

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

	<u>Unaudited</u> <u>May 31, 2019</u>	<u>Unaudited</u> <u>Dec 31, 2018</u>	<u>Inc / (Dec)</u>
OPERATIONS			
Current Assets			
Operating Cash	\$ 529,918	\$ 347,318	\$182,600
Building Completion Deposit Fund	160,750	210,750	(50,000)
Member Receivables - Operations*	0	48,727	(48,727)
Other Receivables	16,205	11,262	4,943
Prepaid Expenses	85,708	57,817	27,891
Inventory	2,074	12,538	(10,464)
Total Current Assets	794,655	688,412	106,243
Current Liabilities			
Accounts Payable	(115,496)	(143,718)	\$28,222
Accrued Vacation Liability	(46,611)	(33,375)	(13,236)
Accrued Payroll	0	(34,905)	34,905
Prepaid Assessments	(268,883)	(140,942)	(127,941)
Building Completion Deposits	(160,750)	(210,750)	50,000
Other Refundable Deposits	(5,268)	(4,993)	(275)
Prepaid Golf Memberships	(1,204)	(58,358)	57,154
Total Current Liabilities	(598,212)	(627,041)	28,829
Operating Reserve Funds			
Emergency Operating Cash	352,823	352,243	580
Undesignated Reserves Cash	209,894	254,736	(44,842)
Total Operating Reserve Funds	562,717	606,979	(44,262)
Net Operating Assets	\$ 759,160	\$ 668,350	\$90,810
CAPITAL			
Capital Current Assets			
CRRRF Reserve Cash Fund	1,463,262	1,708,514	(245,252)
Roads Reserve Cash Fund	1,345,958	898,015	447,943
Board Density Reduction Cash Fund	128,082	115,167	12,915
Mailbox Cash Fund	13,170	2,843	10,327
Capital Reserve Holding Cash Fund	377,757	312,800	64,957
Mitigation Assignment of Savings Cash	44,170	45,745	(1,575)
LWWS Assignment of Savings Cash	136,527	136,275	252
Member Receivables - Capital	-	2,193	(2,193)
Total Capital Current Assets	3,508,926	3,221,552	287,374
Capital Fixed Assets			
Fixed Assets	11,048,839	10,766,401	282,438
Lots Held for Sale	74,256	74,256	-
Total Capital Assets	11,123,095	10,840,657	282,438
Long Term Liabilities			
CRRRF Loan	(1,567,780)	(1,625,000)	57,220
Capital Lease- Gym Equipment	(51,550)	-	(51,550)
Capital Lease- Golf Carts	-	(7,977)	7,977
Total Long Term Liabilities	(1,619,330)	(1,632,977)	13,647
NET ASSETS	\$ 13,771,852	\$ 13,097,582	\$674,270
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	\$93,316	(\$85,301)	\$178,617
Current Year Net Income: Capital	580,954	437,282	143,672
Retained Earnings	4,639,597	4,724,898	(85,301)
Capital	8,457,985	8,020,703	437,282
TOTAL MEMBER EQUITY	\$ 13,771,852	\$ 13,097,582	\$674,270

* 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 May 31, 2019 and December 31, 2018, the balance of receivables written off under GAAP policy were respectively, \$597,106 and \$525,711.

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - May 2019			Year to Date - 5 Months Ending 05/31/2019			
	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	173,150		191,727	864,634			957,482
Bad Debt Reserve	(1,620)		(2,974)	(30,509)			(25,290)
Net Current Year Assessment Income	171,530	14,112	188,753	834,125	47,039	96.5%	932,192
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	32,416			161,937			
Bad Debt Reserve	(387)			(1,742)			
Net Special Ops Assmt Income	32,029	2,532		160,195	12,712		
Bad Debt Recoveries - Prior Years			360				10,773
Golf Income	81,117	15,517	0	381,392	41,742		0
Marina Income	7,664	7,664	0	98,099	12,223		0
Rec Center & Pools Income	1,778	817	0	4,154	(658)		0
Legal & Collections Income	0	0	0	0	0		0
Other Income	9,141	3,622	19,761	32,756	6,017		64,434
Rental Income - Other	690	290	0	1,858	1,058		0
Area Z Rental Income	657	657	0	8,908	(592)		0
Lease Income	3,361	120	0	16,805	601		0
New Home Construction Fees	14,000	11,550	0	21,820	16,920		500
Capital Gain (Loss) on Sale of Assets	0	0	5,150	0	0		13,692
Investment Income	108	67	1,324	404	196		4,349
Total Revenue	322,075	56,948	215,348	1,560,516	137,258		1,025,940
EXPENSES							
Salaries & Benefits	227,116	(17,209)	0	721,160	35,968		0
Contracted & Professional Services	22,030	(11,937)	0	102,527	(39,254)		0
CC&Rs/ Mandates	26,143	5,115	0	118,073	14,988		0
Maintenance & Landscaping	45,215	(13,902)	0	164,609	(21,506)		0
Utilities	17,614	(7,421)	0	75,085	(6,337)		0
Administrative	14,062	2,577	0	61,078	(10,370)		2,844
Regulatory Compliance	2,088	3,634	0	38,253	(5,401)		962
Insurance Premiums	8,775	486	0	43,877	2,429		0
Other Expenses	0	659	0	1,204	2,088		0
Capital Lease Interest Expense	0	0	0	0	0		0
Depreciation Expense	0	0	82,364	0	0		411,374
Interest expense	0	0	6,078	0	0		27,613
Total Expenses	363,043	(37,998)	88,442	1,325,866	(27,395)		442,793
Net Income (Loss)	(40,968)	18,950	126,906	234,650	109,863		583,147
Net Income (Loss) with Board Approved UDR	(42,156)	18,950	126,906	122,822	109,863		583,147
Other Activity							
Net Other UDR Activity*	(1,379)			32,433			
AR Accrual - Prior Year Reversal	0		0	(48,703)			(2,193)
AR Accrual - Current Year	0		0	0			0
Vacation Liability- Prior Year Reversal	(5,976)			(13,236)			
Total Other Activity	(7,355)		0	(29,506)			(2,193)
Grand Total Activity	(49,511)	18,950	126,906	93,316	109,863		580,954

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

Sudden Valley Community Association

Sudden Valley Community Association										
Reserve Cash Balance & Activity										
5 Months Actual, 7 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	430,857	503,771		-	10,326		944,954	-	47,444	47,444
Transfer Fees Received, ¼ of 1%			64,434				64,434			-
Storm Water Mitigation Plan Fee		500					500			-
Investment Income	1,041	1,819	523	185	1	327	3,896	580	324	904
Sale of Assets	-			13,692			13,692			-
Capital Loan Distribution	51,550									-
BOD Approved Transfer							-		(64,600)	(64,600)
Mitigation Release		1,650				(1,650)	-			-
2019 Expenditures	(728,700)	(59,797)	-	(962)	-		(789,459)		(28,010)	(28,010)
Net Available Cash at 05/31/2019	1,463,262	1,345,958	377,757	128,082	13,170	180,697	\$ 3,508,926	352,823	209,894	\$ 562,717
7 Month Outlook										
Outlook - 2019 Dues (91% collections)	556,913	647,094			11,291		\$ 1,215,298			\$ -
Outlook - Prior Year Collections	265	260		6	157		688		23,312	23,312
LWWSD Assignment of Savings Return	126,745					(126,745)				
CRRRF Loan Payment	(118,766)									
Capital Gym Equipment Loan Pmt	(9,428)									
Obligated Expenses	(635,851)	(1,133,810)				(180,697)	(1,950,358)		(17,526)	(17,526)
Net Usable Cash Balance 12/31/2019	1,383,140	859,502	377,757	128,088	24,618	(126,745)	\$ 2,774,554	352,823	215,680	\$ 568,503
Board Recommended Carryover Balance*	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2019, After Recommendation	\$ 783,140	\$ 359,502	\$ 377,757	\$ 128,088	\$ 24,618	\$ (126,745)	\$ 1,674,554	\$ 352,823	\$ 215,680	\$ 568,503
Net Current Year Cash Increase (Decrease)	(325,374)	(38,513)	64,957	12,921	21,775	(308,765)	\$ (444,805)	580	(39,056)	\$ (38,476)
*Note, when mitigation period has ended unspent funds will be returned to the source account, Roads and CRRRF for the LWWSD Assignment of Savings.										

Sudden Valley Community Association

Sudden Valley Community Association
 Operations - By Department
 May 1, 2019 to May 31, 2019
 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	15,431	12,935	13,376	526	17,791	10,892	(15,736)	24,353
Accounting	3,785	1,416	27,127	2,319	2,181	3,199	(25,521)	6,934
Administration	482	357	48,126	(563)	13,295	(2,341)	(60,939)	(2,547)
Common Costs	2,907	366	-	-	16,944	2,067	(14,037)	2,433
Facilities	3,267	676	7,423	759	13,945	(2,677)	(18,101)	(1,242)
Maintenance	143	(49)	35,426	(22,544)	7,259	(3,839)	(42,542)	(26,432)
Subtotal	26,015	15,701	131,478	(19,503)	71,415	7,301	(176,876)	3,499
Golf	81,117	15,517	73,509	(1,955)	30,891	(2,896)	(23,283)	10,666
Marina	8,719	8,433	-	-	4,933	(3,689)	3,786	4,744
Subtotal	115,851	39,651	204,987	(21,458)	107,239	716	(196,373)	18,909
Rec/ Pools/ Parks								
Special Assmt Earned	32,416						32,416	
Curr Yr Bad Debts Activity	(387)						(387)	
Net Special Assmt Dues	<u>32,029</u>	<u>2,532</u>					<u>32,029</u>	<u>2,532</u>
Rec/ Pools/ Parks	2,664	653	22,129	4,249	28,690	(21,505)	(48,155)	(16,603)
Subtotal Rec/ Pools/ Parks	34,693	3,185	22,129	4,249	28,690	(21,505)	(16,126)	(14,071)
Subtotal Operations before Ops Dues	150,544	42,836	227,116	(17,209)	135,929	(20,789)	(212,499)	4,838
Ops Dues Earned	173,150						173,150	
Curr Yr Bad Debts Activity	(1,620)						(1,620)	
Net Ops Dues	<u>171,530</u>	<u>14,112</u>					<u>171,530</u>	<u>14,112</u>
Net Operations	322,074	56,948	227,116	(17,209)	135,929	(20,789)	(40,969)	18,950
Net BOD Approved UDR Activity for Operations								
Area Z Mitigation	-		-		-		-	
GM Recruiting Expense	-		-		-		-	
Ken's Cozy Kitchen- Gym Assistance	-		-		1,188		(1,188)	
Snow Removal Services	-		-		-		-	
Net Operations with Board Approved UDR	322,074	56,948	227,116	(17,209)	137,117	(20,789)	(42,157)	18,950
Other Operating Activity								
UDR Activity	3,058				4,437		(1,379)	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				5,976		(5,976)	
Total Other Operating Activity	<u>3,058</u>				<u>10,413</u>		<u>(7,355)</u>	
Grand Total Operations Activity	325,132	56,948	227,116	(17,209)	147,530	(20,789)	(49,512)	18,950

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association
 Operations - By Department
 January 1, 2019 to May 31, 2019
 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	24,885	19,754	43,625	4,172	114,506	10,605	(133,246)	34,531
Accounting	11,966	401	94,117	8,026	21,492	(7,499)	(103,646)	928
Administration	2,899	2,274	155,739	9,278	57,774	(16,616)	(210,614)	(5,064)
Common Costs	13,605	897	-	-	97,769	13,639	(84,164)	14,536
Facilities	21,958	(496)	30,298	(1,466)	58,101	5,956	(66,441)	3,994
Maintenance	300	(661)	102,962	11,227	46,125	(22,202)	(148,787)	(11,636)
Subtotal	75,613	22,169	426,741	31,237	395,767	(16,117)	(746,898)	37,289
Golf	381,692	42,042	210,194	4,042	127,963	(5,614)	43,535	40,470
Marina	99,679	12,946	-	-	12,062	(5,520)	87,617	7,426
Subtotal	556,984	77,157	636,935	35,279	535,792	(27,251)	(615,746)	85,185
Rec/ Pools/ Parks								
Special Assmt Earned	161,937						161,937	
Curr Yr Bad Debts Activity	(1,742)						(1,742)	
Net Special Assmt Dues	160,195	12,712					160,195	12,712
Rec/ Pools/ Parks	9,212	350	84,225	689	68,911	(36,112)	(143,924)	(35,073)
Subtotal Rec/ Pools/ Parks	169,407	13,062	84,225	689	68,911	(36,112)	16,271	(22,361)
Subtotal Operations before Ops Dues	726,391	90,219	721,160	35,968	604,703	(63,363)	(599,475)	62,824
Ops Dues Earned	864,634						864,634	
Curr Yr Bad Debts Activity	(30,509)						(30,509)	
Net Ops Dues	834,125	47,039					834,125	47,039
Net Operations	1,560,516	137,258	721,160	35,968	604,703	(63,363)	234,650	109,863
Net BOD Approved UDR Activity for Operations								
Area Z Mitigation					9,104		(9,104)	
GM Recruiting Expense					3,750		(3,750)	
Ken's Cozy Kitchen- Gym Assistance					4,374		(4,374)	
Snow Removal Services					94,600		(94,600)	
Net Operations with Board Approved UDR	1,560,516	137,258	721,160	35,968	716,531	(63,363)	122,822	109,863
Other Operating Activity								
UDR Activity	43,416				10,983		32,433	
AR Accrual - Prior Year Reversal	(48,703)				-		(48,703)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				13,236		(13,236)	
Total Other Operating Activity	(5,287)				24,219		(29,506)	
Grand Total Operations Activity	1,555,229	137,258	721,160	35,968	740,750	(63,363)	93,316	109,863

* Excludes Depreciation

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

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
May 1, 2019 to May 31, 2019

UNAUDITED

	<u>2019 May Actuals</u>	<u>2019 MTD B / (W) Budget</u>	<u>2019 YTD (5 Months) Actuals</u>	<u>2019 YTD B / (W) Budget</u>
REVENUE				
Dues and Assessment Income- Ops	171,529	14,112	834,125	47,039
Special Ops Assmt Income- Rec/ Pools/ Parks	32,029	2,532	160,195	12,712
Golf Income	81,117	15,517	381,392	41,742
Marina Income	7,664	7,664	98,099	12,223
Area Z Rental Income	657	657	8,908	(592)
Lease Income	3,361	120	16,805	601
Non-Lease Facility Rentals	690	290	1,858	1,058
Rec Center and Pools Income	1,778	817	4,154	(658)
New Home Construction Fees	14,000	11,550	21,820	16,920
Other AR Income	7,778	2,908	28,234	4,169
Other Income	1,363	714	4,522	1,848
Investment Income	108	67	404	196
Total Revenue	<u>322,074</u>	<u>56,948</u>	<u>1,560,516</u>	<u>137,258</u>
EXPENSES				
Salaries & Benefits				
ACC / Security	13,376	526	43,625	4,172
Accounting	27,127	2,319	94,117	8,026
Administration	48,126	(563)	155,739	9,278
Facilities	7,423	759	30,298	(1,466)
Maintenance	35,426	(22,544)	102,962	11,227
Golf	73,509	(1,955)	210,194	4,042
Rec/ Pools/ Parks	22,129	4,249	84,225	689
Total Salaries & Benefits	<u>227,116</u>	<u>(17,209)</u>	<u>721,160</u>	<u>35,968</u>
Other Expenses				
Administrative				
General Administrative	200	(116)	503	314
Bank Charges & Fees	2,257	(167)	7,537	(61)
Dues & Subscriptions	1,917	(276)	16,218	(8,024)
Office Supplies	1,539	261	10,288	(1,288)
GM Discretionary Funds	138	196	1,173	494
Advertising Costs	257	1,259	1,135	3,248
Cash Over/Short	-	-	2	(2)
Currency Gain/Loss	209	(209)	254	(254)
Events Charges	-	4,500	(671)	5,171
Printing & Copying	673	1,754	4,577	57
Training & Conferences	361	326	4,455	(1,021)
Recruiting Expense	5,020	(5,020)	5,370	(5,370)
Payroll Service Fees	964	(216)	4,265	(525)
Uniforms	1,432	(620)	6,150	(3,287)
Cashiering Clearing Account	(905)	905	(178)	178
Total Administrative	<u>14,062</u>	<u>2,577</u>	<u>61,078</u>	<u>(10,370)</u>
Regulatory Compliance				
Hazardous Tree Removal/ Pruning	-	3,556	11,976	(3,922)
Permits & Licenses	1,316	(519)	2,377	(386)
Audit & Tax Services	-	-	3,000	(3,000)
Regulatory Compliance	214	422	1,170	2,012
Federal Income Tax	-	-	-	-
State B&O Tax	558	175	4,069	(787)
Property/Real Estate Tax	-	-	15,661	682
Total Regulator Compliance	<u>2,088</u>	<u>3,634</u>	<u>38,253</u>	<u>(5,401)</u>
CC&Rs/ Mandates				
Annual General Meeting	-	-	-	-
Special General Meeting	-	-	-	-
Board Support	498	(248)	1,309	(59)
Collection Charges	-	-	-	-
Transfer Fees	-	-	-	-
Lien Charges	-	-	-	-
Web Site Maintenance	816	(424)	991	290
Postage	208	124	1,477	178
Postage- Views	909	257	4,460	1,373
Newsletter Services	4,230	104	21,365	303
Legal Services	3,972	194	13,624	7,209
Professional Security Services	15,510	5,108	74,847	5,694
Total CC&Rs/ Mandates	<u>26,143</u>	<u>5,115</u>	<u>118,073</u>	<u>14,988</u>
Insurance Premiums	<u>8,775</u>	<u>486</u>	<u>43,877</u>	<u>2,429</u>
Utilities				
Utilities	(2,824)	2,824	-	-

Sudden Valley Community Association

Sudden Valley Community Association
Operations Income Statement
May 1, 2019 to May 31, 2019

UNAUDITED

	<u>2019 May Actuals</u>	<u>2019 MTD B / (W) Budget</u>	<u>2019 YTD (5 Months) Actuals</u>	<u>2019 YTD B / (W) Budget</u>
Utilities- Natural Gas	847	(40)	7,871	42
Utilities- Water & Sewer	7,819	(7,819)	19,517	(7,385)
Utilities- Electricity	4,674	309	22,131	4,557
Utilities- Trash & Recycling Service	3,968	(2,331)	7,743	441
Utilities- Communications Service	3,130	(364)	17,823	(3,992)
Total Utilities	<u>17,614</u>	<u>(7,421)</u>	<u>75,085</u>	<u>(6,337)</u>
Maintenance & Landscaping				
Landscape R&M	5,560	(1,101)	23,101	(2,631)
Building R&M- Materials	2,734	(857)	9,408	(1,885)
Building R&M- Contract Services	7,477	(4,348)	17,574	(1,927)
Raw Materials	674	1,457	15,682	(5,035)
Raw Materials: Sand & Gravel	5,876	(1,851)	9,053	8,006
Janitorial Supplies	462	703	2,309	3,516
Equipment R&M	7,106	(2,272)	28,268	(5,704)
Small Tools & Equipment	1,977	(1,101)	5,037	(1,454)
Vehicle R&M	2,843	(1,912)	13,615	(8,140)
Vehicle Fuel	6,246	(1,804)	18,399	(2,232)
Other Supplies	3,037	(334)	16,139	(1,704)
Other R&M	1,223	(482)	6,024	(2,316)
Total Maintenance & Landscaping	<u>45,215</u>	<u>(13,902)</u>	<u>164,609</u>	<u>(21,506)</u>
Contracted & Professional Services				
Equipment Lease & Rental	608	51	3,681	(389)
IT Support and Services	3,224	(365)	21,463	(1,792)
Pool Management	14,686	(14,686)	15,583	(15,583)
Safety & Security Services	334	523	18,985	(4,094)
Snow Removal Services	-	-	16,155	(8,655)
Snow Removal Wages - Regular	-	-	-	-
Snow Removal Wages - OT	-	-	-	-
Snow Removal Taxes & Benefits	-	-	-	-
Storm Response Tree Removal	-	-	738	1,797
ACC Consultant	1,100	1,193	5,331	6,128
Other Professional Services	2,078	1,347	20,591	(16,666)
Total Contracted & Professional Services	<u>22,030</u>	<u>(11,937)</u>	<u>102,527</u>	<u>(39,254)</u>
Other Expenses				
Vandalism	-	250	-	1,250
Emergency Preparedness Committee Support	-	409	1,204	838
Total Other Expenses	<u>-</u>	<u>659</u>	<u>1,204</u>	<u>2,088</u>
Total Other Expenses	<u>135,927</u>	<u>(20,789)</u>	<u>604,706</u>	<u>(63,363)</u>
Total Operations Expenses	<u>363,043</u>	<u>(37,998)</u>	<u>1,325,866</u>	<u>(27,395)</u>
Net Operations Income (Loss)	<u>(40,969)</u>	<u>18,950</u>	<u>234,650</u>	<u>109,863</u>
Net BOD Approved UDR Activity for Operations (Expense)				
Area Z Mitigation	-	-	(9,104)	-
GM recruiting expense	-	-	(3,750)	-
Ken's Cozy Kitchen- Gym Assistance	(1,188)	-	(4,374)	-
Snow Removal Services	-	-	(94,600)	-
Net Operations Income (Loss) with BOD Approved UDR	<u>(42,157)</u>	<u>18,950</u>	<u>122,822</u>	<u>109,863</u>
Other Operating Activity- Income/(Expense)				
UDR Activity	(1,379)	-	32,433	-
AR Accrual - Prior Year Reversal	-	-	(48,703)	-
AR Accrual - Current Year	-	-	-	-
Vacation Liability Accrual	(5,976)	-	(13,236)	-
Total Other Operating Activity	<u>(7,355)</u>	<u>-</u>	<u>(29,506)</u>	<u>-</u>
Grand Total Operations Activity	<u>(49,512)</u>	<u>18,950</u>	<u>93,316</u>	<u>109,863</u>

* Excludes Depreciation

Income Statement Report

Sudden Valley Community Association

Common Costs

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessment Income- Ops								
4003 - BD Expense- 2019 Ops	(1,620.33)	(15,745.00)	14,124.67	(30,509.42)	(78,722.00)	48,212.58	(188,932.00)	(158,422.58)
4005.19 - Member Assessments 2019	173,149.65	173,162.00	(12.35)	864,634.22	865,808.00	(1,173.78)	2,077,939.00	1,213,304.78
Total Dues and Assessment Income- Ops	171,529.32	157,417.00	14,112.32	834,124.80	787,086.00	47,038.80	1,889,007.00	1,054,882.20
Other AR Income								
4830 - Advertising Income	2,874.00	2,500.00	374.00	13,284.00	12,500.00	784.00	30,000.00	16,716.00
4831 - BD Expense- Views Ads	(179.00)	0.00	(179.00)	(235.50)	0.00	(235.50)	0.00	235.50
4842 - Member Donation Income Monthly	0.00	0.00	0.00	153.00	0.00	153.00	0.00	(153.00)
Total Other AR Income	2,695.00	2,500.00	195.00	13,201.50	12,500.00	701.50	30,000.00	16,798.50
Investment Income								
4900 - Interest Earned - Operating Accounts	211.95	41.00	170.95	403.81	208.00	195.81	500.00	96.19
Total Investment Income	211.95	41.00	170.95	403.81	208.00	195.81	500.00	96.19
Total Common Costs Income	174,436.27	159,958.00	14,478.27	847,730.11	799,794.00	47,936.11	1,919,507.00	1,071,776.89
<u>Expense</u>								
Administrative								
4999 - Cashiering Clearing Account	(905.00)	0.00	(905.00)	(178.27)	0.00	(178.27)	0.00	178.27
5015 - Bank Charges & Fees	0.00	0.00	0.00	(52.99)	0.00	(52.99)	0.00	52.99
5121 - Currency Gain/Loss	209.27	0.00	209.27	254.41	0.00	254.41	0.00	(254.41)
Total Administrative	(695.73)	0.00	(695.73)	23.15	0.00	23.15	0.00	(23.15)
Regulatory Compliance								
7110 - Regulatory Compliance	0.00	416.00	(416.00)	0.00	2,083.00	(2,083.00)	5,000.00	5,000.00
9005 - State B&O Tax	15.55	11.00	4.55	70.04	58.00	12.04	140.00	69.96
9015 - Property/Real Estate Tax	0.00	0.00	0.00	15,661.10	16,343.00	(681.90)	32,686.00	17,024.90
Total Regulatory Compliance	15.55	427.00	(411.45)	15,731.14	18,484.00	(2,752.86)	37,826.00	22,094.86
CC&Rs/ Mandates								
5216 - Postage- Views	909.28	1,166.00	(256.72)	4,460.00	5,833.00	(1,373.00)	14,000.00	9,540.00

Income Statement Report
Sudden Valley Community Association
Common Costs

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
CC&Rs/ Mandates								
5225 - Newsletter Services	4,230.00	4,334.00	(104.00)	21,364.50	21,667.00	(302.50)	52,000.00	30,635.50
7020 - Legal Services	3,972.00	4,166.00	(194.00)	13,623.98	20,833.00	(7,209.02)	50,000.00	36,376.02
Total CC&Rs/ Mandates	9,111.28	9,666.00	(554.72)	39,448.48	48,333.00	(8,884.52)	116,000.00	76,551.52
Insurance								
5400 - Insurance Premiums	8,513.27	8,918.00	(404.73)	42,566.35	44,591.00	(2,024.65)	107,019.00	64,452.65
Total Insurance	8,513.27	8,918.00	(404.73)	42,566.35	44,591.00	(2,024.65)	107,019.00	64,452.65
Total Common Costs Expense	16,944.37	19,011.00	(2,066.63)	97,769.12	111,408.00	(13,638.88)	260,845.00	163,075.88
Total Common Costs Income / (Loss)	157,491.90	140,947.00	16,544.90	749,960.99	688,386.00	61,574.99	1,658,662.00	908,701.01

Income Statement Report

Sudden Valley Community Association

ACC / Security

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
New Home Construction Fees								
4350 - New Home Construction	14,000.00	2,450.00	11,550.00	21,820.00	4,900.00	16,920.00	35,000.00	13,180.00
Total New Home Construction Fees	14,000.00	2,450.00	11,550.00	21,820.00	4,900.00	16,920.00	35,000.00	13,180.00
Other AR Income								
4805 - Compliance Fees & Fines - ACC	0.00	0.00	0.00	(374.50)	0.00	(374.50)	0.00	374.50
4806 - BD Expense- ACC Fines	1,296.01	0.00	1,296.01	3,142.09	0.00	3,142.09	0.00	(3,142.09)
Total Other AR Income	1,296.01	0.00	1,296.01	2,767.59	0.00	2,767.59	0.00	(2,767.59)
Other Income								
4295 - Security House Checks	135.00	46.00	89.00	135.00	231.00	(96.00)	555.00	420.00
4835 - Miscellaneous Income	0.00	0.00	0.00	162.75	0.00	162.75	0.00	(162.75)
Total Other Income	135.00	46.00	89.00	297.75	231.00	66.75	555.00	257.25
Total ACC / Security Income	15,431.01	2,496.00	12,935.01	24,885.34	5,131.00	19,754.34	35,555.00	10,669.66
<u>Expense</u>								
Administrative								
6408 - Uniforms	0.00	0.00	0.00	130.20	0.00	130.20	0.00	(130.20)
Total Administrative	0.00	0.00	0.00	130.20	0.00	130.20	0.00	(130.20)
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	0.00	3,440.00	(3,440.00)	11,976.16	7,471.00	4,505.16	20,000.00	8,023.84
6300 - Permits & Licenses	0.00	16.00	(16.00)	68.75	83.00	(14.25)	200.00	131.25
9005 - State B&O Tax	2.05	46.00	(43.95)	(3.39)	229.00	(232.39)	550.00	553.39
Total Regulatory Compliance	2.05	3,502.00	(3,499.95)	12,041.52	7,783.00	4,258.52	20,750.00	8,708.48
CC&Rs/ Mandates								
5215 - Postage	0.00	9.00	(9.00)	0.00	42.00	(42.00)	100.00	100.00
7097 - Professional Security Services	15,509.72	20,618.00	(5,108.28)	74,846.78	80,541.00	(5,694.22)	185,618.00	110,771.22
Total CC&Rs/ Mandates	15,509.72	20,627.00	(5,117.28)	74,846.78	80,583.00	(5,736.22)	185,718.00	110,871.22

Income Statement Report

Sudden Valley Community Association

ACC / Security

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5300 - Salaries	11,830.94	12,211.00	(380.06)	37,622.77	41,097.00	(3,474.23)	101,816.00	64,193.23
5335 - Payroll Taxes- Employer	984.19	1,071.00	(86.81)	3,204.91	3,601.00	(396.09)	9,350.00	6,145.09
5385 - Payroll Benefits - Medical	560.38	620.00	(59.62)	2,797.04	3,099.00	(301.96)	7,437.00	4,639.96
Total Payroll & Benefits	13,375.51	13,902.00	(526.49)	43,624.72	47,797.00	(4,172.28)	118,603.00	74,978.28
Utilities								
6050 - Utilities- Communications Service	87.80	184.00	(96.20)	924.46	920.00	4.46	2,207.00	1,282.54
Total Utilities	87.80	184.00	(96.20)	924.46	920.00	4.46	2,207.00	1,282.54
Maintenance & Landscaping								
6675 - Equipment R&M	0.00	77.00	(77.00)	0.00	384.00	(384.00)	922.00	922.00
6765 - Small Tools & Equipment	0.00	21.00	(21.00)	0.00	104.00	(104.00)	250.00	250.00
6775 - Vehicle R&M	66.44	56.00	10.44	1,246.94	1,104.00	142.94	1,500.00	253.06
6785 - Vehicle Fuel	793.52	480.00	313.52	2,476.65	2,403.00	73.65	5,768.00	3,291.35
6795 - Other Supplies	0.00	0.00	0.00	0.00	28.00	(28.00)	500.00	500.00
6796 - Other R&M	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
Total Maintenance & Landscaping	859.96	718.00	141.96	3,723.59	4,440.00	(716.41)	9,940.00	6,216.41
Contracted & Professional Services								
6440 - Safety & Security Services	231.05	700.00	(468.95)	15,567.32	14,100.00	1,467.32	19,000.00	3,432.68
6450 - Storm Response Tree Removal	0.00	0.00	0.00	737.50	2,534.00	(1,796.50)	5,068.00	4,330.50
6460 - ACC Consultant	1,100.00	2,293.00	(1,193.00)	5,330.93	11,459.00	(6,128.07)	27,500.00	22,169.07
Total Contracted & Professional Services	1,331.05	2,993.00	(1,661.95)	21,635.75	28,093.00	(6,457.25)	51,568.00	29,932.25
Other Expenses								
9120 - Vandalism & Towing	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	3,000.00	3,000.00

Income Statement Report
Sudden Valley Community Association
ACC / Security

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Other Expenses								
9210 - Emergency Preparedness Committee	0.00	409.00	(409.00)	1,203.73	2,042.00	(838.27)	4,900.00	3,696.27
Total Other Expenses	0.00	659.00	(659.00)	1,203.73	3,292.00	(2,088.27)	7,900.00	6,696.27
Total ACC / Security Expense	31,166.09	42,585.00	(11,418.91)	158,130.75	172,908.00	(14,777.25)	396,686.00	238,555.25
Total ACC / Security Income / (Loss)	(15,735.08)	(40,089.00)	24,353.92	(133,245.41)	(167,777.00)	34,531.59	(361,131.00)	(227,885.59)

Income Statement Report

Sudden Valley Community Association

Accounting

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other AR Income								
4240 - Title & Recording Fees	3,625.00	2,304.00	1,321.00	11,375.00	11,232.00	143.00	28,800.00	17,425.00
4241 - BD Expense- Title Fees	0.00	0.00	0.00	47.94	0.00	47.94	0.00	(47.94)
4705 - NSF Service Fees	216.00	66.00	150.00	766.00	333.00	433.00	800.00	34.00
4706 - BD Expense- NSF Fees	(54.00)	0.00	(54.00)	(223.96)	0.00	(223.96)	0.00	223.96
Total Other AR Income	3,787.00	2,370.00	1,417.00	11,964.98	11,565.00	399.98	29,600.00	17,635.02
Total Accounting Income	3,787.00	2,370.00	1,417.00	11,964.98	11,565.00	399.98	29,600.00	17,635.02
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	80.00	256.00	(176.00)	450.20	1,283.00	(832.80)	3,080.00	2,629.80
5120 - Cash Over/Short	0.00	0.00	0.00	(0.66)	0.00	(0.66)	0.00	0.66
5210 - Printing & Copying	53.12	60.00	(6.88)	769.97	300.00	469.97	4,300.00	3,530.03
5399 - Payroll Service Fees	963.90	748.00	215.90	4,264.75	3,740.00	524.75	8,975.00	4,710.25
Total Administrative	1,097.02	1,064.00	33.02	5,503.76	5,323.00	180.76	16,355.00	10,851.24
Regulatory Compliance								
6300 - Permits & Licenses	0.00	0.00	0.00	182.00	0.00	182.00	0.00	(182.00)
7000 - Audit & Tax Services	0.00	0.00	0.00	3,000.00	0.00	3,000.00	28,000.00	25,000.00
9005 - State B&O Tax	58.28	29.00	29.28	183.14	146.00	37.14	350.00	166.86
Total Regulatory Compliance	58.28	29.00	29.28	3,365.14	146.00	3,219.14	28,350.00	24,984.86
CC&Rs/ Mandates								
5215 - Postage	165.71	175.00	(9.29)	954.91	875.00	79.91	3,900.00	2,945.09
Total CC&Rs/ Mandates	165.71	175.00	(9.29)	954.91	875.00	79.91	3,900.00	2,945.09
Payroll & Benefits								
5300 - Salaries	23,190.62	25,372.00	(2,181.38)	77,773.88	85,394.00	(7,620.12)	212,035.00	134,261.12
5335 - Payroll Taxes- Employer	1,842.31	2,216.00	(373.69)	6,193.73	7,458.00	(1,264.27)	19,202.00	13,008.27

Income Statement Report

Sudden Valley Community Association

Accounting

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5385 - Payroll Benefits - Medical	2,094.03	1,858.00	236.03	10,149.34	9,291.00	858.34	22,299.00	12,149.66
Total Payroll & Benefits	27,126.96	29,446.00	(2,319.04)	94,116.95	102,143.00	(8,026.05)	253,536.00	159,419.05
Utilities								
6050 - Utilities- Communications Service	60.00	60.00	0.00	300.00	300.00	0.00	720.00	420.00
Total Utilities	60.00	60.00	0.00	300.00	300.00	0.00	720.00	420.00
Contracted & Professional Services								
5125 - IT Support and Services	800.00	750.00	50.00	4,149.00	4,049.00	100.00	9,299.00	5,150.00
7095 - Other Professional Services	0.00	3,300.00	(3,300.00)	7,219.31	3,300.00	3,919.31	16,500.00	9,280.69
Total Contracted & Professional Services	800.00	4,050.00	(3,250.00)	11,368.31	7,349.00	4,019.31	25,799.00	14,430.69
Total Accounting Expense	29,307.97	34,824.00	(5,516.03)	115,609.07	116,136.00	(526.93)	328,660.00	213,050.93
Total Accounting Income / (Loss)	(25,520.97)	(32,454.00)	6,933.03	(103,644.09)	(104,571.00)	926.91	(299,060.00)	(195,415.91)

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
 May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4245 - Photocopy Income	2.25	0.00	2.25	46.05	0.00	46.05	0.00	(46.05)
4255 - Maps and Signs	317.95	125.00	192.95	569.80	625.00	(55.20)	1,500.00	930.20
4835 - Miscellaneous Income	0.00	0.00	0.00	1,860.80	0.00	1,860.80	0.00	(1,860.80)
4840 - Non-Taxable Income	265.00	0.00	265.00	422.75	0.00	422.75	0.00	(422.75)
Total Other Income	585.20	125.00	460.20	2,899.40	625.00	2,274.40	1,500.00	(1,399.40)
Investment Income								
4900 - Interest Earned - Operating Accounts	(103.54)	0.00	(103.54)	0.00	0.00	0.00	0.00	0.00
Total Investment Income	(103.54)	0.00	(103.54)	0.00	0.00	0.00	0.00	0.00
Total SVCA Operations- Admin Income	481.66	125.00	356.66	2,899.40	625.00	2,274.40	1,500.00	(1,399.40)
<u>Expense</u>								
Administrative								
5000 - General Administrative	0.00	84.00	(84.00)	283.15	417.00	(133.85)	1,000.00	716.85
5015 - Bank Charges & Fees	768.77	291.00	477.77	1,572.62	1,458.00	114.62	3,500.00	1,927.38
5045 - Dues & Subscriptions	209.00	135.00	74.00	867.03	676.00	191.03	1,622.00	754.97
5090 - Office Supplies	1,492.43	1,584.00	(91.57)	9,545.73	7,917.00	1,628.73	19,000.00	9,454.27
5100 - GM Discretionary Funds	138.07	334.00	(195.93)	1,172.93	1,667.00	(494.07)	4,000.00	2,827.07
5107 - Advertising Costs	0.00	16.00	(16.00)	0.00	83.00	(83.00)	200.00	200.00
5120 - Cash Over/Short	0.36	0.00	0.36	3.27	0.00	3.27	0.00	(3.27)
5205 - Events Charges	0.00	4,500.00	(4,500.00)	(670.86)	4,500.00	(5,170.86)	12,500.00	13,170.86
5210 - Printing & Copying	619.95	417.00	202.95	2,978.27	2,084.00	894.27	5,000.00	2,021.73
5227 - Training & Conferences	35.97	209.00	(173.03)	1,589.07	1,042.00	547.07	2,500.00	910.93
5325 - Recruiting Expense	5,020.00	0.00	5,020.00	5,370.00	0.00	5,370.00	0.00	(5,370.00)
Total Administrative	8,284.55	7,570.00	714.55	22,711.21	19,844.00	2,867.21	49,322.00	26,610.79

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
 May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Regulatory Compliance								
9005 - State B&O Tax	5.55	6.00	(0.45)	19.34	29.00	(9.66)	70.00	50.66
Total Regulatory Compliance	5.55	6.00	(0.45)	19.34	29.00	(9.66)	70.00	50.66
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	497.82	250.00	247.82	1,309.06	1,250.00	59.06	3,000.00	1,690.94
5115 - Web Site Maintenance	815.96	392.00	423.96	991.34	1,281.00	(289.66)	4,000.00	3,008.66
5215 - Postage	38.30	84.00	(45.70)	298.54	417.00	(118.46)	1,000.00	701.46
Total CC&Rs/ Mandates	1,352.08	726.00	626.08	2,598.94	2,948.00	(349.06)	23,000.00	20,401.06
Payroll & Benefits								
5300 - Salaries	43,121.33	41,987.00	1,134.33	138,541.02	141,311.00	(2,769.98)	346,545.00	208,003.98
5335 - Payroll Taxes- Employer	3,526.84	3,593.00	(66.16)	11,145.56	12,091.00	(945.44)	31,136.00	19,990.44
5385 - Payroll Benefits - Medical	1,477.65	1,983.00	(505.35)	6,052.56	11,615.00	(5,562.44)	25,496.00	19,443.44
Total Payroll & Benefits	48,125.82	47,563.00	562.82	155,739.14	165,017.00	(9,277.86)	403,177.00	247,437.86
Utilities								
6035 - Utilities- Trash & Recycling Service	450.00	9.00	441.00	450.00	42.00	408.00	100.00	(350.00)
6050 - Utilities- Communications Service	120.00	120.00	0.00	719.40	600.00	119.40	1,440.00	720.60
Total Utilities	570.00	129.00	441.00	1,169.40	642.00	527.40	1,540.00	370.60
Maintenance & Landscaping								
6785 - Vehicle Fuel	51.38	0.00	51.38	94.08	0.00	94.08	0.00	(94.08)
Total Maintenance & Landscaping	51.38	0.00	51.38	94.08	0.00	94.08	0.00	(94.08)
Contracted & Professional Services								
5085 - Equipment Lease & Rental	607.70	425.00	182.70	1,879.00	2,125.00	(246.00)	5,100.00	3,221.00
5125 - IT Support and Services	2,423.94	2,098.00	325.94	17,313.89	15,570.00	1,743.89	30,000.00	12,686.11

Income Statement Report
Sudden Valley Community Association
SVCA Operations- Admin
 May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Contracted & Professional Services								
7095 - Other Professional Services	0.00	0.00	0.00	11,987.79	0.00	11,987.79	0.00	(11,987.79)
Total Contracted & Professional Services	3,031.64	2,523.00	508.64	31,180.68	17,695.00	13,485.68	35,100.00	3,919.32
Total SVCA Operations- Admin Expense	61,421.02	58,517.00	2,904.02	213,512.79	206,175.00	7,337.79	512,209.00	298,696.21
Total SVCA Operations- Admin Income / (Loss)	(60,939.36)	(58,392.00)	(2,547.36)	(210,613.39)	(205,550.00)	(5,063.39)	(510,709.00)	(300,095.61)

Income Statement Report

Sudden Valley Community Association Facilities

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Area Z Rental Income								
4410 - Area Z Storage Rental Income	(114.00)	0.00	(114.00)	9,170.00	9,500.00	(330.00)	19,000.00	9,830.00
4412 - BD Expense- Area Z	771.00	0.00	771.00	(261.61)	0.00	(261.61)	0.00	261.61
Total Area Z Rental Income	657.00	0.00	657.00	8,908.39	9,500.00	(591.61)	19,000.00	10,091.61
Lease Income								
4430 - Lease Income - Restaurant	2,329.00	2,310.00	19.00	11,645.00	11,549.00	96.00	27,717.00	16,072.00
4439 - Lease Income- Library	281.00	281.00	0.00	1,405.00	1,405.00	0.00	3,372.00	1,967.00
Total Lease Income	2,610.00	2,591.00	19.00	13,050.00	12,954.00	96.00	31,089.00	18,039.00
Total Facilities Income	3,267.00	2,591.00	676.00	21,958.39	22,454.00	(495.61)	50,089.00	28,130.61
<u>Expense</u>								
Regulatory Compliance								
6300 - Permits & Licenses	0.00	6.00	(6.00)	71.80	29.00	42.80	69.00	(2.80)
7110 - Regulatory Compliance	73.42	75.00	(1.58)	367.10	373.00	(5.90)	895.00	527.90
9005 - State B&O Tax	51.32	72.00	(20.68)	407.82	360.00	47.82	865.00	457.18
Total Regulatory Compliance	124.74	153.00	(28.26)	846.72	762.00	84.72	1,829.00	982.28
Payroll & Benefits								
5300 - Salaries	6,296.28	6,713.00	(416.72)	25,394.87	22,662.00	2,732.87	56,092.00	30,697.13
5335 - Payroll Taxes- Employer	624.27	725.00	(100.73)	2,476.76	2,450.00	26.76	6,310.00	3,833.24
5385 - Payroll Benefits - Medical	502.10	744.00	(241.90)	2,426.46	3,720.00	(1,293.54)	8,928.00	6,501.54
Total Payroll & Benefits	7,422.65	8,182.00	(759.35)	30,298.09	28,832.00	1,466.09	71,330.00	41,031.91
Utilities								
6000 - Utilities	(2,823.95)	0.00	(2,823.95)	0.00	0.00	0.00	0.00	0.00
6005 - Utilities- Natural Gas	333.26	195.00	138.26	4,007.16	4,344.00	(336.84)	7,288.00	3,280.84
6023 - Utilities- Water & Sewer	2,331.98	0.00	2,331.98	7,043.75	5,786.00	1,257.75	16,555.00	9,511.25
6033 - Utilities- Electricity	1,564.54	2,347.00	(782.46)	8,595.67	12,161.00	(3,565.33)	23,461.00	14,865.33
6035 - Utilities- Trash & Recycling Service	790.22	1,264.00	(473.78)	3,602.05	6,321.00	(2,718.95)	15,171.00	11,568.95

Income Statement Report

Sudden Valley Community Association Facilities

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	1,367.30	1,377.00	(9.70)	8,062.99	6,884.00	1,178.99	16,522.00	8,459.01
Total Utilities	3,563.35	5,183.00	(1,619.65)	31,311.62	35,496.00	(4,184.38)	78,997.00	47,685.38
Maintenance & Landscaping								
6515 - Building R&M- Materials 6520 -	2,264.31	1,711.00	553.31	3,259.60	6,690.00	(3,430.40)	21,423.00	18,163.40
Building R&M- Contract Vendor 6635 -	7,476.91	3,129.00	4,347.91	14,367.26	15,647.00	(1,279.74)	37,553.00	23,185.74
Janitorial Supplies	462.36	916.00	(453.64)	1,883.48	4,583.00	(2,699.52)	11,000.00	9,116.52
6675 - Equipment R&M	0.00	0.00	0.00	352.63	0.00	352.63	0.00	(352.63)
6765 - Small Tools & Equipment	0.00	0.00	0.00	16.41	0.00	16.41	0.00	(16.41)
6775 - Vehicle R&M	0.00	75.00	(75.00)	0.00	375.00	(375.00)	900.00	900.00
6785 - Vehicle Fuel	0.00	101.00	(101.00)	0.00	504.00	(504.00)	1,210.00	1,210.00
6795 - Other Supplies	0.00	0.00	0.00	1,425.98	0.00	1,425.98	0.00	(1,425.98)
6796 - Other R&M	53.63	0.00	53.63	3,081.88	0.00	3,081.88	0.00	(3,081.88)
Total Maintenance & Landscaping	10,257.21	5,932.00	4,325.21	24,387.24	27,799.00	(3,411.76)	72,086.00	47,698.76
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	0.00	0.00	209.77	0.00	209.77	0.00	(209.77)
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	0.00	0.00	0.00	1,345.51	0.00	1,345.51	0.00	(1,345.51)
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	0.00	0.00	0.00	1,555.28	0.00	1,555.28	10,040.00	8,484.72
Total Facilities Expense	21,367.95	19,450.00	1,917.95	88,398.95	92,889.00	(4,490.05)	234,282.00	145,883.05
Total Facilities Income / (Loss)	(18,100.95)	(16,859.00)	(1,241.95)	(66,440.56)	(70,435.00)	3,994.44	(184,193.00)	(117,752.44)

Income Statement Report

Sudden Valley Community Association

Maintenance

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Other Income								
4235 - Trash Service	143.00	192.00	(49.00)	299.65	961.00	(661.35)	2,307.00	2,007.35
Total Other Income	143.00	192.00	(49.00)	299.65	961.00	(661.35)	2,307.00	2,007.35
Total Maintenance Income	143.00	192.00	(49.00)	299.65	961.00	(661.35)	2,307.00	2,007.35
Expense								
Administrative								
6408 - Uniforms	0.00	171.00	(171.00)	659.81	855.00	(195.19)	2,053.00	1,393.19
Total Administrative	0.00	171.00	(171.00)	659.81	855.00	(195.19)	2,053.00	1,393.19
Regulatory Compliance								
6300 - Permits & Licenses	425.00	209.00	216.00	1,014.50	1,046.00	(31.50)	2,510.00	1,495.50
9005 - State B&O Tax	5.15	0.00	5.15	10.79	81.00	(70.21)	83.00	72.21
Total Regulatory Compliance	430.15	209.00	221.15	1,025.29	1,127.00	(101.71)	2,593.00	1,567.71
Payroll & Benefits								
5300 - Salaries	30,118.55	10,511.00	19,607.55	84,426.07	91,277.00	(6,850.93)	204,159.00	119,732.93
5335 - Payroll Taxes- Employer	3,290.57	1,219.00	2,071.57	9,205.07	10,852.00	(1,646.93)	25,373.00	16,167.93
5385 - Payroll Benefits - Medical	2,017.35	1,152.00	865.35	9,331.29	12,060.00	(2,728.71)	26,560.00	17,228.71
Total Payroll & Benefits	35,426.47	12,882.00	22,544.47	102,962.43	114,189.00	(11,226.57)	256,092.00	153,129.57
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	120.00	120.00	0.00	808.10	600.00	208.10	1,440.00	631.90
Total Utilities	120.00	120.00	0.00	830.95	600.00	230.95	1,440.00	609.05
Maintenance & Landscaping								
6610 - Raw Materials	0.00	46.00	(46.00)	0.00	229.00	(229.00)	550.00	550.00
6621 - Raw Materials: Sand & Gravel	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
6675 - Equipment R&M	489.52	643.00	(153.48)	5,240.24	3,218.00	2,022.24	7,724.00	2,483.76
6765 - Small Tools & Equipment	1,361.62	416.00	945.62	2,279.08	1,331.00	948.08	3,910.00	1,630.92

Income Statement Report Sudden Valley Community Association Maintenance

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Maintenance & Landscaping								
6775 - Vehicle R&M	2,776.95	584.00	2,192.95	11,785.58	2,917.00	8,868.58	7,000.00	(4,785.58)
6785 - Vehicle Fuel	1,583.23	738.00	845.23	5,061.92	3,687.00	1,374.92	8,847.00	3,785.08
6795 - Other Supplies	22.94	209.00	(186.06)	32.71	1,042.00	(1,009.29)	2,500.00	2,467.29
6796 - Other R&M	474.13	0.00	474.13	2,023.64	0.00	2,023.64	3,000.00	976.36
Total Maintenance & Landscaping	6,708.39	2,720.00	3,988.39	26,423.17	12,841.00	13,582.17	34,531.00	8,107.83
Contracted & Professional Services								
5085 - Equipment Lease & Rental	0.00	84.00	(84.00)	0.00	417.00	(417.00)	1,000.00	1,000.00
6440 - Safety & Security Services	0.00	116.00	(116.00)	1,031.41	583.00	448.41	1,400.00	368.59
6442 - Snow Removal Services	0.00	0.00	0.00	16,154.80	7,500.00	8,654.80	15,000.00	(1,154.80)
Total Contracted & Professional Services	0.00	200.00	(200.00)	17,186.21	8,500.00	8,686.21	17,400.00	213.79
Total Maintenance Expense	42,685.01	16,302.00	26,383.01	149,087.86	138,112.00	10,975.86	314,109.00	165,021.14
Total Maintenance Income / (Loss)	(42,542.01)	(16,110.00)	(26,432.01)	(148,788.21)	(137,151.00)	(11,637.21)	(311,802.00)	(163,013.79)

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Golf

May 1, 2019 to May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Golf Income								
4150 - Golf Course Annual Greens Fees	\$ 15,077	\$ 21,000	\$ (5,923)	\$ 251,852	\$ 233,000	\$ 18,852	\$ 285,000	\$ 33,148
4151 - BD Expense- Golf	26	-	26	(1,743)	-	(1,743)	-	1,743
4154 - Golf Course Daily Greens Fees	48,701	32,000	16,701	84,307	67,500	16,807	351,300	266,993
4170 - Driving Range Fees	3,114	1,500	1,614	6,171	3,200	2,971	16,300	10,129
4174 - Golf Cart Rental	13,094	10,000	3,094	27,822	23,000	4,822	118,000	90,178
4176 - Golf Club Storage	10	100	(90)	770	500	270	1,200	430
4178 - Trail Fees	1,094	1,000	94	12,213	12,450	(237)	13,250	1,037
Total Golf Income	81,117	65,600	15,517	381,392	339,650	41,742	785,050	403,658
Other AR Income								
4830 - Advertising Income	-	-	-	300	-	300	-	(300)
Total Other AR Income	-	-	-	300	-	300	-	(300)
Total Golf Pro Income	81,117	65,600	15,517	381,692	339,650	42,042	785,050	403,358
Expense								
Administrative								
5107 - Advertising Costs	257	1,500	(1,243)	1,135	4,300	(3,165)	7,000	5,865
5015 - Bank Charges & Fees	1,408	1,500	(92)	5,367	4,520	847	13,487	8,120
5120 - Cash Over/Short	-	-	-	(1)	-	(1)	-	1
5045 - Dues & Subscriptions	1,708	1,506	202	15,351	7,518	7,833	18,040	2,689
5000 - General Administrative	200	-	200	200	400	(200)	1,600	1,400
5090 - Office Supplies	47	50	(3)	234	250	(16)	600	366
5210 - Printing & Copying	-	1,950	(1,950)	442	2,250	(1,808)	2,980	2,538
5227 - Training & Conferences	-	300	(300)	2,138	1,500	638	3,600	1,462
6408 - Uniforms	1,432	641	791	4,240	2,008	2,232	4,400	160
Total Administrative	5,052	7,447	(2,395)	29,106	22,746	6,360	51,707	22,601
Regulatory Compliance								
6165 - Hazardous Tree Removal/ Pruning	-	116	(116)	-	583	(583)	1,400	1,400
6300 - Permits & Licenses	300	66	234	449	333	116	800	351
9005 - State B&O Tax	382	418	(36)	1,805	1,621	184	3,698	1,893
Total Regulatory Compliance	682	600	82	2,253	2,537	(284)	5,898	3,644
CC&Rs/ Mandates								
5215 - Postage	4	64	(60)	163	321	(158)	770	607
CC&Rs/ Mandates Total	4	64	(60)	163	321	(158)	770	607
Payroll & Benefits								
5300 - Salaries	63,848	60,808	3,040	176,081	174,172	1,909	472,112	296,031
5335 - Payroll Taxes- Employer	6,206	6,282	(76)	16,854	17,753	(899)	50,093	33,239
5385 - Payroll Benefits - Medical	3,455	4,464	(1,009)	17,260	22,311	(5,051)	53,544	36,284
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	-	-

**Income Statement Report
Sudden Valley Community Association
Golf**

May 1, 2019 to May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Payroll & Benefits	73,509	71,554	1,955	210,194	214,236	(4,042)	575,749	365,554
Insurance								
5400 - Insurance Premiums	262	343	(81)	1,310	1,714	(404)	4,114	2,804
Total Insurance	262	343	(81)	1,310	1,714	(404)	4,114	2,804
Utilities								
6050 - Utilities- Communications Service	605	633	(28)	3,542	3,165	377	7,596	4,054
6033 - Utilities- Electricity	1,615	1,231	384	6,153	7,492	(1,339)	20,008	13,855
6005 - Utilities- Natural Gas	257	251	6	1,702	1,765	(63)	3,322	1,620
6023 - Utilities- Water & Sewer	1,760	-	1,760	5,016	3,567	1,449	11,018	6,002
6035 - Utilities- Trash & Recycling Service	469	239	230	1,407	1,196	211	2,871	1,464
Total Utilities	4,706	2,354	2,352	17,820	17,185	635	44,815	26,995
Maintenance & Landscaping								
6675 - Equipment R&M	6,616	3,084	3,532	20,747	17,417	3,330	40,000	19,253
6635 - Janitorial Supplies	-	21	(21)	-	104	(104)	250	250
6110 - Landscape R&M	2,844	3,042	(198)	10,772	13,384	(2,612)	40,000	29,228
6796 - Other R&M	-	191	(191)	391	958	(567)	2,300	1,909
6795 - Other Supplies	2,341	1,784	557	9,868	9,817	51	18,600	8,732
6610 - Raw Materials	674	2,085	(1,411)	15,682	10,418	5,264	25,000	9,318
6621 - Raw Materials: Sand & Gravel	4,434	3,566	868	7,610	14,767	(7,157)	34,000	26,390
6765 - Small Tools & Equipment	203	266	(63)	1,524	1,283	241	2,850	1,326
6785 - Vehicle Fuel	2,970	2,707	263	8,252	7,490	762	20,180	11,928
6775 - Vehicle R&M	-	125	(125)	299	625	(326)	1,500	1,201
Total Maintenance & Landscaping	20,082	16,871	3,211	75,146	76,263	(1,117)	184,680	109,535
Contracted & Professional Services								
5085 - Equipment Lease & Rental	-	150	(150)	1,402	750	652	3,900	2,498
6440 - Safety & Security Services	103	41	62	324	208	116	500	176
7095 - Other Professional Services	-	125	(125)	438	625	(187)	1,500	1,062
Total Contracted & Professional Services	103	316	(213)	2,164	1,583	581	5,900	3,736
Total Golf Expense	104,400	99,549	4,851	338,157	336,585	1,572	873,633	535,476
Total Golf Income / (Loss)	\$ (23,283)	\$ (33,949)	\$ 10,666	\$ 43,535	\$ 3,065	\$ 40,470	\$ (88,583)	\$ (132,118)

Income Statement Report

Sudden Valley Community Association

Marina

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Marina Income								
4415 - Marina Wet Slip Income	(660.00)	0.00	(660.00)	9,945.00	6,636.00	3,309.00	8,295.00	(1,650.00)
4420 - Marina Dry Slip Income	(70.00)	0.00	(70.00)	29,610.00	31,448.00	(1,838.00)	39,310.00	9,700.00
4425 - Marina Wet/Dry Combo Income	1,940.00	0.00	1,940.00	62,340.00	47,792.00	14,548.00	59,740.00	(2,600.00)
4426 - BD Expense- Marina	6,453.75	0.00	6,453.75	(3,796.25)	0.00	(3,796.25)	0.00	3,796.25
Total Marina Income	7,663.75	0.00	7,663.75	98,098.75	85,876.00	12,222.75	107,345.00	9,246.25
Non-Lease Facility Rentals								
4411 - Picnic Shelter Rentals	555.00	0.00	555.00	555.00	0.00	555.00	0.00	(555.00)
Total Non-Lease Facility Rentals	555.00	0.00	555.00	555.00	0.00	555.00	0.00	(555.00)
Other Income								
4220 - Marina Gate & Access Cards	500.00	286.00	214.00	1,025.00	857.00	168.00	2,000.00	975.00
Total Other Income	500.00	286.00	214.00	1,025.00	857.00	168.00	2,000.00	975.00
Total Marina Income	8,718.75	286.00	8,432.75	99,678.75	86,733.00	12,945.75	109,345.00	9,666.25
<u>Expense</u>								
Administrative								
5015 - Bank Charges & Fees	0.00	0.00	0.00	168.57	0.00	168.57	0.00	(168.57)
5210 - Printing & Copying	0.00	0.00	0.00	211.97	0.00	211.97	0.00	(211.97)
Total Administrative	0.00	0.00	0.00	380.54	0.00	380.54	0.00	(380.54)
Regulatory Compliance								
7110 - Regulatory Compliance	140.14	145.00	(4.86)	803.17	726.00	77.17	1,743.00	939.83
9005 - State B&O Tax	29.14	151.00	(121.86)	1,545.52	758.00	787.52	1,820.00	274.48
Total Regulatory Compliance	169.28	296.00	(126.72)	2,348.69	1,484.00	864.69	3,563.00	1,214.31
Utilities								
6023 - Utilities- Water & Sewer	765.03	0.00	765.03	1,228.16	306.00	922.16	1,587.00	358.84
6033 - Utilities- Electricity	299.00	226.00	73.00	1,458.86	1,140.00	318.86	1,914.00	455.14

Income Statement Report

Sudden Valley Community Association

Marina

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Utilities- Communications Service	161.63	172.00	(10.37)	970.12	862.00	108.12	2,069.00	1,098.88
Total Utilities	1,225.66	398.00	827.66	3,657.14	2,308.00	1,349.14	5,570.00	1,912.86
Maintenance & Landscaping								
6110 - Landscape R&M	0.00	0.00	0.00	1,635.95	0.00	1,635.95	0.00	(1,635.95)
6515 - Building R&M- Materials	469.46	0.00	469.46	1,055.61	0.00	1,055.61	0.00	(1,055.61)
6621 - Raw Materials: Sand & Gravel	1,442.48	84.00	1,358.48	1,442.48	417.00	1,025.48	1,000.00	(442.48)
6765 - Small Tools & Equipment	0.00	0.00	0.00	804.21	0.00	804.21	0.00	(804.21)
6795 - Other Supplies	0.00	50.00	(50.00)	215.49	250.00	(34.51)	600.00	384.51
6796 - Other R&M	695.54	416.00	279.54	695.54	2,083.00	(1,387.46)	5,000.00	4,304.46
Total Maintenance & Landscaping	2,607.48	550.00	2,057.48	5,849.28	2,750.00	3,099.28	6,600.00	750.72
Contracted & Professional Services								
6440 - Safety & Security Services	0.00	0.00	0.00	162.75	0.00	162.75	0.00	(162.75)
7095 - Other Professional Services	930.60	0.00	930.60	(336.50)	0.00	(336.50)	0.00	336.50
Total Contracted & Professional Services	930.60	0.00	930.60	(173.75)	0.00	(173.75)	0.00	173.75
Total Marina Expense	4,933.02	1,244.00	3,689.02	12,061.90	6,542.00	5,519.90	15,733.00	3,671.10
Total Marina Income / (Loss)	3,785.73	(958.00)	4,743.73	87,616.85	80,191.00	7,425.85	93,612.00	5,995.15

Sudden Valley Community Association

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 May 1, 2019 to May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Special Assessment Income- Rec								
4010 - Recreation Special Assmt 062018 to052023	\$ 32,416	\$ 32,414	\$ 2	\$ 161,937	\$ 162,069	\$ (132)	\$ 388,966	\$ 227,029
4011 - BD Expense- Rec SA 062018 to 052023	(387)	(2,917)	2,530	(1,742)	(14,586)	12,844	(35,007)	(33,265)
	32,029	29,497	2,532	160,195	147,483	12,712	353,959	193,764
Lease Income								
4435 - Lease Income - Barn 8	751	650	101	3,755	3,250	505	7,800	4,045
	751	650	101	3,755	3,250	505	7,800	4,045
Non-Lease Facility Rentals								
4400 - Facility Rentals	135	400	(265)	1,058	800	258	2,000	943
4411 - Picnic Shelter Rentals	-	-	-	245	-	245	1,195	950
	135	400	(265)	1,303	800	503	3,195	1,893
Rec Center and Pools Income								
4510 - Health Club Membership	41	816	(775)	364	4,083	(3,719)	9,800	9,436
4223 - Gym and Pool Access Cards	374	41	333	1,327	208	1,119	500	(827)
4502 - Instructor & Trainer Fees	498	104	394	1,598	521	1,077	1,250	(348)
4513 - Main Pool Income	463	-	463	463	-	463	-	(463)
4516 - Quiet Pool Income	402	-	402	402	-	402	-	(402)
Total Recreation Income	1,778	961	817	4,154	4,812	(658)	11,550	7,396
Total Recreation Income	34,693	31,508	3,185	169,407	156,345	13,062	376,504	207,098
Expense								
Administrative								
5015 - Bank Charges & Fees	-	43	(43)	31	215	(184)	515	484
5090 - Office Supplies	-	166	(166)	509	833	(324)	2,000	1,491
5205 - Events Charges	-	-	-	-	-	-	350	350
5210 - Printing and Copying	-	-	-	175	-	175	-	(175)
5227 - Training & Conferences	325	178	147	728	892	(164)	2,142	1,414
6408 - Uniforms	-	-	-	1,120	-	1,120	276	(844)
Total Administrative	325	387	(62)	2,563	1,940	623	5,283	2,720
Regulatory Compliance								
6300 - Permits & Licenses	591	500	91	591	500	91	500	(91)
9005 - State B&O Tax	10	-	10	31	-	31	52	21
Total Regulatory Compliance	601	500	101	623	500	123	552	(70)
CC&Rs/ Mandates								
5215 - Postage	-	-	-	61	-	61	-	(61)
CC&Rs/ Mandates Total	-	-	-	61	-	61	-	(61)
Payroll & Benefits								
5300 - Salaries	18,592	22,068	(3,476)	68,917	68,341	576	214,763	145,846
5335 - Payroll Taxes- Employer	1,936	2,635	(699)	7,331	8,199	(868)	26,424	19,093

Income Statement Report
Sudden Valley Community Association
Recreation - Health Club/ Pools/ Parks
 May 1, 2019 to May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
5385 - Payroll Benefits - Medical	1,600	1,675	(75)	7,977	8,374	(397)	20,097	12,120
5398 - Payroll 12.31 Budget Estimate	-	-	-	-	-	-	-	-
Total Payroll & Benefits	22,129	26,378	(4,249)	84,225	84,914	(689)	261,284	177,059
Utilities								
6050 - Utilities- Communications Service	609	100	509	2,496	500	1,996	1,200	(1,296)
6033 - Utilities- Electricity	1,195	1,179	16	5,923	5,895	28	14,149	8,226
6005 - Utilities- Natural Gas	256	361	(105)	2,139	1,804	335	10,609	8,470
6023 - Utilities- Water & Sewer	2,962	-	2,962	6,230	2,473	3,757	12,160	5,930
6035 - Utilities- Trash & Recycling Service	2,258	125	2,133	2,284	625	1,659	1,500	(784)
Total Utilities	7,281	1,765	5,516	19,072	11,297	7,775	39,618	20,546
Maintenance & Landscaping								
6515 - Building R&M- Materials	-	166	(166)	5,093	833	4,260	2,000	(3,093)
6520 - Building R&M- Contract Services	-	-	-	3,206	-	3,206	-	(3,206)
6675 - Equipment R&M	-	1,030	(1,030)	1,928	1,545	383	2,060	132
6635 - Janitorial Supplies	-	228	(228)	425	1,138	(713)	2,730	2,305
6110 - Landscape R&M	2,716	1,417	1,299	10,693	7,086	3,607	17,006	6,313
6796 - Other R&M	-	50	(50)	(168)	250	(418)	600	768
6795 - Other Supplies	673	660	13	4,597	3,298	1,299	7,914	3,317
6621 - Raw Materials: Sand & Gravel	-	291	(291)	-	1,458	(1,458)	3,500	3,500
6765 - Small Tools & Equipment	413	173	240	413	865	(452)	2,075	1,662
6785 - Vehicle Fuel	848	416	432	2,515	2,083	432	5,000	2,485
6775 - Vehicle R&M	-	91	(91)	283	454	(171)	1,090	807
Total Maintenance & Landscaping	4,650	4,522	128	28,985	19,010	9,975	43,975	14,990
Contracted & Professional Services								
5085 - Equipment Lease and Rental	-	-	-	190	-	190	-	(190)
5125 - IT Support and Services	-	11	(11)	-	52	(52)	124	124
6438 - Pool Management	14,686	-	14,686	15,583	-	15,583	22,464	6,881
6440 - Safety & Security Services	-	-	-	554	-	554	-	(554)
7095 - Contracted and Professional Services	1,148	-	1,148	1,283	-	1,283	-	(1,283)
Total Contracted & Professional Services	15,834	11	15,823	17,609	52	17,557	22,588	4,978
Total Recreation Expense	50,819	33,563	17,256	153,136	117,713	35,423	373,300	220,162
Total Recreation Income / (Loss)	\$ (16,126)	\$ (2,055)	\$ (14,071)	\$ 16,271	\$ 38,632	\$ (22,361)	\$ 3,204	\$ (13,064)

Income Statement Report

Sudden Valley Community Association

UDR Activity

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Dues and Assessments Income- UDR								
4000 - Member Assessments 2015	(0.51)	0.00	(0.51)	(0.51)	0.00	(0.51)	0.00	0.51
4001 - BD Expense- 2018 Ops & prior	843.51	0.00	843.51	24,967.90	0.00	24,967.90	0.00	(24,967.90)
4005 - Member Assessments 2018	0.00	0.00	0.00	(394.91)	0.00	(394.91)	0.00	394.91
4081 - BD Expense- Ops 2014 & Prior	0.50	0.00	0.50	2,362.88	0.00	2,362.88	0.00	(2,362.88)
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	843.50	0.00	843.50	(21,768.08)	0.00	(21,768.08)	0.00	21,768.08
Collections Income								
4710 - Late Fees & Interest	1,809.08	0.00	1,809.08	11,150.05	0.00	11,150.05	0.00	(11,150.05)
4711 - BD Expense- Late Fee & Int	516.49	0.00	516.49	2,828.61	0.00	2,828.61	0.00	(2,828.61)
4715 - Lien Fees	550.00	0.00	550.00	2,200.00	0.00	2,200.00	0.00	(2,200.00)
4720 - Legal Fees/ Reimbursements	0.00	0.00	0.00	550.00	0.00	550.00	0.00	(550.00)
4721 - BD Expense- Legal	(891.38)	0.00	(891.38)	(698.76)	0.00	(698.76)	0.00	698.76
Total Collections Income	1,984.19	0.00	1,984.19	16,029.90	0.00	16,029.90	0.00	(16,029.90)
Investment Income								
4910 - Interest Earned - Reserve Accounts	230.63	0.00	230.63	451.61	0.00	451.61	0.00	(451.61)
Total Investment Income	230.63	0.00	230.63	451.61	0.00	451.61	0.00	(451.61)
Total UDR Activity Income	3,058.32	0.00	3,058.32	(5,286.57)	0.00	(5,286.57)	0.00	5,286.57
<u>Expense</u>								
Regulatory Compliance								
9005 - State B&O Tax	35.80	0.00	35.80	200.69	0.00	200.69	0.00	(200.69)
Total Regulatory Compliance	35.80	0.00	35.80	200.69	0.00	200.69	0.00	(200.69)
CC&Rs/ Mandates								
5025 - Collection Charges	134.27	0.00	134.27	756.42	0.00	756.42	0.00	(756.42)
5040 - Transfer Fees	0.00	0.00	0.00	500.00	0.00	500.00	0.00	(500.00)
5065 - Lien Charges	891.00	0.00	891.00	2,970.00	0.00	2,970.00	0.00	(2,970.00)

Income Statement Report Sudden Valley Community Association UDR Activity

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
CC&Rs/ Mandates								
7020 - Legal Services	3,375.10	0.00	3,375.10	6,555.60	0.00	6,555.60	0.00	(6,555.60)
Total CC&Rs/ Mandates	4,400.37	0.00	4,400.37	10,782.02	0.00	10,782.02	0.00	(10,782.02)
Payroll & Benefits								
5391 - Accrued Vacation Liability	5,976.37	0.00	5,976.37	13,236.16	0.00	13,236.16	0.00	(13,236.16)
Total Payroll & Benefits	5,976.37	0.00	5,976.37	13,236.16	0.00	13,236.16	0.00	(13,236.16)
Contracted & Professional Services								
6442 - Snow Removal Services	0.00	0.00	0.00	49,068.44	0.00	49,068.44	0.00	(49,068.44)
6443 - Snow Removal Wages - Regular	0.00	0.00	0.00	31,386.24	0.00	31,386.24	0.00	(31,386.24)
6444 - Snow Removal Wages - OT	0.00	0.00	0.00	8,502.94	0.00	8,502.94	0.00	(8,502.94)
6445 - Snow Removal Taxes & Benefits	0.00	0.00	0.00	5,642.38	0.00	5,642.38	0.00	(5,642.38)
Total Contracted & Professional Services	0.00	0.00	0.00	94,600.00	0.00	94,600.00	0.00	(94,600.00)
Reserve UDR Projects								
9619.01 - Kens Cozy Kitchen UDR	1,188.00	0.00	1,188.00	4,374.00	0.00	4,374.00	7,200.00	2,826.00
9619.02 - Hazardous Tree Removal	0.00	0.00	0.00	0.00	0.00	0.00	16,990.90	16,990.90
9699 - UDR Project Budget Adj	0.00	0.00	0.00	0.00	0.00	0.00	(52,455.77)	(52,455.77)
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	0.00	0.00	0.00	9,104.19	0.00	9,104.19	24,112.88	15,008.69
Total Reserve UDR Projects	1,188.00	0.00	1,188.00	17,228.19	0.00	17,228.19	0.00	(17,228.19)
Total UDR Activity Expense	11,600.54	0.00	11,600.54	136,047.06	0.00	136,047.06	0.00	(136,047.06)
Total UDR Activity Income / (Loss)	(8,542.22)	0.00	(8,542.22)	(141,333.63)	0.00	(141,333.63)	0.00	141,333.63

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Dues and Assessments Income- Capital								
4032 - BD Expense- CRRRF SA 16/17	13.20	0.00	13.20	97.68	0.00	97.68	0.00	(97.68)
4041 - BD Expense- MR&R	0.00	0.00	0.00	50.53	0.00	50.53	0.00	(50.53)
4043.19 - Capital Rep& Repl Assmt 2019	87,705.25	0.00	87,705.25	437,998.83	0.00	437,998.83	0.00	(437,998.83)
4046 - BD Expense- CRRRF 18 & Prior	140.29	0.00	140.29	4,053.18	0.00	4,053.18	0.00	(4,053.18)
4049 - BD Expense - CRRRF 2019	(1,265.99)	0.00	(1,265.99)	(11,377.98)	0.00	(11,377.98)	0.00	11,377.98
4051 - BD Expense- Roads 18 & Prior	240.88	0.00	240.88	6,841.12	0.00	6,841.12	0.00	(6,841.12)
4053 - BD Expense - Roads 2019	(1,707.68)	0.00	(1,707.68)	(13,912.35)	0.00	(13,912.35)	0.00	13,912.35
4055.19 - Roads Capital Assmt 2019	101,907.25	0.00	101,907.25	508,923.35	0.00	508,923.35	0.00	(508,923.35)
4060.19 - Mailbox Capital Assmt 2019	2,114.53	0.00	2,114.53	10,559.92	0.00	10,559.92	0.00	(10,559.92)
4061 - BD Expense- Mailbox 2006 SA	(34.09)	0.00	(34.09)	(269.72)	0.00	(269.72)	0.00	269.72
4071 - BD Expense- Mbr Density	0.00	0.00	0.00	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	189,113.64	0.00	189,113.64	940,771.98	0.00	940,771.98	0.00	(940,771.98)
New Home Construction Fees								
4360 - Storm Water Mitigation Revenue	0.00	0.00	0.00	500.00	0.00	500.00	0.00	(500.00)
Total New Home Construction Fees	0.00	0.00	0.00	500.00	0.00	500.00	0.00	(500.00)
Other AR Income								
4242 - Title Transfer Fee: Capital	19,888.83	0.00	19,888.83	64,455.76	0.00	64,455.76	0.00	(64,455.76)
4343 - BD Expense- Title Transfer Fee: Capital	(127.35)	0.00	(127.35)	(22.09)	0.00	(22.09)	0.00	22.09
Total Other AR Income	19,761.48	0.00	19,761.48	64,433.67	0.00	64,433.67	0.00	(64,433.67)
Investment Income								
4910 - Interest Earned - Reserve Accounts	1,324.23	0.00	1,324.23	4,348.69	0.00	4,348.69	0.00	(4,348.69)
Total Investment Income	1,324.23	0.00	1,324.23	4,348.69	0.00	4,348.69	0.00	(4,348.69)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Capital Gain (Loss) on Sale of Assets								
4922 - Capital Gain (Loss) on Lots	5,150.30	0.00	5,150.30	13,692.23	0.00	13,692.23	0.00	(13,692.23)
Total Capital Gain (Loss) on Sale of Assets	5,150.30	0.00	5,150.30	13,692.23	0.00	13,692.23	0.00	(13,692.23)
Total SVCA Reserves Income	215,349.65	0.00	215,349.65	1,023,746.57	0.00	1,023,746.57	0.00	(1,023,746.57)
Expense								
Administrative								
5017 - Capital Lease Interest Expense	0.00	0.00	0.00	2,843.56	0.00	2,843.56	0.00	(2,843.56)
Total Administrative	0.00	0.00	0.00	2,843.56	0.00	2,843.56	0.00	(2,843.56)
Regulatory Compliance								
9015 - Property/Real Estate Tax	0.00	0.00	0.00	962.41	0.00	962.41	0.00	(962.41)
Total Regulatory Compliance	0.00	0.00	0.00	962.41	0.00	962.41	0.00	(962.41)
Depreciation Expense								
6320 - Depr - Buildings	571.31	0.00	571.31	2,856.55	0.00	2,856.55	0.00	(2,856.55)
6325 - Depr - Land Improvement	5,091.24	0.00	5,091.24	25,466.04	0.00	25,466.04	0.00	(25,466.04)
6326 - Depr - Mailboxes	2,069.98	0.00	2,069.98	10,349.90	0.00	10,349.90	0.00	(10,349.90)
6327 - Depr - Roads and Bridges	37,467.35	0.00	37,467.35	187,336.75	0.00	187,336.75	0.00	(187,336.75)
6328 - Depr - Building Improvements	12,010.52	0.00	12,010.52	59,884.84	0.00	59,884.84	0.00	(59,884.84)
6330 - Depr - Furniture & Fixtures	111.73	0.00	111.73	558.65	0.00	558.65	0.00	(558.65)
6335 - Depr - Communication Equipment	328.83	0.00	328.83	1,644.15	0.00	1,644.15	0.00	(1,644.15)
6337 - Depr - Computers	1,420.08	0.00	1,420.08	7,100.40	0.00	7,100.40	0.00	(7,100.40)
6340 - Depr - Machinery & Equipment	16,781.18	0.00	16,781.18	83,620.36	0.00	83,620.36	0.00	(83,620.36)
6350 - Depr - Vehicles	5,900.53	0.00	5,900.53	29,502.65	0.00	29,502.65	0.00	(29,502.65)
6360 - Amortization	610.76	0.00	610.76	3,053.80	0.00	3,053.80	0.00	(3,053.80)
Total Depreciation Expense	82,363.51	0.00	82,363.51	411,374.09	0.00	411,374.09	0.00	(411,374.09)
Reserve Expenses/Transfers								
8002 - CRRRF Loan Interest Expense	6,077.88	0.00	6,077.88	27,612.98	0.00	27,612.98	0.00	(27,612.98)

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Expenses/Transfers								
9999 - Reserve Cap Project Budget Adj	0.00	0.00	0.00	0.00	0.00	0.00	(3,987,647.55)	(3,987,647.55)
Total Reserve Expenses/Transfers	6,077.88	0.00	6,077.88	27,612.98	0.00	27,612.98	(3,987,647.55)	(4,015,260.53)
Reserve CRRRF Capital Proejcts								
9718.08 - Golf Cart Life Extension	694.23	0.00	694.23	13,810.65	0.00	13,810.65	20,478.00	6,667.35
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
9719.02 - Range Picking Vehicle	0.00	0.00	0.00	0.00	0.00	0.00	5,750.50	5,750.50
9719.03 - Used Custodial Van	0.00	0.00	0.00	0.00	0.00	0.00	22,000.00	22,000.00
9719.04 - Greens Triplex Mower	38,619.49	0.00	38,619.49	38,619.49	0.00	38,619.49	39,778.00	1,158.51
9719.05 - Sec/ Parks/ Maint Vehicles	71,400.55	0.00	71,400.55	71,400.55	0.00	71,400.55	133,188.00	61,787.45
9719.06 - Cardio Equipment (x14)	64,758.06	0.00	64,758.06	64,758.06	0.00	64,758.06	78,215.00	13,456.94
9719.07 - Main Pool Heaters	8,316.68	0.00	8,316.68	8,316.68	4,158.00	4,158.68	8,316.67	(0.01)
9719.08 - Quiet Pool Retaining Wall & Pump	0.00	0.00	0.00	0.00	0.00	0.00	63,360.00	63,360.00
9719.09 - Pressure Pump #14 Pump Station	0.00	0.00	0.00	0.00	0.00	0.00	7,153.00	7,153.00
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	183,789.01	0.00	183,789.01	273,192.52	4,158.00	269,034.52	480,404.55	207,212.03
Reserve CRRRF Capital Loan Projects								
9717.02 - Marina Standpipe & Gangways	0.00	0.00	0.00	255,315.75	0.00	255,315.75	248,989.30	(6,326.45)
9717.03 - Marina Soft Armoring A&E/ Constr	33,058.56	0.00	33,058.56	442,259.96	0.00	442,259.96	428,627.30	(13,632.66)
9717.05 - Demo Barn 6/ Sprung Structure In:	2,467.50	0.00	2,467.50	336,126.16	0.00	336,126.16	647,745.68	311,619.52
9717.06 - (2) Pools Liner/Deck/ADA Constr	12,940.00	0.00	12,940.00	654,028.58	0.00	654,028.58	645,834.67	(8,193.91)
9717.07 - CRRRF Project Manager	0.00	0.00	0.00	53,464.96	0.00	53,464.96	82,203.00	28,738.04
9717.071 - PNW Recomendted 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	48,466.06	0.00	48,466.06	1,741,695.41	0.00	1,741,695.41	2,272,476.00	530,780.59

Income Statement Report

Sudden Valley Community Association

SVCA Reserves

May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Reserve Roads Capital Projects								
9901 - RDS- Windward Dr Retaining Wall Cc	608.00	0.00	608.00	11,343.00	0.00	11,343.00	30,000.00	18,657.00
9918.02 - 2018/2019 Roads Surfacing	8,823.25	0.00	8,823.25	47,907.01	0.00	47,907.01	597,300.00	549,392.99
9918.04 - 2018 Ditches, Culverts, & Swales	0.00	0.00	0.00	1,171.99	0.00	1,171.99	0.00	(1,171.99)
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	4,888.50	0.00	4,888.50	4,888.50	0.00	4,888.50	36,465.00	31,576.50
9918.10 - Windward Drainage Design	395.20	0.00	395.20	7,220.90	0.00	7,220.90	10,000.00	2,779.10
9919.01 - 2019 Roads On-Call Engineering	4,251.75	0.00	4,251.75	6,200.25	0.00	6,200.25	23,000.00	16,799.75
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	1,856.25	0.00	1,856.25	1,856.25	0.00	1,856.25	107,000.00	105,143.75
9919.07 - Barn 7 & Rotunda Foundation Ren	1,248.75	0.00	1,248.75	1,248.75	0.00	1,248.75	51,072.00	49,823.25
Total Reserve Roads Capital Projects	22,071.70	0.00	22,071.70	81,871.65	0.00	81,871.65	1,062,371.00	980,499.35
Reserve Road CVC Capital Project								
9919.08 - 2019 Culvert Vegetation Control	4,315.14	0.00	4,315.14	6,658.48	0.00	6,658.48	18,809.00	12,150.52
9919.082 - 2019 CVC - Wages, Taxes, & Ber	13,599.26	0.00	13,599.26	13,599.26	0.00	13,599.26	153,587.00	139,987.74
Total Reserve Road CVC Capital Project	17,914.40	0.00	17,914.40	20,257.74	0.00	20,257.74	172,396.00	152,138.26
Total SVCA Reserves Expense	360,682.56	0.00	360,682.56	2,559,810.36	4,158.00	2,555,652.36	0.00	(2,559,810.36)
Total SVCA Reserves Income / (Loss)	(145,332.91)	0.00	(145,332.91)	(1,536,063.79)	(4,158.00)	(1,531,905.79)	0.00	1,536,063.79
Total Association Net Income / (Loss)	(194,844.83)	(59,919.00)	(134,925.83)	(1,442,745.05)	120,632.00	(1,563,377.05)	0.00	1,442,745.05

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2019

	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	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Total	Perm	WD10					Total	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	34	100	134	410	2,368	2,778	14	100	10	12	6	10	24	39	1	16	444	2,468	2,912	55	177	232	499	2,645	3,144	773	0	4	777	712	8	1,497	4,641	
Apr	34	107	141	402	2,381	2,783	20	82	11	17	5	5	25	36	1	17	436	2,488	2,924	62	157	219	498	2,645	3,143	773	0	4	777	713	8	1,498	4,641	
May	35	109	144	412	2,386	2,798	15	75	6	14	5	7	28	36	1	18	447	2,495	2,942	55	150	205	502	2,645	3,147	773	0	0	773	713	8	1,494	4,641	
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