

Sudden Valley Community Association
Balance Sheet
February 28, 2018 and December 31, 2017

	<u>Unaudited</u>	<u>Audited</u>	<u>Inc / (Dec)</u>
	<u>Feb 28, 2018</u>	<u>Dec 31, 2017</u>	
OPERATIONS			
Current Assets			
Operating Cash	\$ 369,705	\$ 297,571	\$ 72,134
Building Completion Deposit Fund	125,074	125,000	74
Member Receivables - Operations	24	67,625	(67,601)
Other Receivables	3,011	10,373	(7,362)
Prepaid Expenses	48,036	66,797	(18,761)
Inventory	3,790	7,393	(3,603)
Total Current Assets	549,640	574,759	(25,119)
Current Liabilities			
Accounts Payable	(96,046)	(80,821)	(15,225)
Prepaid Assessments	(232,109)	(100,578)	(131,531)
Building Completion Deposits	(125,000)	(125,000)	-
Other Refundable Deposits	(4,913)	(4,953)	40
Prepaid Golf Memberships	(1,511)	(50,019)	48,508
Total Current Liabilities	(459,579)	(361,371)	(98,208)
Operating Reserve Funds			
Emergency Operating Cash	351,666	351,609	57
Undesignated Reserves Cash	225,912	189,730	36,182
Total Operating Reserve Funds	577,578	541,339	36,239
Net Operating Assets	\$ 667,639	\$ 754,727	\$ (87,088)
CAPITAL			
Capital Current Assets			
CRRRF Reserve Cash Fund	1,228,835	1,195,964	32,871
Roads Reserve Cash Fund	1,167,468	1,091,292	76,176
Density Reduction Cash Fund	85,211	85,191	20
Mailbox Cash Fund	5,278	5,272	6
Capital Reserve Holding Cash Fund	116,865	87,363	29,502
Mitigation Assignment of Savings Cash	36,075	38,133	(2,058)
Member Receivables - Capital	-	9,094	(9,094)
Total Capital Current Assets	2,639,732	2,512,309	127,423
Capital Fixed Assets			
Fixed Assets	9,326,081	9,370,813	(44,732)
Lots Held for Sale	149,589	149,589	-
Total Capital Assets	9,475,670	9,520,402	(44,732)
Long Term Liabilities			
CRRRF Loan	(2,871)	(2,871)	-
Capital Lease	(33,903)	(38,968)	5,065
Total Long Term Liabilities	(36,774)	(41,838)	5,065
NET ASSETS	\$ 12,746,267	\$ 12,745,599	\$ 668
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	(\$53,224)	\$185,187	(\$238,411)
Current Year Net Income: Capital	53,892	251,410	(197,518)
Retained Earnings	4,724,896	4,539,709	185,187
Capital	8,020,703	7,769,293	251,410
TOTAL MEMBER EQUITY	\$ 12,746,267	\$ 12,745,599	\$ 668

* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal financial statement purposes. As per SVCA policy, Management continues to pursue collection of these receivables via all avenues allowed by Washington State laws. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At February 28, 2018, and December 31, 2017, the balance of receivables written off under GAAP policy were respectively, \$729,653 and \$639,381.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - February 2018			Year to Date - 2 Months Ending 02/28/2018			
	Operations & Operating Reserves	Operations Better / (Worse) Spending Plan	Capital Reserves	Operations & Operating Reserves	Operations Better / (Worse) Spending Plan	Coll %	Capital Reserves
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	\$ 145,245		\$ 88,821	\$ 290,490			\$ 177,642
Bad Debt Reserve	(6,752)		(2,944)	(21,324)			(10,179)
Net Current Year Assessment Income	<u>\$ 138,493</u>	<u>\$ 3,519</u>	<u>\$ 85,877</u>	<u>\$ 269,166</u>	<u>\$ (783)</u>	92.7%	<u>\$ 167,463</u>
Bad Debt Recoveries - Prior Years			2,725				8,346
Golf Income	32,469	(7,671)	-	163,913	7,503		-
Marina Income	100	100	-	100	100		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	5,925	1,269	12,135	12,390	3,078		29,493
Rental Income - Other	3,384	67	-	7,178	543		-
Rental Income- Area Z	697	697	-	2,902	(1,848)		-
Investment Income	82	41	280	97	14		591
Total Revenue	<u>\$ 181,150</u>	<u>\$ (1,978)</u>	<u>\$ 101,017</u>	<u>\$ 455,746</u>	<u>\$ 8,607</u>		<u>\$ 205,893</u>
EXPENSES							
Salaries & Benefits	\$ 109,247	\$ (1,123)	\$ -	\$ 198,372	\$ (21,531)		\$ -
Contracted & Professional Services	13,037	1,479	-	43,511	(2,233)		-
CC&Rs/ Mandates	20,399	162	-	43,140	(265)		-
Maintenance & Landscaping	20,684	(4,067)	-	47,223	(11,049)		-
Utilities	15,400	(840)	-	28,224	(4,471)		-
Administrative	8,338	(1,734)	143	16,717	(3,469)		307
Regulatory Compliance	19,701	(5,195)	-	21,897	(3,552)		-
Insurance Premiums	8,530	236	-	17,059	471		-
Other Expenses	-	250	-	-	500		-
Capital Lease Interest Expense	-	-	-	-	-		-
Depreciation Expense	-	-	71,225	-	-		142,450
Reserve Expense/ Transfers	-	-	150	-	-		150
Total Expenses	<u>\$ 215,336</u>	<u>\$ (10,832)</u>	<u>\$ 71,518</u>	<u>\$ 416,143</u>	<u>\$ (45,599)</u>		<u>\$ 142,907</u>
Net Income (Loss)	<u>\$ (34,186)</u>	<u>\$ (12,810)</u>	<u>\$ 29,499</u>	<u>\$ 39,603</u>	<u>\$ (36,992)</u>		<u>\$ 62,986</u>
Net Income (Loss) with Board Approved UDR	<u>\$ (34,186)</u>	<u>\$ (12,810)</u>	<u>\$ 29,499</u>	<u>\$ 39,603</u>	<u>\$ (36,992)</u>		<u>\$ 62,986</u>
Other Activity							
Net Other UDR Activity*	\$ (35,729)			\$ (25,226)			
AR Accrual - Prior Year Reversal	-		-	(67,601)			(9,094)
AR Accrual - Current Year	-		-	-			-
Total Other Activity	<u>\$ (35,729)</u>		<u>\$ -</u>	<u>\$ (92,827)</u>			<u>\$ (9,094)</u>
Grand Total Activity	<u>\$ (69,915)</u>	<u>\$ (12,810)</u>	<u>\$ 29,499</u>	<u>\$ (53,224)</u>	<u>\$ (36,992)</u>		<u>\$ 53,892</u>

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

Sudden Valley Community Association										
Reserve Cash Balance & Activity										
2 Months Actual, 10 Months Projected										
UNAUDITED										
	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	Capital Reserve Holding Fund	Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2017	1,195,964	1,091,292	87,363	85,191	5,272	38,133	\$ 2,503,215	351,609	189,730	\$ 541,339
Dues Received	68,550	107,918		-	6		205,967	-	10,155	10,155
Transfer Fees Received, ¼ of 1%			29,493				29,493			-
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	250	245	9	20	-	10	534	57	25	82
Sale of Assets	-			-			-			-
Legal Settlement Income	-						-			-
CRRRF Loan Funding Received	-						-			-
Interfund Transfer	-	2,068	-	-		(2,068)	-		73,766	73,766
2018 Expenditures	(35,929)	(34,055)	-	-			(69,984)		(47,764)	(47,764)
Net Available Cash at 02/28/2018	1,228,835	1,167,468	116,865	85,211	5,278	36,075	\$ 2,639,732	351,666	225,912	\$ 577,578
10 Month Outlook										
Outlook - 2018 Dues (93% collections)	320,860	505,710					\$ 826,570			\$ -
Outlook - Prior Year Collections	263	258		6	156		\$ 683		23,186	\$ 23,186
Anticipated CRRRF Loan Funding	1,122,129						1,122,129			-
Obligated Expenses	(1,775,666)	(877,854)				(36,075)	(2,689,595)		(93,089)	(93,089)
Net Usable Cash Balance 12/31/2017	896,421	795,582	116,865	85,217	5,434	-	\$ 1,899,519	351,666	156,009	\$ 507,675
Board Recommended Carryover Balance*	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2017, After Recommendation	\$ 296,421	\$ 295,582	\$ 116,865	\$ 85,217	\$ 5,434	\$ -	\$ 799,519	\$ 351,666	\$ 156,009	\$ 1,307,194
Net Current Year Cash Increase (Decrease)	(299,543)	(295,710)	29,502	26	162	(38,133)	\$ (603,696)	57	(33,721)	\$ (33,664)
*Note, when mitigation period has ended unspent funds will be returned to the source account, Roads.										

Sudden Valley Community Association
Operations - By Department
February 1, 2018 to February 28, 2018
CURRENT MONTH

Whole \$

UNAUDITED

<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	\$ -	\$ (47)	\$ 8,423	\$ 451	\$ 18,559	\$ 2,116	\$ (26,982)	\$ 2,520
Accounting	2,729	1,020	16,650	171	17,367	(6,014)	(31,288)	(4,823)
Administration	291	166	22,980	(157)	8,221	(1,016)	(30,910)	(1,007)
Common Costs	1,830	(627)	-	-	20,420	(1,903)	(18,590)	(2,530)
Facilities	3,981	763	3,465	1,562	11,642	885	(11,126)	3,210
Maintenance	38	(155)	21,287	128	7,719	376	(28,968)	349
Subtotal	<u>8,869</u>	<u>1,120</u>	<u>72,805</u>	<u>2,155</u>	<u>83,928</u>	<u>(5,556)</u>	<u>(147,864)</u>	<u>(2,281)</u>
Golf	32,869	(7,271)	36,442	(3,278)	16,596	486	(20,169)	(10,063)
Marina	200	(65)	-	-	742	185	(542)	120
Pools	720	720	-	-	4,820	(4,820)	(4,100)	(4,100)
Subtotal	<u>42,658</u>	<u>(5,496)</u>	<u>109,247</u>	<u>(1,123)</u>	<u>106,086</u>	<u>(9,705)</u>	<u>(172,675)</u>	<u>(16,324)</u>
Ops Dues Earned	145,245						145,245	
Curr Yr Bad Debts Activity	(6,752)						(6,752)	
Net Ops Dues	<u>138,493</u>	<u>3,519</u>					<u>138,493</u>	<u>3,519</u>
Net Operations	<u>\$ 181,150</u>	<u>\$ (1,978)</u>	<u>\$ 109,247</u>	<u>\$ (1,123)</u>	<u>\$ 106,086</u>	<u>\$ (9,709)</u>	<u>\$ (34,186)</u>	<u>\$ (12,810)</u>
Other Operating Activity								
UDR Activity	8,830				44,559		(35,729)	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Total Other Operating Activity	<u>\$ 8,830</u>				<u>\$ 44,559</u>		<u>\$ (35,729)</u>	
Grand Total Operations Activity	<u>\$ 189,980</u>	<u>\$ (1,978)</u>	<u>\$ 109,247</u>	<u>\$ (1,123)</u>	<u>\$ 150,645</u>	<u>\$ (9,709)</u>	<u>\$ (69,915)</u>	<u>\$ (12,810)</u>

* Excludes Depreciation

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

Sudden Valley Community Association
Operations - By Department
February 1, 2018 to February 28, 2018
YEAR TO DATE

Whole \$

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	\$ 393	\$ 300	\$ 19,354	\$ (4,666)	\$ 48,380	\$ 3,312	\$ (67,341)	\$ (1,054)
Accounting	5,619	2,200	29,990	(2,363)	20,533	(4,828)	(44,904)	(4,991)
Administration	440	190	43,955	(6,810)	16,863	(2,751)	(60,378)	(9,371)
Common Costs	4,218	(698)	-	-	44,694	(7,658)	(40,476)	(8,356)
Facilities	9,880	(1,306)	6,413	1,917	22,932	776	(19,465)	1,387
Maintenance	38	(347)	36,563	(1,100)	15,085	770	(51,610)	(677)
Subtotal	<u>20,588</u>	<u>339</u>	<u>136,275</u>	<u>(13,022)</u>	<u>168,487</u>	<u>(10,379)</u>	<u>(284,174)</u>	<u>(23,062)</u>
Golf	164,613	8,203	62,097	(8,509)	41,467	(7,588)	61,049	(7,894)
Marina	300	(232)	-	-	1,542	174	(1,242)	(58)
Pools	1,080	1,080	-	-	6,275	(6,275)	(5,195)	(5,195)
Subtotal	<u>186,581</u>	<u>9,390</u>	<u>198,372</u>	<u>(21,531)</u>	<u>217,771</u>	<u>(24,068)</u>	<u>(229,562)</u>	<u>(36,209)</u>
Ops Dues Earned	290,490						290,490	
Curr Yr Bad Debts Activity	(21,324)						(21,324)	
Net Ops Dues	<u>269,166</u>	<u>(783)</u>					<u>269,166</u>	<u>(783)</u>
Net Operations	<u>\$ 455,747</u>	<u>\$ 8,607</u>	<u>\$ 198,372</u>	<u>\$ (21,531)</u>	<u>\$ 217,771</u>	<u>\$ (24,068)</u>	<u>\$ 39,604</u>	<u>\$ (36,992)</u>
Other Operating Activity								
UDR Activity	23,870				49,096		(25,226)	
AR Accrual - Prior Year Reversal	(67,601)				-		(67,601)	
AR Accrual - Current Year	-				-		-	
Total Other Operating Activity	<u>\$ (43,731)</u>				<u>\$ 49,096</u>		<u>\$ (92,827)</u>	
Grand Total Operations Activity	<u>\$ 412,016</u>	<u>\$ 8,607</u>	<u>\$ 198,372</u>	<u>\$ (21,531)</u>	<u>\$ 266,867</u>	<u>\$ (24,068)</u>	<u>\$ (53,223)</u>	<u>\$ (36,992)</u>

* Excludes Depreciation

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

Sudden Valley Community Association
Operations Income Statement
February 1, 2018 to February 28, 2018

UNAUDITED

	2018 February Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (2 Months) Actuals	2017 YTD B / (W) Spending Plan
REVENUE				
Dues and Assessment Income- Ops	\$ 138,493	\$ 3,519	\$ 269,166	\$ (783)
Golf Income	32,469	(7,671)	163,913	7,503
Marina Income	100	100	100	100
Rental Income - Area Z	697	697	2,902	(1,848)
Rental Income - Other	3,384	67	7,178	543
Other AR Income	4,877	752	10,503	2,251
Other Income	1,048	517	1,888	827
Investment Income	82	41	97	14
Total Revenue	\$ 181,150	\$ (1,978)	\$ 455,747	\$ 8,607
EXPENSES				
Salaries & Benefits				
ACC / Security	\$ 8,422	\$ 452	\$ 19,354	\$ (4,666)
Accounting	16,651	170	29,990	(2,363)
Administration	22,980	(157)	43,955	(6,810)
Facilities	3,465	1,562	6,413	1,917
Maintenance	21,287	128	36,563	(1,100)
Golf	36,442	(3,278)	62,097	(8,509)
Marina	-	-	-	-
Total Salaries & Benefits	\$ 109,247	\$ (1,123)	\$ 198,372	\$ (21,531)
Other Expenses				
Administrative				
General Administrative	\$ 10	\$ (10)	\$ 10	\$ (10)
Bank Charges & Fees	106	961	1,205	911
Dues & Subscriptions	2,609	(2,131)	3,824	(2,009)
Office Supplies	3,150	(1,625)	6,241	(3,191)
GM Discretionary Funds	-	334	-	667
Advertising Costs	309	200	504	13
Cash Over/Short	(1)	1	(11)	11
Currency Gain/Loss	-	-	(3)	3
Events Charges	-	416	-	833
Printing & Copying	611	464	1,135	715
Training & Conferences	1,050	(541)	1,986	(969)
Payroll Service Fees	614	77	1,736	(353)
Cashiering Clearing Account	(120)	120	90	(90)
Total Administrative	\$ 8,338	\$ (1,734)	\$ 16,717	\$ (3,469)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	\$ 2,800	\$ 1,340	\$ 3,288	\$ 960
Permits & Licenses	245	46	680	(96)
Audit & Tax Services	16,000	(7,050)	16,000	(5,100)
Regulatory Compliance	214	417	425	840
Federal Income Tax	-	-	-	-
State B&O Tax	442	52	1,504	(156)
Property/Real Estate Tax	-	-	-	-
Total Regulator Compliance	\$ 19,701	\$ (5,195)	\$ 21,897	\$ (3,552)
CC&Rs/ Mandates				
Annual General Meeting	\$ -	\$ -	\$ -	\$ -
Special General Meeting	-	-	-	-
Board Support	235	(60)	623	(273)
Collection Charges	-	-	-	-
Transfer Fees	250	(250)	250	(250)
Lien Charges	-	-	-	-
Web Site Maintenance	841	(619)	2,422	(1,978)
Postage	159	224	551	214
Postage- Views	921	413	1,896	771

**Sudden Valley Community Association
Operations Income Statement
February 1, 2018 to February 28, 2018**

UNAUDITED

	2018 February Actuals	2017 MTD B / (W) Spending Plan	2017 YTD (2 Months) Actuals	2017 YTD B / (W) Spending Plan
Newsletter Services	4,328	(162)	8,348	(15)
Professional Security Services	13,665	616	29,050	1,266
Total CC&Rs/ Mandates	\$ 20,399	\$ 162	\$ 43,140	\$ (265)
Insurance Premiums	\$ 8,530	\$ 236	\$ 17,059	\$ 471
Utilities				
Utilities	\$ 2,470	\$ (1,106)	\$ 6,540	\$ (5,176)
Utilities- Natural Gas	1,276	535	2,640	1,329
Utilities- Water & Sewer	4,261	(98)	4,261	(98)
Utilities- Electricity	4,111	(118)	8,009	(205)
Utilities- Trash & Recycling Service	951	(39)	1,815	7
Utilities- Communications Service	2,331	(14)	4,959	(328)
Total Utilities	\$ 15,400	\$ (840)	\$ 28,224	\$ (4,471)
Maintenance & Landscaping				
Landscape R&M	\$ 136	\$ 2,237	\$ 136	\$ 4,461
Building R&M	1,159	1,236	4,093	2,761
Raw Materials	5,192	(3,412)	11,121	(7,562)
Raw Materials: Sand & Gravel	-	168	6,098	(5,764)
Janitorial Supplies	1,042	(106)	1,072	801
Equipment R&M	3,760	(110)	10,862	(2,139)
Small Tools & Equipment	(267)	880	344	498
Vehicle R&M	4,373	(3,242)	4,837	(2,470)
Vehicle Fuel	2,720	(1,013)	4,924	(1,595)
Other Supplies	351	954	968	1,611
Other R&M	2,218	(1,659)	2,768	(1,651)
Total Maintenance & Landscaping	\$ 20,684	\$ (4,067)	\$ 47,223	\$ (11,049)
Contracted & Professional Services				
Equipment Lease & Rental	\$ 498	\$ 161	\$ 752	\$ 565
IT Support and Services	3,267	1,052	6,768	1,574
Uniform and Laundry Service	312	200	1,580	(555)
Pool Management	-	-	-	-
Safety & Security Services	893	(727)	15,004	(2,132)
Snow Removal Services (see UDR Activity)	360	3,390	360	7,140
Storm Response Tree Removal	143	701	484	1,205
ACC Consultant	400	(400)	400	(400)
Legal Services	6,961	(2,795)	17,960	(9,627)
Other Professional Services	203	(103)	203	(3)
Total Contracted & Professional Services	\$ 13,037	\$ 1,479	\$ 43,511	\$ (2,233)
Other Expenses				
Vandalism	-	250	-	500
Total Other Expenses	\$ -	\$ 250	\$ -	\$ 500
Total Other Expenses	\$ 106,089	\$ (9,709)	\$ 217,771	\$ (24,068)
Total Operations Expenses	\$ 215,336	\$ (10,832)	\$ 416,143	\$ (45,599)
Net Operations Income (Loss)	\$ (34,186)	\$ (12,810)	\$ 39,604	\$ (36,992)
Other Operating Activity- Income/(Expense)				
UDR Activity	\$ (35,729)		\$ (25,226)	
AR Accrual - Prior Year Reversal	-		(67,601)	
AR Accrual - Current Year	-		-	
Total Other Operating Activity	\$ (35,729)		\$ (92,827)	
Grand Total Operations Activity	\$ (69,915)	\$ (12,810)	\$ (53,223)	\$ (36,992)

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2018 Ops	(6,752.16)	(10,160.00)	3,407.84	(21,324.05)	(20,319.00)	(1,005.05)	(121,912.00)	(100,587.95)
4005 - Member Assessments 2018	145,245.09	145,134.00	111.09	290,490.18	290,268.00	222.18	1,741,607.00	1,451,116.82
Total Dues and Assessment Income- Ops	138,492.93	134,974.00	3,518.93	269,166.13	269,949.00	(782.87)	1,619,695.00	1,350,528.87
Other AR Income								
4830 - Advertising Income	2,616.50	2,416.00	200.50	4,902.00	4,833.00	69.00	29,000.00	24,098.00
4831 - BD Expense- Views Ads	(868.50)	0.00	(868.50)	(842.00)	0.00	(842.00)	0.00	842.00
4842 - Member Donation Income Monthly	0.00	0.00	0.00	61.20	0.00	61.20	0.00	(61.20)
Total Other AR Income	1,748.00	2,416.00	(668.00)	4,121.20	4,833.00	(711.80)	29,000.00	24,878.80
Investment Income								
4900 - Interest Earned - Operating Accounts	82.39	41.00	41.39	97.19	83.00	14.19	500.00	402.81
Total Investment Income	82.39	41.00	41.39	97.19	83.00	14.19	500.00	402.81
Total Common Costs Income	140,323.32	137,431.00	2,892.32	273,384.52	274,865.00	(1,480.48)	1,649,195.00	1,375,810.48
<u>Expense</u>								
Administrative								
4999 - Cashiering Clearing Account	0.00	0.00	0.00	76.04	0.00	76.04	0.00	(76.04)
5015 - Bank Charges & Fees	0.00	0.00	0.00	(4.00)	0.00	(4.00)	0.00	4.00
5121 - Currency Gain/Loss	0.00	0.00	0.00	(2.90)	0.00	(2.90)	0.00	2.90
Total Administrative	0.00	0.00	0.00	69.14	0.00	69.14	0.00	(69.14)
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	416.00	(416.00)	0.00	833.00	(833.00)	5,000.00	5,000.00
9005 - State B&O Tax	14.78	11.00	3.78	27.51	23.00	4.51	138.00	110.49
9015 - Property/Real Estate Tax	0.00	0.00	0.00	0.00	0.00	0.00	31,500.00	31,500.00
Total Regulatory Compliance	14.78	427.00	(412.22)	27.51	856.00	(828.49)	36,638.00	36,610.49
CC&Rs/ Mandates								
5216 - Postage- Views	920.62	1,334.00	(413.38)	1,895.82	2,667.00	(771.18)	16,000.00	14,104.18

Income Statement Report

Sudden Valley Community Association

Common Costs

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5225 - Newsletter Services	4,327.75	4,166.00	161.75	8,347.75	8,333.00	14.75	50,000.00	41,652.25
Total CC&Rs/ Mandates	5,248.37	5,500.00	(251.63)	10,243.57	11,000.00	(756.43)	66,000.00	55,756.43
Insurance								
5400 - Insurance Premiums	8,196.74	8,424.00	(227.26)	16,393.48	16,847.00	(453.52)	101,080.00	84,686.52
Total Insurance	8,196.74	8,424.00	(227.26)	16,393.48	16,847.00	(453.52)	101,080.00	84,686.52
Contracted & Professional Services								
7020 - Legal Services	6,960.50	4,166.00	2,794.50	17,960.00	8,333.00	9,627.00	50,000.00	32,040.00
Total Contracted & Professional Services	6,960.50	4,166.00	2,794.50	17,960.00	8,333.00	9,627.00	50,000.00	32,040.00
Total Common Costs Expense	20,420.39	18,517.00	1,903.39	44,693.70	37,036.00	7,657.70	253,718.00	209,024.30
Total Common Costs Income / (Loss)	119,902.93	118,914.00	988.93	228,690.82	237,829.00	(9,138.18)	1,395,477.00	1,166,786.18

Income Statement Report

Sudden Valley Community Association

ACC / Security

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4806 - BD Expense- ACC Fines	0.00	0.00	0.00	63.00	0.00	63.00	0.00	(63.00)
Total Other AR Income	0.00	0.00	0.00	63.00	0.00	63.00	0.00	(63.00)
Other Income								
4295 - Security House Checks	0.00	47.00	(47.00)	330.00	93.00	237.00	555.00	225.00
4350 - New Home Construction Fee	0.00	0.00	0.00	0.00	0.00	0.00	35,000.00	35,000.00
Total Other Income	0.00	47.00	(47.00)	330.00	93.00	237.00	35,555.00	35,225.00
Total ACC / Security Income	0.00	47.00	(47.00)	393.00	93.00	300.00	35,555.00	35,162.00
Expense								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	2,800.00	4,031.00	(1,231.00)	2,800.00	4,031.00	(1,231.00)	20,000.00	17,200.00
6300 - Permits & Licenses	0.00	16.00	(16.00)	0.00	33.00	(33.00)	200.00	200.00
9005 - State B&O Tax	0.00	39.00	(39.00)	4.95	77.00	(72.05)	460.00	455.05
Total Regulatory Compliance	2,800.00	4,086.00	(1,286.00)	2,804.95	4,141.00	(1,336.05)	20,660.00	17,855.05
CC&Rs/ Mandates								
7097 - Professional Security Services	13,665.03	14,281.00	(615.97)	29,049.75	30,316.00	(1,266.25)	185,618.00	156,568.25
Total CC&Rs/ Mandates	13,665.03	14,281.00	(615.97)	29,049.75	30,316.00	(1,266.25)	185,618.00	156,568.25
Payroll & Benefits								
5300 - Salaries	7,226.65	7,242.00	(15.35)	16,742.54	11,681.00	5,061.54	94,148.00	77,405.46
5335 - Payroll Taxes- Employer	617.60	662.00	(44.40)	1,450.87	1,067.00	383.87	8,596.00	7,145.13
5385 - Payroll Benefits - Medical	578.97	970.00	(391.03)	1,160.82	1,940.00	(779.18)	11,637.00	10,476.18
Total Payroll & Benefits	8,423.22	8,874.00	(450.78)	19,354.23	14,688.00	4,666.23	114,381.00	95,026.77
Utilities								
6050 - Utilities- Communications Service	0.00	150.00	(150.00)	115.79	300.00	(184.21)	1,800.00	1,684.21
Total Utilities	0.00	150.00	(150.00)	115.79	300.00	(184.21)	1,800.00	1,684.21

Income Statement Report
Sudden Valley Community Association
ACC / Security

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	77.00	(77.00)	0.00	154.00	(154.00)	922.00	922.00
6765 - Small Tools & Equipment	0.00	21.00	(21.00)	0.00	42.00	(42.00)	250.00	250.00
6775 - Vehicle R&M	0.00	388.00	(388.00)	0.00	883.00	(883.00)	1,500.00	1,500.00
6785 - Vehicle Fuel	395.99	466.00	(70.01)	804.04	933.00	(128.96)	5,600.00	4,795.96
6795 - Other Supplies	0.00	28.00	(28.00)	0.00	28.00	(28.00)	500.00	500.00
6796 - Other R&M	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
Total Maintenance & Landscaping	395.99	1,064.00	(668.01)	804.04	2,207.00	(1,402.96)	9,772.00	8,967.96
Contracted & Professional Services								
6440 - Safety & Security Services	801.82	0.00	801.82	14,368.23	12,539.00	1,829.23	12,539.00	(1,829.23)
6450 - Storm Response Tree Removal	142.97	844.00	(701.03)	484.45	1,689.00	(1,204.55)	5,068.00	4,583.55
6460 - ACC Consultant	400.00	0.00	400.00	400.00	0.00	400.00	27,500.00	27,100.00
7095 - Other Professional Services	353.28	0.00	353.28	353.28	0.00	353.28	0.00	(353.28)
Total Contracted & Professional Services	1,698.07	844.00	854.07	15,605.96	14,228.00	1,377.96	45,107.00	29,501.04
Other Expenses								
9120 - Vandalism	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00	3,000.00
Total Other Expenses	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00	3,000.00
Total ACC / Security Expense	26,982.31	29,549.00	(2,566.69)	67,734.72	66,380.00	1,354.72	380,338.00	312,603.28
Total ACC / Security Income / (Loss)	(26,982.31)	(29,502.00)	2,519.69	(67,341.72)	(66,287.00)	(1,054.72)	(344,783.00)	(277,441.28)

Income Statement Report

Sudden Valley Community Association

Accounting

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4240 - Title & Recording Fees	2,750.00	1,666.00	1,084.00	5,500.00	3,333.00	2,167.00	20,000.00	14,500.00
4241 - BD Expense- Title Fees	(47.94)	0.00	(47.94)	(47.94)	0.00	(47.94)	0.00	47.94
4705 - NSF Service Fees	81.00	43.00	38.00	108.00	86.00	22.00	515.00	407.00
4706 - BD Expense- NSF Fees	(54.00)	0.00	(54.00)	58.27	0.00	58.27	0.00	(58.27)
Total Other AR Income	2,729.06	1,709.00	1,020.06	5,618.33	3,419.00	2,199.33	20,515.00	14,896.67
Total Accounting Income	2,729.06	1,709.00	1,020.06	5,618.33	3,419.00	2,199.33	20,515.00	14,896.67
Expense								
Administrative								
4999 - Cashiering Clearing Account	(119.96)	0.00	(119.96)	14.00	0.00	14.00	0.00	(14.00)
5015 - Bank Charges & Fees	(626.74)	256.00	(882.74)	(616.74)	513.00	(1,129.74)	3,080.00	3,696.74
5120 - Cash Over/Short	0.00	0.00	0.00	(9.90)	0.00	(9.90)	0.00	9.90
5210 - Printing & Copying	77.74	359.00	(281.26)	331.50	717.00	(385.50)	4,300.00	3,968.50
5399 - Payroll Service Fees	614.48	691.00	(76.52)	1,735.51	1,383.00	352.51	8,300.00	6,564.49
Total Administrative	(54.48)	1,306.00	(1,360.48)	1,454.37	2,613.00	(1,158.63)	15,680.00	14,225.63
Regulatory Compliance								
7000 - Audit & Tax Services	16,000.00	8,950.00	7,050.00	16,000.00	10,900.00	5,100.00	26,840.00	10,840.00
9005 - State B&O Tax	223.99	26.00	197.99	525.02	52.00	473.02	310.00	(215.02)
Total Regulatory Compliance	16,223.99	8,976.00	7,247.99	16,525.02	10,952.00	5,573.02	27,150.00	10,624.98
CC&Rs/ Mandates								
5040 - Transfer Fees	250.00	0.00	250.00	250.00	0.00	250.00	0.00	(250.00)
5215 - Postage	138.76	235.00	(96.24)	383.49	470.00	(86.51)	3,800.00	3,416.51
Total CC&Rs/ Mandates	388.76	235.00	153.76	633.49	470.00	163.49	3,800.00	3,166.51
Payroll & Benefits								
5300 - Salaries	14,241.62	14,244.00	(2.38)	25,901.97	22,974.00	2,927.97	185,168.00	159,266.03
5335 - Payroll Taxes- Employer	1,192.09	1,294.00	(101.91)	2,055.15	2,087.00	(31.85)	16,824.00	14,768.85

Income Statement Report

Sudden Valley Community Association

Accounting

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	1,220.04	1,283.00	(62.96)	2,034.88	2,566.00	(531.12)	15,394.00	13,359.12
Total Payroll & Benefits	16,653.75	16,821.00	(167.25)	29,992.00	27,627.00	2,365.00	217,386.00	187,394.00
Utilities								
6050 - Utilities- Communications Service	60.00	60.00	0.00	120.00	120.00	0.00	720.00	600.00
Total Utilities	60.00	60.00	0.00	120.00	120.00	0.00	720.00	600.00
Contracted & Professional Services								
5125 - IT Support and Services	750.00	775.00	(25.00)	1,799.00	1,550.00	249.00	9,299.00	7,500.00
Total Contracted & Professional Services	750.00	775.00	(25.00)	1,799.00	1,550.00	249.00	9,299.00	7,500.00
Total Accounting Expense	34,022.02	28,173.00	5,849.02	50,523.88	43,332.00	7,191.88	274,035.00	223,511.12
Total Accounting Income / (Loss)	(31,292.96)	(26,464.00)	(4,828.96)	(44,905.55)	(39,913.00)	(4,992.55)	(253,520.00)	(208,614.45)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4245 - Photocopy Income	64.00	0.00	64.00	80.30	0.00	80.30	0.00	(80.30)
4255 - Maps and Signs	102.11	125.00	(22.89)	235.73	250.00	(14.27)	1,500.00	1,264.27
4835 - Miscellaneous Income	109.45	0.00	109.45	109.45	0.00	109.45	0.00	(109.45)
4840 - Non-Taxable Income	15.00	0.00	15.00	15.00	0.00	15.00	0.00	(15.00)
Total Other Income	290.56	125.00	165.56	440.48	250.00	190.48	1,500.00	1,059.52
Total SVCA Operations- Admin Income	290.56	125.00	165.56	440.48	250.00	190.48	1,500.00	1,059.52
Expense								
Administrative								
5000 - General Administrative	10.00	0.00	10.00	10.00	0.00	10.00	0.00	(10.00)
5015 - Bank Charges & Fees	61.97	291.00	(229.03)	91.51	583.00	(491.49)	3,500.00	3,408.49
5045 - Dues & Subscriptions	466.00	115.00	351.00	616.00	230.00	386.00	1,380.00	764.00
5090 - Office Supplies	2,890.44	1,500.00	1,390.44	5,982.01	3,000.00	2,982.01	18,000.00	12,017.99
5100 - GM Discretionary Funds	0.00	334.00	(334.00)	0.00	667.00	(667.00)	4,000.00	4,000.00
5107 - Advertising Costs	0.00	9.00	(9.00)	0.00	17.00	(17.00)	100.00	100.00
5120 - Cash Over/Short	(1.41)	0.00	(1.41)	(1.40)	0.00	(1.40)	0.00	1.40
5205 - Events Charges	0.00	416.00	(416.00)	0.00	833.00	(833.00)	5,000.00	5,000.00
5210 - Printing & Copying	533.54	416.00	117.54	803.73	833.00	(29.27)	5,000.00	4,196.27
5227 - Training & Conferences	195.00	209.00	(14.00)	370.50	417.00	(46.50)	2,500.00	2,129.50
Total Administrative	4,155.54	3,290.00	865.54	7,872.35	6,580.00	1,292.35	39,480.00	31,607.65
Regulatory Compliance								
9005 - State B&O Tax	2.18	6.00	(3.82)	3.05	12.00	(8.95)	70.00	66.95
Total Regulatory Compliance	2.18	6.00	(3.82)	3.05	12.00	(8.95)	70.00	66.95
CC&Rs/ Mandates								
5003 - Annual General Meeting	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
5020 - Board Support	235.40	175.00	60.40	623.24	350.00	273.24	2,100.00	1,476.76
5115 - Web Site Maintenance	676.30	222.00	454.30	2,256.69	444.00	1,812.69	4,000.00	1,743.31

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5215 - Postage	16.74	84.00	(67.26)	146.49	167.00	(20.51)	1,000.00	853.51
Total CC&Rs/ Mandates	928.44	481.00	447.44	3,026.42	961.00	2,065.42	22,100.00	19,073.58
Payroll & Benefits								
5300 - Salaries	20,346.69	20,148.00	198.69	39,039.65	32,497.00	6,542.65	261,926.00	222,886.35
5335 - Payroll Taxes- Employer	1,722.68	1,813.00	(90.32)	3,048.78	2,924.00	124.78	23,568.00	20,519.22
5385 - Payroll Benefits - Medical	910.25	862.00	48.25	1,866.45	1,724.00	142.45	10,344.00	8,477.55
Total Payroll & Benefits	22,979.62	22,823.00	156.62	43,954.88	37,145.00	6,809.88	295,838.00	251,883.12
Utilities								
6035 - Utilities- Trash & Recycling Service	0.00	9.00	(9.00)	0.00	17.00	(17.00)	100.00	100.00
6050 - Utilities- Communications Service	120.00	120.00	0.00	240.00	240.00	0.00	1,440.00	1,200.00
Total Utilities	120.00	129.00	(9.00)	240.00	257.00	(17.00)	1,540.00	1,300.00
Contracted & Professional Services								
5085 - Equipment Lease & Rental	497.87	425.00	72.87	751.61	850.00	(98.39)	5,100.00	4,348.39
5125 - IT Support and Services	2,516.70	2,874.00	(357.30)	4,969.20	5,452.00	(482.80)	25,000.00	20,030.80
Total Contracted & Professional Services	3,014.57	3,299.00	(284.43)	5,720.81	6,302.00	(581.19)	30,100.00	24,379.19
Total SVCA Operations- Admin Expense	31,200.35	30,028.00	1,172.35	60,817.51	51,257.00	9,560.51	389,128.00	328,310.49
Total SVCA Operations- Admin Income / (Loss)	(30,909.79)	(29,903.00)	(1,006.79)	(60,377.03)	(51,007.00)	(9,370.03)	(387,628.00)	(327,250.97)

Income Statement Report

Sudden Valley Community Association

Facilities

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Rental Income								
4410 - Area Z Storage Rental Income	(64.00)	0.00	(64.00)	4,436.00	4,750.00	(314.00)	19,000.00	14,564.00
4412 - BD Expense- Area Z	760.75	0.00	760.75	(1,534.25)	0.00	(1,534.25)	0.00	1,534.25
Total Rental Income	696.75	0.00	696.75	2,901.75	4,750.00	(1,848.25)	19,000.00	16,098.25
Rental Income - Other								
4400 - Facility Rentals	0.00	0.00	0.00	410.00	0.00	410.00	0.00	(410.00)
4430 - Lease Income - Restaurant	2,252.00	2,186.00	66.00	4,504.00	4,372.00	132.00	26,232.00	21,728.00
4435 - Lease Income - Barn 8	751.00	751.00	0.00	1,502.00	1,502.00	0.00	9,012.00	7,510.00
4439 - Lease Income- Library	281.00	281.00	0.00	562.00	562.00	0.00	3,372.00	2,810.00
Total Rental Income - Other	3,284.00	3,218.00	66.00	6,978.00	6,436.00	542.00	38,616.00	31,638.00
Total Facilities Income	3,980.75	3,218.00	762.75	9,879.75	11,186.00	(1,306.25)	57,616.00	47,736.25
Expense								
Regulatory Compliance								
7110 - Regulatory Compliance	73.42	74.00	(0.58)	146.84	149.00	(2.16)	895.00	748.16
9005 - State B&O Tax	49.89	72.00	(22.11)	174.30	144.00	30.30	865.00	690.70
Total Regulatory Compliance	123.31	146.00	(22.69)	321.14	293.00	28.14	1,760.00	1,438.86
Payroll & Benefits								
5300 - Salaries	2,974.08	3,959.00	(984.92)	5,397.85	6,385.00	(987.15)	51,462.00	46,064.15
5335 - Payroll Taxes- Employer	343.65	493.00	(149.35)	720.23	795.00	(74.77)	6,404.00	5,683.77
5385 - Payroll Benefits - Medical	147.28	575.00	(427.72)	294.56	1,150.00	(855.44)	6,900.00	6,605.44
Total Payroll & Benefits	3,465.01	5,027.00	(1,561.99)	6,412.64	8,330.00	(1,917.36)	64,766.00	58,353.36
Utilities								
6000 - Utilities	1,986.61	1,364.00	622.61	4,604.17	1,364.00	3,240.17	15,000.00	10,395.83
6005 - Utilities- Natural Gas	884.68	1,477.00	(592.32)	1,779.67	3,151.00	(1,371.33)	9,635.00	7,855.33
6023 - Utilities- Water & Sewer	2,305.03	2,287.00	18.03	2,305.03	2,287.00	18.03	17,652.00	15,346.97
6033 - Utilities- Electricity	2,352.98	2,124.00	228.98	4,759.89	4,291.00	468.89	24,218.00	19,458.11

Income Statement Report

Sudden Valley Community Association Facilities

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6035 - Utilities- Trash & Recycling Service	738.25	681.00	57.25	1,390.08	1,361.00	29.08	8,165.00	6,774.92
6050 - Utilities- Communications Service	1,290.25	964.00	326.25	2,775.29	1,928.00	847.29	11,568.00	8,792.71
Total Utilities	9,557.80	8,897.00	660.80	17,614.13	14,382.00	3,232.13	86,238.00	68,623.87
Maintenance & Landscaping								
6515 - Building R&M	1,158.93	2,395.00	(1,236.07)	4,037.50	6,854.00	(2,816.50)	58,976.00	54,938.50
6635 - Janitorial Supplies	774.77	916.00	(141.23)	804.49	1,833.00	(1,028.51)	11,000.00	10,195.51
6775 - Vehicle R&M	0.00	75.00	(75.00)	0.00	150.00	(150.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	98.00	(98.00)	0.00	196.00	(196.00)	1,175.00	1,175.00
6795 - Other Supplies	0.00	0.00	0.00	31.74	0.00	31.74	0.00	(31.74)
6796 - Other R&M	26.98	0.00	26.98	122.51	0.00	122.51	0.00	(122.51)
Total Maintenance & Landscaping	1,960.68	3,484.00	(1,523.32)	4,996.24	9,033.00	(4,036.76)	72,051.00	67,054.76
Total Facilities Expense	15,106.80	17,554.00	(2,447.20)	29,344.15	32,038.00	(2,693.85)	224,815.00	195,470.85
Total Facilities Income / (Loss)	(11,126.05)	(14,336.00)	3,209.95	(19,464.40)	(20,852.00)	1,387.60	(167,199.00)	(147,734.60)

Income Statement Report

Sudden Valley Community Association

Maintenance

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	37.70	193.00	(155.30)	37.70	385.00	(347.30)	2,307.00	2,269.30
Total Other Income	37.70	193.00	(155.30)	37.70	385.00	(347.30)	2,307.00	2,269.30
Total Maintenance Income	37.70	193.00	(155.30)	37.70	385.00	(347.30)	2,307.00	2,269.30
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	101.00	209.00	(108.00)	499.00	418.00	81.00	2,510.00	2,011.00
9005 - State B&O Tax	1.36	0.00	1.36	1.36	0.00	1.36	0.00	(1.36)
Total Regulatory Compliance	102.36	209.00	(106.64)	500.36	418.00	82.36	2,510.00	2,009.64
Payroll & Benefits								
5300 - Salaries	16,966.25	16,900.00	66.25	28,309.41	27,258.00	1,051.41	158,024.00	129,714.59
5335 - Payroll Taxes- Employer	2,057.77	2,152.00	(94.23)	3,616.51	3,471.00	145.51	20,018.00	16,401.49
5385 - Payroll Benefits - Medical	2,262.56	2,363.00	(100.44)	4,637.04	4,734.00	(96.96)	21,317.00	16,679.96
Total Payroll & Benefits	21,286.58	21,415.00	(128.42)	36,562.96	35,463.00	1,099.96	199,359.00	162,796.04
Utilities								
6050 - Utilities- Communications Service	120.00	230.00	(110.00)	240.00	460.00	(220.00)	2,760.00	2,520.00
Total Utilities	120.00	230.00	(110.00)	240.00	460.00	(220.00)	2,760.00	2,520.00
Maintenance & Landscaping								
6610 - Raw Materials	0.00	46.00	(46.00)	0.00	92.00	(92.00)	550.00	550.00
6621 - Raw Materials: Sand & Gravel	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
6675 - Equipment R&M	828.79	643.00	185.79	4,714.58	1,287.00	3,427.58	7,724.00	3,009.42
6765 - Small Tools & Equipment	(266.69)	333.00	(599.69)	330.07	333.00	(2.93)	3,910.00	3,579.93
6775 - Vehicle R&M	4,219.28	584.00	3,635.28	4,631.18	1,167.00	3,464.18	7,000.00	2,368.82
6785 - Vehicle Fuel	1,636.70	716.00	920.70	2,619.14	1,432.00	1,187.14	8,590.00	5,970.86
6795 - Other Supplies	0.00	209.00	(209.00)	26.11	417.00	(390.89)	2,500.00	2,473.89

Income Statement Report Sudden Valley Community Association Maintenance

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6796 - Other R&M	1,887.46	250.00	1,637.46	2,136.73	500.00	1,636.73	3,000.00	863.27
Total Maintenance & Landscaping	8,305.54	2,865.00	5,440.54	14,457.81	5,395.00	9,062.81	34,274.00	19,816.19
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
5125 - IT Support and Services	0.00	670.00	(670.00)	0.00	1,340.00	(1,340.00)	8,040.00	8,040.00
6408 - Uniform and Laundry Service	90.00	171.00	(81.00)	383.42	342.00	41.42	2,053.00	1,669.58
6440 - Safety & Security Services	91.09	116.00	(24.91)	493.82	233.00	260.82	1,400.00	906.18
6442 - Snow Removal Services	359.87	3,750.00	(3,390.13)	359.87	7,500.00	(7,140.13)	15,000.00	14,640.13
7095 - Other Professional Services	(1,350.00)	0.00	(1,350.00)	(1,350.00)	0.00	(1,350.00)	0.00	1,350.00
Total Contracted & Professional Services	(809.04)	4,791.00	(5,600.04)	(112.89)	9,582.00	(9,694.89)	27,493.00	27,605.89
Total Maintenance Expense	29,005.44	29,510.00	(504.56)	51,648.24	51,318.00	330.24	266,396.00	214,747.76
Total Maintenance Income / (Loss)	(28,967.74)	(29,317.00)	349.26	(51,610.54)	(50,933.00)	(677.54)	(264,089.00)	(212,478.46)

Income Statement Report
Sudden Valley Community Association
Golf

February 1, 2018 to February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 28,924	\$ 30,000	\$ (1,076)	\$ 149,709	\$ 135,000	\$ 14,709	\$ 245,000	\$ 95,291
4151 - BD Expense- Golf	(727)	-	(727)	(162)	-	(162)	-	162
4154 - Golf Course Daily Greens Fees	1,788	4,500	(2,712)	4,063	8,500	(4,437)	358,800	354,737
4170 - Driving Range Fees	65	500	(435)	144	700	(556)	23,000	22,856
4174 - Golf Cart Rental	1,133	3,500	(2,367)	4,027	5,800	(1,773)	110,000	105,973
4176 - Golf Club Storage	10	240	(230)	500	460	40	1,520	1,020
4178 - Trail Fees	1,275	1,400	(126)	5,632	5,950	(318)	13,250	7,618
Total Golf Income	32,469	40,140	(7,671)	163,913	156,410	7,503	751,570	587,657
Other AR Income								
4830 - Advertising Income	400	-	400	700	-	700	-	(700)
Total Other AR Income	400	-	400	700	-	700	-	(700)
Total Golf Pro Income	32,869	40,140	(7,271)	164,613	156,410	8,203	751,570	586,957
Expense								
Administrative								
5107 - Advertising Costs	309	500	(191)	504	500	4	7,000	6,496
5015 - Bank Charges & Fees	670	520	150	1,735	1,020	715	12,845	11,110
5120 - Cash Over/Short	0	-	0	0	-	0	-	-
5045 - Dues & Subscriptions	2,143	363	1,780	3,208	1,585	1,623	17,270	14,062
5000 - General Administrative	-	-	-	-	-	-	1,600	1,600
5090 - Office Supplies	259	25	234	259	50	209	300	41
5205 - Events Charges	-	-	-	-	-	-	-	-
5210 - Printing & Copying	-	300	(300)	-	300	(300)	2,980	2,980
5227 - Training & Conferences	855	300	555	1,615	600	1,015	3,600	1,985
Total Administrative	4,238	2,008	2,230	7,321	4,055	3,266	45,595	38,274
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	109	(109)	488	217	271	1,300	812
6300 - Permits & Licenses	144	66	78	181	133	48	800	619
9005 - State B&O Tax	156	189	(33)	773	737	36	3,541	2,768
Total Regulatory Compliance	300	364	(64)	1,442	1,087	355	5,641	4,199
CC&Rs/ Mandates								
5215 - Postage	3	64	(61)	21	128	(107)	765	744
5115 - Web Site Maintenance	165	-	165	165	-	165	-	(165)
CC&Rs/ Mandates Total	168	64	104	186	128	58	765	579
Payroll & Benefits								
5385 - Payroll Benefits - Medical	3,780	3,520	260	7,555	7,040	515	46,550	38,995
5335 - Payroll Taxes- Employer	2,886	2,786	100	5,086	4,359	727	48,042	42,956
5300 - Salaries	29,776	26,858	2,918	49,456	42,189	7,267	447,794	398,338
Total Payroll & Benefits	36,442	33,164	3,278	62,097	53,588	8,509	542,386	480,289

Income Statement Report
Sudden Valley Community Association
Golf

February 1, 2018 to February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Insurance								
5400 - Insurance Premiums	333	342	(9)	666	683	(17)	4,095	3,429
Total Insurance	333	342	(9)	666	683	(17)	4,095	3,429
Utilities								
6050 - Utilities- Communications Service	583	620	(37)	1,152	1,238	(86)	7,425	6,273
6033 - Utilities- Electricity	1,174	1,682	(508)	2,422	3,128	(706)	20,463	18,041
6005 - Utilities- Natural Gas	298	334	(36)	766	818	(52)	3,100	2,334
6023 - Utilities- Water & Sewer	1,738	1,726	12	1,738	1,726	12	10,897	9,159
6035 - Utilities- Trash & Recycling Service	212	222	(10)	425	444	(19)	2,666	2,241
Total Utilities	4,005	4,584	(579)	6,502	7,354	(852)	44,551	38,048
Maintenance & Landscaping								
6515 - Building R&M	-	-	-	-	-	-	-	-
6675 - Equipment R&M	810	2,930	(2,120)	4,027	7,282	(3,255)	38,000	33,973
6635 - Janitorial Supplies	-	20	(20)	-	40	(40)	240	240
6110 - Landscape R&M	136	2,373	(2,237)	136	4,597	(4,461)	39,000	38,864
6796 - Other R&M	-	184	(184)	-	367	(367)	2,200	2,200
6795 - Other Supplies	351	1,068	(717)	910	2,134	(1,224)	17,800	16,890
6610 - Raw Materials	5,192	1,734	3,458	11,121	3,467	7,654	20,800	9,679
6621 - Raw Materials: Sand & Gravel	-	-	-	6,098	-	6,098	32,300	26,202
6765 - Small Tools & Equipment	-	259	(259)	14	467	(453)	2,750	2,736
6785 - Vehicle Fuel	687	427	260	1,501	768	733	20,000	18,499
6775 - Vehicle R&M	154	84	70	206	167	39	1,000	794
Total Maintenance & Landscaping	7,330	9,079	(1,749)	24,012	19,289	4,723	174,090	150,077
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	150	(150)	-	300	(300)	3,900	3,900
6440 - Safety & Security Services	-	50	(50)	142	100	42	600	458
6408 - Uniform and Laundry Service	222	341	(119)	1,197	683	514	4,400	3,203
7095 - Other Professional Services	-	100	(100)	-	200	(200)	1,200	1,200
Total Contracted & Professional Services	222	641	(419)	1,339	1,283	56	10,100	8,761
Total Golf Expense	53,038	50,246	2,792	103,564	87,467	16,097	827,223	723,656
Total Golf Income / (Loss)	\$ (20,169)	\$ (10,106)	\$ (10,063)	\$ 61,050	\$ 68,943	\$ (7,893)	\$ (75,653)	\$ (136,699)

Income Statement Report

Sudden Valley Community Association

Marina/Parks/Beaches

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 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	0.00	0.00	0.00	4,386.00	4,386.00
4420 - Marina Dry Slip Income	0.00	0.00	0.00	0.00	0.00	0.00	30,554.00	30,554.00
4425 - Marina Wet/Dry Combo Income	(650.00)	0.00	(650.00)	(650.00)	0.00	(650.00)	66,060.00	66,710.00
4426 - BD Expense- Marina	750.00	0.00	750.00	750.00	0.00	750.00	0.00	(750.00)
Total Marina Income	100.00	0.00	100.00	100.00	0.00	100.00	101,000.00	100,900.00
Rental Income - Other								
4400 - Facility Rentals	100.00	0.00	100.00	200.00	0.00	200.00	1,200.00	1,000.00
4411 - Picnic Shelter Rentals	0.00	99.00	(99.00)	0.00	199.00	(199.00)	1,195.00	1,195.00
Total Rental Income - Other	100.00	99.00	1.00	200.00	199.00	1.00	2,395.00	2,195.00
Other Income								
4220 - Gate & Access Fees	0.00	166.00	(166.00)	0.00	333.00	(333.00)	2,000.00	2,000.00
Total Other Income	0.00	166.00	(166.00)	0.00	333.00	(333.00)	2,000.00	2,000.00
Total Marina/Parks/Beaches Income	200.00	265.00	(65.00)	300.00	532.00	(232.00)	105,395.00	105,095.00
Expense								
Regulatory Compliance								
7110 - Regulatory Compliance	140.66	141.00	(0.34)	278.56	283.00	(4.44)	1,700.00	1,421.44
9005 - State B&O Tax	(9.77)	151.00	(160.77)	(9.77)	303.00	(312.77)	1,820.00	1,829.77
Total Regulatory Compliance	130.89	292.00	(161.11)	268.79	586.00	(317.21)	3,520.00	3,251.21
Utilities								
6023 - Utilities- Water & Sewer	217.84	150.00	67.84	217.84	150.00	67.84	1,587.00	1,369.16
6033 - Utilities- Electricity	235.85	187.00	48.85	478.91	385.00	93.91	1,914.00	1,435.09
6050 - Utilities- Communications Service	156.94	173.00	(16.06)	315.81	345.00	(29.19)	2,069.00	1,753.19
Total Utilities	610.63	510.00	100.63	1,012.56	880.00	132.56	5,570.00	4,557.44
Maintenance & Landscaping								
6515 - Building R&M	0.00	0.00	0.00	55.75	0.00	55.75	0.00	(55.75)

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

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6621 - Raw Materials: Sand & Gravel	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
6796 - Other R&M	0.00	41.00	(41.00)	205.06	83.00	122.06	500.00	294.94
Total Maintenance & Landscaping	0.00	125.00	(125.00)	260.81	250.00	10.81	1,500.00	1,239.19
Total Marina/Parks/Beaches Expense	741.52	927.00	(185.48)	1,542.16	1,716.00	(173.84)	10,590.00	9,047.84
Total Marina/Parks/Beaches Income / (Loss)	(541.52)	(662.00)	120.48	(1,242.16)	(1,184.00)	(58.16)	94,805.00	96,047.16

Income Statement Report

Sudden Valley Community Association

Pool/Health Club

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4510 - Health Club Membership	720.00	0.00	720.00	1,080.00	0.00	1,080.00	0.00	(1,080.00)
Total Other Income	720.00	0.00	720.00	1,080.00	0.00	1,080.00	0.00	(1,080.00)
Total Pool/Health Club Income	720.00	0.00	720.00	1,080.00	0.00	1,080.00	0.00	(1,080.00)
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	482.00	482.00
9005 - State B&O Tax	3.39	0.00	3.39	5.09	0.00	5.09	38.00	32.91
Total Regulatory Compliance	3.39	0.00	3.39	5.09	0.00	5.09	520.00	514.91
Utilities								
6000 - Utilities	483.49	0.00	483.49	1,936.18	0.00	1,936.18	0.00	(1,936.18)
6005 - Utilities- Natural Gas	93.95	0.00	93.95	93.95	0.00	93.95	0.00	(93.95)
6033 - Utilities- Electricity	348.15	0.00	348.15	348.15	0.00	348.15	0.00	(348.15)
Total Utilities	925.59	0.00	925.59	2,378.28	0.00	2,378.28	0.00	(2,378.28)
Maintenance & Landscaping								
6515 - Building R&M	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00	1,750.00
6635 - Janitorial Supplies	267.36	0.00	267.36	267.36	0.00	267.36	0.00	(267.36)
6675 - Equipment R&M	2,120.49	0.00	2,120.49	2,120.49	0.00	2,120.49	1,750.00	(370.49)
6796 - Other R&M	303.45	0.00	303.45	303.45	0.00	303.45	0.00	(303.45)
Total Maintenance & Landscaping	2,691.30	0.00	2,691.30	2,691.30	0.00	2,691.30	3,500.00	808.70
Contracted & Professional Services								
7095 - Other Professional Services	1,200.00	0.00	1,200.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
Total Contracted & Professional Services	1,200.00	0.00	1,200.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
Total Pool/Health Club Expense	4,820.28	0.00	4,820.28	6,274.67	0.00	6,274.67	4,020.00	(2,254.67)
Total Pool/Health Club Income / (Loss)	(4,100.28)	0.00	(4,100.28)	(5,194.67)	0.00	(5,194.67)	(4,020.00)	1,174.67

Income Statement Report

Sudden Valley Community Association

UDR Activity

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- UDR								
4001 - BD Expense- 2017 Ops & prior	4,514.27	0.00	4,514.27	15,963.91	0.00	15,963.91	0.00	(15,963.91)
4081 - BD Expense- Ops 2014 & Prior	873.06	0.00	873.06	1,239.73	0.00	1,239.73	0.00	(1,239.73)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(67,600.71)	0.00	(67,600.71)	0.00	67,600.71
Total Dues and Assessments Income- UDR	5,387.33	0.00	5,387.33	(50,397.07)	0.00	(50,397.07)	0.00	50,397.07
Collections Income								
4710 - Late Fees & Interest	5,280.75	0.00	5,280.75	12,697.01	0.00	12,697.01	0.00	(12,697.01)
4711 - BD Expense- Late Fee & Int	(2,414.37)	0.00	(2,414.37)	(7,254.47)	0.00	(7,254.47)	0.00	7,254.47
4721 - BD Expense- Legal	562.43	0.00	562.43	1,197.84	0.00	1,197.84	0.00	(1,197.84)
Total Collections Income	3,428.81	0.00	3,428.81	6,640.38	0.00	6,640.38	0.00	(6,640.38)
Investment Income								
4910 - Interest Earned - Reserve Accounts	13.47	0.00	13.47	25.25	0.00	25.25	0.00	(25.25)
Total Investment Income	13.47	0.00	13.47	25.25	0.00	25.25	0.00	(25.25)
Total UDR Activity Income	8,829.61	0.00	8,829.61	(43,731.44)	0.00	(43,731.44)	0.00	43,731.44
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	79.34	0.00	79.34	190.58	0.00	190.58	0.00	(190.58)
Total Regulatory Compliance	79.34	0.00	79.34	190.58	0.00	190.58	0.00	(190.58)
CC&Rs/ Mandates								
5025 - Collection Charges	550.76	0.00	550.76	651.07	0.00	651.07	0.00	(651.07)
5065 - Lien Charges	888.00	0.00	888.00	1,776.00	0.00	1,776.00	0.00	(1,776.00)
Total CC&Rs/ Mandates	1,438.76	0.00	1,438.76	2,427.07	0.00	2,427.07	0.00	(2,427.07)
Contracted & Professional Services								
7020 - Legal Services	1,520.32	0.00	1,520.32	1,520.32	0.00	1,520.32	0.00	(1,520.32)
Total Contracted & Professional Services	1,520.32	0.00	1,520.32	1,520.32	0.00	1,520.32	0.00	(1,520.32)

Income Statement Report
Sudden Valley Community Association
UDR Activity

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve Expenses/Transfers								
9618.01 - Hazard Tree Removal - UDR	31,139.50	0.00	31,139.50	31,139.50	0.00	31,139.50	0.00	(31,139.50)
9890 - UDR Legal Expenses	0.00	0.00	0.00	116.00	0.00	116.00	0.00	(116.00)
9902 - UDR - Area Z Mitigation	10,381.55	0.00	10,381.55	13,702.36	0.00	13,702.36	0.00	(13,702.36)
Total Reserve Expenses/Transfers	41,521.05	0.00	41,521.05	44,957.86	0.00	44,957.86	0.00	(44,957.86)
Total UDR Activity Expense	44,559.47	0.00	44,559.47	49,095.83	0.00	49,095.83	0.00	(49,095.83)
Total UDR Activity Income / (Loss)	(35,729.86)	0.00	(35,729.86)	(92,827.27)	0.00	(92,827.27)	0.00	92,827.27

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- Capital								
4032 - BD Expense- CRRRF SA 16/17	50.16	0.00	50.16	120.27	0.00	120.27	0.00	(120.27)
4041 - BD Expense- MR&R	7.95	0.00	7.95	34.60	0.00	34.60	0.00	(34.60)
4043 - Caital Rep& Repl Assmt 2018	34,478.71	0.00	34,478.71	68,957.42	0.00	68,957.42	0.00	(68,957.42)
4046 - BD Expense- CRRRF 17 & Prior	977.13	0.00	977.13	3,026.00	0.00	3,026.00	0.00	(3,026.00)
4049 - BD Expense - CRRRF 2018	(1,149.51)	0.00	(1,149.51)	(3,850.44)	0.00	(3,850.44)	0.00	3,850.44
4051 - BD Expense- Roads 17 & Prior	1,684.47	0.00	1,684.47	5,159.18	0.00	5,159.18	0.00	(5,159.18)
4053 - BD Expense - Roads 2018	(1,794.08)	0.00	(1,794.08)	(6,328.80)	0.00	(6,328.80)	0.00	6,328.80
4055 - Roads Capital Assmt 2018	54,342.47	0.00	54,342.47	108,684.94	0.00	108,684.94	0.00	(108,684.94)
4061 - BD Expense- Mailbox	5.61	0.00	5.61	5.87	0.00	5.87	0.00	(5.87)
4071 - BD Expense- Mbr Density	0.22	0.00	0.22	0.23	0.00	0.23	0.00	(0.23)
4995 - BD Expense- 60day accrual CAP	0.00	0.00	0.00	(9,093.99)	0.00	(9,093.99)	0.00	9,093.99
Total Dues and Assessments Income- Capi	88,603.13	0.00	88,603.13	166,715.28	0.00	166,715.28	0.00	(166,715.28)
Other AR Income								
4242 - Title Transfer Fee: Capital	12,077.24	0.00	12,077.24	29,368.57	0.00	29,368.57	0.00	(29,368.57)
4343 - BD Expense- Title Transfer Fee: Capit	57.26	0.00	57.26	123.97	0.00	123.97	0.00	(123.97)
Total Other AR Income	12,134.50	0.00	12,134.50	29,492.54	0.00	29,492.54	0.00	(29,492.54)
Investment Income								
4910 - Interest Earned - Reserve Accounts	280.27	0.00	280.27	590.53	0.00	590.53	0.00	(590.53)
Total Investment Income	280.27	0.00	280.27	590.53	0.00	590.53	0.00	(590.53)
Total SVCA Reserves Income	101,017.90	0.00	101,017.90	196,798.35	0.00	196,798.35	0.00	(196,798.35)
<u>Expense</u>								
Administrative								
5017 - Capital Lease Interest Expense	142.73	0.00	142.73	295.35	0.00	295.35	0.00	(295.35)
8002 - CRRRF Loan Interest Expense	0.00	0.00	0.00	11.42	0.00	11.42	0.00	(11.42)
Total Administrative	142.73	0.00	142.73	306.77	0.00	306.77	0.00	(306.77)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

February 01, 2018 thru February 28, 2018

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Depreciation Expense								
6320 - Depr - Buildings	571.31	0.00	571.31	1,142.62	0.00	1,142.62	0.00	(1,142.62)
6325 - Depr - Land Improvement	5,322.09	0.00	5,322.09	10,644.18	0.00	10,644.18	0.00	(10,644.18)
6326 - Depr - Mailboxes	2,146.37	0.00	2,146.37	4,292.74	0.00	4,292.74	0.00	(4,292.74)
6327 - Depr - Roads and Bridges	27,652.13	0.00	27,652.13	55,304.26	0.00	55,304.26	0.00	(55,304.26)
6328 - Depr - Building Improvements	13,400.05	0.00	13,400.05	26,800.10	0.00	26,800.10	0.00	(26,800.10)
6330 - Depr - Furniture & Fixtures	65.68	0.00	65.68	131.36	0.00	131.36	0.00	(131.36)
6335 - Depr - Communication Equipment	371.95	0.00	371.95	743.90	0.00	743.90	0.00	(743.90)
6337 - Depr - Computers	929.84	0.00	929.84	1,859.68	0.00	1,859.68	0.00	(1,859.68)
6340 - Depr - Machinery & Equipment	16,736.09	0.00	16,736.09	33,472.18	0.00	33,472.18	0.00	(33,472.18)
6350 - Depr - Vehicles	4,640.47	0.00	4,640.47	9,280.94	0.00	9,280.94	0.00	(9,280.94)
6360 - Amortization	(610.76)	0.00	(610.76)	(1,221.52)	0.00	(1,221.52)	0.00	1,221.52
Total Depreciation Expense	71,225.22	0.00	71,225.22	142,450.44	0.00	142,450.44	0.00	(142,450.44)
Reserve Expenses/Transfers								
9518.01 - Auction for SVCA Owned Lots	150.00	0.00	150.00	150.00	0.00	150.00	0.00	(150.00)
Total Reserve Expenses/Transfers	150.00	0.00	150.00	150.00	0.00	150.00	0.00	(150.00)
Total SVCA Reserves Expense	71,517.95	0.00	71,517.95	142,907.21	0.00	142,907.21	0.00	(142,907.21)
Total SVCA Reserves Income / (Loss)	29,499.95	0.00	29,499.95	53,891.14	0.00	53,891.14	0.00	(53,891.14)
Total Association Net Income / (Loss)	(40,416.64)	(21,376.00)	(19,040.64)	668.18	76,596.00	(75,927.82)	(6,610.00)	(7,278.18)

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2018

	SVCA Owned Lots																											LLE & CTB	Dues Exempt	Total Non-Billable Lots	Total All Lots			
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots			Restricted						Avail.		
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm					WD10	Total	Total
Jan	31	103	134	411	2,304	2,715	38	103	12	20	0	5	34	62	1	19	442	2,407	2,849	85	209	294	527	2,616	3,143	763	15	12	790	700	8	1,498	4,641	
Feb	36	120	156	412	2,303	2,715	21	69	14	37	6	13	36	44	2	30	448	2,423	2,871	79	193	272	527	2,616	3,143	763	15	12	790	700	8	1,498	4,641	
Mar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Apr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
May	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Jun	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Aug	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sep	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Oct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

LLE = Lot Line Eraser
 CTB = Covenant to Bind