

Sudden Valley Community Association
Balance Sheet
February 28, 2019 and December 31, 2018

	<u>Unaudited</u> <u>Feb 28, 2019</u>	<u>Unaudited</u> <u>Dec 31, 2018</u>	<u>Inc / (Dec)</u>
OPERATIONS			
Current Assets			
Operating Cash	\$ 444,583	\$ 347,318	\$97,265
Building Completion Deposit Fund	190,750	210,750	-\$20,000
Member Receivables - Operations	24	48,727	-\$48,703
Other Receivables	5,871	11,262	-\$5,391
Prepaid Expenses	42,983	57,817	-\$14,834
Inventory	4,810	12,538	-\$7,728
Total Current Assets	689,021	688,412	\$609
Current Liabilities			
Accounts Payable	(99,055)	(143,718)	\$44,663
Accrued Vacation Liability	(33,614)	(33,375)	-\$239
Accrued Payroll	0	(34,905)	\$34,905
Prepaid Assessments	(304,497)	(140,942)	-\$163,555
Building Completion Deposits	(190,750)	(210,750)	\$20,000
Other Refundable Deposits	(4,993)	(4,993)	\$0
Prepaid Golf Memberships	(1,204)	(58,358)	\$57,154
Total Current Liabilities	(634,113)	(627,041)	-\$7,072
Operating Reserve Funds			
Emergency Operating Cash	352,442	352,243	\$199
Undesignated Reserves Cash	269,130	254,736	\$14,394
Total Operating Reserve Funds	621,572	606,979	\$14,593
Net Operating Assets	\$ 676,480	\$ 668,350	\$8,130
CAPITAL			
Capital Current Assets			
CRRRF Reserve Cash Fund	1,526,189	1,708,514	-\$182,325
Roads Reserve Cash Fund	1,095,595	898,015	\$197,580
Board Density Reduction Cash Fund	116,369	115,167	\$1,202
Mailbox Cash Fund	6,910	2,843	\$4,067
Capital Reserve Holding Cash Fund	326,107	312,800	\$13,307
Mitigation Assignment of Savings Cash	45,774	45,745	\$90,530
LWWS Assignment of Savings Cash	136,275	136,275	-\$136,275
Member Receivables - Capital	-	2,193	-\$2,193
Total Capital Current Assets	3,253,219	3,221,552	-\$31,667
Capital Fixed Assets			
Fixed Assets	10,916,303	10,766,401	\$149,902
Lots Held for Sale	74,256	74,256	\$0
Total Capital Assets	10,990,559	10,840,657	\$149,902
Long Term Liabilities			
CRRRF Loan	(1,600,528)	(1,625,000)	\$24,472
Capital Lease	(2,670)	(7,977)	\$5,307
Total Long Term Liabilities	(1,603,198)	(1,632,977)	\$29,779
NET ASSETS	\$ 13,317,060	\$ 13,097,582	\$219,478
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	\$7,731	(\$85,301)	\$93,032
Current Year Net Income: Capital	211,747	437,282	-\$225,535
Retained Earnings	4,639,597	4,724,898	-\$85,301
Capital	8,457,985	8,020,703	\$437,282
TOTAL MEMBER EQUITY	\$ 13,317,060	\$ 13,097,582	\$219,478

* 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, 2019 and December 31, 2018, the balance of receivables written off under GAAP policy were respectively, \$694,589 and \$525,711.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - February 2019			Year to Date - 2 Months Ending 02/28/2019			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	173,200		191,789	345,851			382,909
Bad Debt Reserve	(7,709)		(5,282)	(27,733)			(18,290)
Net Current Year Assessment Income	<u>165,491</u>	<u>8,075</u>	<u>186,507</u>	<u>318,118</u>	<u>3,285</u>	92.0%	<u>364,619</u>
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	32,424			64,765			
Bad Debt Reserve	(596)			(1,175)			
Net Special Ops Assmt Income	<u>31,828</u>	<u>2,332</u>		<u>63,590</u>	<u>4,596</u>		
Bad Debt Recoveries - Prior Years			1,658				7,586
Golf Income	24,798	(11,002)	0	171,491	4,141		0
Marina Income	117	117	0	117	117		0
Rec Center & Pools Income	310	(651)	0	687	(1,237)		0
Legal & Collections Income	0	0	0	0	0		0
Other Income	7,441	2,494	6,302	11,553	1,660		14,293
Rental Income - Other	3,361	54	0	7,357	742		0
Rental Income- Area Z	548	548	0	4,124	(626)		0
Investment Income	69	28	643	144	61		1,291
Total Revenue	<u>233,963</u>	<u>1,995</u>	<u>195,110</u>	<u>577,181</u>	<u>12,739</u>		<u>387,789</u>
EXPENSES							
Salaries & Benefits	112,516	27,675	0	214,093	9,514		0
Contracted & Professional Services	104,513	(81,963)	0	136,875	(99,831)		0
CC&Rs/ Mandates	20,303	4,456	0	46,147	4,835		0
Maintenance & Landscaping	33,732	(12,722)	0	56,791	(11,492)		0
Utilities	21,919	(5,330)	0	32,411	(4,378)		0
Administrative	16,772	(9,174)	21	21,766	(7,295)		52
Regulatory Compliance	6,543	(958)	0	8,159	(727)		0
Insurance Premiums	8,775	487	0	17,551	972		0
Other Expenses	0	659	0	1,204	113		0
Capital Lease Interest Expense	0	0	0	0	0		0
Depreciation Expense	0	0	82,168	0	0		164,336
Interest expense	0	0	6,409	0	0		9,461
Total Expenses	<u>325,073</u>	<u>(76,870)</u>	<u>88,598</u>	<u>534,997</u>	<u>(108,289)</u>		<u>173,849</u>
Net Income (Loss)	<u>(91,110)</u>	<u>(74,875)</u>	<u>106,512</u>	<u>42,184</u>	<u>(95,550)</u>		<u>213,940</u>
Net UDR Activity for Operations							
Area Z Mitigation	0			(1,931)			
GM Recruiting Expense	0			(3,750)			
Ken's Cozy Kitchen- Gym Assistance	0			0			
Net Income (Loss) with Board Approved UDR	<u>(91,110)</u>	<u>(74,875)</u>	<u>106,512</u>	<u>36,503</u>	<u>(95,550)</u>		<u>213,940</u>
Other Activity							
Net Other UDR Activity*	6,576			19,692			
AR Accrual - Prior Year Reversal	0		0	(48,703)			(2,193)
AR Accrual - Current Year	0		0	0			0
Vacation Liability- Prior Year Reversal	(239)			239			
Total Other Activity	<u>6,337</u>		<u>0</u>	<u>(28,772)</u>			<u>(2,193)</u>
Grand Total Activity	<u>(84,773)</u>	<u>(74,875)</u>	<u>106,512</u>	<u>7,731</u>	<u>(95,550)</u>		<u>211,747</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	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2018	1,708,514	898,015	312,800	115,167	2,843	182,020	\$ 3,219,359	352,243	254,736	\$ 606,979
Dues Received	171,207	199,889		-	4,066		375,162	-	23,612	23,612
Transfer Fees Received, ¼ of 1%			13,144				13,144			-
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	300	547	163	52	1	29	1,092	199	103	302
Sale of Assets	-			1,150			1,150			-
Legal Settlement Income				-			-			-
CRRRF Loan Funding Received	-						-			-
Interfund Transfer	-	-	-	-		-	-		-	-
2019 Expenditures	(353,832)	(2,856)	-	-	-		(356,688)		(9,321)	(9,321)
Net Available Cash at 02/28/2019	1,526,189	1,095,595	326,107	116,369	6,910	182,049	\$ 3,253,219	352,442	269,130	\$ 621,572
10 Month Outlook										
Outlook - 2019 Dues (91% collections)	795,080	923,830			\$16,130		\$ 1,735,040			\$ -
Outlook - Prior Year Collections	-	-		-	-		-		-	-
Anticipated CRRRF Loan Payment	(169,666)									
Obligated Expenses	(676,636)	(683,898)				(182,049)	(1,542,583)		(21,382)	(21,382)
Net Usable Cash Balance 12/31/2019	1,474,967	1,335,527	326,107	116,369	23,040	-	\$ 3,445,676	352,442	247,748	\$ 600,190
Board Recommended Carryover Balance*	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2019, After Recommendation	\$ 874,967	\$ 835,527	\$ 326,107	\$ 116,369	\$ 23,040	\$ -	\$ 2,345,676	\$ 352,442	\$ 247,748	\$ 600,190
Net Current Year Cash Increase (Decrease)	(233,547)	437,512	13,307	1,202	20,197	(182,020)	\$ 226,317	199	(6,988)	\$ (6,789)
*Note, when mitigation period has ended unspent funds will be returned to the source account, Roads										

Sudden Valley Community Association

Operations - By Department

Whole \$

February 1, 2019 to February 28, 2019

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	2,204	2,157	6,942	2,223	23,975	9,474	(28,713)	13,854
Accounting	1,221	(861)	17,504	2,172	4,430	(2,352)	(20,713)	(1,041)
Administration	1,784	1,659	28,312	2,723	11,058	(3,424)	(37,586)	958
Common Costs	2,301	(240)	-	-	14,714	4,298	(12,413)	4,058
Facilities	3,259	602	5,522	27	17,126	(5,525)	(19,389)	(4,896)
Maintenance	-	(193)	9,336	14,127	93,364	(86,277)	(102,700)	(72,343)
Subtotal	10,769	3,124	67,616	21,272	164,667	(83,806)	(221,514)	(59,410)
Golf	24,798	(11,002)	29,386	6,118	29,021	(10,120)	(33,609)	(15,004)
Marina	117	117	-	-	3,206	(1,849)	(3,089)	(1,732)
Subtotal	35,684	(7,761)	97,002	27,390	196,894	(95,775)	(258,212)	(76,146)
Rec/ Pools/ Parks								
Special Assmt Earned	32,424						32,424	
Curr Yr Bad Debts Activity	(596)						(596)	
Net Special Assmt Dues	31,828	2,332					31,828	2,332
Rec/ Pools/ Parks	960	(651)	15,514	285	15,663	(8,770)	(30,217)	(9,136)
Subtotal Rec/ Pools/ Parks	32,788	1,681	15,514	285	15,663	(8,770)	1,611	(6,804)
Subtotal Operations before Ops Dues	68,472	(6,080)	112,516	27,675	212,557	(104,545)	(256,601)	(82,950)
Ops Dues Earned	173,200						173,200	
Curr Yr Bad Debts Activity	(7,709)						(7,709)	
Net Ops Dues	165,491	8,075					165,491	8,075
Net Operations	233,963	1,995	112,516	27,675	212,557	(104,545)	(91,110)	(74,875)
Net BOD Approved UDR Activity for Operations								
Area Z Mitigation	-		-		-		-	
GM Recruiting Expense	-		-		-		-	
Ken's Cozy Kitchen- Gym Assistance	-		-		-		-	
Net Operations with Board Approved UDR	233,963	1,995	112,516	27,675	212,557	(104,545)	(91,110)	(74,875)
Other Operating Activity								
UDR Activity	6,222				33,021		(26,799)	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	(239)				(33,375)		33,136	
Total Other Operating Activity	5,983				(354)		6,337	
Grand Total Operations Activity	239,946	1,995	112,516	27,675	212,203	(104,545)	(84,773)	(74,875)

* Excludes Depreciation

B / (W) = Better / (Worse) Than Budget

Sudden Valley Community Association

Operations - By Department

Whole \$

January 1, 2019 to February 28, 2019

YEAR TO DATE

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	2,204	2,111	12,831	1,640	53,724	2,685	(64,351)	6,436
Accounting	2,457	(1,708)	29,135	2,170	10,101	(5,647)	(36,782)	(5,185)
Administration	1,969	1,719	53,079	(2,430)	20,614	(5,705)	(71,724)	(6,416)
Common Costs	4,697	(386)	-	-	31,762	6,264	(27,065)	5,878
Facilities	10,080	15	10,197	(1,269)	24,192	(879)	(24,309)	(2,133)
Maintenance	90	(295)	25,293	12,268	108,280	(94,442)	(133,483)	(82,469)
Subtotal	21,497	1,456	130,535	12,379	248,673	(97,724)	(357,714)	(83,889)
Golf	171,491	4,141	55,238	235	45,229	(8,463)	71,024	(4,087)
Marina	117	117	-	-	4,110	(1,536)	(3,993)	(1,419)
Subtotal	193,105	5,714	185,773	12,614	298,012	(107,723)	(290,683)	(89,395)
Rec/ Pools/ Parks								
Special Assmt Earned	64,765						64,765	
Curr Yr Bad Debts Activity	(1,175)						(1,175)	
Net Special Assmt Dues	63,590	4,596					63,590	4,596
Rec/ Pools/ Parks	2,368	(856)	28,320	(3,100)	22,889	(10,080)	(48,841)	(14,036)
Subtotal Rec/ Pools/ Parks	65,958	3,740	28,320	(3,100)	22,889	(10,080)	14,749	(9,440)
Subtotal Operations before Ops Dues	259,063	9,454	214,093	9,514	320,901	(117,803)	(275,934)	(98,835)
Ops Dues Earned	345,851						345,851	
Curr Yr Bad Debts Activity	(27,733)						(27,733)	
Net Ops Dues	318,118	3,285					318,118	3,285
Net Operations	577,181	12,739	214,093	9,514	320,901	(117,803)	42,184	(95,550)
Net BOD Approved UDR Activity for Operations								
Area Z Mitigation					1,931		(1,931)	
GM Recruiting Expense					3,750		(3,750)	
Ken's Cozy Kitchen- Gym Assistance					-		-	
Net Operations with Board Approved UDR	577,181	12,739	214,093	9,514	326,582	(117,803)	36,503	(95,550)
Other Operating Activity								
UDR Activity	23,772				4,080		19,692	
AR Accrual - Prior Year Reversal	(48,703)				-		(48,703)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				(239)		239	
Total Other Operating Activity	(24,931)				3,841		(28,772)	
Grand Total Operations Activity	552,250	12,739	214,093	9,514	330,423	(117,803)	7,731	(95,550)

* Excludes Depreciation

B / (W) = Better / (Worse) Than Budget

Sudden Valley Community Association
Operations Income Statement
February 1, 2019 to February 28, 2019

UNAUDITED

	2019 February Actuals	2019 MTD B / (W) Budget	2019 YTD (2 Months) Actuals	2019 YTD B / (W) Budget
REVENUE				
Dues and Assessment Income- Ops	165,491	8,075	318,119	3,285
Special Ops Assmt Income- Rec/ Pools/ Parks	31,828	2,332	63,589	4,596
Golf Income	24,798	(11,002)	171,491	4,141
Marina Income	117	117	117	117
Rental Income - Area Z	548	548	4,124	(626)
Rental Income - Other	3,361	54	7,357	742
Rec Center and Pools Income	310	(651)	687	(1,237)
Other AR Income	5,657	1,075	9,264	99
Other Income	1,784	1,419	2,289	1,561
Investment Income	69	28	144	61
Total Revenue	233,963	1,995	577,181	12,739
EXPENSES				
Salaries & Benefits				
ACC / Security	6,942	2,223	12,831	1,640
Accounting	17,504	2,172	29,135	2,170
Administration	28,312	2,723	53,079	(2,430)
Facilities	5,522	27	10,197	(1,269)
Maintenance	9,336	14,127	25,293	12,268
Golf	29,386	6,118	55,238	235
Marina	-	-	-	-
Rec/ Pools/ Parks	15,514	285	28,320	(3,100)
Total Salaries & Benefits	112,516	27,675	214,093	9,514
Other Expenses				
Administrative				
General Administrative	50	34	273	(106)
Bank Charges & Fees	1,403	(393)	2,323	(221)
Dues & Subscriptions	8,676	(7,035)	9,268	(5,990)
Office Supplies	2,140	(340)	3,547	53
GM Discretionary Funds	189	145	468	199
Advertising Costs	559	(43)	559	(26)
Cash Over/Short	6	(6)	4	(4)
Currency Gain/Loss	-	-	-	-
Events Charges	(712)	712	(671)	671
Printing & Copying	1,194	(418)	1,593	(340)
Training & Conferences	2,257	(1,568)	2,257	(882)
Payroll Service Fees	883	(135)	2,196	(700)
Cashiering Clearing Account	127	(127)	(51)	51
Total Administrative	16,772	(9,174)	21,766	(7,295)
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	4,340	(193)	4,340	(76)
Permits & Licenses	255	42	653	(57)
Audit & Tax Services	-	-	-	-
Regulatory Compliance	214	422	530	743
Federal Income Tax	-	-	-	-
State B&O Tax	1,734	(1,229)	2,636	(1,337)
Property/Real Estate Tax	-	-	-	-
Total Regulator Compliance	6,543	(958)	8,159	(727)
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	(504)	754	9	491
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	667	(445)	1,352	(908)
Postage	274	58	656	6
Postage- Views	881	285	1,769	564

Sudden Valley Community Association
Operations Income Statement
February 1, 2019 to February 28, 2019

UNAUDITED

	2019 February Actuals	2019 MTD B / (W) Budget	2019 YTD (2 Months) Actuals	2019 YTD B / (W) Budget
Newsletter Services	4,230	104	8,460	207
Legal Services	950	3,216	4,586	3,747
Professional Security Services	13,805	484	29,315	728
Total CC&Rs/ Mandates	20,303	4,456	46,147	4,835
Insurance Premiums	8,775	487	17,551	972
Utilities				
Utilities	2,505	(2,505)	3,189	(3,189)
Utilities- Natural Gas	1,685	150	3,565	415
Utilities- Water & Sewer	5,575	(300)	5,575	(300)
Utilities- Electricity	4,579	494	9,012	958
Utilities- Trash & Recycling Service	2,526	(887)	2,760	515
Utilities- Communications Service	5,049	(2,282)	8,310	(2,777)
Total Utilities	21,919	(5,330)	32,411	(4,378)
Maintenance & Landscaping				
Landscape R&M	1,724	2,127	5,706	1,843
Building R&M	6,335	(3,774)	10,220	(3,033)
Raw Materials	-	2,131	4,226	34
Raw Materials: Sand & Gravel	803	(344)	1,707	(790)
Janitorial Supplies	292	872	292	2,038
Equipment R&M	8,751	(4,947)	13,434	(4,068)
Small Tools & Equipment	727	66	1,197	7
Vehicle R&M	5,428	(4,165)	7,679	(5,047)
Vehicle Fuel	2,069	93	4,158	81
Other Supplies	3,985	(1,904)	4,253	(121)
Other R&M	3,618	(2,877)	3,919	(2,436)
Total Maintenance & Landscaping	33,732	(12,722)	56,791	(11,492)
Contracted & Professional Services				
Equipment Lease & Rental	543	116	1,881	(564)
IT Support and Services	3,032	1,178	6,083	2,279
Uniform and Laundry Service	1,416	(904)	1,770	(745)
Pool Management	-	-	-	-
Safety & Security Services	4,303	5,854	15,983	(3,667)
Snow Removal Services	84,454	(80,704)	93,243	(85,743)
Storm Response Tree Removal	-	844	738	952
ACC Consultant	850	1,443	850	3,734
Other Professional Services	9,915	(9,790)	16,327	(16,077)
Total Contracted & Professional Services	104,513	(81,963)	136,875	(99,831)
Other Expenses				
Vandalism	-	250	-	500
Emergency Preparedness Committee Support	-	409	1,204	(387)
Total Other Expenses	-	659	1,204	113
Total Other Expenses	212,557	(104,545)	320,904	(117,803)
Total Operations Expenses	325,073	(76,870)	534,997	(108,289)
Net Operations Income (Loss)	(91,110)	(74,875)	42,184	(95,550)
Net BOD Approved UDR Activity for Operations (Expense)				
Area Z Mitigation	-		(1,931)	
GM recruiting expense	-		(3,750)	
Ken's Cozy Kitchen- Gym Assistance	-		-	
Net Operations Income (Loss) with BOD Approved UDR	(91,110)	(74,875)	36,503	(95,550)
Other Operating Activity- Income/(Expense)				
UDR Activity	6,576		19,692	
AR Accrual - Prior Year Reversal	-		(48,703)	
AR Accrual - Current Year	-		-	
Vacation Liability Accrual	(239)		239	
Total Other Operating Activity	6,337		(28,772)	
Grand Total Operations Activity	(84,773)	(74,875)	7,731	(95,550)

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

February 01, 2019 thru February 28, 2019

	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- 2019 Ops	(7,709.46)	(15,745.00)	8,035.54	(27,732.73)	(31,489.00)	3,756.27	(188,932.00)	(161,199.27)
4005.19 - Member Assessments 2019	173,200.11	173,161.00	39.11	345,851.26	346,323.00	(471.74)	2,077,939.00	1,732,087.74
Total Dues and Assessment Income- Ops	165,490.65	157,416.00	8,074.65	318,118.53	314,834.00	3,284.53	1,889,007.00	1,570,888.47
Other AR Income								
4830 - Advertising Income	2,484.00	2,500.00	(16.00)	4,930.00	5,000.00	(70.00)	30,000.00	25,070.00
4831 - BD Expense- Views Ads	(344.00)	0.00	(344.00)	(418.00)	0.00	(418.00)	0.00	418.00
4842 - Member Donation Income Monthly	91.80	0.00	91.80	91.80	0.00	91.80	0.00	(91.80)
Total Other AR Income	2,231.80	2,500.00	(268.20)	4,603.80	5,000.00	(396.20)	30,000.00	25,396.20
Investment Income								
4900 - Interest Earned - Operating Accounts	69.26	41.00	28.26	93.50	83.00	10.50	500.00	406.50
Total Investment Income	69.26	41.00	28.26	93.50	83.00	10.50	500.00	406.50
Total Common Costs Income	167,791.71	159,957.00	7,834.71	322,815.83	319,917.00	2,898.83	1,919,507.00	1,596,691.17
<u>Expense</u>								
Administrative								
4999 - Cashiering Clearing Account	127.37	0.00	127.37	(50.90)	0.00	(50.90)	0.00	50.90
5015 - Bank Charges & Fees	0.00	0.00	0.00	(52.99)	0.00	(52.99)	0.00	52.99
Total Administrative	127.37	0.00	127.37	(103.89)	0.00	(103.89)	0.00	103.89
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	12.02	11.00	1.02	24.23	23.00	1.23	140.00	115.77
9015 - Property/Real Estate Tax	0.00	0.00	0.00	0.00	0.00	0.00	32,686.00	32,686.00
Total Regulatory Compliance	12.02	427.00	(414.98)	24.23	856.00	(831.77)	37,826.00	37,801.77
CC&Rs/ Mandates								
5216 - Postage- Views	881.03	1,166.00	(284.97)	1,768.97	2,333.00	(564.03)	14,000.00	12,231.03
5225 - Newsletter Services	4,230.00	4,334.00	(104.00)	8,460.00	8,667.00	(207.00)	52,000.00	43,540.00

Income Statement Report
Sudden Valley Community Association
Common Costs

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
7020 - Legal Services	950.00	4,166.00	(3,216.00)	4,585.98	8,333.00	(3,747.02)	50,000.00	45,414.02
Total CC&Rs/ Mandates	6,061.03	9,666.00	(3,604.97)	14,814.95	19,333.00	(4,518.05)	116,000.00	101,185.05
Insurance								
5400 - Insurance Premiums	8,513.27	8,919.00	(405.73)	17,026.54	17,837.00	(810.46)	107,019.00	89,992.46
Total Insurance	8,513.27	8,919.00	(405.73)	17,026.54	17,837.00	(810.46)	107,019.00	89,992.46
Total Common Costs Expense	14,713.69	19,012.00	(4,298.31)	31,761.83	38,026.00	(6,264.17)	260,845.00	229,083.17
Total Common Costs Income / (Loss)	153,078.02	140,945.00	12,133.02	291,054.00	281,891.00	9,163.00	1,658,662.00	1,367,608.00

Income Statement Report
Sudden Valley Community Association
ACC / Security

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other AR Income								
4805 - Compliance Fees & Fines - ACC	(2,500.00)	0.00	(2,500.00)	(1,100.00)	0.00	(1,100.00)	0.00	1,100.00
4806 - BD Expense- ACC Fines	4,703.61	0.00	4,703.61	3,303.61	0.00	3,303.61	0.00	(3,303.61)
Total Other AR Income	2,203.61	0.00	2,203.61	2,203.61	0.00	2,203.61	0.00	(2,203.61)
Other Income								
4295 - Security House Checks	0.00	47.00	(47.00)	0.00	93.00	(93.00)	555.00	555.00
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)	0.00	93.00	(93.00)	35,555.00	35,555.00
Total ACC / Security Income	2,203.61	47.00	2,156.61	2,203.61	93.00	2,110.61	35,555.00	33,351.39
<u>Expense</u>								
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	4,340.00	4,031.00	309.00	4,340.00	4,031.00	309.00	20,000.00	15,660.00
6300 - Permits & Licenses	0.00	16.00	(16.00)	0.00	33.00	(33.00)	200.00	200.00
9005 - State B&O Tax	(37.50)	46.00	(83.50)	(16.31)	92.00	(108.31)	550.00	566.31
Total Regulatory Compliance	4,302.50	4,093.00	209.50	4,323.69	4,156.00	167.69	20,750.00	16,426.31
CC&Rs/ Mandates								
5215 - Postage	0.00	9.00	(9.00)	0.00	17.00	(17.00)	100.00	100.00
7097 - Professional Security Services	13,805.29	14,289.00	(483.71)	29,315.01	30,043.00	(727.99)	185,618.00	156,302.99
Total CC&Rs/ Mandates	13,805.29	14,298.00	(492.71)	29,315.01	30,060.00	(744.99)	185,718.00	156,402.99
Payroll & Benefits								
5300 - Salaries	5,963.87	7,832.00	(1,868.13)	10,861.11	12,127.00	(1,265.89)	97,957.00	87,095.89
5335 - Payroll Taxes- Employer	529.59	713.00	(183.41)	966.51	1,104.00	(137.49)	9,350.00	8,383.49
5385 - Payroll Benefits - Medical	448.30	620.00	(171.70)	1,003.82	1,240.00	(236.18)	7,437.00	6,433.18
5398 - Payroll 12.31 Budget Estimate	0.00	0.00	0.00	0.00	0.00	0.00	3,859.00	3,859.00
Total Payroll & Benefits	6,941.76	9,165.00	(2,223.24)	12,831.44	14,471.00	(1,639.56)	118,603.00	105,771.56

Income Statement Report
Sudden Valley Community Association
ACC / Security

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Utilities- Communications Service	306.46	184.00	122.46	540.94	368.00	172.94	2,207.00	1,666.06
Total Utilities	306.46	184.00	122.46	540.94	368.00	172.94	2,207.00	1,666.06
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	187.86	388.00	(200.14)	657.85	883.00	(225.15)	1,500.00	842.15
6785 - Vehicle Fuel	738.76	480.00	258.76	1,240.60	961.00	279.60	5,768.00	4,527.40
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	926.62	1,078.00	(151.38)	1,898.45	2,235.00	(336.55)	9,940.00	8,041.55
Contracted & Professional Services								
6440 - Safety & Security Services	3,784.43	10,000.00	(6,215.57)	14,854.53	12,000.00	2,854.53	19,000.00	4,145.47
6450 - Storm Response Tree Removal	0.00	844.00	(844.00)	737.50	1,689.00	(951.50)	5,068.00	4,330.50
6460 - ACC Consultant	850.00	2,293.00	(1,443.00)	850.00	4,584.00	(3,734.00)	27,500.00	26,650.00
Total Contracted & Professional Services	4,634.43	13,137.00	(8,502.57)	16,442.03	18,273.00	(1,830.97)	51,568.00	35,125.97
Other Expenses								
9120 - Vandalism & Towing	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00	3,000.00
9210 - Emergency Preparedness Committee	0.00	409.00	(409.00)	1,203.73	817.00	386.73	4,900.00	3,696.27
Total Other Expenses	0.00	659.00	(659.00)	1,203.73	1,317.00	(113.27)	7,900.00	6,696.27
Total ACC / Security Expense	30,917.06	42,614.00	(11,696.94)	66,555.29	70,880.00	(4,324.71)	396,686.00	330,130.71
Total ACC / Security Income / (Loss)	(28,713.45)	(42,567.00)	13,853.55	(64,351.68)	(70,787.00)	6,435.32	(361,131.00)	(296,779.32)

Income Statement Report

Sudden Valley Community Association

Accounting

February 01, 2019 thru February 28, 2019

	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	1,375.00	2,016.00	(641.00)	2,500.00	4,032.00	(1,532.00)	28,800.00	26,300.00
4241 - BD Expense- Title Fees	(126.42)	0.00	(126.42)	(126.42)	0.00	(126.42)	0.00	126.42
4705 - NSF Service Fees	108.00	66.00	42.00	307.00	133.00	174.00	800.00	493.00
4706 - BD Expense- NSF Fees	(135.00)	0.00	(135.00)	(223.96)	0.00	(223.96)	0.00	223.96
Total Other AR Income	1,221.58	2,082.00	(860.42)	2,456.62	4,165.00	(1,708.38)	29,600.00	27,143.38
Total Accounting Income	1,221.58	2,082.00	(860.42)	2,456.62	4,165.00	(1,708.38)	29,600.00	27,143.38
Expense								
Administrative								
5000 - General Administrative	0.00	0.00	0.00	19.50	0.00	19.50	0.00	(19.50)
5015 - Bank Charges & Fees	165.14	256.00	(90.86)	255.14	513.00	(257.86)	3,080.00	2,824.86
5120 - Cash Over/Short	(0.01)	0.00	(0.01)	(1.02)	0.00	(1.02)	0.00	1.02
5210 - Printing & Copying	81.10	60.00	21.10	209.10	120.00	89.10	4,300.00	4,090.90
5399 - Payroll Service Fees	883.14	748.00	135.14	2,195.65	1,496.00	699.65	8,975.00	6,779.35
Total Administrative	1,129.37	1,064.00	65.37	2,678.37	2,129.00	549.37	16,355.00	13,676.63
Regulatory Compliance								
7000 - Audit & Tax Services	0.00	0.00	0.00	0.00	0.00	0.00	28,000.00	28,000.00
9005 - State B&O Tax	22.24	29.00	(6.76)	42.28	58.00	(15.72)	350.00	307.72
Total Regulatory Compliance	22.24	29.00	(6.76)	42.28	58.00	(15.72)	28,350.00	28,307.72
CC&Rs/ Mandates								
5215 - Postage	182.96	175.00	7.96	470.60	350.00	120.60	3,900.00	3,429.40
Total CC&Rs/ Mandates	182.96	175.00	7.96	470.60	350.00	120.60	3,900.00	3,429.40
Payroll & Benefits								
5300 - Salaries	14,559.21	16,340.00	(1,780.79)	23,690.46	25,301.00	(1,610.54)	204,826.00	181,135.54
5335 - Payroll Taxes- Employer	1,186.97	1,477.00	(290.03)	1,913.92	2,287.00	(373.08)	19,202.00	17,288.08
5385 - Payroll Benefits - Medical	1,757.81	1,859.00	(101.19)	3,531.00	3,717.00	(186.00)	22,299.00	18,768.00

Income Statement Report
Sudden Valley Community Association
Accounting

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5398 - Payroll 12.31 Budget Estimate	0.00	0.00	0.00	0.00	0.00	0.00	7,594.00	7,594.00
Total Payroll & Benefits	17,503.99	19,676.00	(2,172.01)	29,135.38	31,305.00	(2,169.62)	253,921.00	224,785.62
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	0.00	750.00	(750.00)	750.00	1,799.00	(1,049.00)	9,299.00	8,549.00
7095 - Other Professional Services	3,036.95	0.00	3,036.95	6,039.67	0.00	6,039.67	16,500.00	10,460.33
Total Contracted & Professional Services	3,036.95	750.00	2,286.95	6,789.67	1,799.00	4,990.67	25,799.00	19,009.33
Total Accounting Expense	21,935.51	21,754.00	181.51	39,236.30	35,761.00	3,475.30	329,045.00	289,808.70
Total Accounting Income / (Loss)	(20,713.93)	(19,672.00)	(1,041.93)	(36,779.68)	(31,596.00)	(5,183.68)	(299,445.00)	(262,665.32)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4245 - Photocopy Income	7.00	0.00	7.00	7.00	0.00	7.00	0.00	(7.00)
4255 - Maps and Signs	23.04	125.00	(101.96)	94.00	250.00	(156.00)	1,500.00	1,406.00
4835 - Miscellaneous Income	1,695.56	0.00	1,695.56	1,695.56	0.00	1,695.56	0.00	(1,695.56)
4840 - Non-Taxable Income	58.00	0.00	58.00	122.75	0.00	122.75	0.00	(122.75)
Total Other Income	1,783.60	125.00	1,658.60	1,919.31	250.00	1,669.31	1,500.00	(419.31)
Investment Income								
4900 - Interest Earned - Operating Accounts	0.00	0.00	0.00	50.04	0.00	50.04	0.00	(50.04)
Total Investment Income	0.00	0.00	0.00	50.04	0.00	50.04	0.00	(50.04)
Total SVCA Operations- Admin Income	1,783.60	125.00	1,658.60	1,969.35	250.00	1,719.35	1,500.00	(469.35)
<u>Expense</u>								
Administrative								
5000 - General Administrative	50.00	84.00	(34.00)	253.15	167.00	86.15	1,000.00	746.85
5015 - Bank Charges & Fees	76.33	291.00	(214.67)	133.25	583.00	(449.75)	3,500.00	3,366.75
5045 - Dues & Subscriptions	(105.00)	135.00	(240.00)	150.00	270.00	(120.00)	1,622.00	1,472.00
5090 - Office Supplies	1,554.68	1,584.00	(29.32)	2,961.41	3,167.00	(205.59)	19,000.00	16,038.59
5100 - GM Discretionary Funds	188.55	334.00	(145.45)	467.75	667.00	(199.25)	4,000.00	3,532.25
5107 - Advertising Costs	0.00	16.00	(16.00)	0.00	33.00	(33.00)	200.00	200.00
5120 - Cash Over/Short	6.22	0.00	6.22	5.96	0.00	5.96	0.00	(5.96)
5205 - Events Charges	(711.76)	0.00	(711.76)	(670.86)	0.00	(670.86)	12,500.00	13,170.86
5210 - Printing & Copying	1,007.03	416.00	591.03	1,277.93	833.00	444.93	5,000.00	3,722.07
5227 - Training & Conferences	0.00	209.00	(209.00)	0.00	417.00	(417.00)	2,500.00	2,500.00
Total Administrative	2,066.05	3,069.00	(1,002.95)	4,578.59	6,137.00	(1,558.41)	49,322.00	44,743.41
Regulatory Compliance								
9005 - State B&O Tax	9.07	6.00	3.07	14.62	12.00	2.62	70.00	55.38
Total Regulatory Compliance	9.07	6.00	3.07	14.62	12.00	2.62	70.00	55.38

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
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	(504.16)	250.00	(754.16)	9.01	500.00	(490.99)	3,000.00	2,990.99
5115 - Web Site Maintenance	666.99	222.00	444.99	1,351.99	444.00	907.99	4,000.00	2,648.01
5215 - Postage	78.18	84.00	(5.82)	132.43	167.00	(34.57)	1,000.00	867.57
Total CC&Rs/ Mandates	241.01	556.00	(314.99)	1,493.43	1,111.00	382.43	23,000.00	21,506.57
Payroll & Benefits								
5300 - Salaries	25,105.54	26,657.00	(1,551.46)	47,319.13	41,275.00	6,044.13	330,025.00	282,705.87
5335 - Payroll Taxes- Employer	2,117.66	2,395.00	(277.34)	3,644.77	3,708.00	(63.23)	31,136.00	27,491.23
5385 - Payroll Benefits - Medical	1,088.35	1,983.00	(894.65)	2,115.11	5,666.00	(3,550.89)	25,496.00	23,380.89
5398 - Payroll 12.31 Budget Estimate	0.00	0.00	0.00	0.00	0.00	0.00	16,520.00	16,520.00
Total Payroll & Benefits	28,311.55	31,035.00	(2,723.45)	53,079.01	50,649.00	2,430.01	403,177.00	350,097.99
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	224.40	120.00	104.40	359.40	240.00	119.40	1,440.00	1,080.60
Total Utilities	224.40	129.00	95.40	359.40	257.00	102.40	1,540.00	1,180.60
Maintenance & Landscaping								
6785 - Vehicle Fuel	26.00	0.00	26.00	26.00	0.00	26.00	0.00	(26.00)
6795 - Other Supplies	(20.21)	0.00	(20.21)	(20.21)	0.00	(20.21)	0.00	20.21
Total Maintenance & Landscaping	5.79	0.00	5.79	5.79	0.00	5.79	0.00	(5.79)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	510.08	425.00	85.08	763.82	850.00	(86.18)	5,100.00	4,336.18
5125 - IT Support and Services	3,032.30	3,449.00	(416.70)	5,332.99	6,542.00	(1,209.01)	30,000.00	24,667.01

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted & Professional Services								
7095 - Other Professional Services	4,968.84	0.00	4,968.84	8,065.17	0.00	8,065.17	0.00	(8,065.17)
Total Contracted & Professional Services	8,511.22	3,874.00	4,637.22	14,161.98	7,392.00	6,769.98	35,100.00	20,938.02
Total SVCA Operations- Admin Expense	39,369.09	38,669.00	700.09	73,692.82	65,558.00	8,134.82	512,209.00	438,516.18
Total SVCA Operations- Admin Income / (Loss)	(37,585.49)	(38,544.00)	958.51	(71,723.47)	(65,308.00)	(6,415.47)	(510,709.00)	(438,985.53)

Income Statement Report

Sudden Valley Community Association

Facilities

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Rental Income								
4410 - Area Z Storage Rental Income	(75.00)	0.00	(75.00)	4,800.00	4,750.00	50.00	19,000.00	14,200.00
4412 - BD Expense- Area Z	623.00	0.00	623.00	(675.97)	0.00	(675.97)	0.00	675.97
Total Rental Income	548.00	0.00	548.00	4,124.03	4,750.00	(625.97)	19,000.00	14,875.97
Rental Income - Other								
4400 - Facility Rentals	0.00	66.00	(66.00)	635.00	133.00	502.00	800.00	165.00
4430 - Lease Income - Restaurant	2,329.00	2,310.00	19.00	4,658.00	4,620.00	38.00	27,717.00	23,059.00
4435 - Lease Income - Barn 8	101.00	0.00	101.00	101.00	0.00	101.00	0.00	(101.00)
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	2,711.00	2,657.00	54.00	5,956.00	5,315.00	641.00	31,889.00	25,933.00
Total Facilities Income	3,259.00	2,657.00	602.00	10,080.03	10,065.00	15.03	50,889.00	40,808.97
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	6.00	(6.00)	0.00	12.00	(12.00)	69.00	69.00
7110 - Regulatory Compliance	73.42	74.00	(0.58)	146.84	149.00	(2.16)	895.00	748.16
9005 - State B&O Tax	49.29	72.00	(22.71)	183.59	144.00	39.59	865.00	681.41
Total Regulatory Compliance	122.71	152.00	(29.29)	330.43	305.00	25.43	1,829.00	1,498.57
Payroll & Benefits								
5300 - Salaries	4,601.60	4,319.00	282.60	8,436.12	6,687.00	1,749.12	53,898.00	45,461.88
5335 - Payroll Taxes- Employer	448.82	486.00	(37.18)	840.97	753.00	87.97	6,310.00	5,469.03
5385 - Payroll Benefits - Medical	471.86	744.00	(272.14)	920.16	1,488.00	(567.84)	8,928.00	8,007.84
5398 - Payroll 12.31 Budget Estimate	0.00	0.00	0.00	0.00	0.00	0.00	2,194.00	2,194.00
Total Payroll & Benefits	5,522.28	5,549.00	(26.72)	10,197.25	8,928.00	1,269.25	71,330.00	61,132.75
Utilities								
6000 - Utilities	2,504.57	0.00	2,504.57	3,188.59	0.00	3,188.59	0.00	(3,188.59)
6005 - Utilities- Natural Gas	876.81	1,117.00	(240.19)	1,956.87	2,384.00	(427.13)	7,288.00	5,331.13

Income Statement Report

Sudden Valley Community Association

Facilities

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6023 - Utilities- Water & Sewer	2,147.20	2,145.00	2.20	2,147.20	2,145.00	2.20	16,555.00	14,407.80
6033 - Utilities- Electricity	1,932.22	2,058.00	(125.78)	3,715.91	4,157.00	(441.09)	23,461.00	19,745.09
6035 - Utilities- Trash & Recycling Service	2,031.40	1,265.00	766.40	2,031.40	2,529.00	(497.60)	15,171.00	13,139.60
6050 - Utilities- Communications Service	1,528.67	1,377.00	151.67	3,409.95	2,754.00	655.95	16,522.00	13,112.05
Total Utilities	11,020.87	7,962.00	3,058.87	16,449.92	13,969.00	2,480.92	78,997.00	62,547.08
Maintenance & Landscaping								
6515 - Building R&M	2,965.59	2,395.00	570.59	3,944.58	6,854.00	(2,909.42)	58,976.00	55,031.42
6635 - Janitorial Supplies	193.76	916.00	(722.24)	193.76	1,833.00	(1,639.24)	11,000.00	10,806.24
6675 - Equipment R&M	352.63	0.00	352.63	352.63	0.00	352.63	0.00	(352.63)
6765 - Small Tools & Equipment	16.41	0.00	16.41	16.41	0.00	16.41	0.00	(16.41)
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	101.00	(101.00)	0.00	202.00	(202.00)	1,210.00	1,210.00
6795 - Other Supplies	530.21	0.00	530.21	530.21	0.00	530.21	0.00	(530.21)
6796 - Other R&M	1,875.17	0.00	1,875.17	2,175.64	0.00	2,175.64	0.00	(2,175.64)
Total Maintenance & Landscaping	5,933.77	3,487.00	2,446.77	7,213.23	9,039.00	(1,825.77)	72,086.00	64,872.77
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
5125 - IT Support and Services	0.00	0.00	0.00	0.00	0.00	0.00	8,040.00	8,040.00
6440 - Safety & Security Services	48.83	0.00	48.83	48.83	0.00	48.83	0.00	(48.83)
7095 - Other Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Total Contracted & Professional Services	48.83	0.00	48.83	198.83	0.00	198.83	10,040.00	9,841.17
Total Facilities Expense	22,648.46	17,150.00	5,498.46	34,389.66	32,241.00	2,148.66	234,282.00	199,892.34
Total Facilities Income / (Loss)	(19,389.46)	(14,493.00)	(4,896.46)	(24,309.63)	(22,176.00)	(2,133.63)	(183,393.00)	(159,083.37)

Income Statement Report

Sudden Valley Community Association

Maintenance

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	0.00	193.00	(193.00)	90.00	385.00	(295.00)	2,307.00	2,217.00
Total Other Income	0.00	193.00	(193.00)	90.00	385.00	(295.00)	2,307.00	2,217.00
Total Maintenance Income	0.00	193.00	(193.00)	90.00	385.00	(295.00)	2,307.00	2,217.00
Expense								
Regulatory Compliance								
6300 - Permits & Licenses	106.00	209.00	(103.00)	504.00	418.00	86.00	2,510.00	2,006.00
9005 - State B&O Tax	0.00	0.00	0.00	3.24	0.00	3.24	83.00	79.76
Total Regulatory Compliance	106.00	209.00	(103.00)	507.24	418.00	89.24	2,593.00	2,085.76
Payroll & Benefits								
5300 - Salaries	7,654.49	18,449.00	(10,794.51)	19,815.81	28,566.00	(8,750.19)	194,398.00	174,582.19
5335 - Payroll Taxes- Employer	877.20	2,287.00	(1,409.80)	2,197.91	3,541.00	(1,343.09)	25,373.00	23,175.09
5385 - Payroll Benefits - Medical	804.55	2,727.00	(1,922.45)	3,279.24	5,454.00	(2,174.76)	26,560.00	23,280.76
5398 - Payroll 12.31 Budget Estimate	0.00	0.00	0.00	0.00	0.00	0.00	9,366.00	9,366.00
Total Payroll & Benefits	9,336.24	23,463.00	(14,126.76)	25,292.96	37,561.00	(12,268.04)	255,697.00	230,404.04
Utilities								
6005 - Utilities- Natural Gas	0.00	0.00	0.00	22.85	0.00	22.85	0.00	(22.85)
6050 - Utilities- Communications Service	328.10	120.00	208.10	448.10	240.00	208.10	1,440.00	991.90
Total Utilities	328.10	120.00	208.10	470.95	240.00	230.95	1,440.00	969.05
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	1,275.35	643.00	632.35	3,911.05	1,287.00	2,624.05	7,724.00	3,812.95
6765 - Small Tools & Equipment	591.42	333.00	258.42	591.42	333.00	258.42	3,910.00	3,318.58
6775 - Vehicle R&M	4,915.07	584.00	4,331.07	6,445.91	1,167.00	5,278.91	7,000.00	554.09
6785 - Vehicle Fuel	0.00	738.00	(738.00)	796.48	1,475.00	(678.52)	8,847.00	8,050.52

Income Statement Report
Sudden Valley Community Association
Maintenance

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6795 - Other Supplies	0.00	209.00	(209.00)	9.77	417.00	(407.23)	2,500.00	2,490.23
6796 - Other R&M	1,177.37	0.00	1,177.37	1,177.37	0.00	1,177.37	3,000.00	1,822.63
Total Maintenance & Landscaping	7,959.21	2,637.00	5,322.21	12,932.00	4,938.00	7,994.00	34,531.00	21,599.00
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
6408 - Uniform and Laundry Service	95.63	171.00	(75.37)	95.63	342.00	(246.37)	2,053.00	1,957.37
6440 - Safety & Security Services	421.21	116.00	305.21	1,031.41	233.00	798.41	1,400.00	368.59
6442 - Snow Removal Services	84,454.08	3,750.00	80,704.08	93,242.71	7,500.00	85,742.71	15,000.00	(78,242.71)
Total Contracted & Professional Services	84,970.92	4,121.00	80,849.92	94,369.75	8,242.00	86,127.75	19,453.00	(74,916.75)
Total Maintenance Expense	102,700.47	30,550.00	72,150.47	133,572.90	51,399.00	82,173.90	313,714.00	180,141.10
Total Maintenance Income / (Loss)	(102,700.47)	(30,357.00)	(72,343.47)	(133,482.90)	(51,014.00)	(82,468.90)	(311,407.00)	(177,924.10)

Income Statement Report
Sudden Valley Community Association
Golf

February 1, 2019 to February 28, 2019

	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	\$ 22,345	\$ 29,000	\$ (6,655)	\$ 157,390	\$ 149,000	\$ 8,390	\$ 285,000	\$ 127,610
4151 - BD Expense- Golf	197	-	197	(2,475)	-	(2,475)	-	2,475
4154 - Golf Course Daily Greens Fees	779	4,000	(3,221)	5,302	8,000	(2,698)	351,300	345,998
4170 - Driving Range Fees	55	100	(45)	464	200	264	16,300	15,836
4174 - Golf Cart Rental	833	1,200	(367)	5,154	4,000	1,154	118,000	112,846
4176 - Golf Club Storage	-	100	(100)	600	200	400	1,200	600
4178 - Trail Fees	590	1,400	(810)	5,056	5,950	(894)	13,250	8,194
Total Golf Income	24,798	35,800	(11,002)	171,491	167,350	4,141	785,050	613,559
Total Golf Pro Income	24,798	35,800	(11,002)	171,491	167,350	4,141	785,050	613,559
Expense								
Administrative								
5107 - Advertising Costs	559	500	59	559	500	59	7,000	6,441
5015 - Bank Charges & Fees	1,157	420	737	1,965	920	1,045	13,487	11,522
5120 - Cash Over/Short	-	-	-	(1)	-	(1)	-	1
5045 - Dues & Subscriptions	8,781	1,506	7,275	9,118	3,008	6,110	18,040	8,922
5000 - General Administrative	-	-	-	-	-	-	1,600	1,600
5090 - Office Supplies	187	50	137	187	100	87	600	413
5210 - Printing & Copying	2	300	(298)	2	300	(298)	2,980	2,978
5227 - Training & Conferences	2,138	300	1,838	2,138	600	1,538	3,600	1,462
Total Administrative	12,823	3,076	9,747	13,967	5,428	8,539	47,307	33,339
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	116	(116)	-	233	(233)	1,400	1,400
6300 - Permits & Licenses	149	66	83	149	133	16	800	651
9005 - State B&O Tax	116	190	(74)	819	667	152	3,698	2,879
Total Regulatory Compliance	265	372	(107)	968	1,033	(65)	5,898	4,930
CC&Rs/ Mandates								
5215 - Postage	13	64	(51)	53	128	(75)	770	717
CC&Rs/ Mandates Total	13	64	(51)	53	128	(75)	770	717
Payroll & Benefits								
5300 - Salaries	23,954	28,124	(4,170)	44,231	42,181	2,050	455,669	411,438
5335 - Payroll Taxes- Employer	2,242	2,916	(674)	4,186	4,367	(181)	50,093	45,907
5385 - Payroll Benefits - Medical	3,190	4,464	(1,274)	6,820	8,925	(2,105)	53,544	46,724
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	16,444	16,444
Total Payroll & Benefits	29,386	35,504	(6,118)	55,238	55,473	(235)	575,750	520,513
Insurance								

Income Statement Report
Sudden Valley Community Association
Golf

February 1, 2019 to February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
5400 - Insurance Premiums	262	343	(81)	524	686	(162)	4,114	3,590
Total Insurance	262	343	(81)	524	686	(162)	4,114	3,590
Utilities								
6050 - Utilities- Communications Service	1,119	633	486	1,728	1,266	462	7,596	5,868
6033 - Utilities- Electricity	1,071	1,649	(578)	2,354	3,070	(716)	20,008	17,654
6005 - Utilities- Natural Gas	338	357	(19)	685	874	(189)	3,322	2,637
6023 - Utilities- Water & Sewer	1,598	1,743	(145)	1,598	1,743	(145)	11,018	9,420
6035 - Utilities- Trash & Recycling Service	469	240	229	703	479	224	2,871	2,168
Total Utilities	4,596	4,622	(26)	7,069	7,432	(363)	44,815	37,747
Maintenance & Landscaping								
6675 - Equipment R&M	6,556	3,084	3,472	8,435	7,667	768	40,000	31,565
6635 - Janitorial Supplies	-	21	(21)	-	42	(42)	250	250
6110 - Landscape R&M	199	2,434	(2,235)	2,424	4,715	(2,291)	40,000	37,576
6796 - Other R&M	391	191	200	391	383	8	2,300	1,909
6795 - Other Supplies	1,305	1,134	171	1,563	2,267	(704)	18,600	17,037
6610 - Raw Materials	-	2,085	(2,085)	4,226	4,168	58	25,000	20,774
6621 - Raw Materials: Sand & Gravel	803	-	803	1,707	-	1,707	34,000	32,293
6765 - Small Tools & Equipment	119	266	(147)	339	483	(144)	2,850	2,511
6785 - Vehicle Fuel	645	427	218	1,093	768	325	20,180	19,087
6775 - Vehicle R&M	299	125	174	299	250	49	1,500	1,201
Total Maintenance & Landscaping	10,317	9,767	550	20,477	20,743	(266)	184,680	164,203
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	150	(150)	935	300	635	3,900	2,965
6440 - Safety & Security Services	48	41	7	48	83	(35)	500	452
6408 - Uniform and Laundry Service	572	341	231	750	683	67	4,400	3,650
7095 - Other Professional Services	125	125	-	438	250	188	1,500	1,062
Total Contracted & Professional Services	745	657	88	2,171	1,316	855	10,300	8,129
Total Golf Expense	58,408	54,405	4,003	100,466	92,239	8,227	873,634	773,168
Total Golf Income / (Loss)	\$ (33,609)	\$ (18,605)	\$ (15,004)	\$ 71,025	\$ 75,111	\$ (4,086)	\$ (88,584)	\$ (159,609)

Income Statement Report

Sudden Valley Community Association

Marina

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	11,090.00	0.00	11,090.00	11,090.00	0.00	11,090.00	8,295.00	(2,795.00)
4420 - Marina Dry Slip Income	30,470.00	0.00	30,470.00	30,470.00	0.00	30,470.00	39,310.00	8,840.00
4425 - Marina Wet/Dry Combo Income	62,440.00	0.00	62,440.00	62,440.00	0.00	62,440.00	59,740.00	(2,700.00)
4426 - BD Expense- Marina	(103,883.00)	0.00	(103,883.00)	(103,883.00)	0.00	(103,883.00)	0.00	103,883.00
Total Marina Income	117.00	0.00	117.00	117.00	0.00	117.00	107,345.00	107,228.00
Rental Income - Other								
4400 - Facility Rentals	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00
4411 - Picnic Shelter Rentals	0.00	0.00	0.00	0.00	0.00	0.00	1,195.00	1,195.00
Total Rental Income - Other	0.00	0.00	0.00	0.00	0.00	0.00	2,395.00	2,395.00
Other Income								
4220 - Marina Gate & Access Cards	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Total Marina Income	117.00	0.00	117.00	117.00	0.00	117.00	111,740.00	111,623.00
<u>Expense</u>								
Regulatory Compliance								
7110 - Regulatory Compliance	140.14	146.00	(5.86)	382.75	291.00	91.75	1,743.00	1,360.25
9005 - State B&O Tax	1,560.00	151.00	1,409.00	1,560.00	303.00	1,257.00	1,820.00	260.00
Total Regulatory Compliance	1,700.14	297.00	1,403.14	1,942.75	594.00	1,348.75	3,563.00	1,620.25
Utilities								
6023 - Utilities- Water & Sewer	227.02	150.00	77.02	227.02	150.00	77.02	1,587.00	1,359.98
6033 - Utilities- Electricity	304.84	187.00	117.84	554.49	385.00	169.49	1,914.00	1,359.51
6050 - Utilities- Communications Service	323.46	173.00	150.46	485.13	345.00	140.13	2,069.00	1,583.87
Total Utilities	855.32	510.00	345.32	1,266.64	880.00	386.64	5,570.00	4,303.36
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

Income Statement Report

Sudden Valley Community Association

Marina

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6765 - Small Tools & Equipment	0.00	0.00	0.00	250.00	0.00	250.00	0.00	(250.00)
6795 - Other Supplies	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00	600.00
6796 - Other R&M	0.00	416.00	(416.00)	0.00	833.00	(833.00)	5,000.00	5,000.00
Total Maintenance & Landscaping	0.00	550.00	(550.00)	250.00	1,100.00	(850.00)	6,600.00	6,350.00
Contracted & Professional Services								
7095 - Other Professional Services	650.40	0.00	650.40	650.40	0.00	650.40	0.00	(650.40)
Total Contracted & Professional Services	650.40	0.00	650.40	650.40	0.00	650.40	0.00	(650.40)
Total Marina Expense	3,205.86	1,357.00	1,848.86	4,109.79	2,574.00	1,535.79	15,733.00	11,623.21
Total Marina Income / (Loss)	(3,088.86)	(1,357.00)	(1,731.86)	(3,992.79)	(2,574.00)	(1,418.79)	96,007.00	99,999.79

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
February 1, 2019 to February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to052023	\$ 32,424	\$ 32,414	\$ 10	\$ 64,765	\$ 64,828	\$ (63)	\$ 388,966	\$ 324,201
4011 - BD Expense- Rec SA 062018 to 052023	(596)	(2,918)	2,322	(1,175)	(5,835)	4,660	(35,007)	(33,832)
	31,828	29,496	2,332	63,589	58,993	4,596	353,959	290,369
Rental Income- Other								
4435 - Lease Income - Barn 8	\$ 650	\$ 650	\$ -	\$ 1,401	\$ 1,300	\$ 101	\$ 7,800	\$ 6,399
	650	650	-	1,401	1,300	101	7,800	6,399
Rec Center and Pools Income								
4840 - Non-Taxable Income	-	-	-	280	-	280	-	(280)
4510 - Health Club Membership	-	816	(816)	-	1,633	(1,633)	9,800	9,800
4227 - Main Pool & Gym Fees	-	-	-	50	-	50	-	(50)
4223 - Gym and Pool Access Cards	117	41	76	372	83	289	500	128
4502 Instructor & Trainer Fees	193	104	89	265	208	57	1,250	985
Total Recreation Income	310	961	(651)	967	1,924	(957)	11,550	10,583
Total Recreation Income	32,788	31,107	1,681	65,957	62,217	3,740	373,309	307,351
Expense								
Administrative								
5015 - Bank Charges & Fees	5	43	(38)	23	86	(63)	515	492
5090 - Office Supplies	398	166	232	398	333	65	2,000	1,602
5205 - Events Charges	-	-	-	-	-	-	350	350
5210 - Printing and Copying	104	-	104	104	-	104	-	(104)
5227 - Training & Conferences	119	180	(61)	119	358	(239)	2,142	2,023
Total Administrative	627	389	238	645	777	(132)	5,007	4,363
Regulatory Compliance								
6300 - Permits & Licenses	-	-	-	-	-	-	500	500
9005 - State B&O Tax	3	-	3	5	-	5	52	47
Total Regulatory Compliance	3	-	3	5	-	5	552	547
Payroll & Benefits								
5300 - Salaries	12,724	12,556	168	23,068	19,442	3,626	208,385	185,317
5335 - Payroll Taxes- Employer	1,376	1,568	(192)	2,484	2,428	56	26,424	23,940
5385 - Payroll Benefits - Medical	1,414	1,675	(261)	2,768	3,350	(582)	20,097	17,329
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	6,387	6,387
Total Payroll & Benefits	15,514	15,799	(285)	28,320	25,220	3,100	261,293	232,973
Utilities								

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
February 1, 2019 to February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
6050 - Utilities- Communications Service	1,158	100	1,058	1,218	200	1,018	1,200	(18)
6033 - Utilities- Electricity	1,271	1,179	92	2,387	2,358	29	14,149	11,762
6005 - Utilities- Natural Gas	470	361	109	900	722	178	10,609	9,709
6023 - Utilities- Water & Sewer	1,603	1,237	366	1,603	1,237	366	12,160	10,557
6035 - Utilities- Trash & Recycling Service	26	125	(100)	26	250	(225)	1,500	1,475
Total Utilities	4,528	3,002	1,526	6,133	4,767	1,366	39,618	33,485
Maintenance & Landscaping								
6515 - Building R&M	3,369	166	3,203	6,275	333	5,942	2,000	(4,275)
6675 - Equipment R&M	567	-	567	736	258	478	2,060	1,324
6635 - Janitorial Supplies	99	227	(128)	99	455	(356)	2,730	2,631
6110 - Landscape R&M	1,525	1,417	108	3,283	2,834	449	17,006	13,723
6796 - Other R&M	174	50	124	174	100	74	600	426
6795 - Other Supplies	2,171	660	1,511	2,171	1,320	851	7,914	5,744
6621 - Raw Materials: Sand & Gravel	-	291	(291)	-	583	(583)	3,500	3,500
6765 - Small Tools & Equipment	-	173	(173)	-	346	(346)	2,075	2,075
6785 - Vehicle Fuel	659	416	243	1,002	833	169	5,000	3,998
6775 - Vehicle R&M	26	91	(65)	276	182	94	1,090	814
Total Maintenance & Landscaping	8,591	3,491	5,100	14,015	7,244	6,771	43,975	29,960
Contracted & Professional Services								
5085 - Equipment Lease and Rental	33	-	33	33	-	33	-	(33)
5125 - IT Support and Services	-	11	(11)	-	21	(21)	124	124
6408 - Uniform and Laundry Service	748	-	748	925	-	925	276	(649)
6438 - Pool Management	-	-	-	-	-	-	22,464	22,464
7095 - Contracted and Professional Services	1,134	-	1,134	1,134	-	1,134	-	(1,134)
Total Contracted & Professional Services	1,915	11	1,904	2,091	21	2,070	22,864	20,772
Total Recreation Expense	31,177	22,692	8,485	51,209	38,029	13,180	373,309	322,100
Total Recreation Income / (Loss)	\$ 1,611	\$ 8,415	\$ (6,804)	\$ 14,748	\$ 24,188	\$ (9,440)	\$ -	\$ (14,749)

Income Statement Report

Sudden Valley Community Association

UDR Activity

February 01, 2019 thru February 28, 2019

	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- 2018 Ops & prior	3,331.21	0.00	3,331.21	16,765.51	0.00	16,765.51	0.00	(16,765.51)
4081 - BD Expense- Ops 2014 & Prior	317.71	0.00	317.71	2,365.38	0.00	2,365.38	0.00	(2,365.38)
4993 - BD Expense- 60day accrual OPS	0.00	0.00	0.00	(48,703.44)	0.00	(48,703.44)	0.00	48,703.44
Total Dues and Assessments Income- UDR	3,648.92	0.00	3,648.92	(29,572.55)	0.00	(29,572.55)	0.00	29,572.55
Collections Income								
4710 - Late Fees & Interest	(271.09)	0.00	(271.09)	(3,880.89)	0.00	(3,880.89)	0.00	3,880.89
4711 - BD Expense- Late Fee & Int	2,293.14	0.00	2,293.14	8,004.48	0.00	8,004.48	0.00	(8,004.48)
4715 - Lien Fees	0.00	0.00	0.00	1,375.00	0.00	1,375.00	0.00	(1,375.00)
4721 - BD Expense- Legal	266.71	0.00	266.71	(960.18)	0.00	(960.18)	0.00	960.18
Total Collections Income	2,288.76	0.00	2,288.76	4,538.41	0.00	4,538.41	0.00	(4,538.41)
Investment Income								
4910 - Interest Earned - Reserve Accounts	45.80	0.00	45.80	103.37	0.00	103.37	0.00	(103.37)
Total Investment Income	45.80	0.00	45.80	103.37	0.00	103.37	0.00	(103.37)
Total UDR Activity Income	5,983.48	0.00	5,983.48	(24,930.77)	0.00	(24,930.77)	0.00	24,930.77
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	(4.07)	0.00	(4.07)	(37.90)	0.00	(37.90)	0.00	37.90
Total Regulatory Compliance	(4.07)	0.00	(4.07)	(37.90)	0.00	(37.90)	0.00	37.90
CC&Rs/ Mandates								
5025 - Collection Charges	149.60	0.00	149.60	301.55	0.00	301.55	0.00	(301.55)
5040 - Transfer Fees	0.00	0.00	0.00	500.00	0.00	500.00	0.00	(500.00)
5065 - Lien Charges	0.00	0.00	0.00	891.00	0.00	891.00	0.00	(891.00)
7020 - Legal Services	220.00	0.00	220.00	1,947.50	0.00	1,947.50	0.00	(1,947.50)
Total CC&Rs/ Mandates	369.60	0.00	369.60	3,640.05	0.00	3,640.05	0.00	(3,640.05)

Income Statement Report
Sudden Valley Community Association
UDR Activity

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5391 - Accrued Vacation Liability	238.96	0.00	238.96	238.96	0.00	238.96	0.00	(238.96)
Total Payroll & Benefits	238.96	0.00	238.96	238.96	0.00	238.96	0.00	(238.96)
Reserve UDR Projects								
9619.01 - Kens Cozy Kitchen UDR	0.00	0.00	0.00	0.00	0.00	0.00	7,200.00	7,200.00
9699 - UDR Project Budget Adj	0.00	0.00	0.00	0.00	0.00	0.00	(27,464.87)	(27,464.87)
9895 - UDR - GM Recruiting Expenses	0.00	0.00	0.00	3,750.00	0.00	3,750.00	4,151.99	401.99
9902 - UDR - Area Z Mitigation	(957.87)	0.00	(957.87)	1,930.97	0.00	1,930.97	16,112.88	14,181.91
Total Reserve UDR Projects	(957.87)	0.00	(957.87)	5,680.97	0.00	5,680.97	0.00	(5,680.97)
Total UDR Activity Expense	(353.38)	0.00	(353.38)	9,522.08	0.00	9,522.08	0.00	(9,522.08)
Total UDR Activity Income / (Loss)	6,336.86	0.00	6,336.86	(34,452.85)	0.00	(34,452.85)	0.00	34,452.85

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4032 - BD Expense- CRRRF SA 16/17	7.92	0.00	7.92	29.04	0.00	29.04	0.00	(29.04)
4041 - BD Expense- MR&R	21.39	0.00	21.39	50.53	0.00	50.53	0.00	(50.53)
4043.19 - Capital Rep& Repl Assmt 2019	87,733.63	0.00	87,733.63	175,160.98	0.00	175,160.98	0.00	(175,160.98)
4046 - BD Expense- CRRRF 18 & Prior	609.97	0.00	609.97	2,843.97	0.00	2,843.97	0.00	(2,843.97)
4049 - BD Expense - CRRRF 2019	(2,361.30)	0.00	(2,361.30)	(8,253.17)	0.00	(8,253.17)	0.00	8,253.17
4051 - BD Expense- Roads 18 & Prior	1,074.65	0.00	1,074.65	4,850.92	0.00	4,850.92	0.00	(4,850.92)
4053 - BD Expense - Roads 2019	(2,920.71)	0.00	(2,920.71)	(10,037.15)	0.00	(10,037.15)	0.00	10,037.15
4055.19 - Roads Capital Assmt 2019	101,940.15	0.00	101,940.15	203,524.50	0.00	203,524.50	0.00	(203,524.50)
4060.19 - Mailbox Capital Assmt 2019	2,115.20	0.00	2,115.20	4,223.03	0.00	4,223.03	0.00	(4,223.03)
4061 - BD Expense- Mailbox 2006 SA	(55.53)	0.00	(55.53)	(189.27)	0.00	(189.27)	0.00	189.27
4071 - BD Expense- Mbr Density	0.01	0.00	0.01	0.48	0.00	0.48	0.00	(0.48)
4995 - BD Expense- 60day accrual CAP	0.00	0.00	0.00	(2,193.06)	0.00	(2,193.06)	0.00	2,193.06
Total Dues and Assessments Income- Capital	188,165.38	0.00	188,165.38	370,010.80	0.00	370,010.80	0.00	(370,010.80)
Other AR Income								
4242 - Title Transfer Fee: Capital	6,346.73	0.00	6,346.73	13,186.88	0.00	13,186.88	0.00	(13,186.88)
4343 - BD Expense- Title Transfer Fee: Capital	(44.26)	0.00	(44.26)	(44.26)	0.00	(44.26)	0.00	44.26
Total Other AR Income	6,302.47	0.00	6,302.47	13,142.62	0.00	13,142.62	0.00	(13,142.62)
Other Income								
4922 - Capital Gain (Loss) on Lots	0.00	0.00	0.00	1,150.00	0.00	1,150.00	0.00	(1,150.00)
Total Other Income	0.00	0.00	0.00	1,150.00	0.00	1,150.00	0.00	(1,150.00)
Investment Income								
4910 - Interest Earned - Reserve Accounts	643.06	0.00	643.06	1,291.45	0.00	1,291.45	0.00	(1,291.45)
Total Investment Income	643.06	0.00	643.06	1,291.45	0.00	1,291.45	0.00	(1,291.45)
Total SVCA Reserves Income	195,110.91	0.00	195,110.91	385,594.87	0.00	385,594.87	0.00	(385,594.87)

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5017 - Capital Lease Interest Expense	20.87	0.00	20.87	52.11	0.00	52.11	0.00	(52.11)
Total Administrative	20.87	0.00	20.87	52.11	0.00	52.11	0.00	(52.11)
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	5,094.52	0.00	5,094.52	10,189.04	0.00	10,189.04	0.00	(10,189.04)
6326 - Depr - Mailboxes	2,069.98	0.00	2,069.98	4,139.96	0.00	4,139.96	0.00	(4,139.96)
6327 - Depr - Roads and Bridges	37,467.35	0.00	37,467.35	74,934.70	0.00	74,934.70	0.00	(74,934.70)
6328 - Depr - Building Improvements	11,954.60	0.00	11,954.60	23,909.20	0.00	23,909.20	0.00	(23,909.20)
6330 - Depr - Furniture & Fixtures	111.73	0.00	111.73	223.46	0.00	223.46	0.00	(223.46)
6335 - Depr - Communication Equipment	328.83	0.00	328.83	657.66	0.00	657.66	0.00	(657.66)
6337 - Depr - Computers	1,420.08	0.00	1,420.08	2,840.16	0.00	2,840.16	0.00	(2,840.16)
6340 - Depr - Machinery & Equipment	16,638.41	0.00	16,638.41	33,276.82	0.00	33,276.82	0.00	(33,276.82)
6350 - Depr - Vehicles	5,900.53	0.00	5,900.53	11,801.06	0.00	11,801.06	0.00	(11,801.06)
6360 - Amortization	610.76	0.00	610.76	1,221.52	0.00	1,221.52	0.00	(1,221.52)
Total Depreciation Expense	82,168.10	0.00	82,168.10	164,336.20	0.00	164,336.20	0.00	(164,336.20)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	6,409.43	0.00	6,409.43	9,461.06	0.00	9,461.06	0.00	(9,461.06)
9999 - Reserve Cap Project Budget Adj	0.00	0.00	0.00	0.00	0.00	0.00	(3,588,314.38)	(3,588,314.38)
Total Reserve Expenses/Transfers	6,409.43	0.00	6,409.43	9,461.06	0.00	9,461.06	(3,588,314.38)	(3,597,775.44)
Reserve CRRRF Capital Proejcts								
9718.08 - Golf Cart Life Extension	91.31	0.00	91.31	7,792.19	0.00	7,792.19	20,478.00	12,685.81
9718.09 - Golf Sales Office	0.00	0.00	0.00	0.00	0.00	0.00	16,861.00	16,861.00
9719.01 - Turf Debris Blower	0.00	0.00	0.00	0.00	0.00	0.00	8,994.38	8,994.38
9882 - CRRRF-Pool Reno. Design & Permitti	0.00	0.00	0.00	76,287.09	0.00	76,287.09	76,310.00	22.91
Total Reserve CRRRF Capital Proejcts	91.31	0.00	91.31	84,079.28	0.00	84,079.28	122,643.38	38,564.10

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve CRRRF Capital Loan Projects								
9717.02 - Marina Standpipe & Gangways	7,714.15	0.00	7,714.15	271,635.15	0.00	271,635.15	248,989.30	(22,645.85)
9717.03 - Marina Soft Armoring A&E/ Constr	265,734.49	0.00	265,734.49	369,153.07	0.00	369,153.07	428,627.30	59,474.23
9717.05 - Demo Barn 6/ Sprung Structure In:	5,447.50	0.00	5,447.50	323,926.05	0.00	323,926.05	647,745.68	323,819.63
9717.06 - (2) Pools Liner/Deck/ADA Constr	0.00	0.00	0.00	595,247.30	0.00	595,247.30	645,834.67	50,587.37
9717.07 - CRRRF Project Manager	8,883.75	0.00	8,883.75	53,464.96	0.00	53,464.96	82,203.00	28,738.04
9717.071 - PNW Recomend Contingency	0.00	0.00	0.00	0.00	0.00	0.00	107,637.30	107,637.30
9717.072 - SVCA Mgmt Contingency	0.00	0.00	0.00	500.00	0.00	500.00	111,438.75	110,938.75
Total Reserve CRRRF Capital Loan Project	287,779.89	0.00	287,779.89	1,613,926.53	0.00	1,613,926.53	2,272,476.00	658,549.47
Reserve Roads Capital Projects								
9901 - RDS- Windward Dr Retaining Wall Cc	4,146.00	0.00	4,146.00	9,975.00	0.00	9,975.00	30,000.00	20,025.00
9918.02 - 2018/2019 Roads Surfacing	0.00	0.00	0.00	28,351.76	0.00	28,351.76	597,300.00	568,948.24
9918.07 - Southern Court 2018 Landslide	0.00	0.00	0.00	35.00	0.00	35.00	32,320.00	32,285.00
9918.09 - 30 Fairway Lane Design	0.00	0.00	0.00	0.00	0.00	0.00	36,465.00	36,465.00
9918.10 - Windward Drainage Design	0.00	0.00	0.00	6,825.70	0.00	6,825.70	10,000.00	3,174.30
9919.01 - 2019 Roads On-Call Engineering	0.00	0.00	0.00	0.00	0.00	0.00	23,000.00	23,000.00
9919.02 - Culvert 25 Design	0.00	0.00	0.00	0.00	0.00	0.00	64,908.00	64,908.00
9919.03 - Culvert 200 Design	0.00	0.00	0.00	0.00	0.00	0.00	11,987.00	11,987.00
9919.04 - Culverts 212 & 213 Design	0.00	0.00	0.00	0.00	0.00	0.00	31,115.00	31,115.00
9919.05 - Culvert 315 Design	0.00	0.00	0.00	0.00	0.00	0.00	67,204.00	67,204.00
9919.06 - Rec Corridor Parking Lot Patching	0.00	0.00	0.00	0.00	0.00	0.00	107,000.00	107,000.00
9919.07 - Barn 7 & Rotunda Foundation Ren	0.00	0.00	0.00	0.00	0.00	0.00	9,500.00	9,500.00
Total Reserve Roads Capital Projects	4,146.00	0.00	4,146.00	45,187.46	0.00	45,187.46	1,020,799.00	975,611.54
Reserve Road CVC Capital Project								
9919.08 - 2019 Culvert Vegetation Control	0.00	0.00	0.00	0.00	0.00	0.00	18,809.00	18,809.00

Income Statement Report
Sudden Valley Community Association
SVCA Reserves

February 01, 2019 thru February 28, 2019

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Reserve Road CVC Capital Project								
9919.082 - 2019 CVC - Wages, Taxes, & Ber	0.00	0.00	0.00	0.00	0.00	0.00	153,587.00	153,587.00
Total Reserve Road CVC Capital Project	0.00	0.00	0.00	0.00	0.00	0.00	172,396.00	172,396.00
Total SVCA Reserves Expense	380,615.60	0.00	380,615.60	1,917,042.64	0.00	1,917,042.64	0.00	(1,917,042.64)
Total SVCA Reserves Income / (Loss)	(185,504.69)	0.00	(185,504.69)	(1,531,447.77)	0.00	(1,531,447.77)	0.00	1,531,447.77
Total Association Net Income / (Loss)	(270,279.79)	(16,235.00)	(254,044.79)	(1,523,713.35)	137,735.00	(1,661,448.35)	0.00	1,523,713.35

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2019

	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			SVCA Owned Lots				LLE & CTB	Dues Exempt	Total Non-Billable Lots	Total All Lots	
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10	Avail.	Total					
Jan	30	88	118	403	2,392	2,795	36	102	6	6	0	7	23	32	2	18	433	2,480	2,913	67	165	232	500	2,645	3,145	773	1	4	778	710	8	1,496	4,641	
Feb	32	92	124	404	2,386	2,790	23	79	14	31	2	3	23	36	1	18	436	2,478	2,914	63	167	230	499	2,645	3,144	773	1	4	778	711	8	1,497	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	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	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	0
Jun	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser
 CTB = Covenant to Bind