Total Contracted & Professional Services	5,015.68	4,166.00	849.68	40,628.55	45,833.00	(5,204.45)	50,000.00	9,371.45
Total Common Costs Expense	18,366.09	18,250.00	116.09	221,055.12	230,772.00	(9,716.88)	249,025.00	27,969.88
Total Common Costs Income / (Loss)	129,044.30	114,976.00	14,068.30	1,363,919.84	1,234,713.00	129,206.84	1,349,686.00	(14,233.84)

Income Statement Report

Sudden Valley Community Association

ACC / Security

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 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	15,115.00	0.00	15,115.00	0.00	(15,115.00)
4806 - BD Expense- ACC Fines	3,627.00	0.00	3,627.00	(10,193.40)	0.00	(10,193.40)	0.00	10,193.40
4810 - Compliance Fines - SEC	0.00	0.00	0.00	(380.00)	0.00	(380.00)	0.00	380.00
4811 - BD Expense- Sec Fines	0.00	0.00	0.00	380.00	0.00	380.00	0.00	(380.00)
Total Other AR Income	3,627.00	0.00	3,627.00	4,921.60	0.00	4,921.60	0.00	(4,921.60)
Other Income								
4295 - Security House Checks	0.00	0.00	0.00	825.00	0.00	825.00	0.00	(825.00)
4350 - New Home Construction Fee	0.00	0.00	0.00	60,600.00	35,000.00	25,600.00	35,000.00	(25,600.00)
4360 - Storm Water Mitigation Revenue	(1,117.50)	0.00	(1,117.50)	(1,117.50)	0.00	(1,117.50)	0.00	1,117.50
Total Other Income	(1,117.50)	0.00	(1,117.50)	60,307.50	35,000.00	25,307.50	35,000.00	(25,307.50)
Total ACC / Security Income	2,509.50	0.00	2,509.50	65,229.10	35,000.00	30,229.10	35,000.00	(30,229.10)
Expense								
Administrative								
5210 - Printing & Copying	0.00	0.00	0.00	70.66	0.00	70.66	0.00	(70.66)
Total Administrative	0.00	0.00	0.00	70.66	0.00	70.66	0.00	(70.66)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	450.00	2,299.00	(1,849.00)	26,444.10	17,701.00	8,743.10	20,000.00	(6,444.10)
6300 - Permits & Licenses	0.00	0.00	0.00	163.50	200.00	(36.50)	200.00	36.50
9005 - State B&O Tax	0.00	17.00	(17.00)	222.65	195.00	27.65	213.00	(9.65)
Total Regulatory Compliance	450.00	2,316.00	(1,866.00)	26,830.25	18,096.00	8,734.25	20,413.00	(6,417.25)
CC&Rs/ Mandates								
5215 - Postage	13.12	0.00	13.12	204.14	0.00	204.14	0.00	(204.14)
7097 - Professional Security Services	14,977.72	14,896.00	81.72	165,238.08	167,298.00	(2,059.92)	182,300.00	17,061.92
Total CC&Rs/ Mandates	14,990.84	14,896.00	94.84	165,442.22	167,298.00	(1,855.78)	182,300.00	16,857.78

Income Statement Report
Sudden Valley Community Association
ACC / Security

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5300 - Salaries	7,175.28	7,099.00	76.28	79,954.42	81,641.00	(1,686.58)	92,290.00	12,335.58
5335 - Payroll Taxes- Employer	650.25	875.00	(224.75)	7,516.46	10,062.00	(2,545.54)	11,374.00	3,857.54
5385 - Payroll Benefits - Medical	942.68	518.00	424.68	4,691.55	5,706.00	(1,014.45)	6,225.00	1,533.45
Total Payroll & Benefits	8,768.21	8,492.00	276.21	92,162.43	97,409.00	(5,246.57)	109,889.00	17,726.57
Utilities								
6050 - Utilities- Communications Service	115.56	60.00	55.56	1,613.10	660.00	953.10	720.00	(893.10)
Total Utilities	115.56	60.00	55.56	1,613.10	660.00	953.10	720.00	(893.10)
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	0.00	0.00	979.76	0.00	979.76	0.00	(979.76)
6765 - Small Tools & Equipment	0.00	0.00	0.00	1,388.00	0.00	1,388.00	0.00	(1,388.00)
6775 - Vehicle R&M	752.96	56.00	696.96	1,563.15	1,443.00	120.15	1,500.00	(63.15)
6785 - Vehicle Fuel	341.38	466.00	(124.62)	4,303.13	5,133.00	(829.87)	5,600.00	1,296.87
6795 - Other Supplies	0.00	202.00	(202.00)	48.66	1,300.00	(1,251.34)	1,500.00	1,451.34
6796 - Other R&M	0.00	584.00	(584.00)	14.93	6,417.00	(6,402.07)	7,000.00	6,985.07
Total Maintenance & Landscaping	1,094.34	1,308.00	(213.66)	8,297.63	14,293.00	(5,995.37)	15,600.00	7,302.37
Contracted & Professional Services								
6440 - Safety & Security Services	2,116.28	0.00	2,116.28	18,279.40	9,160.00	9,119.40	9,160.00	(9,119.40)
6450 - Storm Response Tree Removal	0.00	0.00	0.00	0.00	18,000.00	(18,000.00)	18,000.00	18,000.00
6460 - ACC Consultant	1,150.00	2,291.00	(1,141.00)	41,075.00	25,208.00	15,867.00	27,500.00	(13,575.00)
7095 - Other Professional Services	0.00	0.00	0.00	326.10	0.00	326.10	0.00	(326.10)
Total Contracted & Professional Services	3,266.28	2,291.00	975.28	59,680.50	52,368.00	7,312.50	54,660.00	(5,020.50)

Income Statement Report
Sudden Valley Community Association
ACC / Security

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Other Expenses								
9120 - Vandalism	0.00	250.00	(250.00)	(325.40)	2,750.00	(3,075.40)	3,000.00	3,325.40
Total Other Expenses	0.00	250.00	(250.00)	(325.40)	2,750.00	(3,075.40)	3,000.00	3,325.40
Total ACC / Security Expense	28,685.23	29,613.00	(927.77)	353,771.39	352,874.00	897.39	386,582.00	32,810.61
Total ACC / Security Income / (Loss)	(26,175.73)	(29,613.00)	3,437.27	(288,542.29)	(317,874.00)	29,331.71	(351,582.00)	(63,039.71)

Income Statement Report

Sudden Valley Community Association

Accounting

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4240 - Title & Recording Fees	3,000.00	1,666.00	1,334.00	38,375.00	18,333.00	20,042.00	20,000.00	(18,375.00)
4241 - BD Expense- Title Fees	0.00	0.00	0.00	(158.38)	0.00	(158.38)	0.00	158.38
4705 - NSF Service Fees	27.00	43.00	(16.00)	1,452.74	472.00	980.74	515.00	(937.74)
4706 - BD Expense- NSF Fees	81.00	0.00	81.00	(59.33)	0.00	(59.33)	0.00	59.33
Total Other AR Income	3,108.00	1,709.00	1,399.00	39,610.03	18,805.00	20,805.03	20,515.00	(19,095.03)
Total Accounting Income	3,108.00	1,709.00	1,399.00	39,610.03	18,805.00	20,805.03	20,515.00	(19,095.03)
Expense								
Administrative								
4999 - Cashiering Clearing Account	1.10	0.00	1.10	71.10	0.00	71.10	0.00	(71.10)
5000 - General Administrative	0.00	0.00	0.00	84.09	0.00	84.09	0.00	(84.09)
5015 - Bank Charges & Fees	40.00	256.00	(216.00)	734.24	2,823.00	(2,088.76)	3,080.00	2,345.76
5120 - Cash Over/Short	9.99	0.00	9.99	(207.40)	0.00	(207.40)	0.00	207.40
5210 - Printing & Copying	128.70	588.17	(459.47)	4,628.85	6,469.87	(1,841.02)	7,058.00	2,429.15
5399 - Payroll Service Fees	612.08	459.00	153.08	8,137.59	5,047.00	3,090.59	5,506.00	(2,631.59)
Total Administrative	791.87	1,303.17	(511.30)	13,448.47	14,339.87	(891.40)	15,644.00	2,195.53
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	2,236.00	(2,236.00)	26,650.00	24,603.00	2,047.00	26,840.00	190.00
9005 - State B&O Tax	45.58	26.00	19.58	593.00	284.00	309.00	310.00	(283.00)
Total Regulatory Compliance	45.58	2,262.00	(2,216.42)	27,243.00	24,887.00	2,356.00	27,150.00	(93.00)
CC&Rs/ Mandates								
5040 - Transfer Fees	0.00	34.00	(34.00)	500.00	367.00	133.00	400.00	(100.00)
5215 - Postage	96.60	400.00	(303.40)	4,065.72	4,405.00	(339.28)	6,480.00	2,414.28
Total CC&Rs/ Mandates	96.60	434.00	(337.40)	4,565.72	4,772.00	(206.28)	6,880.00	2,314.28
Payroll & Benefits								
5300 - Salaries	13,331.70	13,642.00	(310.30)	152,363.95	156,877.00	(4,513.05)	177,339.00	24,975.05

Income Statement Report
Sudden Valley Community Association
Accounting

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5335 - Payroll Taxes- Employer	1,106.07	1,668.00	(561.93)	12,976.67	19,180.00	(6,203.33)	21,682.00	8,705.33
5385 - Payroll Benefits - Medical	1,112.12	1,318.00	(205.88)	14,954.88	14,501.00	453.88	15,819.00	864.12
Total Payroll & Benefits	15,549.89	16,628.00	(1,078.11)	180,295.50	190,558.00	(10,262.50)	214,840.00	34,544.50
Utilities								
6050 - Utilities- Communications Service	60.00	60.00	0.00	660.00	660.00	0.00	720.00	60.00
Total Utilities	60.00	60.00	0.00	660.00	660.00	0.00	720.00	60.00
Contracted & Professional Services								
5125 - IT Support and Services	750.00	750.00	0.00	8,549.00	8,549.00	0.00	9,299.00	750.00
Total Contracted & Professional Services	750.00	750.00	0.00	8,549.00	8,549.00	0.00	9,299.00	750.00
Total Accounting Expense	17,293.94	21,437.17	(4,143.23)	234,761.69	243,765.87	(9,004.18)	274,533.00	39,771.31
Total Accounting Income / (Loss)	(14,185.94)	(19,728.17)	5,542.23	(195,151.66)	(224,960.87)	29,809.21	(254,018.00)	(58,866.34)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4705 - NSF Service Fees	0.00	0.00	0.00	15.00	0.00	15.00	0.00	(15.00)
Total Other AR Income	0.00	0.00	0.00	15.00	0.00	15.00	0.00	(15.00)
Other Income								
4220 - Gate & Access Fees	0.00	9.00	(9.00)	0.00	92.00	(92.00)	100.00	100.00
4235 - Trash Compactor Service	55.00	0.00	55.00	2,897.00	0.00	2,897.00	0.00	(2,897.00)
4245 - Photocopy Income	19.80	0.00	19.80	120.00	0.00	120.00	0.00	(120.00)
4255 - Maps and Signs	73.73	125.00	(51.27)	1,767.19	1,375.00	392.19	1,500.00	(267.19)
4835 - Miscellaneous Income	241.42	0.00	241.42	241.42	0.00	241.42	0.00	(241.42)
4840 - Non-Taxable Income	0.00	0.00	0.00	1,058.00	0.00	1,058.00	0.00	(1,058.00)
4870 - Member Donation Income	279.00	0.00	279.00	1,655.49	0.00	1,655.49	0.00	(1,655.49)
Total Other Income	668.95	134.00	534.95	7,739.10	1,467.00	6,272.10	1,600.00	(6,139.10)
Total SVCA Operations- Admin Income	668.95	134.00	534.95	7,754.10	1,467.00	6,287.10	1,600.00	(6,154.10)
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	1,399.39	0.00	1,399.39	0.00	(1,399.39)
5015 - Bank Charges & Fees	103.94	271.00	(167.06)	2,779.20	2,979.00	(199.80)	3,250.00	470.80
5045 - Dues & Subscriptions	0.00	114.00	(114.00)	962.00	1,262.00	(300.00)	1,377.00	415.00
5090 - Office Supplies	334.79	1,291.00	(956.21)	12,785.95	14,208.00	(1,422.05)	15,500.00	2,714.05
5100 - GM Discretionary Funds	0.00	334.00	(334.00)	2,505.06	3,667.00	(1,161.94)	4,000.00	1,494.94
5107 - Advertising Costs	10.00	0.00	10.00	40.00	5,400.00	(5,360.00)	5,400.00	5,360.00
5120 - Cash Over/Short	0.00	0.00	0.00	(27.81)	0.00	(27.81)	0.00	27.81
5205 - Events Charges	232.50	584.00	(351.50)	2,133.32	6,417.00	(4,283.68)	7,000.00	4,866.68
5210 - Printing & Copying	708.57	357.00	351.57	6,184.98	4,643.00	1,541.98	5,000.00	(1,184.98)
5227 - Training & Conferences	281.59	209.00	72.59	7,161.33	2,292.00	4,869.33	2,500.00	(4,661.33)
Total Administrative	1,671.39	3,160.00	(1,488.61)	35,923.42	40,868.00	(4,944.58)	44,027.00	8,103.58

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	127.50	100.00	27.50	100.00	(27.50)
9005 - State B&O Tax	6.26	3.00	3.26	133.31	28.00	105.31	30.00	(103.31)
Total Regulatory Compliance	6.26	3.00	3.26	260.81	128.00	132.81	130.00	(130.81)
CC&Rs/ Mandates								
5003 - Annual General Meeting	934.65	0.00	934.65	9,120.59	12,400.00	(3,279.41)	12,400.00	3,279.41
5020 - Board Support	1,742.03	166.00	1,576.03	4,499.31	1,833.00	2,666.31	2,000.00	(2,499.31)
5115 - Web Site Maintenance	1,400.35	98.00	1,302.35	8,130.30	909.00	7,221.30	1,000.00	(7,130.30)
5215 - Postage	8.42	100.00	(91.58)	571.95	1,100.00	(528.05)	1,200.00	628.05
Total CC&Rs/ Mandates	4,085.45	364.00	3,721.45	22,322.15	16,242.00	6,080.15	16,600.00	(5,722.15)
Payroll & Benefits								
5300 - Salaries	19,150.62	19,896.00	(745.38)	227,175.11	228,804.00	(1,628.89)	258,648.00	31,472.89
5335 - Payroll Taxes- Employer	1,536.50	2,421.00	(884.50)	19,556.24	27,841.00	(8,284.76)	31,472.00	11,915.76
5385 - Payroll Benefits - Medical	1,070.63	830.00	240.63	7,802.56	9,130.00	(1,327.44)	9,960.00	2,157.44
Total Payroll & Benefits	21,757.75	23,147.00	(1,389.25)	254,533.91	265,775.00	(11,241.09)	300,080.00	45,546.09
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	0.00	0.00	90.00	0.00	90.00	0.00	(90.00)
6050 - Utilities- Communications Service	120.00	120.00	0.00	1,320.00	1,320.00	0.00	1,440.00	120.00
Total Utilities	120.00	120.00	0.00	1,410.00	1,320.00	90.00	1,440.00	30.00
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	0.00	0.00	1,629.56	0.00	1,629.56	0.00	(1,629.56)
6765 - Small Tools & Equipment	0.00	0.00	0.00	742.40	0.00	742.40	0.00	(742.40)
6775 - Vehicle R&M	0.00	25.00	(25.00)	0.00	275.00	(275.00)	300.00	300.00
6785 - Vehicle Fuel	0.00	0.00	0.00	64.67	300.00	(235.33)	300.00	235.33
Total Maintenance & Landscaping	0.00	25.00	(25.00)	2,436.63	575.00	1,861.63	600.00	(1,836.63)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	497.87	253.00	244.87	3,876.83	4,967.00	(1,090.17)	5,220.00	1,343.17

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted & Professional Services								
5125 - IT Support and Services	2,478.79	1,685.00	793.79	31,864.95	22,619.00	9,245.95	24,100.00	(7,764.95)
7095 - Other Professional Services	732.16	0.00	732.16	732.16	0.00	732.16	0.00	(732.16)
Total Contracted & Professional Services	3,708.82	1,938.00	1,770.82	36,473.94	27,586.00	8,887.94	29,320.00	(7,153.94)
Total SVCA Operations- Admin Expense	31,349.67	28,757.00	2,592.67	353,360.86	352,494.00	866.86	392,197.00	38,836.14
Total SVCA Operations- Admin Income / (L)	(30,680.72)	(28,623.00)	(2,057.72)	(345,606.76)	(351,027.00)	5,420.24	(390,597.00)	(44,990.24)

Income Statement Report

Sudden Valley Community Association Facilities

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Rental Income								
4410 - Area Z Storage Rental Income	(91.00)	1,583.00	(1,674.00)	18,215.00	17,406.00	809.00	18,988.00	773.00
4412 - BD Expense- Area Z	642.68	(125.00)	767.68	(448.21)	(1,375.00)	926.79	(1,500.00)	(1,051.79)
Total Rental Income	551.68	1,458.00	(906.32)	17,766.79	16,031.00	1,735.79	17,488.00	(278.79)
Rental Income - Other								
4400 - Facility Rentals	28.00	0.00	28.00	1,589.00	0.00	1,589.00	0.00	(1,589.00)
4430 - Lease Income - Restaurant	2,252.00	2,186.00	66.00	24,178.00	24,046.00	132.00	26,232.00	2,054.00
4435 - Lease Income - Barn 8	751.00	650.00	101.00	8,261.00	7,150.00	1,111.00	7,800.00	(461.00)
4439 - Lease Income- Library	281.00	281.00	0.00	3,091.00	3,091.00	0.00	3,372.00	281.00
Total Rental Income - Other	3,312.00	3,117.00	195.00	37,119.00	34,287.00	2,832.00	37,404.00	285.00
Total Facilities Income	3,863.68	4,575.00	(711.32)	54,885.79	50,318.00	4,567.79	54,892.00	6.21
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	382.90	0.00	382.90	0.00	(382.90)
7110 - Regulatory Compliance	73.42	51.00	22.42	807.62	889.00	(81.38)	940.00	132.38
9005 - State B&O Tax	50.01	70.00	(19.99)	846.69	777.00	69.69	848.00	1.31
Total Regulatory Compliance	123.43	121.00	2.43	2,037.21	1,666.00	371.21	1,788.00	(249.21)
Payroll & Benefits								
5300 - Salaries	4,234.05	3,636.00	598.05	37,803.22	41,819.00	(4,015.78)	47,274.00	9,470.78
5335 - Payroll Taxes- Employer	483.23	589.00	(105.77)	4,828.18	6,774.00	(1,945.82)	7,658.00	2,829.82
5385 - Payroll Benefits - Medical	99.00	138.00	(39.00)	1,342.08	1,518.00	(175.92)	1,656.00	313.92
Total Payroll & Benefits	4,816.28	4,363.00	453.28	43,973.48	50,111.00	(6,137.52)	56,588.00	12,614.52
Utilities								
6000 - Utilities	(2,393.21)	0.00	(2,393.21)	2,000.12	0.00	2,000.12	0.00	(2,000.12)
6005 - Utilities- Natural Gas	1,339.24	273.00	1,066.24	8,556.98	5,073.00	3,483.98	5,719.00	(2,837.98)
6023 - Utilities- Water & Sewer	(16.63)	1,455.00	(1,471.63)	14,437.92	16,004.00	(1,566.08)	17,459.00	3,021.08

Income Statement Report

Sudden Valley Community Association Facilities

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6033 - Utilities- Electricity	1,864.93	1,947.00	(82.07)	20,483.66	21,419.00	(935.34)	23,366.00	2,882.34
6035 - Utilities- Trash & Recycling Service	784.79	907.00	(122.21)	7,086.04	9,985.00	(2,898.96)	10,893.00	3,806.96
6050 - Utilities- Communications Service	1,276.72	1,048.00	228.72	13,810.02	11,536.00	2,274.02	12,585.00	(1,225.02)
Total Utilities	2,855.84	5,630.00	(2,774.16)	66,374.74	64,017.00	2,357.74	70,022.00	3,647.26
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	1,272.61	0.00	1,272.61	0.00	(1,272.61)
6515 - Building R&M	3,203.73	4,469.00	(1,265.27)	35,832.15	51,507.00	(15,674.85)	55,976.00	20,143.85
6635 - Janitorial Supplies	479.36	916.00	(436.64)	7,146.62	10,083.00	(2,936.38)	11,000.00	3,853.38
6765 - Small Tools & Equipment	0.00	0.00	0.00	151.89	0.00	151.89	0.00	(151.89)
6775 - Vehicle R&M	0.00	75.00	(75.00)	0.00	825.00	(825.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	98.00	(98.00)	23.91	1,077.00	(1,053.09)	1,175.00	1,151.09
6795 - Other Supplies	4.58	0.00	4.58	112.78	0.00	112.78	0.00	(112.78)
6796 - Other R&M	0.00	0.00	0.00	371.36	0.00	371.36	0.00	(371.36)
Total Maintenance & Landscaping	3,687.67	5,558.00	(1,870.33)	44,911.32	63,492.00	(18,580.68)	69,051.00	24,139.68
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	0.00	0.00	275.12	0.00	275.12	0.00	(275.12)
7095 - Other Professional Services	3,505.00	0.00	3,505.00	3,505.00	0.00	3,505.00	0.00	(3,505.00)
Total Contracted & Professional Services	3,505.00	0.00	3,505.00	3,780.12	0.00	3,780.12	0.00	(3,780.12)
Total Facilities Expense	14,988.22	15,672.00	(683.78)	161,076.87	179,286.00	(18,209.13)	197,449.00	36,372.13
Total Facilities Income / (Loss)	(11,124.54)	(11,097.00)	(27.54)	(106,191.08)	(128,968.00)	22,776.92	(142,557.00)	(36,365.92)

Income Statement Report

Sudden Valley Community Association

Maintenance

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Compactor Service	0.00	192.00	(192.00)	423.88	2,115.00	(1,691.12)	2,307.00	1,883.12
Total Other Income	0.00	192.00	(192.00)	423.88	2,115.00	(1,691.12)	2,307.00	1,883.12
Total Maintenance Income	0.00	192.00	(192.00)	423.88	2,115.00	(1,691.12)	2,307.00	1,883.12
Expense								
Administrative								
5000 - General Administrative	197.77	0.00	197.77	197.77	0.00	197.77	0.00	(197.77)
5210 - Printing & Copying	0.00	13.00	(13.00)	0.00	138.00	(138.00)	150.00	150.00
Total Administrative	197.77	13.00	184.77	197.77	138.00	59.77	150.00	(47.77)
Regulatory Compliance								
6300 - Permits & Licenses	109.75	0.00	109.75	1,774.50	2,225.00	(450.50)	2,225.00	450.50
Total Regulatory Compliance	109.75	0.00	109.75	1,774.50	2,225.00	(450.50)	2,225.00	450.50
Payroll & Benefits								
5300 - Salaries	13,167.51	16,062.00	(2,894.49)	128,660.93	127,706.00	954.93	151,798.00	23,137.07
5335 - Payroll Taxes- Employer	1,688.57	2,619.00	(930.43)	16,173.24	20,598.00	(4,424.76)	24,528.00	8,354.76
5385 - Payroll Benefits - Medical	1,885.40	1,868.00	17.40	15,486.03	13,749.00	1,737.03	15,617.00	130.97
Total Payroll & Benefits	16,741.48	20,549.00	(3,807.52)	160,320.20	162,053.00	(1,732.80)	191,943.00	31,622.80
Utilities								
6005 - Utilities- Natural Gas	0.00	14.00	(14.00)	0.00	152.00	(152.00)	166.00	166.00
6050 - Utilities- Communications Service	102.03	60.00	42.03	826.30	660.00	166.30	720.00	(106.30)
Total Utilities	102.03	74.00	28.03	826.30	812.00	14.30	886.00	59.70
Maintenance & Landscaping								
6515 - Building R&M	281.12	0.00	281.12	281.12	0.00	281.12	0.00	(281.12)
6610 - Raw Materials	0.00	0.00	0.00	0.00	550.00	(550.00)	550.00	550.00
6621 - Raw Materials: Sand & Gravel	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6675 - Equipment R&M	3,594.29	250.00	3,344.29	13,283.71	2,750.00	10,533.71	3,000.00	(10,283.71)

Income Statement Report
Sudden Valley Community Association
Maintenance

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6765 - Small Tools & Equipment	311.41	0.00	311.41	3,714.32	3,000.00	714.32	3,000.00	(714.32)
6775 - Vehicle R&M	1,082.97	584.00	498.97	15,329.05	6,417.00	8,912.05	7,000.00	(8,329.05)
6785 - Vehicle Fuel	1,364.25	650.00	714.25	14,459.31	7,890.00	6,569.31	8,590.00	(5,869.31)
6795 - Other Supplies	81.43	209.00	(127.57)	2,341.47	2,292.00	49.47	2,500.00	158.53
6796 - Other R&M	815.61	250.00	565.61	5,087.81	2,750.00	2,337.81	3,000.00	(2,087.81)
Total Maintenance & Landscaping	7,531.08	1,943.00	5,588.08	54,496.79	26,649.00	27,847.79	28,640.00	(25,856.79)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	84.00	(84.00)	0.00	917.00	(917.00)	1,000.00	1,000.00
6408 - Uniform and Laundry Service	110.41	171.00	(60.59)	964.49	1,882.00	(917.51)	2,053.00	1,088.51
6440 - Safety & Security Services	363.13	116.00	247.13	4,573.04	1,283.00	3,290.04	1,400.00	(3,173.04)
6442 - Snow Removal Services	4,849.03	0.00	4,849.03	20,849.03	16,000.00	4,849.03	16,000.00	(4,849.03)
7095 - Other Professional Services	2,400.00	0.00	2,400.00	4,725.00	0.00	4,725.00	0.00	(4,725.00)
Total Contracted & Professional Services	7,722.57	371.00	7,351.57	31,111.56	20,082.00	11,029.56	20,453.00	(10,658.56)
Total Maintenance Expense	32,404.68	22,950.00	9,454.68	248,727.12	211,959.00	36,768.12	244,297.00	(4,430.12)
Total Maintenance Income / (Loss)	(32,404.68)	(22,758.00)	(9,646.68)	(248,303.24)	(209,844.00)	(38,459.24)	(241,990.00)	6,313.24

Income Statement Report
Sudden Valley Community Association
Golf

November 1, 2017 to November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 5,222	\$ 1,600	\$ 3,622	\$ 238,243	\$ 213,900	\$ 24,343	\$ 215,500	\$ (22,743)
4151 - BD Expense- Golf	(693)	-	(693)	(1,135)	-	(1,135)	-	1,135
4154 - Golf Course Daily Greens Fees	15,300	6,000	9,300	345,061	397,000	(51,939)	401,800	56,739
4170 - Driving Range Fees	467	200	267	16,947	22,900	(5,953)	23,000	6,053
4174 - Golf Cart Rental	3,083	1,100	1,983	115,339	112,200	3,139	113,000	(2,339)
4176 - Golf Club Storage	10	-	10	1,179	1,520	(341)	1,520	341
4178 - Trail Fees	-	-	-	12,970	13,250	(280)	13,250	280
Total Golf Income	23,389	8,900	14,489	728,604	760,770	(32,166)	768,070	39,466
Expense								
Administrative								
5107 - Advertising Costs	60	200	(140)	6,395	7,000	(605)	7,000	605
5015 - Bank Charges & Fees	774	450	324	13,778	12,570	1,208	12,845	(933)
5120 - Cash Over/Short	-	-	-	38	-	38	-	(38)
5045 - Dues & Subscriptions	624	235	389	18,929	17,035	1,894	17,270	(1,659)
5000 - General Administrative	-	-	-	85	1,600	(1,515)	1,600	1,515
5090 - Office Supplies	77	25	52	1,067	275	792	300	(767)
5205 - Events Charges	-	-	-	100	-	100	-	(100)
5210 - Printing & Copying	-	-	-	1,765	2,980	(1,215)	2,980	1,215
5227 - Training & Conferences	-	100	(100)	2,632	3,400	(768)	3,600	968
Total Administrative	1,535	1,010	525	44,789	44,860	(71)	45,595	806
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	200	(200)	216	1,000	(784)	1,300	1,084
6300 - Permits & Licenses	147	-	147	546	800	(254)	800	254
9005 - State B&O Tax	113	38	75	3,437	3,589	(152)	3,624	187
Total Regulatory Compliance	260	238	22	4,199	5,389	(1,190)	5,724	1,525
CC&Rs/ Mandates								
5215 - Postage	197	60	137	609	690	(81)	765	156
5115 - Web Site Maintenance	-	-	-	600	-	600	-	(600)
CC&Rs/ Mandates Total	197	60	137	1,209	690	519	765	(444)
Payroll & Benefits								
5385 - Payroll Benefits - Medical	4,098	3,390	708	37,045	37,290	(245)	40,680	3,635
5335 - Payroll Taxes- Employer	2,896	3,624	(728)	41,732	56,973	(15,241)	62,294	20,562
5300 - Salaries	29,593	26,385	3,208	389,456	404,775	(15,319)	443,572	54,116
Total Payroll & Benefits	36,587	33,399	3,188	468,233	499,038	(30,805)	546,546	78,313
Insurance								

Income Statement Report
Sudden Valley Community Association
Golf

November 1, 2017 to November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
5400 - Insurance Premiums	333	333	(0)	3,661	3,661	0	3,995	334
Total Insurance	333	333	(0)	3,661	3,661	0	3,995	334
Utilities								
6050 - Utilities- Communications Service	555	251	304	6,110	2,760	3,350	3,011	(3,099)
6033 - Utilities- Electricity	1,119	1,327	(208)	19,359	18,535	824	19,686	327
6005 - Utilities- Natural Gas	251	229	22	2,741	3,108	(367)	3,577	836
6023 - Utilities- Water & Sewer	-	1,015	(1,015)	8,884	11,160	(2,276)	12,174	3,290
6035 - Utilities- Trash & Recycling Service	212	-	212	2,349	-	2,349	-	(2,349)
Total Utilities	2,136	2,822	(686)	39,442	35,563	3,879	38,448	(995)
Maintenance & Landscaping								
6515 - Building R&M	-	-	-	213	-	213	-	(213)
6675 - Equipment R&M	4,421	3,405	1,016	36,910	33,648	3,262	38,000	1,090
6635 - Janitorial Supplies	-	20	(20)	7	220	(213)	240	233
6110 - Landscape R&M	-	3,422	(3,422)	39,369	28,859	10,510	30,000	(9,369)
6796 - Other R&M	65	200	(135)	1,522	2,100	(578)	2,200	678
6795 - Other Supplies	2,447	950	1,497	15,283	17,050	(1,767)	17,800	2,517
6610 - Raw Materials	-	1,000	(1,000)	22,733	20,100	2,633	20,800	(1,933)
6621 - Raw Materials: Sand & Gravel	5,776	-	5,776	21,827	32,300	(10,473)	32,300	10,473
6765 - Small Tools & Equipment	54	100	(46)	2,158	2,650	(492)	2,750	592
6785 - Vehicle Fuel	782	512	270	16,614	19,573	(2,959)	20,000	3,386
6775 - Vehicle R&M	84	-	84	1,104	900	204	1,000	(104)
Total Maintenance & Landscaping	13,630	9,609	4,021	157,740	157,400	340	165,090	7,350
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	50	(50)	3,263	4,800	(1,537)	4,900	1,637
6440 - Safety & Security Services	-	100	(100)	1,143	600	543	600	(543)
6408 - Uniform and Laundry Service	441	270	171	5,013	3,830	1,183	4,100	(913)
7095 - Other Professional Services	-	-	-	-	1,200	(1,200)	1,200	1,200
Total Contracted & Professional Services	441	420	21	9,419	10,430	(1,011)	10,800	1,381
Total Golf Expense	55,120	47,891	7,229	728,693	757,031	(28,338)	816,963	88,270
Total Golf Income / (Loss)	\$ (31,731)	\$ (38,991)	\$ 7,260	\$ (90)	\$ 3,739	\$ (3,829)	\$ (48,893)	\$ (48,804)

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

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 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	13,115.00	4,386.00	8,729.00	4,386.00	(8,729.00)
4420 - Marina Dry Slip Income	0.00	0.00	0.00	41,305.00	44,860.00	(3,555.00)	44,860.00	3,555.00
4425 - Marina Wet/Dry Combo Income	0.00	0.00	0.00	63,385.00	66,060.00	(2,675.00)	66,060.00	2,675.00
4426 - BD Expense- Marina	0.00	160.00	(160.00)	(970.00)	1,761.00	(2,731.00)	1,921.00	2,891.00
Total Marina Income	0.00	160.00	(160.00)	116,835.00	117,067.00	(232.00)	117,227.00	392.00
Rental Income - Other								
4400 - Facility Rentals	100.00	0.00	100.00	1,100.00	1,550.00	(450.00)	1,550.00	450.00
4411 - Picnic Shelter Rentals	(125.00)	0.00	(125.00)	1,345.00	1,195.00	150.00	1,195.00	(150.00)
Total Rental Income - Other	(25.00)	0.00	(25.00)	2,445.00	2,745.00	(300.00)	2,745.00	300.00
Other Income								
4220 - Gate & Access Fees	0.00	0.00	0.00	2,516.00	1,917.00	599.00	1,917.00	(599.00)
Total Other Income	0.00	0.00	0.00	2,516.00	1,917.00	599.00	1,917.00	(599.00)
Total Marina/Parks/Beaches Income	(25.00)	160.00	(185.00)	121,796.00	121,729.00	67.00	121,889.00	93.00
Expense								
Administrative								
5210 - Printing & Copying	0.00	0.00	0.00	91.66	0.00	91.66	0.00	(91.66)
5227 - Training & Conferences	0.00	0.00	0.00	343.54	0.00	343.54	0.00	(343.54)
Total Administrative	0.00	0.00	0.00	435.20	0.00	435.20	0.00	(435.20)
Regulatory Compliance								
7110 - Regulatory Compliance	137.90	150.00	(12.10)	1,616.19	1,650.00	(33.81)	1,800.00	183.81
9005 - State B&O Tax	(1.88)	151.00	(152.88)	1,861.51	1,668.00	193.51	1,820.00	(41.51)
Total Regulatory Compliance	136.02	301.00	(164.98)	3,477.70	3,318.00	159.70	3,620.00	142.30
Payroll & Benefits								
5300 - Salaries	0.00	0.00	0.00	16,011.19	26,460.00	(10,448.81)	26,460.00	10,448.81
5335 - Payroll Taxes- Employer	0.00	0.00	0.00	2,287.80	4,809.00	(2,521.20)	4,809.00	2,521.20

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

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	0.00	0.00	0.00	(181.20)	0.00	(181.20)	0.00	181.20
Total Payroll & Benefits	0.00	0.00	0.00	18,117.79	31,269.00	(13,151.21)	31,269.00	13,151.21
Utilities								
6023 - Utilities- Water & Sewer	0.00	174.00	(174.00)	1,186.94	1,907.00	(720.06)	2,080.00	893.06
6033 - Utilities- Electricity	158.23	85.00	73.23	1,587.96	930.00	657.96	1,014.00	(573.96)
6050 - Utilities- Communications Service	156.87	143.00	13.87	1,699.07	1,579.00	120.07	1,723.00	23.93
Total Utilities	315.10	402.00	(86.90)	4,473.97	4,416.00	57.97	4,817.00	343.03
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	16,607.56	18,774.00	(2,166.44)	18,774.00	2,166.44
6515 - Building R&M	0.00	0.00	0.00	2,639.39	0.00	2,639.39	0.00	(2,639.39)
6675 - Equipment R&M	0.00	0.00	0.00	628.41	0.00	628.41	0.00	(628.41)
6765 - Small Tools & Equipment	0.00	0.00	0.00	1,478.22	0.00	1,478.22	0.00	(1,478.22)
6775 - Vehicle R&M	0.00	0.00	0.00	288.23	0.00	288.23	0.00	(288.23)
6785 - Vehicle Fuel	0.00	0.00	0.00	2,780.38	2,500.00	280.38	2,500.00	(280.38)
6795 - Other Supplies	149.55	0.00	149.55	611.22	0.00	611.22	0.00	(611.22)
6796 - Other R&M	0.00	41.00	(41.00)	2,313.04	458.00	1,855.04	500.00	(1,813.04)
Total Maintenance & Landscaping	149.55	41.00	108.55	27,346.45	21,732.00	5,614.45	21,774.00	(5,572.45)
Contracted & Professional Services								
6408 - Uniform and Laundry Service	0.00	0.00	0.00	499.50	0.00	499.50	0.00	(499.50)
6440 - Safety & Security Services	0.00	0.00	0.00	429.80	0.00	429.80	0.00	(429.80)
7095 - Other Professional Services	0.00	0.00	0.00	815.25	0.00	815.25	0.00	(815.25)
Total Contracted & Professional Services	0.00	0.00	0.00	1,744.55	0.00	1,744.55	0.00	(1,744.55)
Total Marina/Parks/Beaches Expense	600.67	744.00	(143.33)	55,595.66	60,735.00	(5,139.34)	61,480.00	5,884.34
Total Marina/Parks/Beaches Income / (Loss)	(625.67)	(584.00)	(41.67)	66,200.34	60,994.00	5,206.34	60,409.00	(5,791.34)

Income Statement Report
Sudden Valley Community Association
Pool/Health Club

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4250 - Adult Center Pool Fees	0.00	500.00	(500.00)	3,265.00	5,500.00	(2,235.00)	6,000.00	2,735.00
Total Other Income	0.00	500.00	(500.00)	3,265.00	5,500.00	(2,235.00)	6,000.00	2,735.00
Total Pool/Health Club Income	0.00	500.00	(500.00)	3,265.00	5,500.00	(2,235.00)	6,000.00	2,735.00
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	40.00	(40.00)	0.00	442.00	(442.00)	482.00	482.00
9005 - State B&O Tax	0.00	0.00	0.00	50.45	0.00	50.45	0.00	(50.45)
Total Regulatory Compliance	0.00	40.00	(40.00)	50.45	442.00	(391.55)	482.00	431.55
Utilities								
6000 - Utilities	(1,803.37)	0.00	(1,803.37)	899.21	0.00	899.21	0.00	(899.21)
6005 - Utilities- Natural Gas	0.00	39.00	(39.00)	0.00	428.00	(428.00)	467.00	467.00
6023 - Utilities- Water & Sewer	0.00	107.00	(107.00)	0.00	1,184.00	(1,184.00)	1,292.00	1,292.00
Total Utilities	(1,803.37)	146.00	(1,949.37)	899.21	1,612.00	(712.79)	1,759.00	859.79
Maintenance & Landscaping								
6515 - Building R&M	0.00	146.00	(146.00)	78.39	1,604.00	(1,525.61)	1,750.00	1,671.61
6675 - Equipment R&M	0.00	146.00	(146.00)	0.00	1,604.00	(1,604.00)	1,750.00	1,750.00
Total Maintenance & Landscaping	0.00	292.00	(292.00)	78.39	3,208.00	(3,129.61)	3,500.00	3,421.61
Contracted & Professional Services								
6438 - Pool Management	(1,898.18)	0.00	(1,898.18)	16,077.19	7,934.00	8,143.19	7,934.00	(8,143.19)
Total Contracted & Professional Services	(1,898.18)	0.00	(1,898.18)	16,077.19	7,934.00	8,143.19	7,934.00	(8,143.19)
Total Pool/Health Club Expense	(3,701.55)	478.00	(4,179.55)	17,105.24	13,196.00	3,909.24	13,675.00	(3,430.24)
Total Pool/Health Club Income / (Loss)	3,701.55	22.00	3,679.55	(13,840.24)	(7,696.00)	(6,144.24)	(7,675.00)	6,165.24

Income Statement Report

Sudden Valley Community Association

UDR Activity

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	(3,952.08)	0.00	(3,952.08)	(166,493.36)	0.00	(166,493.36)	0.00	166,493.36
4001 - BD Expense- 2017 Ops & prior	386.22	0.00	386.22	74,272.69	0.00	74,272.69	0.00	(74,272.69)
4002 - Member Assessments 2016	0.00	0.00	0.00	(8,393.22)	0.00	(8,393.22)	0.00	8,393.22
4081 - BD Expense- Ops 2014 & Prior	5,324.90	0.00	5,324.90	204,037.75	0.00	204,037.75	0.00	(204,037.75)
Total Dues and Assessments Income- UDR	1,759.04	0.00	1,759.04	103,423.86	0.00	103,423.86	0.00	(103,423.86)
Collections Income								
4710 - Late Fees & Interest	5,334.24	0.00	5,334.24	(5,533.42)	0.00	(5,533.42)	0.00	5,533.42
4711 - BD Expense- Late Fee & Int	(1,562.78)	0.00	(1,562.78)	58,002.44	0.00	58,002.44	0.00	(58,002.44)
4715 - Lien Fees	2,200.00	0.00	2,200.00	2,137.22	0.00	2,137.22	0.00	(2,137.22)
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	2,589.12	0.00	2,589.12	0.00	(2,589.12)
4721 - BD Expense- Legal	(642.68)	0.00	(642.68)	8,368.22	0.00	8,368.22	0.00	(8,368.22)
Total Collections Income	5,328.78	0.00	5,328.78	65,563.58	0.00	65,563.58	0.00	(65,563.58)
Investment Income								
4910 - Interest Earned - Reserve Accounts	0.34	0.00	0.34	49.01	0.00	49.01	0.00	(49.01)
Total Investment Income	0.34	0.00	0.34	49.01	0.00	49.01	0.00	(49.01)
Total UDR Activity Income	7,088.16	0.00	7,088.16	169,036.45	0.00	169,036.45	0.00	(169,036.45)
Expense								
Regulatory Compliance								
9005 - State B&O Tax	113.46	0.00	113.46	30.56	0.00	30.56	0.00	(30.56)
Total Regulatory Compliance	113.46	0.00	113.46	30.56	0.00	30.56	0.00	(30.56)
CC&Rs/ Mandates								
5007 - Special General Meeting	0.00	0.00	0.00	11,867.85	0.00	11,867.85	0.00	(11,867.85)
5025 - Collection Charges	182.86	0.00	182.86	2,800.81	0.00	2,800.81	0.00	(2,800.81)
5040 - Transfer Fees	0.00	0.00	0.00	484.00	0.00	484.00	0.00	(484.00)

Income Statement Report
Sudden Valley Community Association
UDR Activity

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
CC&Rs/ Mandates								
5065 - Lien Charges	1,480.00	0.00	1,480.00	9,621.00	0.00	9,621.00	0.00	(9,621.00)
Total CC&Rs/ Mandates	1,662.86	0.00	1,662.86	24,773.66	0.00	24,773.66	0.00	(24,773.66)
Contracted & Professional Services								
7020 - Legal Services	42.82	0.00	42.82	6,837.93	0.00	6,837.93	0.00	(6,837.93)
7095 - Other Professional Services	0.00	0.00	0.00	12,853.17	0.00	12,853.17	0.00	(12,853.17)
Total Contracted & Professional Services	42.82	0.00	42.82	19,691.10	0.00	19,691.10	0.00	(19,691.10)
Reserve Expenses/Transfers								
9617.01 - Hazardous Tree Removal - UDR	0.00	0.00	0.00	650.00	0.00	650.00	0.00	(650.00)
9837 - Snow Supplies UDR	0.00	0.00	0.00	36,917.01	0.00	36,917.01	0.00	(36,917.01)
9853 - Barn 7 Legal - UDR	0.00	0.00	0.00	2,274.00	0.00	2,274.00	0.00	(2,274.00)
9890 - UDR Legal Expenses	203.00	0.00	203.00	727.00	0.00	727.00	0.00	(727.00)
9902 - UDR - Area Z Mitigation	1,090.50	0.00	1,090.50	69,334.51	0.00	69,334.51	0.00	(69,334.51)
Total Reserve Expenses/Transfers	1,293.50	0.00	1,293.50	109,902.52	0.00	109,902.52	0.00	(109,902.52)
Total UDR Activity Expense	3,112.64	0.00	3,112.64	154,397.84	0.00	154,397.84	0.00	(154,397.84)
Total UDR Activity Income / (Loss)	3,975.52	0.00	3,975.52	14,638.61	0.00	14,638.61	0.00	(14,638.61)

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2017

	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						Avail.	Total	
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10	Total								
Jan	11	58	69	405	2,275	2,680	41	117	11	35	14	10	57	80	9	25	416	2,333	2,749	132	267	399	548	2,600	3,148	758	23	14	795	690	8	1,493	4,641	
Feb	10	68	78	410	2,205	2,615	29	152	26	59	1	14	62	73	8	29	420	2,273	2,693	126	327	453	546	2,600	3,146	760	23	14	797	690	8	1,495	4,641	
Mar	10	74	84	421	2,283	2,704	26	83	12	32	3	10	59	83	14	35	431	2,357	2,788	114	243	357	545	2,600	3,145	760	23	14	797	691	8	1,496	4,641	
Apr	24	102	126	415	2,246	2,661	29	105	9	23	2	10	55	70	10	44	439	2,348	2,787	105	252	357	544	2,600	3,144	762	21	14	797	692	8	1,497	4,641	
May	68	178	246	369	2,210	2,579	37	75	7	27	4	6	34	59	10	45	437	2,388	2,825	92	212	304	529	2,600	3,129	761	21	28	810	694	8	1,512	4,641	
Jun	60	175	235	410	2,227	2,637	23	73	9	19	0	6	29	57	9	43	470	2,402	2,872	70	198	268	540	2,600	3,140	758	15	23	796	697	8	1,501	4,641	
Jul	66	186	252	402	2,218	2,620	30	75	10	27	3	2	33	58	2	34	468	2,404	2,872	78	196	274	546	2,600	3,146	753	14	23	790	697	8	1,495	4,641	
Aug	77	222	299	406	2,172	2,578	16	99	4	21	1	4	40	53	2	29	483	2,394	2,877	63	206	269	546	2,600	3,146	763	15	12	790	697	8	1,495	4,641	
Sep	91	283	374	374	2,091	2,465	37	108	4	27	2	10	35	52	2	29	465	2,374	2,839	80	226	306	545	2,600	3,145	763	14	12	789	699	8	1,496	4,641	
Oct	121	397	518	353	2,030	2,383	20	69	10	23	4	1	36	56	1	24	474	2,427	2,901	71	173	244	545	2,600	3,145	763	14	12	789	699	8	1,496	4,641	
Nov	165	662	827	320	1,748	2,068	6	90	8	21	2	6	41	50	1	23	485	2,410	2,895	58	190	248	543	2,600	3,143	763	16	12	791	699	8	1,498	4,641	
Dec																																		

LLE = Lot Line Eraser
 CTB = Covenant to Bind